



Architecture
Masterplanning
Urban Design

Design and Access statement

Percy Wood, Swarland • April 2023

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Project Team

Client: Percy Wood Leisure Ltd

Architect: IDPartnership

Planning Consultant: Lichfields

Civil and Structural Engineers: Coast Consulting

Transport: Bryan G Hall

Introduction

IDPartnership (IDP) have been asked by Percy Wood Leisure Ltd., Owners of Percy Wood Golf and Country Retreat to look at the reuse of the clubhouse site for residential use.

This is in the context of a wider discussion with regard to the wider Masterplan and future development of the caravan park to ensure its longevity and sustainable future.

A part of the assessment of the Percy Wood Park is to relocate the clubhouse within a central amenity building which will be closer to the heart of the caravan park.

Following an outline approval for residential use, the design team have developed a detailed residential design to discharge the reserved matters.

This Design and Access Statement looks at the site itself and its constraints and opportunities, and illustrates how a sensitively designed residential scheme would fit well within the character of the existing village.

The current site is occupied by the existing golf club building itself, which is of a large residential house scale, and is surrounded by open car parking space and five log cabins (now demolished) which were out of character with the settlement of Swarland.



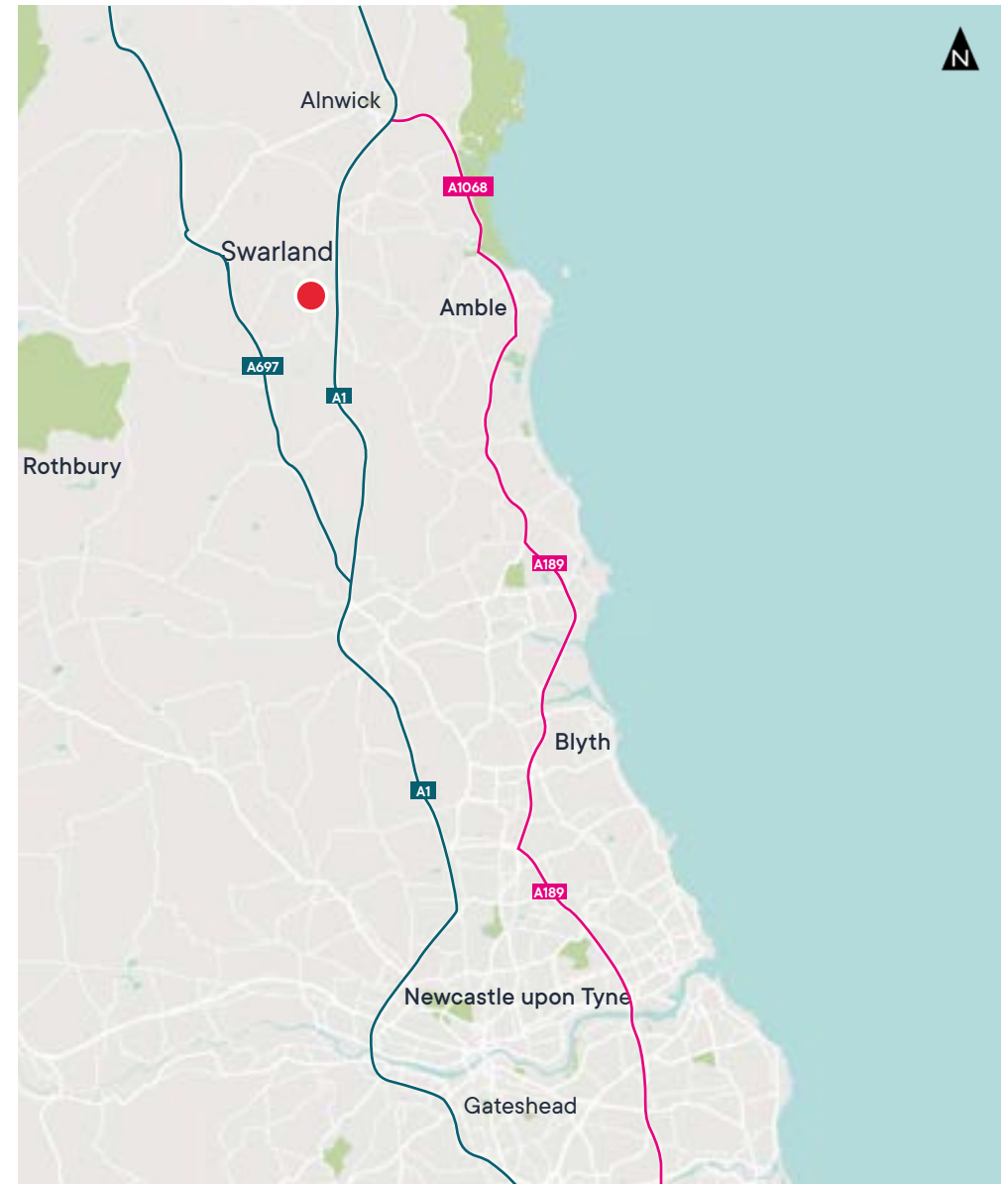
The Site

2.1 Site Location

Swarland is situated in a rural location in the county of Northumberland adjacent to the A1 dual carriageway, about 7 miles (11 km) south of the market town of Alnwick and 25 miles (40 km) north of the city of Newcastle upon Tyne.



Aerial of Swarland highlighting the location of the site (not to scale)



Swarland location plan in relation to neighbouring towns and cities.

The Site

2.2 Site Description

- The current site is occupied by the existing golf club building itself, which is of a large residential house scale, and is surrounded by open car parking space which is out of character with the settlement of Swarland.
- Up until recently the southern part of the site housed five single storey timber chalets, however these have recently been demolished.
- The boundary to the north is an existing residential street with detached properties.
- The boundary to the east is again, existing residential properties of one, one and a half and two storey heights, with a mixture of architectural appearance.
- The boundary to the west is existing forestry.
- The boundary to the south is an unusually long rear garden / paddock areas to properties fronting onto Park Road.
- The site forms part of the existing envelope of Swarland Village, located to the south west of the village centre.
- The site is generally flat and, as mentioned previously, comprises the golf club house with its main changing rooms, club rooms, restaurant facility, as well as maintenance barn which is located to give easy vehicular access to the existing golf course although vehicles do have to pass along an access track used by pedestrians and dog walkers.
- The site is well connected for pedestrian linkages into the existing village and its facilities along with well connected woodland walks and linkages to the caravan park facilities.



Existing Site Plan (Not to Scale)

The Site

2.3 Land Use

The village has various sporting amenities at hand such as: tennis courts, a 5-a-side court, football field, equestrian centre and a bowling green.

It also has tourist accommodation in the form of lodges and static caravans at Percy Wood Country Retreat and Golf Course as well as rental cottages within the village.

The village has a first/primary school, Swarland First School, which is a small school in the village, with approximately 60 students between the ages of 3 and 9.

On the periphery of the village are some employment areas including Chester Hill Farm, agricultural services and a haulage company.

Key:

Residential	■
Leisure	■
Holiday accommodation	■
Education	■
Employment	■



Diagram showing building uses (not to scale)

The Site

2.4 Movement

Vehicular

The village of Swarland is approximately 1km to the west of the A1 which is accessed via Leamington Road, the site is accessed via The Avenue along a private road.

Public transport and cycling

There are currently no bus services available from the village, given the rural nature of Swarland. Despite this, there are adequate options for residents to walk or cycle across the local area, particularly given that all amenities in Swarland are within a reasonable walk or cycle distance from the site. There is however a 'dial and ride' service that operates between Longframlington and Alnwick on Wednesdays. The service stops at the bus stop on The Avenue, opposite the Post Office which is located 270 metres from the site access.

Key:




Primary route	
Secondary route	
Local Bus Stop	



Diagram showing movement and routes (not to scale)

The Site

2.5 Urban Grain & Massing

Swarland itself is an unplanned settlement which would appear to have formed around the crossing of two principle roads but does not actually have a village heart.

The majority of dwellings within the settlement are detached properties, set within mature gardens.

Some new development has taken place in the back of larger gardens and is generally one and a half and two storey in height.

There is a significant number of single storey properties throughout the settlement but there is no apparent reason for this other than the probable preference for bungalows to meet the particular demand within the village itself.

