

From: Robert Mayhew
Sent: 13 February 2015 13:29
To: DC Consultation
Subject: RE: Planning Application Consultation 15NP0005 Bulby's Wood Car Park, Ingram, Alnwick, Northumberland, NE66 4LT

Chris,

15NP0005 - Refurbishment to the existing toilet block at Bulby's Wood. New tourist information point and display area to be provided in existing building, as well as some external landscaping works Bulby's Wood Car Park, Ingram, Alnwick, Northumberland, NE66 4LT

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.

- I can confirm that landscape advice was sought at the pre-application stage and it is good to see that much of what was discussed on site is reflected within the application. From a landscape perspective the nearest publically accessible receptor sites for this proposed development are the unfenced Ingram valley minor county road (U1086), adjacent access land and Brough Law permissive footpath. The application site is set within the Upland Burns and Valleys Landscape Character Type, specifically the Breamish Valley Landscape Character Area. Generally a wide open landscape with steep incised valleys, scree slopes and narrow floodplains and largely devoid of buildings. Guidelines for Development within the Landscape Supplementary Planning Document suggest that recreation and tourism infrastructure should be sensitively designed and low key. The current toilet facility is set between a mature woodland block to the east and a younger planting scheme to the west. Whilst there are no notable trees of interest, the trees collectively do provide an important screening effect, ensuring the toilet block has a minimal effect upon the landscape character of this part of the National Park. The proposed woodland management work will in my view enable greater awareness of the toilet facility from the valley road but not expose the toilet block to receptor sites within the wider landscape. I would have preferred to see the inclusion of a couple of new oak standards set to the south and west of the current car park in order to soften the effect of this facility within the landscape. However, from the details provided within this application, on balance, I do not believe that the proposed work to the toilet block would have a significant effect upon the landscape character or views of this part of the National Park.
- The applicant has indicated that there will be a need for new internal and external lighting as a result of this proposed development. The external lighting consists of 4 x 16W LED units operated on both a photo sensitive light switch and timer, meaning that they will be on from dusk until 9:00pm daily. I can confirm that from the information provided within the lighting assessment, the units are compliant with the Dark Sky Park Lighting Management Plan and therefore the Dark Skies Park status of the National Park would not be threatened by this increase in light pollution arising from this application. However, the lighting units will cast a fan of artificial light down the side of the building which will be visible by users of the valley road and this will have an effect on the night-time landscape character of this particular location between dusk and 9:00pm. I would question whether leaving them on until 9:00pm over the winter months is really necessary as I suspect that the majority of visitors tend to have left the valley by 6:00pm. The effect of this lighting upon the night-time landscape character is thought to be undesirable but not significant.

- This proposed development will have a direct effect upon adjacent trees to the toilet block and as such I welcome the submission of a site specific tree survey as part of this application. The survey indicates that seven of the larger trees (>150mm DBH) trees will be removed as a result of this proposal and additional crown lifting and thinning of younger trees will also take place. Looking at the woodland block as a whole this work will introduce a degree good woodland management practice that is long overdue on site. The work will enable the toilet block to be more visible from the adjacent car park and the valley road yet retain the screening effect that the trees provide for the wider landscape. No notable trees will be affected and I welcome the intention to retain the oak and beech, thereby enabling these specimens to develop through to maturity. Care should be taken on site when undertaking the proposed work such that trees that are intended to remain on site following the proposed work should not sustain any damage.

I have no objections to this application with respect to the likely effect upon the landscape character, views, Dark Skies Park or notable trees for this part of the National Park.

If you have any questions with respect to the comments provided above please do not hesitate to get back in touch.

regards

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

From: DC Consultation

Sent: 29 January 2015 12:04

To: Robert Mayhew

Subject: Planning Application Consultation 15NP0005 Bulby's Wood Car Park, Ingram, Alnwick, Northumberland, NE66 4LT

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/planningAppDisplay.aspx?AppNo=15NP0005>

DC Consultation, Development Control Consultation

Tel: (x)

IMPORTANT NOTICE - Disclaimer - Officers are expressly required not to make defamatory statements and not to infringe or authorize any infringement of copyright or any other legal right by email communications. Any such communication is contrary to ICT policies and outside the scope of the employment of the individual concerned. Northumberland National Park Authority will not accept any liability in respect of such communication, and the employee responsible will be personally liable for any damages or other liability arising.

Robert Mayhew, Landscape and Forestry Officer

Tel: [REDACTED]

IMPORTANT NOTICE - Disclaimer - Officers are expressly required not to make defamatory statements and not to infringe or authorize any infringement of copyright or any other legal right by email communications. Any such communication is contrary to ICT policies and outside the scope of the employment of the individual concerned. Northumberland National Park Authority will not accept any liability in respect of such communication, and the employee responsible will be personally liable for any damages or other liability arising.