

COMMITTEE REPORT

APPLICATION DETAILS

APPLICATION No:	DM/19/02010/FPA
FULL APPLICATION DESCRIPTION:	Demolition of existing structures, Proposed 36 no. static caravan and/or lodge pitches, site office and parking with associated infrastructure, amendments to the site access, engineering works and landscaping
NAME OF APPLICANT:	E & M Richmond Ltd
ADDRESS:	Land at Winston Bridge Caravan Park, Ovington Lane, Ovington, Barnard Castle, DL11 7BL
ELECTORAL DIVISION:	Barnard Castle East
CASE OFFICER:	Amy Williamson, Senior Planning Officer, 03000 261391, amy.williamson@durham.gov.uk

DESCRIPTION OF THE SITE AND PROPOSALS

The Site

1. The application site relates to a rectangular shaped parcel of land, 2.4 hectares in area, associated with Winston Bridge Caravan Park. The site, and the existing park, are located between the villages of Ovington and Winston, immediately to the south of the River Tees in the south west of the county. The application site lies perpendicular to the existing park, extending to Ovington Lane, which demarks the eastern boundary of the site.
2. The application site is relatively flat, although levels drop away across its western portion towards the River Tees. The site currently comprises a grassed amenity area associated with the existing caravan park that contains the vehicle access to the existing caravan park and reception off Ovington Lane. There are 3 no. buildings located centrally on the application site, a detached bungalow, garage and workshop.
3. An extensive wooded area extends along the southern and western sides of the site, designated as ancient woodland. There are further, smaller groupings of trees within the site east of the bungalow on a north-south orientation. The southern and eastern boundaries of the site also contain hedging while the northern side is generally open with some mature trees planted towards the existing caravan park.
4. Low Fewster Gill Farm lies around 50m to the south of the application site, beyond the wooded area. Other residential properties at Ovington Lane lie around 60m to the south at the closest point. Existing holiday accommodation at Highcliffe Waters

Holiday Village lies around 200m away on the northern side of the River Tees. Agricultural land borders the northern and eastern site boundaries.

5. The site lies within an Area of High Landscape Value and Teesbank Woods Local Wildlife Site lies directly to the north. St Andrews Church, a grade I listed building, is situated in an elevated position to the east side of Winston, around 1.5km from the application. This building can currently be seen in long distance views looking eastwards from the site.

The Proposal

6. Planning permission is sought for an extension of the existing caravan park to create an additional 36 no. pitches for static caravans or lodges. It is proposed that the development would be delivered in three phases. Phase 1 would provide 11 no. new pitches on land immediately to the south east of the existing reception building which is already well screened by topography and existing trees. Phase 2 would involve the installation of 11 no. pitches and associated internal access road to the south eastern side of the site. Phase 3 would provide a further 14 no. pitches wrapped around those in phase 2, and a new reception building and car parking. Additional screen planting is proposed to the north, south and eastern boundaries of the site as part of the phase 1 works and within phases 2 and 3 to the eastern part of the site. The construction of phases 2 and 3 would not commence for a period of 5 years following the completion of landscaping within phase 1. This is to allow the landscaping time to establish and provide effective screening.
7. It is proposed that the lodge and static caravan pitches would each have 1 no. parking space adjacent the units with additional car parking provided adjacent to the new reception building. It is also proposed that each unit would provide decking that would extend 1m to one side and project 2m past one end of the unit.
8. The existing bungalow, garage and workshop buildings are proposed to be demolished to facilitate the development. The existing reception building would be retained, while a new reception building would be constructed in a central position on the application site within Phase 3. The new reception building is proposed to be in the form of a lodge, with a footprint of 12.5m x 6m.
9. The existing vehicle access to Ovington Lane is proposed to be relocated to a position further northward, which would provide an improved junction radii and sight visibility for users of the caravan park. The internal access road is also proposed to be realigned to connect to the proposed access to Ovington Lane.
10. The application is reported to the Planning Committee as it constitutes major development with a site area over 1ha.

PLANNING HISTORY

11. Previous planning permissions at the site relate to minor developments such as a club house and WC facilities and change to year round usage of the existing caravan park, which has been operational since the 1970's.

PLANNING POLICY

NATIONAL POLICY

12. A revised National Planning Policy Framework (NPPF) was published in July 2018 (with updates since). The overriding message continues to be that new development that is sustainable should go ahead without delay. It defines the role of planning in achieving sustainable development under three overarching objectives – economic, social and environmental, which are interdependent and need to be pursued in mutually supportive ways.
13. In accordance with Paragraph 213 of the National Planning Policy Framework, existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of this Framework. Due weight should be given to them, according to their degree of consistency with the Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given). The relevance of this issue is discussed, where appropriate, in the assessment section of the report. The following elements of the NPPF are considered relevant to this proposal.
14. *NPPF Part 2 Achieving Sustainable Development* - The purpose of the planning system is to contribute to the achievement of sustainable development and therefore at the heart of the NPPF is a presumption in favour of sustainable development. It defines the role of planning in achieving sustainable development under three overarching objectives - economic, social and environmental, which are interdependent and need to be pursued in mutually supportive ways. The application of the presumption in favour of sustainable development for plan-making and decision-taking is outlined.
15. *NPPF Part 4 Decision-Making* - Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.
16. *NPPF Part 6 Building a Strong, Competitive Economy* - The Government is committed to securing economic growth in order to create jobs and prosperity, building on the country's inherent strengths, and to meeting the twin challenges of global competition and a low carbon future.
17. *NPPF Part 8 Promoting Healthy and Safe Communities* - The planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Developments should be safe and accessible; Local Planning Authorities should plan positively for the provision and use of shared space and community facilities. An integrated approach to considering the location of housing, economic uses and services should be adopted.
18. *NPPF Part 9 Promoting Sustainable Transport* - Encouragement should be given to solutions which support reductions in greenhouse gas emissions and reduce congestion. Developments that generate significant movement should be located where the need to travel will be minimised and the use of sustainable transport modes maximised.
19. *NPPF Part 11 Making Effective Use of Land* - Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating

objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land.

20. *NPPF Part 12 Achieving Well-Designed Places* - The Government attaches great importance to the design of the built environment, with good design a key aspect of sustainable development, indivisible from good planning.
21. *NPPF Part 14 Meeting the Challenge of Climate Change, Flooding and Coastal Change* - The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.
22. *NPPF Part 15 Conserving and Enhancing the Natural Environment* - Conserving and enhancing the natural environment. The Planning System should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, geological conservation interests, recognising the wider benefits of ecosystems, minimising the impacts on biodiversity, preventing both new and existing development from contributing to or being put at unacceptable risk from pollution and land stability and remediating contaminated or other degraded land where appropriate.
23. *NPPF Part 16 - Conserving and enhancing the historic environment.* Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

LOCAL PLAN POLICY:

24. The following policies of the Teesdale District Local Plan are relevant to the application; however, in accordance with paragraph 215 of the National Planning Policy Framework, the weight to be attached to relevant saved local plan policies will depend upon the degree of consistency with the NPPF. The greater the consistency, the greater the weight.
25. *Policy GD1 – General Development Criteria.* All new development and redevelopment within the District should be designed and built to a high standard and should contribute to the quality and built environment of the surrounding area.
26. *Policy ENV1 - Protection of the Countryside:* Within the countryside development will be permitted for the purposes of agriculture, rural diversification projects, forestry, nature conservation, tourism, recreation, local infrastructure needs and an existing countryside use where there is a need on the particular site involved and where a proposal conforms with other policies of the plan. To be acceptable proposals will need to show that they do not unreasonably harm the landscape and wildlife resources of the area.
27. *Policy ENV3 – Development within or adjacent to an area of high landscape value:* Development will be permitted where it does not detract from the areas special character and pays particular attention to the landscape qualities of the area in siting and design of buildings.