The village trails off to the south along Park Road which has an unusual arrangement of single storey buildings with very long, extended gardens running to the forestry area.

Key:

Up to 1.5 storey



Up to 2.5 storey



Diagram showing building heights (not to scale)

The Site

2.6 Landscape

The existing golf club site sits on a piece of land between the existing village settlement which is characterised by grass verges and stone walls with houses sitting within mature gardens and the eastern edge of the forestry tree planting area.

Views into the site from public area are restricted generally and views out of the site will be predominantly of the existing forestry band to the west.

Due to the nature of the golf club and its outbuildings there is little onsite landscaping of any value, the chalets have some decorative planting which is of relatively poor quality.

Key:

Tree groupings
Open space
Private green space



Diagram showing landscape uses (not to scale)

The Site

2.7 Photographic Appraisal

Photos of the site are shown adjacent, highlighting the existing access to the site and the existing club house, along with key views over the Northumberland country side to the south.

Existing landscape features include a large tree to the south east of the site, an expansive woodland to the west and a mound that runs along the north-eastern boundary of the site.



Location of site photos



The Site

2.8 Constraints & Opportunities

Constraints

- Potential overlooking issues from neighbouring properties
- Site Levels

Opportunities

- Potential to utilise existing access and create a gateway feature.
- Potential to retain existing landscape features.
- High quality views to the south.
- Existing mound provides boundary between site and existing property.
- Pedestrian links through woodland towards caravan site.

Key:

Existing Woodland		Existing mound	
Existing Trees		Existing site access	
Existing club house		General site fall	
Demolished chalets		Views to countryside	
Existing gas canisters		Existing pedestrian routes	
Potential area for suds		Potential overlooking issues	
Potential gateway			
Existing neighbouring properties			



Constraints & opportunities plan

The Site

2.9 Local Heritage

Swarland Old Hall is a small 17th-century country house, approximately 100 metres from the site on Park Road, and is a Grade II* listed building. The house which has a four-bay south front and two storeys with attics was built in the late 17th century and incorporates fabric of earlier properties.

A collection of other historic buildings are approximately 400m from the site and form a small village square and consist of a single and two storey cottages in local stone and render.

As mentioned previously, Swarland is an unplanned settlement, which is a result of plot subdivision with little urban design quality, and is therefore not a great example of Northumberland vernacular.

There is a wide range of architectural styles and a wide range of material selection which has little conservation or heritage value



Swarland village square



Existing 1.5 storey development



Existing 1.5 storey development



Existing 2 storey building



Existing bungalow development



Existing 2 storey development



Swarland Old Hall

The Site

2.10 Character Analysis

Despite the inherent lack of architectural merit from the surrounding context of Swarland, the scheme at the club house will intend to utilise certain architectural features that reference the local vernacular, allowing the scheme to enhance its context whilst sitting sensitively within its context.

Proposals will aim to reference the local materiality of stone, slate and render along with certain facade treatments and window details such as gable fronted units and dormer windows.

Many of the neighbouring dwellings utilise wide frontages which may also be referenced within the scheme at the club house.



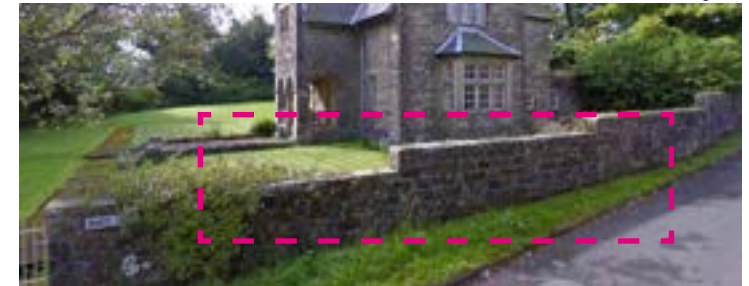
Gable fronted units



Varied roof line & roof lights



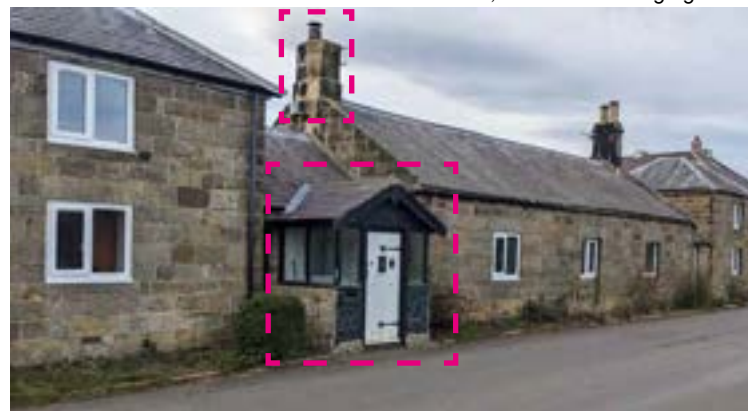
Dormer windows, stone & overhanging rooves



Stone walling to Swarland Old Hall



Figure ground showing local context



Use of chimneys, porch details, stone & slate



Varied roof line, window proportions & render

Design Proposals

3.1 Outline Consent

The approved outline layout has been carefully considered during the design process. The outline layout proposed:

- 16 houses including a variety of seven housetypes and a mixture of 2, 3, 4 and 5 bedroom houses and bungalows.
- Access from the existing access to the golf club facilities, via a private road.
- A variety of single, one and a half, two and two and a half storey houses proposed for the development. The majority of dwellings were to be detached with some semi-detached units. The housing was arranged in an organic, informal manner with lower scale units adjacent to existing housing and higher units adjacent to the existing woodland.
- Development referencing traditional building in the area, utilising natural materials such as stone, brick, slate and terracotta clay tiles along with elements of architectural details associated with the Northumberland vernacular.



Approved outline layout (not to scale)

Design Proposals

3.2 Design Concept

The initial design concept establishes the following design principles;

- Utilising the existing vehicular access and creation of a gateway to the scheme.
- Providing a strong frontage to the main street with a row of semi-detached 1 and 1.5 storey dwellings, in keeping with the local vernacular.
- New dwellings back onto adjacent woodland to ensure the dwellings receive as much natural daylighting as possible.
- Allow for an area of on-site SUDS storage pending further tests on ground conditions and capacity checks.
- Adequate on-plot parking with some provision for visitor parking.
- Clear road hierarchy with organic shared surface and 'Northumberland village' like feel to the layout.
- Tree lined streets and existing tree retained.
- Provision of turning head to ensure future refuse collection, maintenance and fire tender can be achieved.



Concept sketch (not to scale)

Design Proposals

3.3 Proposed Layout

The layout proposes 14 bespoke units, comprising of a mixture of 1/1.5 storey detached & semi-detached bungalows to reference the surrounding architectural vernacular.

The main entry to the scheme aims to create a gateway that mimics the local character of Swarland with long/wide fronted units.

The street hierarchy has been broken down to provide an informal and organic shared surface, interwoven with pockets of green spaces, providing a village like feel to the scheme.

The development will aim to reference the traditional style of the neighbouring properties, utilising natural materials such as stone and slate with elements of architectural details associated with the Northumberland vernacular.



Proposed site layout (not to scale)

Design Proposals

3.4 Movement, Access & Parking

Access to the scheme is from the existing entrance to the site as per the outline planning permission.

The hierarchy of streets is then broken down into a shared surface turning head, leading to a number of private drives. Each plot has been provided with sufficient parking spaces as required by the Northumberland Local Plan.

Visitor parking has also been included in the scheme, with a provision of 1 space for every 4 units.

Key:

- Site Boundary
- Existing primary street →
- Existing access road →
- Secondary shared surface street →
- Private drives →
- Pedestrian routes ↔
- On-plot parking
- Visitor parking
- Private garage with cycle storage
- Back garden cycle storage



Street hierarchy and parking diagram (not to scale)

Design Proposals

3.5 Spatial Syntax

The scheme proposes a strong consistent frontage along the existing street of Swarland, to allow the scheme to sit seamlessly within its context.

A number of key vistas are provided along with corner turning units at the entry to the scheme to act as way finding markers and allow the scheme to be easily navigated.

