

From: Robert Mayhew
Sent: 03 October 2014 17:45
To: DC Consultation
Subject: RE: Planning Application Consultation 14NP0081 Donkleywood House, Donkleywood, Hexham, Northumberland, NE48 1AQ
Attachments: Pic1.JPG; pic2.jpg; IEMA Article - ResidentialVisualAmenityAssessment.pdf

Michael,

14NP0081 - Erection of self supporting lattice mast 18m in height to hold antenna and weather station previously sited on extension mast mounted on the chimney of property at Donkleywood House, Donkleywood, Hexham, Northumberland, NE48 1AQ

Thank you for consulting me on the above application. I wish to make the following comments on the potential landscape, lighting and tree implications associated with this proposed development.

- From a landscape perspective the nearest publically accessible receptor sites for this proposed development are the minor county road that runs from Lanehead to Falstone approximately 45 meters north of the proposed mast site and Falstone public footpath 15 located approximately 94 metres to the west of the proposed mast site. There are also several residential properties in the hamlet of Donkleywood, most of which will have views of this proposed structure to varying degrees. Due to its open lattice design, the mast is unlikely to have a significant effect upon views further afield, say from the Lanehead to Kielder minor county road that runs south of the north Tyne river.

This 18 metre vertical mast is not in keeping with the existing landscape character of the Upper North Tyne Valley. The tallest vertical manmade structures currently are the wooden electricity and telephone poles at approximately 9 meters carrying the utility infrastructure. The proposal is to site this structure in close proximity to the existing buildings at Donkleywood rather than out in an exposed location and it was noted that there are several trees and a wooded area to the north of the site that along with the buildings act as a backdrop when viewed from receptor sites to the south. This proposed structure would have an effect upon the landscape character of this part of the north Tyne valley but due to its open lattice design (see pic2) and proximity to the settlement of Donkleywood, I do not believe that this effect would be significant.

The nearest publically accessible receptor sites for this proposed development are the minor county road that runs from Lanehead to Falstone approximately 45 meters north of the proposed mast site and Falstone public footpath 15 located approximately 94 metres to the west of the proposed mast site. There are also several residential properties in the hamlet of Donkleywood, most of which will have views of this proposed structure to some extent or other. Because of its size, open lattice design and screening effect of trees and other vegetation the mast is unlikely to have a significant effect upon views further afield, say from the Lanehead to Kielder minor county road that runs south of the north Tyne river.

In relation to the views obtained from the adjacent residential properties,

(residential visual amenity) the approach taken in law is that no individual has the right to a particular view (see IEEM article attached). However, there may be a point when, by virtue of the proximity, size and scale of a development, a residential property would be rendered so unattractive a place to live that planning permission should be refused. It is my opinion that given the size, design and location of this proposed development that the effect of this proposed development upon the residential visual amenity would not be significant or affected to such a degree that adjacent properties would be rendered unattractive to live in.

In relation to the effect of this proposed development on views gained from public receptor sites I assess the significance of the effect of this proposed development on the views of this part of the National Park to be slight from the minor county road and moderate for public footpath 15.

In summary then I do not believe that the proposed development would have a significant effect upon the landscape character or views of this part of the National Park.

- The applicant has indicated that this proposed development does not require any additional external lighting thus the dark skies status of the National Park should not be threatened by an increase in light pollution as a result of this application.
- The applicant has indicated and a site visit confirmed that the proposed development will not directly affect any trees and as such I do not believe that a tree survey and tree protection measures are required in this case.

If you have any questions in relation to the above please do not hesitate to contact me.

regards

-----Original Message-----

From: DC Consultation

Sent: 23 September 2014 14:37

To: Robert Mayhew

Subject: Planning Application Consultation 14NP0081 Donkleywood House, Donkleywood, Hexham, Northumberland, NE48 1AQ

Please see the attached consultation regarding a planning application which has been received by Northumberland National Park Authority. Full details can be viewed at <http://nnpa.planning-register.co.uk/plaPlanningAppDisplay.aspx?AppNo=14NP0081>

DC Consultation, Development Control Consultation

Tel: (x)

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liability arising.

Robert Mayhew, Landscape and Forestry Officer

Tel: [REDACTED]

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Approximate height and location of mast when
looking east from Falstone public footpath 15





19/7/2009



EIA Quality Mark Article



Residential visual amenity assessment: its place in EIA

LUC's Rebecca Knight considers the growing importance of residential visual amenity as part of environmental impact assessment (EIA) for wind farms

Residential visual amenity means visual amenity from residential properties including their gardens. It is a subset of residential amenity, which also includes aspects such as noise, light, vibration and shadow flicker, and it is becoming increasingly important in EIA for renewable energy developments, particularly wind farms.

The approach taken by reporters in Scotland, and inspectors in England, confirms that in planning no individual has the right to a particular view. However, there may be a point when, by virtue of the proximity, size and scale of a development, a residential property would be rendered so unattractive a place to live that planning permission should be refused. The question of when a property becomes an unattractive place to live relates to the property and not to the occupier.

A landscape architect's or planner's assessment? The assessment of whether a change in outlook materially harms residential amenity or living conditions is ultimately a planning judgement, and may be set out as part of a planning statement or as part of witness' evidence.

However, a judgement on the visual component of residential amenity is often needed from a landscape architect to inform the planning judgement, and this is increasingly being undertaken as part of EIA.

It is important to note that a significant adverse change to an outlook from a property does not in itself result in material harm to living conditions – there needs to be a degree of harm over and above this to warrant a refusal in the public interest. Which criteria might be used?

There is no published guidance on how impacts on residential visual amenity should be assessed, or the criteria that should be applied in considering the extent of any such impacts. However, the matter of consideration of potential effects on living conditions has been examined at several public inquiries:

The inspector's decision in respect of the proposed Sixpenny Wood development states that: "There is no right to a view per se, and any assessment of visual intrusion leading to a finding of material harm must therefore involve extra factors such as undue obtrusiveness, or an overbearing impact leading to a diminution of conditions at the relevant property to an unacceptable degree".

At Enifer Downs, Inspector Lavender considered the extent to which the visual experience from the dwelling and garden may be comparable to "actually living within the turbine cluster" rather than a turbine cluster being present close by, and the extent to which the turbines were "unpleasantly overwhelming and unavoidable".

Meanwhile, at the Burnthouse Farm appeal, the inspector posed the question: "would the proposal affect the outlook of these residents to such an extent, i.e. to become so unpleasant, overwhelming and oppressive that this would become an unattractive place to live?"

In considering these and other appeal decisions, it is clear that the visual effect of a wind farm has to be commonly described as overbearing, oppressive, unpleasantly overwhelming or unavoidably present in main views, for there to potentially be material harm to living conditions.

The following may inform the assessment:

- The scale of change in the view, including composition in the view and proportion of the view affected.
- The degree of contrast or integration of any new features into the view.
- The duration and nature of effect, whether temporary or permanent, intermittent or continuous, for example.
- The angle of view in relation to the main activities of the receptor.
- The relative size and proximity of new features in the view.

The importance of objective assessment
Assessing the effect of changes in outlook from properties has been a key focus of many recent public inquiries for wind energy developments and is of considerable interest to people living close to proposed developments.

At LUC our landscape architects undertake objective visual amenity assessments from residential properties to inform this important and developing aspect of EIA.

Rebecca Knight is a landscape architect at LUC.

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For access to more EIA articles, case studies and hundreds of non-technical summaries of Environmental Statements visit:

www.iema.net/qmark