28. *Policy ENV 7 – Development affecting Local Nature Conservation Sites* – Development proposals which are liable to damage the nature conservation value of sites notified as being of local nature conservation importance will not be approved unless: the case for development clearly outweighs the intrinsic value of the site and the resulting damage is kept to a minimum through careful design, siting and compensatory measures.
29. *Policy ENV8 – Safeguarding Plant and Animal Species Protected by Law*. States that development that would significantly harm said protected species will not be permitted unless mitigating action is achievable and that the overall effect will not be detrimental to the species and the overall biodiversity of the district.
30. *Policy ENV9 – Development Affecting Ancient woodland*: Development which would damage areas of ancient woodland will not be permitted unless there are no alternative and available sites and the resulting impact is minimised through careful design, siting and compensatory measures.
31. *Policy ENV10 – Development affecting Trees or Hedgerows*. Development will only be permitted where it avoids unreasonable harm or loss of any tree protected by a preservation order, a tree within a conservation or any trees, tree belts or hedgerow which contribute to landscape diversity, setting of buildings, protected species habitat or visual amenity.
32. *Policy ENV14 – Protection of Water Quality*. States that development that would unacceptably prejudice the quality of surface or ground water will not be permitted.
33. *Policy ENV15 – Development affecting Flood Risk*. Development which may be at an unacceptable risk of flooding or may increase the risk of flooding elsewhere will not be permitted.
34. *Policy ENV17 – Sewage Infrastructure and Sewage Disposal*. Proposals which will increase the demands for off-site sewage infrastructure will be permitted only where adequate capacity already exists or satisfactory improvements can be provided.
35. *Policy BENV 11 – Archaeological Interest Sites* – Before the determination of planning applications which may affect a known or potential site of archaeological interest, developers will be required to undertake a field evaluation and provide the result to the Local Planning Authority. Development which would unacceptably harm the setting or physical remains of sites of national importance will not be approved. Development which affect sites of regional or local importance will only be approved where the applicant has secured a scheme of works which will preserve remains in situ or where this is not possible by excavation and record.
36. *Policy TR3 - Camping and Caravanning Sites*: Supports the principle of the development of chalet sites in situations where it does not detract from the character of the area; is adequately screened by local topography or existing tree cover; is served by adequate infrastructure; site services are limited to site occupants only; and does not adversely affect the amenities of the neighbouring properties.
37. *Policy TR4 – Static Caravans and Chalets* – Permission for static caravans, chalets and other dwellings permitted expressly for holiday accommodation will only be granted if occupation by any one person or groups of people is limited to not more than 6 weeks in any one calendar year.

38. *Policy T2 – Traffic Management and Parking*: Car parking provision in new development will be limited to that necessary to ensure the safe and efficient operation of the site.

The above represents a summary of those policies considered relevant. The full text, criteria, and justifications can be accessed at: <http://www.durham.gov.uk/article/3266/Whats-in-place-to-supportplanning-and-development-decision-making-at-the-moment> (Teesdale District Local Plan)

RELEVANT EMERGING POLICY:

The County Durham Plan

39. Paragraph 48 of the NPPF states that decision-takers may give weight to relevant policies in emerging plans according to: the stage of the emerging plan; the extent to which there are unresolved objections to relevant policies; and, the degree of consistency of the policies in the emerging plan to the policies in the NPPF. Following consultation at 'Issues & Options', 'Preferred Options' and 'Pre Submission Draft' stages, the CDP was approved for submission by the Council on 19 June 2019. The CDP was submitted to the Planning Inspectorate on 28 June 2019. Although the CDP is now at a relatively advanced stage of preparation, it is considered that it is not sufficiently advanced to be afforded any weight in the decision-making process at the present time.

CONSULTATION AND PUBLICITY RESPONSES

STATUTORY RESPONSES:

40. *Barforth Parish Council* – No comments received
41. *Drainage and Coastal Protection* – No objections subject to a condition to agree final details of drainage scheme to be informed by infiltration test results and soakaway design calculations
42. *Environment Agency* – No objections, however note that the applicant may need to apply to the Agency to vary the current environmental permit to include additional sewerage volume under separate legislation
43. *Highways Authority* – No objections subject to conditions requiring the new vehicle access to be installed and brought into use and the current access permanently closed prior to first use of any of the new pitches. Sight visibility splays shall be provided at the new access and kept free of obstruction at all times and brown tourist direction sign to be repositioned to new access point
44. *Highways England* – No objections subject to condition requiring compliance with caravan delivery management plan to avoid impacts on highway safety on the A66

INTERNAL CONSULTEE RESPONSES:

45. *Archaeology* – No objections subject to conditions to secure programme of archaeological works including trial trenching to test geophysical survey information.
46. *Environmental Health and Consumer Protection (Contaminated Land)* – No objections subject to adopting a conditional approach to secure relevant land contamination assessments.

47. *Design and Conservation* – No objections subject to landscape phasing condition to prevent any impacts on setting of heritage assets, including grade I listed parish church in Winston village.
48. *Ecology* – No objections subject to condition requiring compliance with recommendation and compensation set out in ecological impact assessment
49. *Environmental Health and Consumer Protection (Pollution Control)* – Following submission of amended Noise Management Plan and removal of children’s play area from scheme, no objections are now raised.
50. *Landscape* – Advise that the site is located within and Area of High Landscape Value and is primarily visible from Ovington Lane. However subject to the approval of a detailed planting plan, the proposed landscape strategy will, in time, achieve good screening of the site. The proposed vegetation will also be more in keeping with the Teesdale landscape than the existing leylandii-type conifers that are proposed to be removed. The proposed demolition of existing structures will have a minimal, but positive, landscape effect. Overall no objections are raised subject to conditions to secure implementation of development and planting phases collaboratively to ensure later phases of development are appropriately screened.
51. *Landscape (Arboriculture)* – No objections subject to compliance with tree protection measures and landscaping proposals detailed in the application
52. *Spatial Policy* – Advise on the Local Plan policies relevant in the determination of the application and state that as there are relevant and up to date saved policies from the TDLP, which accord with the NPPF, the development should be determined in accordance with these policies and para. 11 is not engaged in this instance.
53. *Visit County Durham* – No objections, advise that visitor accommodation market demand studies indicate that there is an overall demand for more visitor accommodation in the County

PUBLIC RESPONSES:

54. The application has been publicised by way of press notice, site notice, and individual notification letters to neighbouring residents, 2 no. letters of objection have been received from local residents raising the following points:
 - The site is within an area of high landscape value, adjacent to an area of ancient woodland and in proximity to a local wildlife site, therefore it is a highly sensitive location.
 - The application site sits awkwardly with the existing well screened caravan park and is on high ground at the top of the slope.
 - The site is highly visible travelling from the north east along Ovington Lane and can also be seen in longer distance from Winston village and St Andrews Church.
 - New hedging and existing hedging cut back to facilitate the new access will take a long time to mature and would mean the extension to the caravan park is visually prominent in views from the north. As such it is considered the development would detract from the distinctive quality of the local countryside contrary to saved policy ENV3 of the TDLP, which is not considered to be out of date and should still carry weight in decision making. Proposed landscaping is not considered satisfactory to overcome this issue.
 - There is no public transport nearby and the site is not considered to be in a sustainable location for the expanded use

- Additional traffic and noise would be generated, in particular due to the proximity of caravans to adjacent dwellings and from the play area, which would have a detrimental impact on the amenity of adjacent residents
- An existing utility area located behind the existing reception building has been used for tipping of rubbish and rubble, damaging the fence of the adjoining property owner and causing a visual eyesore, concerns about use of this area have been ignored by caravan site staff and it is considered likely this will be expanded in association with the proposed development.