Key:

Site Boundary

Key frontage

Double aspect corner turning unit

View vista

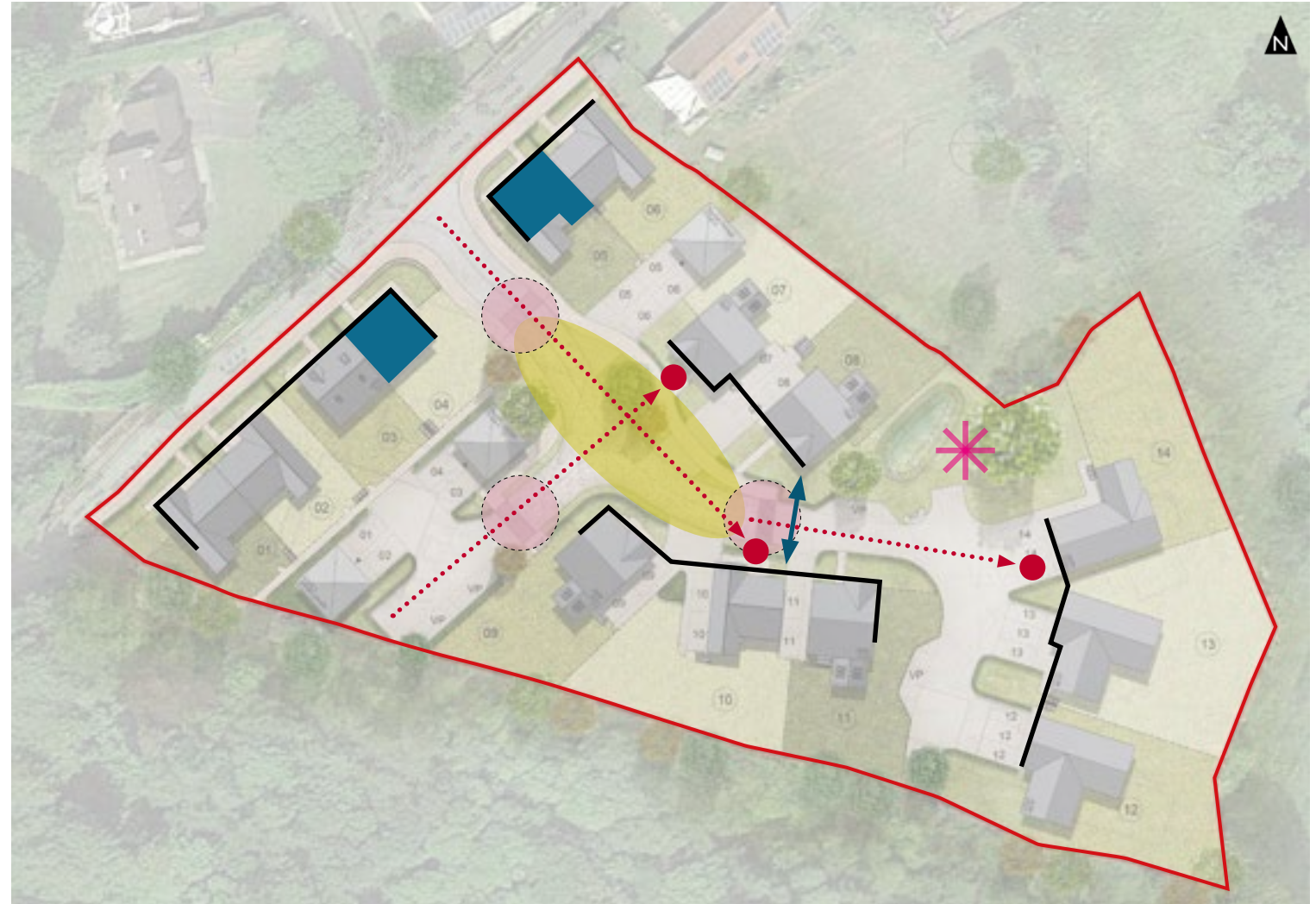
Vista stop

Key space

Transitional area

Pinch point

Public open space



Spatial syntax diagram (not to scale)

Design Proposals

3.6 Scale & Heights

The scheme consists of both 1 and 1.5 storey dwellings, in keeping with the surrounding village of Swarland and to allow the proposal to sit seamlessly within the context.



Key:

Site Boundary

1 storey

1.5 storey



Building storey heights (not to scale)

Design Proposals

3.7 Ownership plan

The adjacent plan shows the intention for how ownership will be split amongst the units, along with which areas of the scheme will be adoptable highway and which areas will be maintained by a management company.



Key:

- Site Boundary
- Adoptable Highway
- Management Company
- Unit Boundaries

Conveyancing plan (not to scale)

Design Proposals

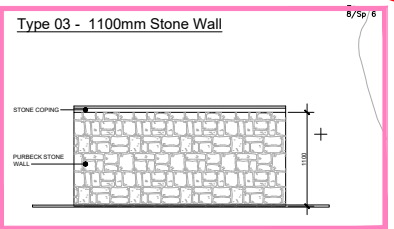
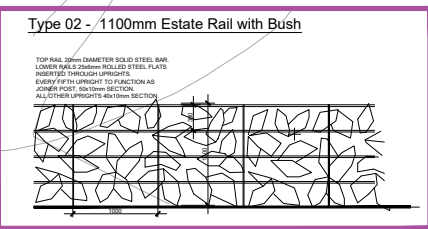
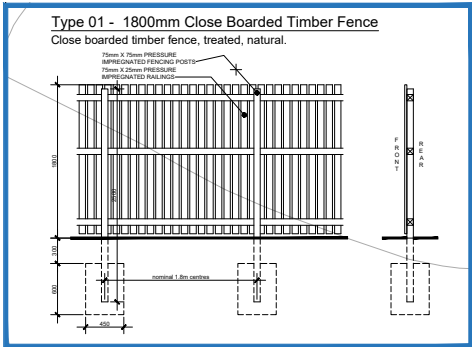
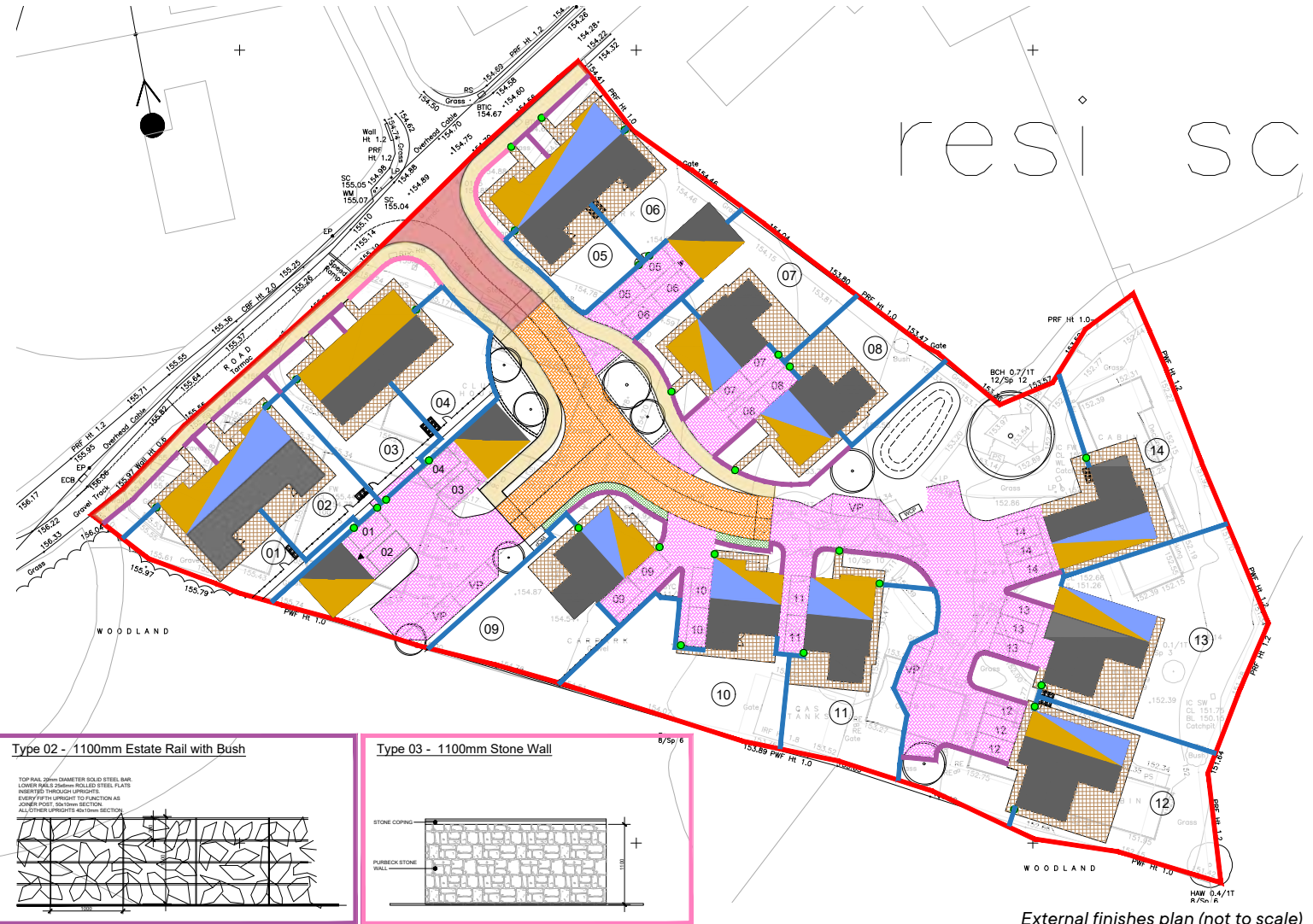
3.8 External Finishes & Boundaries

