



DELEGATED DECISION REPORT

Application Reference Number	15NP0050
Description / Site Address	Notification for prior notification of forestry development: Construction of 600 metre extraction road at Nanny's Hills, Wark, Hexham, Northumberland
Applicant	Forestry Commission
Agent	Forestry Commission
Expiry date of publicity / consultations	30 July 2015
Last date for decision	30 July 2015

Details of Proposal

This application has been submitted in order to determine whether prior approval is required from the Local Planning Authority for the proposed construction of a forestry track at Nanny's Hills, Wark. This request is made to the Local Planning Authority under Part 6 Class E 'Forestry Developments' of the Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO).

The proposed track would project east from an existing extraction road, in order to provide vehicular access to an isolated area of forest which has been identified for extraction. The road would measure 600m in length, spanning a width of 4m, and would be constructed from a brown sandstone base with grey/blue winstone surfacing. The information submitted indicates that the proposed road would be designed and building to relevant Forestry Civil Engineering specifications and standards.

The application site lies within Wark Forest, to the north west of both Wark and Stonehaugh, close by to Nanny's Hills. The site falls wholly within Northumberland National Park. The Kielder Mires Site of Special Scientific Interest (SSSI) lies some distance to the east of the identified site.

Planning Policy

The Town and Country Planning (General Permitted Development) (England) Order 2015

National Planning Policy Framework (NPPF) (2012)

*Core Planning Principles
Chapter 7: Requiring Good Design*

National Planning Policy Guidance (2014)

Northumberland National Park Authority Core Strategy and Development Policies



Policy 3: *General Development Principles*
Policy 17: *Biodiversity and Geodiversity*
Policy 20: *Landscape Quality and Character*

Relevant Planning History

None relevant

Consultations/Representations

NNPA Access and Recreation Officer: No objections. *The proposed location for the new road matches an existing forest route, and will link to a public bridleway; in this way, the works could provide an easier route for users of this trail and open access land. The works must not impact upon access to the existing route, disturb the path surface or prevent or deter public use of the path without necessary legal diversion or closure.*

NNPA Landscape and Forestry Officer: No objections. *The proposal is in keeping with the surrounding forest environment, and will not impact significantly upon the landscape character or views of this part of the National Park. Further information detailing the forestry construction standards specific to this proposal would be welcomed. Further comments provided regarding tree protection.*

Carlisle Airport: No objections. *The proposal would not conflict with the relevant aviation safeguarding criteria.*

Tarset Parish Council: No objections.

Assessment

The main issues to be taken into consideration in the assessment of this application are:-

- Principle of Development
- The siting and means of construction of the private way

Principle of Development

The formation, alteration or maintenance of private ways for the purposes of forestry can be undertaken under permitted development rights set out within Part 6 of the 2015 GPDO, provided that the works are reasonably necessary for the purposes of forestry, and meet further criteria set out within legislation. Where these criteria are met, the Local Planning Authority can only assess whether prior approval is required to assess the siting and means of construction of the private way.

The proposed extraction road would not fall within 25 metres of the metalled portion of a trunk road or classified road, and is considered to be reasonably necessary for the



purposes of forestry; based on the information made available to the Local Planning Authority, it is thus considered that the requirements set out within Part 6 of the 2015 GPDO have been met, and the principle of the development is deemed to be acceptable.

The siting and means of construction of the private way

From a landscape perspective, the proposed road would be in keeping with the forestry environment in which the development is set, and would not impact detrimentally upon the landscape character of views of this part of the National Park. The proposed development would be sited a sufficient distance away from the Kielder Mires SSSI in order that no concerns are raised in terms of ecological impact as a result of its siting.

The information submitted by the applicant indicates that the proposed road is to be constructed in accordance with relevant Forestry Civil Engineering specifications and standards, which, in terms of overall considerations surrounding construction, is supported. It has been identified that the proposed road may additionally act to provide an easier route for users of the surrounding open access land and public bridleway, and in this way is further supported.

RECOMMENDATION

In light of the assessment detailed above, it is considered that **prior approval is NOT required.**

	Signature	Date
Planning Officer		
Head of Development Management or Chief Executive		