55. *CPRE* - Acknowledge the desire to promote tourism in the County, however the site is located within an area of high landscape value, the proposed extension would be clearly visible in the landscape and would have an unacceptable impact on the County's valuable natural heritage. As such the development would be contrary to saved policies ENV1, ENV3 and TR3 of the TDLP and the NPPF and should be refused.

APPLICANTS STATEMENT:

56. The development proposals will extend the existing Winston Bridge holiday park which is successful and well established within the locality. The applicant, Meridian Parks are the new owner and operator of the park seeking to improve and sustain the high standards of design, management and maintenance that are already in place. The extension to the park would contribute to the local visitor economy in line with TR3 of the Teesdale Local Plan and Draft Policies within the County Durham Plan regarding Visitor Accommodation.
57. There are no outstanding technical objections from statutory consultees in determining the application. Indeed, the applicant has made positive changes to the proposed development to remove play equipment and establish a noise management plan to manage impacts on residential amenity. A detailed and phased planting strategy has been agreed up front with Officers to ensure that the proposals are accommodated within the surrounding landscape.
58. In addition to economic benefits associated with the enhancement of a rural business, the relocation of the site access and improvements to visibility splays on Ovington Lane will have a significant benefit to the safety of road users.
59. Following details submitted to the Council, it is clearly demonstrated that the proposals accord with the objectives of Local and National Policy in relation to rural business, flood risk, heritage, design, highway impact and the natural environment. There are no adverse effects that would significantly and demonstrably outweigh the benefits of the scheme. As such, we fully support the Officer recommendation to approve the application in line with paragraph 11 of the NPPF.

PLANNING CONSIDERATIONS AND ASSESSMENT

60. Section 38(6) of the Planning and Compulsory Purchase Act 2004 sets out that if regard is to be had to the development plan, decisions should be made in accordance with the development plan unless material considerations indicate otherwise. In accordance with advice within the National Planning Policy Framework (NPPF), the policies contained therein are material considerations that should be taken into account in decision-making. Other material considerations include representations received. In this context, it is considered that the main planning issues in this instance relate to: the principle of development, impact on character

and appearance of the area, highway safety, residential amenity, impact on protected species and biodiversity, flood risk and drainage.

Principle of development

61. Planning Law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF is a material consideration. The Teesdale District Local Plan (TDLP) forms the statutory development plan and remains the starting point for determining applications as set out in the Planning Act and reinforced in paragraph 12 of the NPPF. The TDLP was adopted in 2002 and was intended to cover the period to 2010, However NPPF Paragraph 213 advises that Local Plan policies should not be considered out-of-date simply because they were adopted prior to the publication of the NPPF. Notwithstanding this, it is considered that a policy can be out-of-date if it is based upon evidence which is not up-to-date/is time expired depending on the circumstances. Paragraph 213 also sets out that due weight should be given to existing policies, according to their degree of consistency with the Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).
62. In terms of policies most relevant to the principle of development of the site, firstly Policy ENV1 of the TDLP sets out that in order to protect the Countryside development beyond settlement limits will only be allowed for specific including tourism proposals, providing they does not unreasonably harm the landscape and is permitted by other policies of the TDLP.
63. Policy TR3 of the TDLP supports the development of new chalet accommodation in the countryside, recognising that this development forms and important element of tourism accommodation provision in the County. This is provided the development does not detract from the character of the area and conforms to other criteria controlling specific impacts of the development.
64. The above policies of the TDLP are considered to be consistent with Part 6 of the NPPF, which promotes sustainable rural based tourism and leisure developments which respect the character of the countryside and landscape setting. Although policies within the TDLP in relation to establishing settlement boundaries are considered out of date, this does not mean that they should be disregarded or be given no weight. The weight that can be afforded to Policy ENV1 is therefore reduced. Full weight should however be afforded to Policy TR3 due to its consistency with the NPPF, whilst being recognised as the most important policy for the determination of the development proposal, particularly as there is no ambiguity in this instance whether the site is located within the Countryside. As such the application should be determined in accordance with paragraph 11 (c) of the NPPF which requires development proposals that accord with an up to date development plan to be approved without delay and the planning balance test set out in paragraph 11 (d) of the NPPF is not engaged in this instance.
65. Subject to a detailed analysis of the impacts of the proposals, particularly around landscape impact and residential amenity, it is considered that the development in principle would accord with Policies ENV1 and TR3 of the TDLP and Part 6 of the NPPF.
66. With regards to tourism development, the NPPF at Part 6 sets out that planning policies and decisions should support the sustainable growth and expansion of business in rural areas and enable sustainable rural tourism and leisure

developments which respects the character of the countryside. Therefore, it can be considered there is support in principle for rural development such as that proposed.

67. The benefits to rural tourism are also considered to be a material consideration, weighing in favour of the development proposals. In this respect it is advised by Visit County Durham that, the visitor economy is extremely important to County Durham and as of June 2017, 93% of visitors to County Durham were day visitors, spending around £20.18 per day, whereas overnight visitors spent on average around £169.14 per trip. In this way, around 40% of all tourism expenditure in the county can be attributed to only 7% of the total visitors. Consequently, encouraging overnight stays is a key issue for the tourism economy within County Durham.
68. In 2012 the Council commissioned the County Durham Visitor Accommodation Futures Study (CDVAFS), which examined both existing offer, and market potential for various forms of visitor accommodation across the County. Although now 7 years old, this document remains the most up to date detailed study of visitor accommodation for the County. The CDVAFS identifies that there is market potential and developer interest in the acquisition of existing sites for major expansion and development. The CDVAFS also identifies the Durham Dales as an area of tourism growth but acknowledges much of the landscape is sensitive.
69. This would suggest that there is a potential need for this development in terms of increasing the amount and type of accommodation offer within the area in and around the Durham Dales, and although economic benefits have not been quantified as part of the application, it would appear reasonable to conclude that this proposal would have a positive impact upon the tourism offer of this part of the County, as well as the wider local economy for associated visitor expenditure. This would be consistent with the NPPF's approach to supporting a prosperous rural economy.
70. Having regard to the above, it is acknowledged that there would be a positive benefit to the local economy as a result of increased visitor numbers and job creation. 3 no. new full time jobs would be created and visitor spend in surrounding settlements would have some positive effect on the economies of the local area. The proposal is in line with the guidance in NPPF Parts 2 and 6 in these respects. However, in order to comply with relevant policies from the TDLP, the key issue is whether the development would result in any adverse environmental impacts, which is considered below.