Material Key:

- Stone (matching local vernacular)
- Timber Cladding
- Slate Effect Tile Roof
- Access gate to match adjoining boundary treatment

Surface Materials:

- Adopted public footpath (colour tbc)
- Adopted Road (colour tbc)
- Adopted Road - Shared Surface (colour tbc)
- Private Drives - Block paving (colour tbc)
- 450mm x 450mm Grey Paving Slabs



External finishes plan (not to scale)

Design Proposals

3.9 House Types

House Type A - 2B/3P

1 Storey

Floor Area: 72m²



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



GROUND FLOOR PLAN

House type A plans & elevations (not to scale)

Design Proposals

House Type B - 2B/3P
1.5 Storey
Floor Area: 97.8m²



GROUND FLOOR PLAN



FIRST FLOOR PLAN



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

House type B plans & elevations (not to scale)

Design Proposals

House Type C - 3B/6P
1.5 Storey
Floor Area: 134.4m²



House type C plans & elevations (not to scale)

Design Proposals

House Type D1 - 4B/7P
1.5 Storey
Floor Area: 165.3m²



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

House type D1 plans & elevations (not to scale)

Design Proposals

House Type D2 - 4B/7P
1.5 Storey
Floor Area: 150.6m²



FRONT ELEVATION



SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



REAR ELEVATION



SIDE ELEVATION

House type D2 plans & elevations (not to scale)



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N O R T H E R N

Percy Wood Golf and Country Retreat, Swarland

Design & Access Statement
September 2019

DRAFT

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Introduction

This Design and Access Statement has been prepared by IDPartnership Northern on behalf of Harrison Leisure (the "Applicant"). Its purpose is to assist Northumberland County Council (NCC) in their consideration of two planning applications for proposals to reconfigure and enhance the existing offer at Percy Wood Golf and Country Retreat in Swarland, Northumberland.

1. Detailed Application - Driving Range Site (2.5ha)
 - Change of use from driving range facility to hardstanding area to accommodate 60n² caravans,
 - New access road connecting new road to existing caravan site road network
 - New pumping station (foul), and;
2. Outline Application (All matter reserved - except for access)
 - Club House Site (0.7ha)
 - Redevelopment of golf club house and golf shop to hardstanding area to accommodate 16n² houses,
 - New pumping station (foul).

The proposals detailed within this document have been designed with due consideration to, and in accordance with policies detailed within the NPPF, Environment Agency Flood Risk Assessment, NCC Strategic FRA, and the NCC Local Plan.

Both sites are deemed to be in a flood Zone 1 area according to Environment Agency mapping, which is in concomitance with the NCC Strategic FRA.

The parking provision designed for both site looks to Appendix B of NCC's core strategy, which doesn't specify standards for parking on caravan sites, and as such it is proposed that all new units on site 1 will have the same level of provision as already exists within the country park. New units will be provided with an adjacent 'driveway' with space for two vehicles. For the proposed residential dwellings on site 2 parking will be provided in line with NCC's core strategy parking requirement for new residential developments. Parking will be provided to the following standard:

- 1-2 bedrooms - 2 parking spaces
- 3-4 bedrooms - 3 parking spaces
- 5+ bedrooms - 4 parking spaces

Revision	Date	Revision Notes	Prepared by	Authorised by
D1	2019-02-20		JW	RC
D2	2019-03-12	Amendments throughout Document	JW	RC
D3	2019-03-20	Amendments in line with feedback	JW	RC
D4	2019-03-21	Amendments to p.11 Addition of existing drainage ditch to Constraints Diagram and p.21 - to display proposed access	JW	RC
D5	2019-09-19	Amendments in line with client request	JW	RC
D6	2019-09-20	Amendments to text on p.18	JW	RC

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Section I: The Site

Site Location

The application sites are located within the existing Percy Wood Golf and Country Retreat. This lies to the west of Swarland Village approximately 9km to the south of Alnwick in rural Northumberland.

Within Swarland village there is;

- Vyrer Park which contains a play area, Bowling club, and Nelson's Cafe;
- Swarland Village Club, which provides a post office service and village bar;
- Swarland Village Hall; and
- Swarland Garage



Maps showing location of the site within the North East (Not to scale)






Aerial site location within Northumberland (Not to scale)

Regional Access

The application sites and Swarland Village are well located in relation to the highway network as they are situated to the west of the A1 dual carriageway which provides a fast and direct connection to local and national routes.

To the west of Swarland the A697 connects Morpeth to Edinburgh through the Cheviot Hills and provides access to Rothbury, Wooler and the Border towns.

Key

-  Site
-  A Road
-  Unnamed / B Road



Local access diagram (Not to scale)













Access to Sites

Access to Percy Wood Golf and Country Retreat is via Leamington Lane at the entrance to the existing caravan site.

The Driving Range site is currently accessed off an unnamed road to the south of the site, onto a narrow private unmetalled track which connects to the existing vehicular network of the golf course and northwards, through existing woodland, to the road network of Percy Wood Golf and Country Retreat.

The Club House site is directly accessed off the same unnamed road.

Key

-  Site Boundaries
-  Site 1 Entrance/Reception Site
-  Site 2 Driving Range Site
-  Site 3 Club House Site
-  Main Road
-  Private Roads
-  Primary Access to Sites
-  Secondary Access to Sites
-  Bus Stops
-  Swarland Village Club
-  Swarland Village Hall
-  Vyner Park



Site access and context diagram (not to scale)

Local Amenities

Within Swarland village there is a Post Office service provided within the Swarland Village Club. At Vyner Park there is a bowling club, play area and cafe.

The nearest supermarket can be found in Longframlington 6km from Swarland Village, further supermarkets and retail facilities can be found at Alnwick (11km), Amble (13km), and Morpeth (22km) (distances given as driving distances).

A pair of bus stops can be found in the centre of Swarland opposite Vyner Park, with a single service (the A1) between Longframlington and Alnwick, passing through Swarland once per day in each direction Mon-Sat at 11:40 Longframlington to Alnwick and at 14:15 Alnwick to Longframlington.

To the north of Swarland Village, Swarland Primary School sits on the cross roads of Leamington Lane and The Avenue. Further Middle/Primary schools can be found in Rothbury, Amble, Alnwick and Morpeth, with High/Secondary schools in Amble, Alnwick and Morpeth.

