

From: Robert Mayhew
Sent: 17 November 2014 15:15
To: DC Consultation
Subject: RE: Planning Application Consultation 14NP0089 Walltown Quarry Picnic Site, Brampton, Greenhead, Northumberland, CA8 7HZ

Chris,

14NP0089 - Application to provide temporary office accommodation to the south of existing visitor facilities in Walltown for a period of 2 years at Walltown Quarry Picnic Site, Brampton, Greenhead, Northumberland, CA8 7HZ.

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 Walltown public car park itself, Greenhead footpath 3 and Greenhead footpath 37, the latter passing directly in front of the current visitor facilities building and forms part of the Pennine Way and Hadrian's Wall Path National Trails. I note the scale and design of the proposed development would say that the port-a-cabin appearance is not in keeping with the local vernacular or landscape character of the area, nor is the white colour chosen for the exterior walls. I do therefore have concerns with the proposals as currently set out in this application. However, I appreciate that the effect that this proposed development is mitigated to a certain degree by locating the port-a-cabins behind the current visitor facilities building and set back within the existing semi-mature woodland currently found on site. The existing facilities building and woodland will help screen the proposed development from the key receptor sites identified above but the colour still concerns me as the white units will undoubtedly draw one's eye to them and make them stand out un-necessarily. Based upon the details within this application I believe that this proposed development will have a significant effect upon the landscape character or views of this part of the National Park. If the applicant was prepared to rethink the choice of exterior colour for the eco cabins, say to a olive green colour (RAL 6003 or BS381 220) then the significance of the effect would be reduced.
- I understand from the application form that the proposed development does not require any new 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. Depending on the intended duration that this facility will be occupied, during the dark winter months it may be preferable to have interior blinds fitted to east and west facing windows to shut out any light pollution generated from interior lighting if extended evening use is anticipated.
- I welcome the applicant undertaking a tree constraints assessment, and providing a tree protection plan and arborcultural method statement with this application. Having spoken to the planning team I also understand that the 22,000 litre klargester identified on drawing 140040-09 within the wooded area is no longer part of this application and as such my comments do not relate to the potential effects that this structure might have if installed on site.

In relation to the implications of locating the eco cabins at the back of the current visitor facility block I understand that three of the existing trees found on site are recommended for removal (T7, T8 and T9 as per Figure 2). I noted that table 1 indicates that T6 is affected rather than T9 so it might be worth checking with the applicant the numbering within tables 1 and 2 of the proposed tree protection plan. I agree with the findings of the report in that the

Loss of these three trees is not deemed significant. However, in line with good practice, I would recommend that as a minimum, three new trees are planted elsewhere on site thereby acknowledging the loss of trees as a result of this application but the importance to replace these for biodiversity reasons as well as to minimise the impact on carbon sequestration occurring on site.

Due to their close proximity to the eco cabins I am happy that the stumps of trees T7 and T8 are removed but has the applicant considered pollarding the oak tree T9 rather than felling? If the eco cabins are to be removed in a couple of years time, the amount of re-growth from the oak should not be sufficient to interfere with the cabins and once removed this tree can be left to grow as a pollard rather than a standard. Who knows it may even provide wood fuel for the log burner in the adjacent tea room facility in years to come!

Finally, I welcome the identification of a tree protection zone and associated measurers. I understand that the proposed development works will not affect the other seven trees within the construction exclusion zone, either above ground or their root systems below ground. I am therefore content that there will not be a significant effect upon nearby trees as a result of this development.

Recommendations

- a) Consider acquiring the eco cabins in an olive green colour (RAL 6003) or similar so that they visually fit better with the woodland backdrop that they are set within;
- b) Plant a minimum of three replacement trees elsewhere on site in order to mitigate the biodiversity and carbon sequestration loss occurring as a result of this project;
- c) Consider pollarding tree 9 as identified in Figure 2 of the Tree Protection Plan rather than felling and stump grinding as this tree does not necessarily have to be lost as a result of this proposed development.

In conclusion then, on the grounds of the applicant choosing a white external colour for the eco cabins I formally object to this application on the grounds that it will have a significant effect upon the landscape character and views of this part of the National Park. If they see fit to comply with recommendation 'a' above then this objection would be removed.

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

regards

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

From: DC Consultation

Sent: 22 October 2014 15:58

To: Robert Mayhew

Subject: Planning Application Consultation 14NP0089 Walltown Quarry Picnic Site, Brampton, Greenhead, Northumberland, CA8 7HZ

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=14NP0089>

DC Consultation, Development Control Consultation

Tel: (x)

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Robert Mayhew, Landscape and Forestry Officer

Tel: [REDACTED]

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