Impact on character and appearance of the area

71. TDLP Policy GD1 seeks to protect and enhance the countryside of Teesdale, requiring that developments do not unreasonably harm the rural landscape of the area, has regard to and retains landscape features while requiring that major developed sites incorporate structural landscaping. TDLP Policy ENV1 seeks to protect and enhance the countryside by restricting development proposals except for agricultural or other compatible uses in the countryside such as proposals for tourism as permitted by Local Plan policies. Policy TR3 of the TDLP supports the development of new caravan and chalet accommodation provided that it doesn't detract from the character of the area; is adequately screened by the local topography or existing tree cover which is within the control of/or managed by the applicant; is appropriate in terms of scale, design and materials.
72. The site is located within an area of high landscape value (AHLV), TDLP Policy ENV3 requires that new development not to detract from the areas special character and pays attention to the landscape qualities. TDLP Policy ENV10 seeks to protect trees and hedgerows including both those which have formal means of protection but

also those not protected by which contribute positively to the locality. Land immediately adjacent to the site is designated ancient woodland and TDLP policy ENV9 states that development which would damage areas of ancient woodland will not be permitted.

73. These policies are considered consistent with Parts 12 and 15 of the NPPF with paragraph 170 (b) recognising the intrinsic character and beauty of the countryside, trees and woodland, whilst paragraph 127 (c) requires that development is sympathetic to its landscape setting. NPPF paragraph 170 (a) states that valued landscapes should be protected and enhanced. The above policies can therefore be afforded full weight in the decision-making process, whilst recognising the reduced weight afforded to Policy ENV1 of the TDLP as out above.
74. The County Durham Landscape Character Assessment places the site within the Lowland River Terraces Broad Landscape Type, and the Parks and Recreation Grounds Local Landscape Type. The Landscape Strategy for the site is to conserve or enhance.
75. In assessing the development against the above policy context, it is recognised that chalet, caravan and camping sites are an important element of tourist accommodation provision. These developments are considered appropriate within certain locations in the countryside. The development of such sites within the countryside, can, however have a severe effect on the landscape, and careful attention must be paid to ensure that new sites do not detract from the appearance of the surrounding environment.
76. Whilst the eastern part of the site is generally flat, it slopes away towards the River Tees to the west, where the existing caravan park is located within a woodland. At present the flat, eastern part of the site does not contain much hedging or tree planting along its northern boundary and is not well screened within the landscape. As such there are currently open views into the site travelling southwards along Ovington Lane and at a longer distance from the village of Winston around 1.5km to the north east.
77. This eastern element of the site is however, relatively well screened in views from the south by the a densely wooded area running along the western half of the southern boundary of the site, which extends southwards towards Ovington Lane and along the banks of the River Tees. Existing dwellings and buildings adjacent to Ovington Lane and hedging and some trees to the western half of the southern boundary also provide reasonable screening of the site from this direction. Due to topography and extensive woodland along the river banks, the site is not generally visible in views from the north west on the opposite side of the River Tees. The existing roadside hedge to the south east currently provides some screening of the site in this direction, with only limited glimpses through lower sections and the site entrance gate.
78. To respond to the differing levels of visibility of the site, the development is intended to be delivered in three phases. Phase 1 relates to provision of the proposed new vehicle access and 11 no. pitches to the western part of the application site. This element effectively will be enclosed by existing mature vegetation, while substantial areas of new planting are proposed, also in a phased approach, to screen the later phases of development.
79. It is proposed that before any works commence on the site, native species hedge and shrub structure planting would be completed to the north and southern sides of the side, in accordance with detailed specifications which have been submitted as

part of the application. Following completion of the new vehicle access, additional native species hedging would be planted along the eastern site boundary, together with a small additional area within northern boundary of the site. After the new access has been completed, lodges and static caravans within phase 1 of the scheme would then be brought on to site. The lodges and caravans within phase 1 would be well screened by existing topography and planting, with the new planting enhancing this. After the caravans and lodges within phase 1 have been installed, a series of specimen trees and native shrubs would be planted around this part of the site.

80. Following the completion of all the planting within phase 1, the subsequent phases (2 and 3) would not be implemented for a period of at least 5 years. This would allow all of the tree and hedge planting around the perimeter of the site time to establish and mature and mitigate the impacts of the later phases. Conditions are recommended to secure implementation of the development and the landscaping in accordance with the phasing details submitted. Subject to the landscape mitigation it is considered that the proposed static caravans and lodges would be well screened and would not result in any adverse visual impacts.
81. Given the sloping nature of the western part of the site a condition to agree existing and proposed site levels and sections is recommended in relation to likely engineering works required to provide a level surface on which to position the caravans and lodges. Precise details of the appearance of caravans, lodges, decking and railings is also recommended to ensure these relate acceptably to the character of the site and its surroundings in any limited glimpses where they are seen.
82. The Council's Landscape Officer and Design and Conservation Officer raises no objections to the application subject to the above conditions, particularly around securing the phasing of the development. Overall, having regard to the above the development is not considered to result in any adverse visual or landscape impacts and would comply with saved Policies GD1, ENV1, ENV3, and TR3 of the TDLP and Parts 12 and 15 of the NPPF in this regard.
83. Existing trees to the western side of the southern site boundary lie within an area of ancient woodland. Saved Policies ENV9 and ENV10 of the TDLP do not support developments that would harm existing trees and ancient woodlands. Paragraph 175 of the NPPF also sets out that development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodlands) should be refused unless there are wholly exceptional reasons. However, in this instance an Arboricultural Impact Assessment (AIA) has been submitted, which indicates that only one small grouping of non-native species trees on the site would be removed to facilitate the development. These are situated to the east of the existing bungalow and comprise cedar and cypress trees, the loss of these trees would be mitigated by replacement planting of native species trees. The AIA demonstrates that the development is capable of being accommodated without any impacts on the ancient woodland, subject to the specification of tree protection measures and an Arboricultural Method Statement to be provided in due course to be agreed by condition. The Council's Tree Officer raises no objections to the application subject to these conditions, and it is considered the development would not have any significant adverse impacts on existing trees or any negative impacts on the adjacent ancient woodland, in accordance with Policies ENV9 and ENV10 of the TDLP and satisfying the requirements of paragraph 175 of the NPPF.
84. S66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the Local Planning Authority to have special regard to the desirability of preserving listed

buildings or their setting or any features of special architectural or historic interest. St Andrews Church, a grade I listed building, is located in Winston Village around 1.5km away to the north east. The Council's Design and Conservation Officer advised that subject to the delivery of the proposed mitigation and due to the separation distances, there would be no impact on the setting of the grade I listed building of St Andrews Church within the village of Winston. The development would therefore accord with Part 16 of the NPPF and the requirements of S66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 in this respect.

85. Overall, whilst the comments of local residents and the CPRE are noted, on balance, based on an objective assessment of the development including taking into account the views of relevant consultees, it is considered the development would not result in any significant adverse impacts on the character and appearance of the surrounding area, or wider landscape, in accordance with saved Policies GD1, ENV1, ENV3, ENV9, ENV10, and TR3 of the TDLP and parts 12 and 15 of the NPPF.