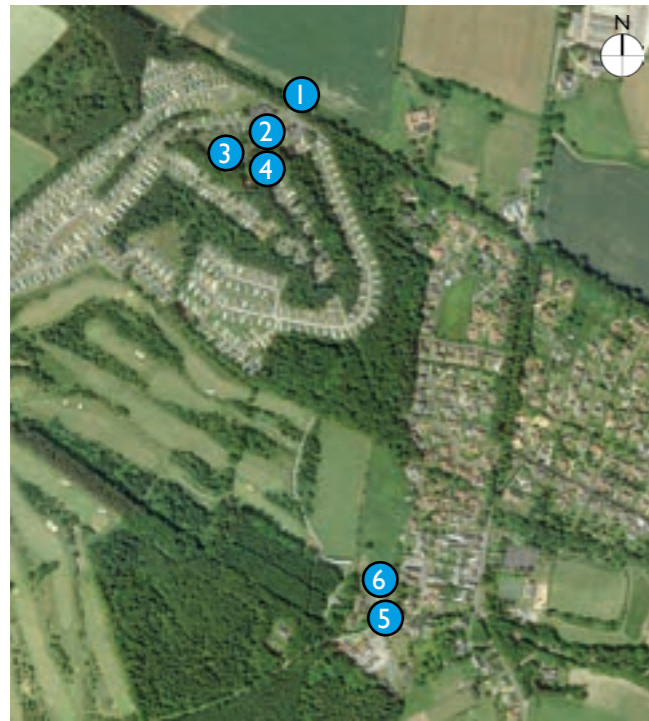
GP surgeries can be found in Longframlington and Felton. Dental practices are located in Rothbury, Amble and Alnwick and hospital facilities in Rothbury, Alnwick and Ashington.



Diagram showing distances to nearest local centres (not to scale)

Site Photographs

The photographs below display the existing site.



Context

The photographs below display the context of Swarland Village.



Existing Site Plan

The application sites consist of the Driving Range site (2.5 ha) and the Club House site (0.7 ha).

The Driving Range site is predominantly level with a slight fall from west to east, and is in close proximity to the golf course and the greens of the 16th and 18th holes. The western boundary is defined by an existing fence line, beyond the boundary the neighbouring field is proposed to be developed for approximately 9 houses as per planning application ref. 17/00500/OUT (which was approved conditionally on 31st May 2019).

The Club House site to the south has a slight fall from north to south east, with various land forms acting to divide car parking from holiday accommodation. The site houses the existing Golf Course Club House and Golf Shop.

Key

- ▣ Site Boundaries
- ① Site 1 Entrance/Reception Site
- ② Site 2 Driving Range Site
- ③ Site 3 Club House Site



Aerial site location

Constraints and Opportunities

Site I- Driving Range Site

Constraints

- Bound to the west by Percy Wood Golf Course
- Bound to the east by proposed development (ref. 17/00500/OUT)
- Land forms/bunding to the north west and south west of the site
- Access via narrow track to the south with sharp bend
- Access from the north via woodland track
- Adjacent 16th and 18th holes play towards the site.
- Existing drainage ditch to eastern boundary

Opportunities

- Bound to the north and south by dense historic woodland
- Woodland track through woodland to the north connecting to caravan park
- Level site (slight fall from north west to east)
- Mature woodland to west shielding from golf course

Key

 Site Boundary	 Contour Line at 1m Intervals	 Landscaped Earth Forms/Bunding
 Existing Access Point	 Downward Slope	 Golf Course (Greens as Numbered)
 Existing Access Pinch Point	 Existing Trees	 Neighbouring Proposed Development (ref. 17/00500/OUT)
	 Existing Drainage Ditch	



Constraints and opportunities diagram

Constraints and Opportunities

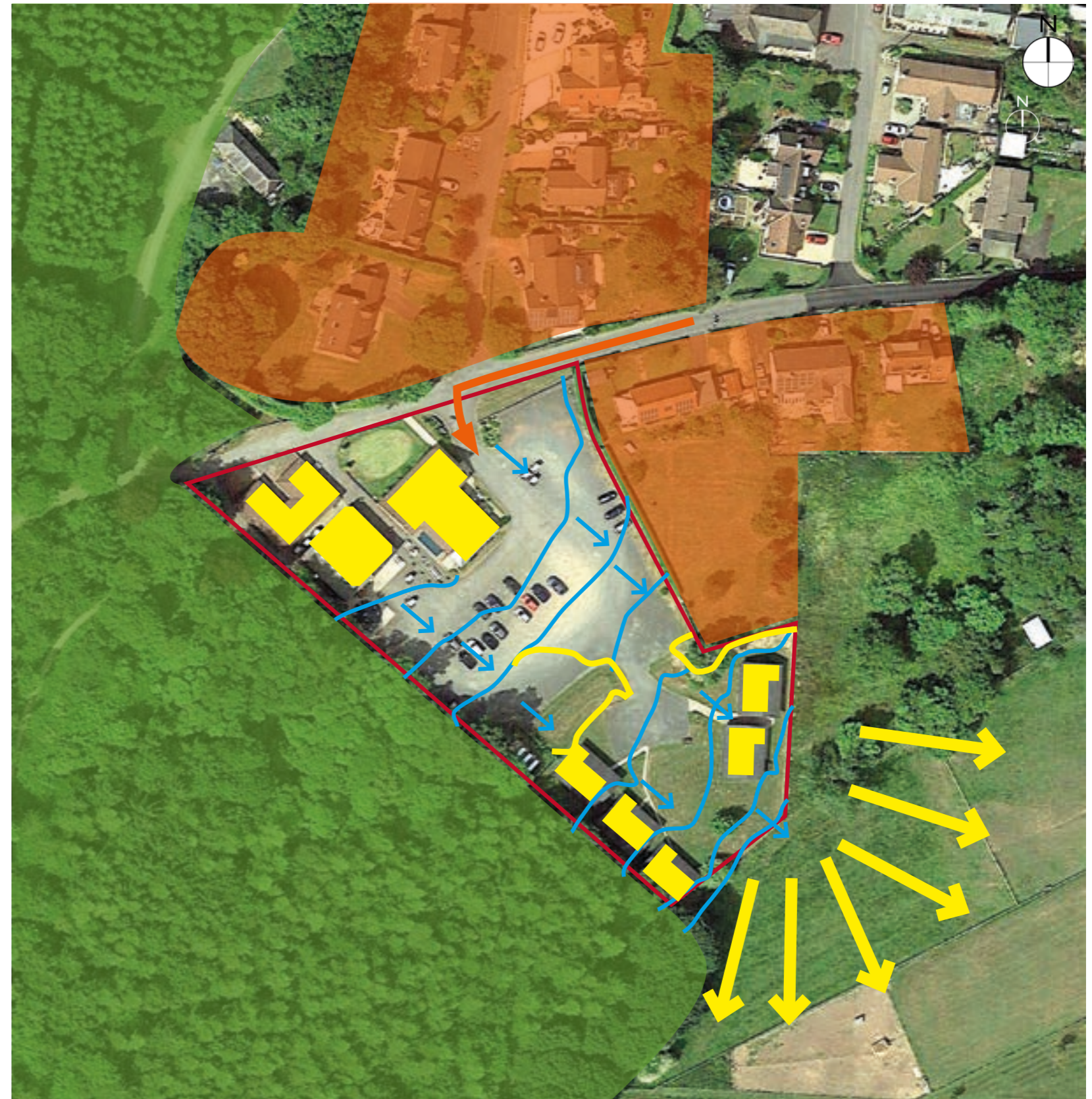
Site 2- Club House Site

Constraints

- Neighbouring properties
- Bunding gives impression of marked level change across southern portion of site
- Existing Golf Club Club House and Golf Shop
- Existing Holiday Lodges

Opportunities

- Primarily level across site, with slight slope to south
- Views to the south east across Northumberland and the north east coast
- Existing access from unnamed country lane



Key

- Site Boundary
- Existing Access Point
- Contour Line at 1m Intervals
- Downward Slope
- Existing Building
- Neighbouring properties
- Woodland

Constraints and opportunities diagram

Section 2
Site 1 - Driving Range
Design Proposals

Proposed Site Layout

A total of 60 n° caravans are proposed.

The layout has been designed to take account of the drainage strategy for the site, and privacy distances to the proposed development to the east (ref. 17/00500/OUT). The site levels and contours have informed the site layout of the caravans. This arrangement also has the benefit of facing west making the most of views onto the golf course, and the evening sun.

Access to the former driving range will be gained from the north through existing woodland, linking to the existing road network of Percy Wood Golf and Country Retreat. This ensures that vehicular traffic is directed through the entrance and reception area of the caravan site and isn't increased on the unnamed minor road to the south of the site. Caravans will be delivered to the former driving range site via this new route from the north, to minimise disruption to neighbouring residents and Swarland Village centre.

The proposed layout of the internal roads has also been informed by the existing contours of the site, and forms a loop road which connects back to the entrance from the north. A stub road to the south links to the former driving range entrance and is intended for the sole use of access to the proposed foul pumping station.