Highway Safety

86. Policy GD1 of the TDLP requires new developments to be served by a suitable access, while Policy TR3 of the TDLP states that developments should not be detrimental in terms of road safety. These policies are considered consistent with the NPPF which at Paragraph 108 states that development should achieve a safe and suitable access for all users. Paragraph 109 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety. Given the consistency of TDLP Policies GD1 and TR3 with the NPPF, full weight can be given to them in the decision-making process.
87. The existing vehicle access to the site is considered to be unsafe by the Highways Authority due to substandard levels of sight visibility as a result of its proximity to a bend in the road to the south, the position of hedging and positions of gates, fences and posts. As such a new vehicle access is proposed as part of the development, which would be situated 26m further north of the existing. The existing roadside hedge to the east of the site would be required to be removed to facilitate the new access and visibility splays of 2.4m x 100m in each direction and replanted in a recessed position. No works are required to the existing roadside hedge on land adjoining the site to the north to accommodate the visibility splays.
88. Each of the pitches is proposed to have its own parking space and further communal parking would be provided in front of the new reception building to be delivered in phase 3. A small car park is proposed to be retained adjacent to the existing reception. It is therefore considered that adequate car parking would be provided to meet the needs of the extended site.
89. The Highways Authority raise no objections to the application subject to conditions requiring the new vehicle access to be installed, brought into use and the current access permanently closed, and for sight visibility splays to be provided at new access and kept free of obstruction at all times. These conditions are considered appropriate and are recommended below.
90. The closest settlements to the site are Ovington, which is around 1km to the south west and Winston around 1.7km to the north. Both of these villages contain a limited range of facilities, it is understood neither of them have a shop but both contain public houses and bus stops. Ovington Lane which connects the site to these villages does not contain a footpath and is a narrow, unlit country road which would not be desirable to walk. There do not appear to be any riverside public rights of way

leading to either settlement. Beyond this the closest settlements which contain shops and services are Gainford, around 5.8km to the east and Barnard Castle, around 11.5km to the west. The existing site does contain a club house and a children's play area but does not appear to contain any shops or services beyond this. As such it is considered likely that users of the extended caravan site would be reliant on private car journeys for shopping and other services and the development cannot be considered to be within a sustainable location. However, it is acknowledged that this is the case for many tourism developments within the countryside and in this instance a limited range of facilities do already exist on the site.

91. The site lies around 4.5km to the north of the A66, part of the strategic highway network, for which Highways England are the relevant Authority. Highways England initially raised concerns about the potential impacts of the development upon use and safety on the A66 resulting from the delivery of caravans and lodges to the site. As such a Caravan Delivery Management Plan was submitted by the applicant. Following a minor amendment to the plan relating to the routing of deliveries, Highways England now raise no objections to the application and it is considered the development could be accommodated without any highway safety implications on the strategic highway network.
92. Having regard to the above, the unsustainable nature of the location is acknowledged however this is not considered to amount to a policy conflict, particularly given the established uses on the site. Overall, it is considered that the development would not raise any issues of highway safety in accordance with TDLP Policies GD1 and TR3 and Part 9 of the NPPF.

Residential Amenity

93. TDLP Policy GD1 part (D) states that new development should be compatible with surrounding existing land uses. Policy GD1 also advises that development should not significantly pollute the environment including noise. TDLP Policy TR3 requires new caravan and chalet sites should not adversely affect the amenities of neighbouring occupancies. These policies are considered to be consistent with NPPF which at Parts 12 and 15, requires that a good standard of amenity for existing and future users be ensured, whilst seeking to prevent both new and existing development from contributing to, or being put at unacceptable risk from, unacceptable levels of pollution. Full weight should therefore be afforded to Policies GD1 and TR3 of the TDLP in the decision making process.
94. The proposed development would introduce a noise source in proximity to existing residential properties situated around 50m to the south at the closest point. The current noise climate of the area is considered to be relatively low and as such raised voices, children playing and use of outdoor areas in the evenings are considered likely to be audible with gardens and outdoor areas at the existing dwellings and potentially inside when windows are open. As such, at the request of Council's Environmental Health and Consumer Protection (Pollution Control) officer, a Noise Management Plan was provided in support of the application.
95. In reviewing the submitted information, the Environmental Health and Consumer Protection (Pollution Control) Officer advises that the Noise Management Plan is reasonable and provides rules in relation to activities on the site. Amongst other means of controlling noise, it states that there will be a general curfew after 22.00, that a grounds keeper will be on site 24 hours a day and would be able to respond to complaints about unreasonable behaviour. A proposed play area on the site has also been removed from the scheme. Subject to a condition to ensure adherence to the

Noise Management Plan, it is recommended that the development would adequately mitigate against any potential noise impacts arising from the proposed development.

96. It is acknowledged that the proposed use would result in some additional noise in terms of comings and goings, vehicles and use of outdoor spaces. However, it is considered that any noise generated would not cause nuisance or significant disturbance to existing residents to such an extent that would warrant refusal of the application on these grounds.
97. The development proposes some limited external lighting around the site. Based on the submitted information, this would be distributed across the site and not concentrated in any one location. Lights would be of a low level and would not be excessively bright. In darkness they would be viewed within the same context as adjacent residential and agricultural uses and the existing caravan park. As such while there would be a slight change in character from the current open use which is not illuminated, lighting would be to a limited extent and is considered to not have any significant adverse impacts on the amenity of adjacent residents.
98. The concerns of local residents are noted, and it is acknowledged the proposal would change the manner in which the site is used. However, based on the advice of the Council's Environmental Health and Consumer Protection (Pollution Control) Officer, subject to the implementation of the mitigation detailed in the Noise Management Plan, the impacts to the amenity of adjacent residents are not considered to be to such an adverse extent that would warrant refusal of the application on these grounds. Therefore, on balance, the proposal is not considered to have unacceptable impacts on the amenity of existing residents and would accord with the requirements of TDLP Policies GD1 and TR3 and Parts 12 and 15 of the NPPF.

Impact on protected species and biodiversity

99. TDLP Policy GD1 (J) seeks to ensure that developments would not endanger or damage important national or wildlife sites or that of the ecology of the wider area. TDLP Policy ENV8 seeks to protect species protected by law and including their habitats, while Policy ENV7 seeking to protect sites of nature conservation. These policies are each considered consistent with Part 15 of the NPPF which seeks to ensure that developments protect and mitigate harm to biodiversity interests, encourages net biodiversity gains and stringently protects ecological sites of the highest significance.
100. An Ecological Impact Assessment and Biodiversity Impact Calculation have been submitted in support of the application. The reports conclude that the majority of the site is of low ecological value, however the buildings, trees and woodland were found to be of value to bats, with a bat roost is present in the garage proposed for demolition. The submitted reports conclude that mitigation would be required in the form of controlling how and when works are carried out, detailing habitat creation, protecting sensitive trees from construction and ensuring that a sensitive lighting scheme is adopted. It is also concluded that a bat licence will be required from Natural England prior to the demolition of this building.
101. The Council's Ecology Officer advises that the methodology of the reports and their subsequent conclusions are sound. In relation the requirement for a bat licence, it is a criminal offence to kill, injure or disturb the nesting or breeding places of protected species unless it is carried out with the benefit of a licence from Natural England which is normally obtained after planning permission has been granted.

102. The Conservation of Habitats and Species Regulations 2017 contain three "derogation tests" which must be applied by Natural England when deciding whether to grant a license to a person carrying out activity which would harm a European Protected Species (EPS). This license is normally obtained after planning permission has been granted. The three tests are that:
103. The activity to which the license is required must be for imperative reasons of:
- overriding public interest or for public health and safety;
 - There must be no satisfactory alternative and;
 - Favourable conservation status of the species must be obtained.
104. Notwithstanding the licensing regime, the local planning authority (LPA) must discharge its duty the 2017 Regulations and also be satisfied that these three tests are met when deciding whether to grant planning permission for a development which could harm an EPS.
105. In this case mitigation is to be provided by the provision of bat and bird boxes, minimal external lighting, and soft fell removal of trees on the site. The Council's Ecology Section are satisfied with the proposed mitigation to ensure there would be no adverse impacts upon bats as a protected species, which are of local parish significance.
106. Having regard to the Habitats Regulations it is considered that there is overriding public interest that the development scheme can be implemented in order to provide enhanced visitor accommodation in the County and due to the resulting benefits of the development on the local economy of the area. There is no more suitable alternative to the proposals as it would not be feasible to retain the garage in situ. The proposed mitigation is appropriate to ensure there will be no significant impact on the conservation of the local bat population as a whole and that favourable conservation status of the species will be obtained. It is therefore considered that Natural England would be likely to grant a licence. Accordingly, the LPA can discharge its duties under the Habitats Regulations.
107. A Biodiversity Impact Calculation has been submitted in support of the application, which identifies that the development would result in a net gain to biodiversity from soft landscaping proposals. The Council's Ecologist considers this to be satisfactory and demonstrates compliance with the requirements of Part 15 of the NPPF subject to a condition requiring the development to be carried out in accordance with the recommendation and compensation set out in the Ecological Impact Assessment and delivering the proposed landscaping.
108. The Local Wildlife Site (LWS) referred to by objectors is Teesbank Woods, which comprises the woodland on either side of the River Tees and extends south eastwards to encompass part of the woodland to the north west of Low Fewster Gill Farm. The potential impacts on the LWS are considered in the Ecological Impact Assessment. Due to the localised nature of the proposals it is not considered the development would result in any direct impacts on the LWS and providing mitigation measures are complied with, as advised by the Council's Ecologist.
109. Existing trees to the western side of the southern site boundary lie within an area of ancient woodland, which contains priority habitats. There is currently an open boundary on the site with the ancient woodland and plans indicate this would be retained, however the woodland is dense and there are no footpaths leading into it from the site. Therefore, it is not considered there would be any increased use of the

woodland resulting from the development given its inaccessible nature. As such priority habitats in this area would not be adversely affected by the development.

110. Overall it is considered that the proposal would not have any adverse impact upon protected species or biodiversity in accordance with the requirements of Policy GD1 of the TDLP and Part 15 of the NPPF in relation to protected species and net biodiversity gain.

Flood Risk and Drainage

111. The National Planning Policy Framework (paragraph 163, footnote 50) states that a Flood Risk Assessment (FRA) must be submitted when development is proposed classified as major development. TDLP Policy ENV15 also advises on development and flood risk and whilst the general thrust of the policy is consistent with the advice in the NPPF it is somewhat out of date in its references to now superseded national advice.
112. Policy ENV14 of the TDLP states that development will not be permitted which would unacceptably prejudice the quality of surface or ground water. Paragraph 165 of the NPPF requires major developments to incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate.
113. Policy ENV17 of the TDLP highlights that development will be restricted to locations where adequate infrastructure already exists or where additional provision can be made in time to serve the development.
114. A Flood Risk Assessment and Drainage Strategy have been submitted in support of the application. The site lies outside flood zones 2 and 3 which run along the banks of the River Tees to the north west of the site. The Environment Agency have been consulted on the application and raise no objections to the application.
115. The site is currently served by an existing cesspit to treat foul water. The proposed development is considered likely to result in a 33% increase on the amount of foul water produced. The suitability of the existing system to accommodate the increase would be reviewed by the applicant and if necessary an additional package treatment plant provided, if this is necessary an updated environmental permit with the Environment Agency is likely to be required, which is covered by separate legislation.
116. The Council's Drainage Team have reviewed the submitted information and note that infiltration test results and soakaway drainage calculations with respect to surface water drainage have not been provided. As such a condition is recommended to agree these details, which is considered appropriate.
117. Subject to the above condition, it is considered that adequate foul and surface water drainage is capable of being provided and subject to relevant conditions the development would accord with TDLP Policies ENV14, ENV15 and ENV17 and Parts 14 and 15 of the NPPF.

Other Matters

118. A Geophysical Survey and Archaeological Evaluation have been submitted in support of the application, these investigations identify a prehistoric ditch in a central position within the site and is in a position where the remains would be impacts upon by the development. The Council's Archaeology Team recommend conditions relating to a programme of archaeological work and submission of the post investigation report, subject to this condition it is considered the development would

accord with the requirements of saved Policy BENV 11 of the TDLP and Part 16 of the NPPF.

119. An Initial Screening Assessment Report for Contaminated Land has been submitted with the application. The Contaminated Land Officer has considered the proposals and submitted assessment. As the development involves change of use to a more sensitive receptor and given the removal of asbestos, fuel storage and importation of soils, a contaminated land condition requiring the submission of Phase 1 (Preliminary Risk Assessment), Phase 2 (Site Investigations and Risk Assessment, Phase 3 (Remediation Strategy) and Phase 4 Verification Reports (as necessary) is recommended by the officer, this is considered appropriate. On this basis the proposals are considered acceptable with regards to risks from contaminated land and would accord with TDLP Policy GD1 and the requirements of Part 15 of the NPPF.

Conclusion

120. The main purpose of the NPPF is to achieve sustainable development and the NPPF sets out that there are three strands to sustainable development which are mutually dependant - economic, social and environmental. It is acknowledged that there would be some positive benefits within the local economy arising from the proposed development, associated with increased visitor numbers and job creation.
121. In environmental terms the proposed phased approach to development and landscaping would ensure there are no resulting adverse visual or landscape impacts in accordance with Policies GD1, ENV1, ENV3, ENV9, ENV10, and TR3 of the TDLP and parts 12 and 15 of the NPPF.
122. The existing vehicle access into the site would be improved with associated benefits in terms of highway safety for both new and existing users. There would be no adverse impacts on the strategic highway network and the development would accord with TDLP Policies GD1 and TR3 and part 9 of the NPPF.
123. The change in the manner in which the site is used would inevitably result in some impacts in terms of noise, comings and goings, vehicle movements and additional light to existing residents in the cluster of adjacent dwellings around 50m away. However, these impacts would be adequately mitigated by adherence to the submitted Noise Management Plan and a low level scheme of external lighting. As such it is not considered that such impacts would warrant refusal of the application on these grounds. Therefore, on balance, the proposal is not considered to have unacceptable impacts on the amenity of existing residents and would accord with the requirements of TDLP Policies GD1 and TR3 and Parts 12 and 15 of the NPPF.
124. Subject to adopting a conditional approach, it is considered that adequate foul and surface water drainage is capable of being provided, the development would not increase flood risk or affect water quality and is therefore in accordance with TDLP Policies ENV14, ENV15 and ENV17 and the NPPF.
125. Overall the development would have positive benefits on the local economy and in terms of highway safety. No significant social or environmental impacts have been identified that would result and overall, the proposal is considered to be in accordance with relevant Policies from the TDLP and the NPPF, there are no material considerations which indicate otherwise and therefore application is recommended for approval.