Each caravan will be provided with hard standing to accommodate 2 cars.

Within the landscape proposals for the site the tee for the 1st hole is proposed to be moved westward and re-angled to ensure stray golf balls don't intrude on the proposed Caravans. The existing planting to the north of the 1st tee and to the west of the site will be enhanced with under storey planting of native species of trees and shrubs, to densify coverage and protection from the golf course.

A proposed central landscape feature will provide interest and aid in controlling surface water. Native tree species will be scattered across the site providing interest and privacy for residents.

As part of the drainage strategy the existing drainage ditch to the east of the site will be widened by 1.5 metres with a 0.3 m tall bund to the east (between ditch and boundary fence).

A foul pumping station is proposed to the south of the site.



Site location key plan



Aerial imagery existing site condition



Proposed layout plan (not to scale)



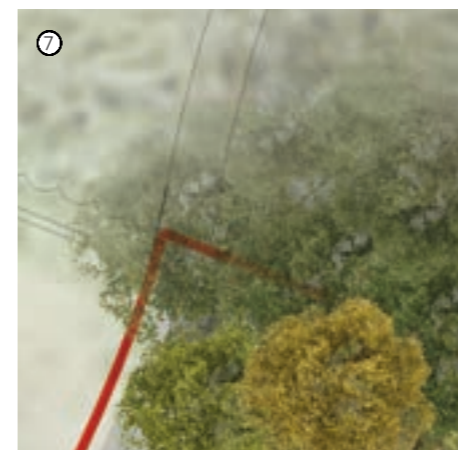
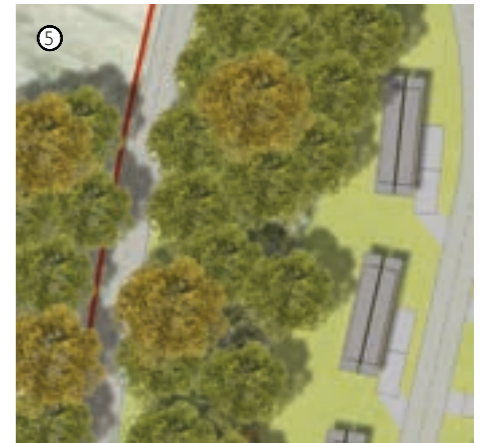
Proposed foul pumping station

Existing storage building



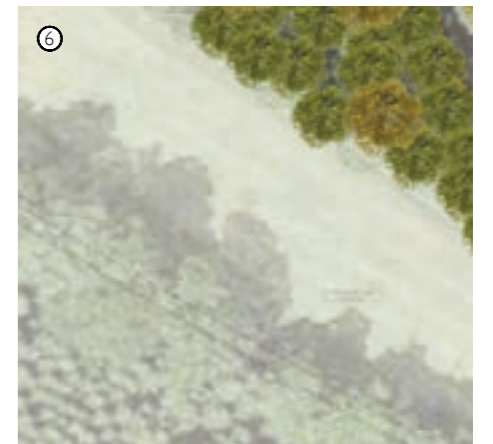
Proposed central landscaping feature and eastern boundary landscaping and drainage

Proposed understorey planting



Access from north - connecting to road network in caravan park

Proposed caravan footprint (average large and average small sizes illustrated)



Section 3
Site 2 -Club House
Design Proposals

Proposed Site Layout

Site 2 will be submitted for outline approval only, with all matters reserved (except for access). Exact details of the layout, scale and appearance of the units (as well as the house types proposed), will therefore be submitted at a later date through a Reserved Matters application.

A total of 16 n° houses ranging in size from 2 Bed/3 Person Bungalows to 5 Bed / 9 Person 2.5 storey houses.

Access to the Club House site utilises the existing entrance/junction and remains unchanged.

For the proposed residential dwellings on site 2 parking will be provided in line with NCC's core strategy parking requirement for new residential developments. Parking will be provided to the following standard:

- 1-2 bedrooms - 2 parking spaces
- 3-4 bedrooms - 3 parking spaces
- 5+ bedrooms - 4 parking spaces

The layout of the site has been arranged to make the most of the wide vistas across Northumberland and the north east coast.

Within the Club House site there is a single mature tree which currently acts to divide the car park for the club house from the holiday lodges. This tree will be retained and preserved.

New native hedging is proposed to reinforce the site boundary against open fields and existing neighbours. Hedging is also proposed to soften the impact of the vehicular access to and route through the site.

Native perennial and ornamental planting as well as new native trees are proposed to further soften the built element and provide diverse ecology across the site.

A foul pumping station is proposed to the south of the site.



Site location key plan



Aerial imagery existing site



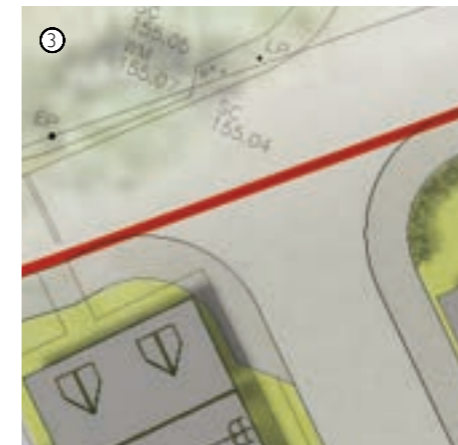
TYPE	ACCOMMODATION	STOREYS	DESCRIPTION	NO		
TYPE A	2Bedroom, 3Person	1	SEMI-DET	2		
TYPE B	3Bedroom, 5Person	1½	DETACHED	2		
TYPE C	3Bedroom, 5Person	2	DETACHED	4		
TYPE D	4Bedroom, 7Person	2	DETACHED	1		
TYPE E	4Bedroom, 7Person	2	DETACHED	1		
TYPE F	4Bedroom, 8Person	2	DETACHED	4		
TYPE G	5Bedroom, 9Person	2½	DETACHED CT	2		
			TOTAL	16		
OVERALL MIX %		NO	MIX		DENSITY	
2 BED		2	12.50%			
3 BED		6	37.50%		UNITS/Ha	21.84
4 BED		6	37.50%		UNITS/ACRE	8.84
5 BED		2	12.50%			2540.54
	TOTAL	16				11398.90

Proposed layout plan (not to scale)



Retained Tree

Proposed foul pumping station



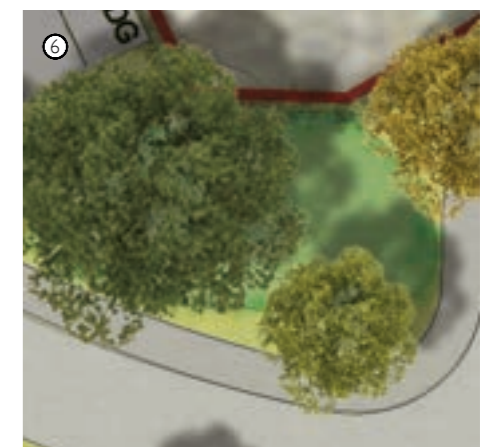
Existing junction with unnamed road retained

Enhanced hedging for privacy to neighbouring property



Access taken off un-named road for plots 1, 14, 15, and 16

SuDS pond as part of wider drainage strategy



Celebrating
60
years

Percy Woods Golf and Country Retreat, Swarland Compliance Statement

Harrison Leisure UK Ltd

May 2023

LICHFIELDS

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1.0 Introduction

Scope of Statement

- 1.1 This Statement has been prepared by Lichfields on behalf of Harrison Leisure UK Ltd. It has been prepared to assist Northumberland County Council ('NCC') in its consideration of an application for reserved matters approval at Percy Woods Golf Club and Country Retreat, Coast View, Morpeth, Northumberland.
- 1.2 This application is made pursuant to the outline permission granted in January 2021 (ref. 19/04108/OUT) for the following development:
- “Demolition of existing golf club house and associated buildings, and development of up to 16 dwellings with all matters reserved apart from access.”*
- 1.3 The subject reserved matters application seeks approval for details of the appearance, layout and scale of the buildings and landscaping pursuant to this planning permission. This Statement provides a review of the detailed development proposals against the relevant planning policy, and the terms of the original outline planning permission.