RECOMMENDATION

That the application be APPROVED subject to the following conditions;

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby approved shall be carried out in strict accordance with the following approved plans:

Drawing No. 1564-1-51 REV B Planting Plan East received on 16 September 2019
Drawing No. 1564-1-50 REV B Planting Plan West received on 16 September 2019
Planting Schedules received on 16 September 2019
Drawing No. 1564-1-2(i) Rev E General Arrangement Plan received on 9 September 2019
Drawing No. 1564-1-2(ii) Rev E General Arrangement Plan with Phasing of Works received on 9 September 2019
Drawing No. 1564-1-3 Rev A Site Location Plan received on 24 June 2019
Drawing No. 1243-E-001 Rev P1 Proposed External Lighting Layout Sheet 1 of 2 received on 24 June 2019
Drawing No. 1243-E-002 Rev P1 Proposed External Lighting Layout Sheet 2 of 2 received on 24 June 2019

Reason: To define the consent and ensure that a satisfactory form of development is obtained in accordance with Policies GD1, ENV1, ENV3, ENV8, ENV9, ENV10, ENV14, ENV15, ENV17, TR2, TR3 and T2 of the TDLP.

3. Prior to the commencement of any part of the development other than installation of the new access or planting works detailed drawings including sections showing the existing and proposed site levels shall be submitted to and approved in writing by the local planning authority, the development thereafter shall be carried out in accordance with the approved details.

Reason: In the interests of the preserving the character and appearance of the surrounding area, in accordance with saved Policies GD1, ENV1, ENV3, TR2 and TR3 of the Teesdale District Local Plan and Parts 12 and 15 of the NPPF.

4. No development shall commence until a scheme for the provision of surface water drainage, including infiltration test results and soakaway drainage calculations, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be developed in accordance with the Councils Sustainable Drainage Systems (SuDS) Adoption Guide 2016. The development thereafter shall be completed in accordance with the approved details and timetable agreed.

Reason: To ensure that surface water is adequately disposed of in accordance with Policies ENV14, ENV15 and ENV17 of the Teesdale District Local Plan and Parts 14 and 15 of the National Planning Policy Framework. Required as a pre-commencement condition to ensure that an acceptable drainage scheme is incorporated into the development.

5. No development shall commence until a land contamination scheme has been submitted to and approved in writing by the Local Planning Authority. The submitted

scheme shall be compliant with the YALPAG guidance and include a Phase 1 preliminary risk assessment (desk top study).

If the phase 1 assessment identifies that further investigation is required a Phase 2 site investigation shall be carried out, which shall include a sampling and analysis plan. If the Phase 2 identifies any unacceptable risks, a Phase 3 remediation strategy shall be produced and where necessary include gas protection measures and method of verification.

Reason: To ensure that the presence of contamination is identified, risk assessed and proposed remediation works are agreed in order to ensure the site is suitable for use, in accordance with Part 15 of the National Planning Policy Framework. Required to be pre commencement to ensure that the development can be carried out safely.

6. Remediation works shall be carried out in accordance with the approved remediation strategy. The development shall not be brought into use until such time a Phase 4 verification report related to that part of the development has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the remediation works are fully implemented as agreed and the site is suitable for use, in accordance with Part 15 of the National Planning Policy Framework.

7. Prior to the commencement of the development a tree protection plan and arboricultural method statement in accordance with BS.5837:2012 shall be submitted to and approved in writing.

No construction work shall take place, nor any site cabins, materials or machinery be brought on site until all trees and hedges, indicated on the approved tree protection plan as to be retained, are protected by the erection of fencing, placed as indicated on the plan and comprising a vertical and horizontal framework of scaffolding, well braced to resist impacts, and supporting temporary welded mesh fencing panels or similar approved in accordance with BS.5837:2012. Protective fencing shall remain in place for the duration of all construction works on the site.

No operations whatsoever, no alterations of ground levels, and no storage of any materials are to take place inside the fences, and no work is to be done such as to affect any tree.

No removal of limbs of trees or other tree work shall be carried out.

No underground services trenches or service runs shall be laid out in root protection areas, as defined on the Tree Constraints Plan.

Reason: To ensure that adequate tree protection is in place prior to the commencement of any construction works and that there are no resulting adverse impacts on mature trees to be retained within the site and the adjacent ancient woodland, to preserve the visual amenity of the surrounding area, in accordance with policies ENV9 and ENV10 of the Teesdale District Local Plan and the NPPF.

8. No development shall commence until a written scheme of investigation setting out a programme of archaeological work in accordance with 'Standards for All Archaeological Work in County Durham and Darlington' has been submitted to and approved in writing by the Local Planning Authority. The programme of

archaeological work will then be carried out in accordance with the approved scheme of works.

Reason: To safeguard any Archaeological Interest in the site, and to comply with part 16 of the National Planning Policy Framework. Required to be a pre-commencement condition as the archaeological investigation/mitigation must be devised prior to the development being implemented.

9. The development shall not be occupied until the post investigation assessment has been completed in accordance with the approved Written Scheme of Investigation. The provision made for analysis, publication and dissemination of results, and archive deposition, should be confirmed in writing to, and approved by, the Local Planning Authority.

Reason: To comply with Paragraph 199 of the NPPF, which requires the developer to record and advance understanding of the significance of heritage assets, and to ensure information gathered becomes publicly accessible.

10. The development hereby approved shall be undertaken in a phased approach in accordance with the phasing detailed on Drawing No. 1564-1-51 REV B (Planting Plan East), Drawing No. 1564-1-50 REV B (Planting Plan West) and Drawing No. 1564-1-2(ii) Rev E (General Arrangement with Phasing of Works) in the following order:-

- The planting detailed within Phase 1a shall be completed prior to the commencement of any construction work hereby approved.
- The planting detailed within Phase 1b shall be completed in the first planting season, following the substantial completion of the new access road hereby approved.
- The planting detailed within Phase 2 shall be completed in the first planting season following substantial completion of the construction works detailed within Phase 1.
- The construction works detailed within Phase 2 thereafter, shall not commence until a period of five years has expired following the completion of planting works detailed in Phase 1b.
- The planting detailed within Phase 3 shall be completed in the first planting season following the substantial completion of construction works detailed within Phase 2.
- The construction works detailed within Phase 3 shall not commence until the completion of the planting detailed within Phase 3.

Reason: To ensure adequate screen planting is provided and there are no resulting adverse visual or landscape impacts from the development, in accordance with Policies GD1, ENV1, ENV3, ENV9, ENV10, and TR3 of the Teesdale District Local Plan and Parts 12 and 15 of the NPPF.

11. Prior to first use of any of the new pitches the new C169 site junction shall be installed and made available for use and the existing C169 access shall be abandoned and permanently closed off including soil and seeding of redundant access construction in C169 verge, all in accordance with drawing no. LTP/3183/P1/01.01A (Preliminary Access Design and Visibility Splays) within the Transport Statement (Local Transport Projects, June 2019), Drawing no. 1564-1-51 Rev B (Planting Plan East) and Drawing No. 1564-1-2(ii) Rev E (General Arrangement Plan with Phasing of Works).

Reason: To ensure there are no adverse impacts to highway safety resulting from the proposed development, in accordance with Teesdale District Local Plan Policies GD1 and TR3 and part 9 of the NPPF.

12. Prior to first use of the new C169 entrance visibility splays of 2.4m x 100m shall be created to either side of the junction, these shall be maintained and kept free of obstructions at all times in perpetuity.

Reason: To ensure there are no adverse impacts to highway safety resulting from the proposed development, in accordance with Teesdale District Local Plan Policies GD1 and TR3 and part 9 of the NPPF.

13. Prior to first use of the new C169 entrance the brown tourist direction sign in the C169 highway shall be relocated opposite the new site entrance point.