Submission Documents

- 1.4 This Reserved Matters submission comprises the following documents:
- Completed application forms and covering letter;
 - Location Plan;
 - Compliance Statement, prepared by Lichfields;
 - Design and Access Statement (Rev P2), prepared by IDPartnership;
 - A suite of application plans, prepared by IDPartnership, including:
 - a Existing Site Plan ref. N52:318 100 Rev P1;
 - b Proposed Site Layout ref. N52:318 101 Rev P3;
 - c Proposed Site Layout – Coloured ref. N52:318 102 P3;
 - d External Finishes Plan ref. N52:318 103 P3;
 - e Landscape Strategy ref. N52:318 104 P3;
 - f Proposed Refuse Strategy ref. N52:318 105 P2;
 - g Proposed Floor Plans and Elevations (House Type A) ref. N52:318 700 P1;
 - h Proposed Floor Plans and Elevations (House Type B) ref. N52:318 701 P1;
 - i Proposed Floor Plans (House Type C) ref. N52:318 702 P1;
 - j Proposed Elevations (House Type C) ref. N52:318 703 P1;
 - k Proposed Floor Plans (House Type D1) ref. N52:318 704 P1;
 - l Proposed Elevations (House Type D1) ref. N52:318 705 P1;

- m Proposed Floor Plans (House Type D2) ref. N52:318 706 P1;
- n Proposed Elevations (House Type D2) ref. N52:318 707 P1;
- Flood Risk Assessment and Drainage Statement, prepared by Coast;
 - o C753 The SuDS Manual, Prepared by Coast;
 - p 1674 Swarland Club House – Highway, Prepared by Coast;
 - q 1674 Swarland Club House – Permeable paving, Prepared by Coast;
 - r 1674 Swarland Club House – Swale shared driveway, Prepared by Coast;
- Transport Statement prepared by Bryan G Hall.

Structure of Statement

1.5 The remainder of the Statement is structured as follows:

- Section 2.0: Site Context;
- Section 3.0: Development Proposal;
- Section 4.0: Planning Policy Context;
- Section 5.0: Reserved Matters;
- Section 6.0: Relevant Conditions;
- Section 7.0: Conclusions.

2.0 Site Context

2.1 The wider site containing the proposed development area comprises the existing Percy Woods Golf and Country Retreat, which includes circa 384 static caravans, an 18-hole golf course, golf driving range and areas of woodland.

2.2 The area surrounding the application site is characterised by a mix of woodland, together with low density residential dwellings comprising the settlement of Swarland.

Figure 2.1 The Proposed Site Location



Source: IDPartnership

2.3 With regards to the site's immediate location, it is bounded as follows:

- To the north by Coast View an existing residential street and residential properties, beyond which is Percy Woods Golf and Country Retreat;
- To the east by existing residential properties;
- To the south by existing woodland and grassed area forming part of a rear garden; and
- To the west by existing dense woodland.

2.4 The site previously was occupied by the former Club House buildings relating to Percy Woods Golf Club along with 5no. cabins in the south of the site and an area of hardstanding previously used as an area for car parking serving the golf club.

2.5 A Prior Approval for Demolition application was submitted to Northumberland County Council for the demolition of the former Club House buildings (application ref. 22/01533/DEMGDO). The Council confirmed that prior approval was not required on 24 May 2022 and demolition has since been undertaken by the applicant.

- 2.6 There is currently one vehicular access point from Coast View. The main site access joins the adopted highway at The Avenue, providing access to Swarland and beyond to Percy Woods Golf and Country Retreat.
- 2.7 The site is not located within a Conservation Area and there are no listed buildings within the site boundary. The nearest listed building is Swarland Hall Cottage to the west of the site.
- 2.8 The site is located within Flood Zone 1.
- 2.9 There are no locally or nationally designated sites within the site or surrounding area.

3.0 **Development Proposal**

- 3.1 The subject brownfield site currently comprises land, formerly occupied by the buildings of the Percy Woods golf club house and car park. The existing facilities and services have been relocated following the reconfiguration of the current reception area, as approved under application ref. 19/01688/FUL.
- 3.2 As set out above, outline planning permission was granted in January 2021 for 16no. dwellings. Following the granting of this outline permission, Harrison Leisure intends to erect 14no. 1/1.5 storey dwellings comprising 7no. 2-Bed, 4no. 3-Bed and 3no. 4-Bed dwellings.
- 3.3 The site is considered to be sustainably located to accommodate the proposed dwellings, and its development would ensure the growth of Swarland is consolidated within the existing village footprint as well as complimenting the existing residential dwellings in the area. The proposed dwellings would also enhance the choice of housing supply within the village.
- 3.4 The proposed development will take access from a new priority junction with Coast View, along the north boundary of the site.

Section 106 Agreement

- 3.5 As set out earlier in this Statement, the subject Reserved Matters application is pursuant to the outline permission granted in January 2021 (ref. 19/04108/OUT). The outline permission was subject to a Planning Obligation by Deed of Agreement under Section 106 of the Town and Country Planning Act 1990.
- 3.6 As dwellinghouses, the applicant will fully comply with the obligations set out in this S106 agreement dated 20 January 2021 for Affordable Housing and the Coastal Mitigation Service contributions. Given that this application is for 14 dwellings rather than the 16 outlined in the Outline application, a variation to the Agreement may need to be made to reflect the revised number of dwellings.
- 3.7 In relation to affordable housing, the applicant has confirmed that they intend to make an onsite provision as per the S106 agreement.

4.0 **Planning Policy Context**

- 4.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, the determination of a planning application must be made in accordance with the development plan unless material considerations indicate otherwise.

National Planning Policy Framework

- 4.2 A revised version of the National Planning Policy Framework ('NPPF') was published on the 20th July 2021. It is a material consideration for planning applications and it sets out the Government's economic, environmental and social planning policies for England.
- 4.3 The presumption in favour of sustainable development is the cornerstone of the Framework and it has three overarching objectives, comprising: *'economic'* to help build a strong, responsive and competitive economy; *'social'* to support strong, vibrant and healthy communities; and *'environmental'* to contribute to protecting and enhancing our natural, built and historic environment (paragraph 8). The Framework further states that planning policies and decision should play an active role in guiding development towards sustainable solutions and in doing so should take local circumstances into account, to reflect the needs and opportunities of each area (paragraphs 9 and 10).
- 4.4 In addition to the key direction of the NPPF, Chapter 5 (Delivering a Sufficient Supply of Homes) is clear in identifying that *"to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups and specific housing requirements are addressed and that land with permission is developed without unnecessary delay"* (paragraph 60).
- 4.5 As part of the revised NPPF in July 2021, the Government has given centre stage to its proposals to raise the standards of design and quality of new development. In particular, the changes to the NPPF are intended to make beauty and placemaking a strategic theme. Paragraph 126 of the NPPF states that *"the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve"*.

Adopted Development Plan

Outline Planning Permission

- 4.6 The outline planning permission ref. 19/04108/OUT was granted when the saved policies of the Alnwick District Wide Local Plan and Alnwick District Core Strategy Development Plan Document comprised the adopted development plan for the site.
- 4.7 The Alnwick District Local Plan was adopted in April 1997 and the Alnwick District Core Strategy adopted in October 2007. The outline planning permission was considered against the following policies of the Alnwick District Core Strategy:
- Policy S4 which explained the phased release of housing land, making provision for the development of 1,645 additional dwellings between 2004 and 2001 and states that 50% of new dwellings will be provided on previously developed land by 2016;

- Policy S5 required a minimum density of 30 dwellings per hectare, albeit lower densities may be considered in rural areas and elsewhere where there is a need to preserve or enhance the character of the area, particularly on settlement edges; and
- Policy S6 required an appropriate element of affordable housing. The proportion depended on the assessment of affordable housing need in the housing market area and in the local area.

Reserved Matters Application

4.8 In this case, the relevant development plan comprises the Northumberland Local Plan, adopted in March 2022, which supersedes the policies listed above.