Reason: To ensure there are no adverse impacts to highway safety resulting from the proposed development, in accordance with Teesdale District Local Plan Policies GD1 and TR3 of the Teesdale District Local Plan and part 9 of the NPPF.

14. Prior to their installation precise details of the appearance and colour finish of the caravans and lodges and associated decking and railings shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: In the interests of the preserving the character and appearance of the surrounding area, in accordance with saved Policies GD1, ENV1, ENV3, TR2 and TR3 of the Teesdale District Local Plan and parts 12 and 15 of the NPPF.

15. Prior to their installation precise details of the specification of all hard landscaping materials and means of enclosure shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: In the interests of the preserving the character and appearance of the surrounding area, in accordance with saved policies GD1, ENV1, ENV3, TR2 and TR3 of the Teesdale District Local Plan and parts 12 and 15 of the NPPF.

16. The development hereby approved shall be implemented in complete accordance with the Noise Management Plan (NJD Environmental Associates, Ref: NJD19-0100-002R, dated: 6 September 2019).

Reason: To ensure that adjacent residents do not experience adverse levels of noise and disturbance which would adversely affect their amenity, in accordance with saved Policies GD1 and TR3 of the Teesdale District Local Plan and parts 12 and 15 of the NPPF.

17. The development hereby approved shall be implemented in complete accordance with the mitigation measures detailed in the Ecological Impact Assessment (Naturally Wild, Ref: SAV-19-01 R4, September 2019).

Reason: To conserve protected species and their habitat in accordance with saved Policy GD1 of the Teesdale District Local Plan and part 11 of the NPPF.

18. The development hereby approved shall be implemented in complete accordance with the Caravan Delivery Management Plan (Local Transport Projects, Ref: LTP/19/3183 Rev 2, Dated: 23 September 2019).

Reason: To ensure that the A66 continues to serve its purpose as part of a national system of routes for through traffic in accordance with Section 10 (2) of the Highways

Act 1980, in the interests of road safety and to comply with Teesdale District Local Plan Policies GD1 and TR3 and Part 9 of the NPPF.

19. The development hereby approved shall be occupied for holiday purposes only and shall not be occupied as a person's sole or main place of residence. The owners/operator shall maintain an up-to-date register of the names of all occupiers and of their main home addresses and telephone numbers and shall make this information available at all reasonable times to the local planning authority.

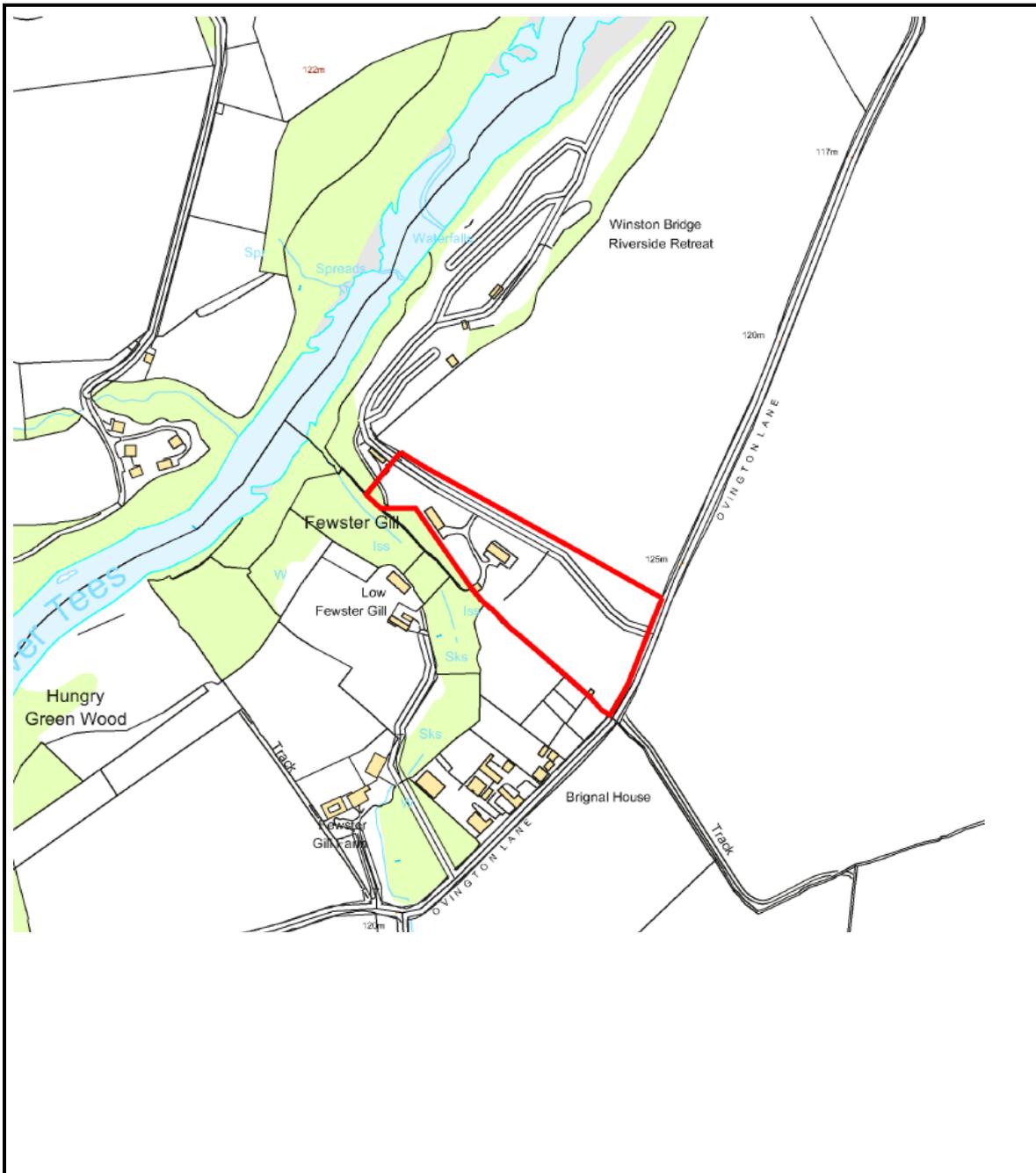
Reason: To ensure that the development is occupied as holiday accommodation only, in order to comply with Policies GD1, and TR3 of the Teesdale District Local Plan and Part 6 of the National Planning Policy Framework.

STATEMENT OF PROACTIVE ENGAGEMENT

The Local Planning Authority in arriving at its recommendation to approve this application has, without prejudice to a fair and objective assessment of the proposals, issues raised, and representations received, sought to work with the applicant in a positive and proactive manner with the objective of delivering high quality sustainable development to improve the economic, social and environmental conditions of the area in accordance with the NPPF. (Statement in accordance with Article 35(2) (CC) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.)

BACKGROUND PAPERS

Submitted Application Forms, Plans and supporting documents
National Planning Policy Framework
Teesdale District Local Plan
Statutory consultation responses
Internal consultations responses
External consultations responses



Planning Services

Demolition of existing structures, Proposed 36 no. static caravan and/or lodge pitches, site office and parking with associated infrastructure, amendments to the site access, engineering works and landscaping

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of Her Majesty's Stationary Office © Crown copyright.
 Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceeding.
 Durham County Council Licence No 100022202 2005

Ref: DM/19/02010/FPA

Land at Winston Bridge Caravan Park, Ovington Lane, Ovington, Barnard Castle, DL11 7BL

Date 16 October 2019

Scale Not to scale