4.9 The following policies are relevant to this proposal:

- Policy STP1 describes Swarland as a Service Village and defines the settlement boundary. Policy STP1 states Service Villages will provide a proportionate level of housing and be the focus for investment in rural areas, to support the provision and retention of local retail, services and facilities;
- Policy HOU 2 sets out the requirements for new residential development; and
- Policy HOU5 explains housing types and mix. Policy HOU5 states *‘a range of good quality, energy-efficient homes, including affordable homes, will be provided to deliver a more balanced mix of tenures and housing types and sizes, alongside supported specialist housing for older and vulnerable people.’*

4.10 In addition to the above policies, other policies within the Local Plan are relevant to the proposed development and these are summarised below:

- Policy TRA 2 (the effects of development on the transport network);
- Policy TRA 4 (parking provision in new development);
- Policy QOP4 (landscaping and trees);
- Policy QOP1 (design principles);
- Policy QOP2 (good design and amenity);
- Policy ENV 2 (biodiversity and geodiversity);
- Policy ENV 3 (landscape); and
- Policy WAT2 (water supply and sewerage).

Summary

4.11 Outline planning permission ref. 19/04108/OUT was assessed against the saved policies of the Alnwick District Local Plan and policies of the Alnwick District Core Strategy. The Northumberland Local Plan comprises the current adopted development plan for the subject Reserved Matters application and its policies supersede those assessed during the outline planning application.

4.12 It is considered that there are no fundamental changes between the relevant policies during the outline permission and the relevant planning policies of the currently adopted Northumberland Local Plan which would materially affect the consent.

5.0 **Reserved Matters**

5.1 The principle of residential use has been accepted on this site by the Council by the granting of outline consent.

5.2 This Section describes the reserved matters proposals, pursuant to the outline planning permission granted for the site in January 2021, application ref. 19/04108/OUT.

The Outline Planning Permission

5.3 As set out above, outline planning permission was granted on 21 January 2021 (ref. 19/04108/OUT) for the following development:

“Demolition of existing golf club house and associated buildings, and development of up to 16 dwellings with all matters reserved apart from access.”

Condition 1

5.4 This permission is subject to planning condition no. 1 which states that *“application for the approval of all reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission. Notwithstanding details contained within the approved plans, approval of the details of:*

- a) Layout;*
- b) Appearance and Design;*
- c) Landscaping; and*
- d) Scale”*

5.5 This application for Reserved Matters dated May 2023 is within three years of the approval of the outline planning permission dated 21 January 2021.

5.6 This application consequently fulfils the requirements of condition no. 1.

Layout

5.7 A detailed review of constraints and current policy requirements has been taken into account in the preparation of this application.

5.8 This Reserved Matters submission now provides for a total of 14no. dwellings, with a variety of semi-detached and detached units each providing its own private space to the front and rear of the dwelling. The layout provides a medium density mix, with the landscaped features creating an attractive site.

5.9 The scheme proposes a frontage along the existing street of Swarland, to allow the scheme to sit within its context. A number of key vistas are provided along with corner turning units at the entry to the scheme allowing the site to be easily accessed.

5.10 Hard and soft landscaping is proposed throughout the site including footpaths, trees and hedges. Each dwelling also includes a boundary hedging/fencing to provide distinction between the dwellings and clearly define their curtilage.

- 5.11 The design for access has been created to allow safe and convenient access for pedestrians, cyclists, and vehicles.
- 5.12 The layout proposed in this Reserved Matters submission is in accordance with the outline planning permission, and local planning policy.

Figure 5.1 Proposed Site Layout



Appearance

- 5.13 The appearance of the dwellings is appropriate in the context of the surrounding area and is enhanced by the proposed landscaping. The development has been designed to create a high quality and inclusive development.
- 5.14 The layout proposes 14 bespoke units, comprising of a mixture of 1/1.5 storey detached & semi-detached dwellings to reference the surrounding architectural design and feedback from residents and the Parish Council on recent local applications.
- 5.15 The main entry to the scheme aims to create a gateway that mimics the local character of Swarland with long and wide fronted units. The development also aims to reference the traditional style of neighbouring properties, utilising natural materials such as stone and slate.
- 5.16 With regard to boundary treatments a mix of close boarded timber fencing, estate rail with bush and stone walls have been proposed, as illustrated in the accompanying application drawings prepared by IDP. These boundary treatments reflect and respect existing local design whilst providing privacy for future residents.

5.17 The proposed development therefore accords with Policies QOP1 and QOP2 of the adopted Northumberland Local Plan.

Figure 5.2 External Finishes and Boundaries



Landscaping

5.18 The scheme proposes a mix of hard and soft landscaping features throughout the site, this includes turfed front gardens enclosed with native species hedging, rear vegetated gardens at each dwelling, with several new small and medium/large trees and wildflower seed planting forming the remaining landscaped areas throughout the site.

5.19 The proposed development therefore fully accords with the outline planning permission and local and national planning policy.

Figure 5.2 Landscaping Strategy



Scale

- 5.20 The scale of the proposed dwellings is entirely proportionate to and has regard to the surrounding built context of the site, to minimise the impact of the development. Given the dwellings are 1/1.5 storey, they are similar to and in keeping with residential properties in the surrounding area and the wider village of Swarland. The proposed dwellings will also meet local needs for similar properties.

Summary

- 5.21 With regards to all relevant Reserved Matters, it is considered that this application is compliant with the provisions set out within relevant local and national policy and outline permission ref. 19/04108/OUT.
- 5.22 Further details regarding the Layout, Appearance and Design, Landscaping and Scale of the development can be found in the accompanying application drawings and Design and Access Statement prepared by IDPartnership.

6.0 Relevant Conditions

6.1 The following conditions relate to the details of the proposed development for which Reserved Matters approval is sought and outlines the proposals' compliance:

Condition 1

6.2 This permission is subject to planning condition no. 1 which states that "*application for the approval of all reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission. Notwithstanding details contained within the approved plans, approval of the details of:*

- a) *Layout;*
- b) *Appearance and Design;*
- c) *Landscaping; and*
- d) *Scale"*

6.3 This application for Reserved Matters dated May 2023 is within three years of the approval of the outline planning permission dated 21 January 2021.

6.4 This application consequently fulfils the requirements of condition no. 1.

Condition 3

6.5 Condition no. 3 states "*the development hereby permitted at outline stage shall be in complete accordance with the approved plan. The approved plan for this development is: Site Location Plan Club House Site Dwg. No. 806-P5 date 07/03/19 Rev P5 dated 07/11/19"*

6.6 Section 2.0 above sets out the location of the proposed development. The proposed development is located on the same site as that approved as part of the outline planning permission.

6.7 This Reserved Matters application is therefore consistent with the requirements set out under Condition no. 3 of the outline planning permission ref. 19/04108/OUT.

Condition 4

6.8 This permission is subject to condition no.4 which states "*the development access hereby permitted as a Reserved Matter shall be in complete accordance with the approved plan. The approved plan for this development is: residential access visibility splays (MfS2) Dwg no. 18/391/TR/002 date 19/02/20."*

6.9 The proposed development is accompanied by a Transport Statement prepared by Bryan G Hall, demonstrating compliance with the requirements of Condition no. 4.

7.0 Conclusion

7.1 This Reserved Matters Compliance Statement has been prepared by Lichfields, on behalf of Harrison Leisure UK Ltd. It relates to an application for reserved matters approval at Percy Woods Golf and Country Retreat, Swarland, Northumberland. This application is made pursuant to the outline planning permission granted in January 2021 (ref. 19/04108/OUT) for the following development:

“Demolition of existing golf club house and associated buildings, and development of up to 16 dwellings with all matters reserved apart from access.”

7.2 The subject reserved matters application seeks approval for details of the appearance, layout and scale of 14 dwellings and landscaping to be developed pursuant to this planning permission.

7.3 The proposed reserved matters scheme is considered to accord with each of the parameters established through the 2021 outline planning permission. In particular:

- In accordance with condition no. 1, the subject application seeks approval for details of appearance, layout, scale and landscaping and has been submitted prior to the expiration of three years of the date of issue of the 2021 outline planning permission (expiring 20 January 2024);
- The proposed site layout broadly accords with the masterplan drawing no. No. 806 Rev P5, which is an approved plan on the outline planning permission referenced at condition 3; and
- In accordance with condition 4, the proposed development accommodates the approved visibility splays.

7.4 In addition, the subject reserved matters proposals are considered to comply with the requirements of planning policy at a national and local level, as set out within the Northumberland Local Plan and National Planning Policy Framework.

7.5 On this basis, it has been demonstrated that the proposed development complies with the terms of both the outline planning permission and planning policy more generally, and it is respectfully requested that the subject application for reserved matters be approved.

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