

Proposed Development of new Fishing Lake & Erection of 9 Holiday Home Log Cabins, 6 Small Craft Workshops/Shops and Observatory with New Access Road, Sewage Treatment Plant and Boat House and

Refurbishment of Existing Shop/Café

At

Land at Border Park Services, Rochester,

Newcastle upon Tyne. NE19 1TR

<p>1.0 Introduction</p>	<p>Lake Biminy Lodge's is planned to be a multi-dimensional project that is being instigated by TriPyramid in the beautiful countryside of Northumberland, adjoining the world renowned Northumberland National Park. Our aim is to build a fully stocked fresh water lake and nine lodges in a "Fishing Village" style.</p> <p>We also have plans to upgrade the existing Cafe on site and renovation of the Fuel Station which will form only one of two Fuel station on A68, which is a major trunk road, also known as the "Scenic Route to Scotland".</p> <p>We have further plans to develop shops, and potentially an Equestrian Centre, attracting a great variety of tourists to come stay in one of the most beautiful places in all of Europe.</p> <p>Lastly, we intend developing between 8-12 retail units with emphasis on local culture, heritage, history and tourism along with a Research Observatory with one of the most powerful telescopes pointed at the clearest skies in all of Europe.</p>
<p>2 Background</p>	<p>Location</p>

The development is to be sited on land that adjoins a disused forecourt and café along the A68, the second major route into Scotland from England. The forecourt and café used to be a buzzing and lively place up until mid-2000's, serving the local community and passing commuters. Overtime the nearby camping site at Keilder had also come to rely on the café for groceries and lunches. However the café towards the end of the decade, suffered a steady decline in popularity due to lack of investment and management issues.

The A68 road, also known as the "Scenic Route to Scotland" has been a major route taken by tourists, with applicant's estimates that over 5000 tourists pass the location weekly to stop over in Jedburgh on their route to Edinburgh. While making several pit stops in Scotland on their journey to Edinburgh, buses carrying tourists generally do not stop anywhere north of Leeds. This represents a unique opportunity to introduce such tourists to the history and culture of Northumberland, while at the same time bringing a much needed influx back into the local economy through direct and indirect employment, investment and increase in tourism.

There is also a significant need for a grocery store for visitors at Keilder, and the camp sites, and the project will prove to be a self feeding feedback cycle bringing ever more visitors to the region. The project has been designed and developed with this in mind.

Environmental Impact/Natural Habitats

The unique position of Redesdale Valley in Northumberland makes it a home to many diverse and some endangered species (red squirrel, curlew, heather moorland). The project aims to enhance the habitat of such species by encouraging an environment that supports these species and increases their numbers and biodiversity.

Economy

There is a great need of an income boost in the local economy with high unemployment, and lack of employment opportunities in nearby local villages like Byrness, Otterburn and West and East Woodburn. In recent times many restaurants (Otterburn Hall), and other amenities have closed causing employable adults to leave the area and seek work in nearby cities, and making it more difficult for those that can't travel distances or relocate to find jobs.

The project investment is foreseen to create numerous jobs including construction jobs, café/fuel operations, and lodge operations. The jobs created have a multiplier effect, implying that every job created will lead to other jobs being created. Further, the site is likely to attract tourist interest and the applicant has built into the project development of shops that will be leased at low cost to local artists, entrepreneurs, artisans, handicrafts and heritage shops reflecting the history and culture of Northumberland and North East England.

	<p>Astronomy</p> <p>The skies in Northumberland are so dark that Northumberland National Park along with Kielder Water & Forest Park have officially been awarded 'Dark Sky Status' by the International Dark Skies Association; the leading international organisation combating light pollution worldwide; to become Europe's largest Dark Sky Park.</p> <p>Billions of shimmering stars making up our Milky Way, a plethora of planets, dazzling meteor showers and the glow of galaxies like Andromeda - the dark skies of Northumberland as seen on Robson Green's Tales from Northumberland are home to star gazing opportunities that are out of this world.</p> <p>Around 85% of the UK population has never seen a truly dark sky. So for an astronomic experience that won't cost the universe head to Northumberland for unrivalled stargazing.</p> <p>One of Northumberland's favourite tourist attractions, the Kielder Observatory, has an exciting programme of astronomical events throughout the year - Northumberland Dark Sky Events. However there is a great need for a unique free access observatory for general public. The project addresses this need by building a truly free to public access high powered telescope rivaling the most powerful telescopes in the world.</p> <p>Past Experience</p> <p>The applicant has been involved in numerous regeneration projects throughout the North East attracting over 25 Million of HEIF, DTI, ERDF and ESF funding on regeneration projects. Many important successful landmarks in the North East have had the applicant's involvement in development of concept including the Institute of Aging Health, Close House and Jesmond Dene amongst others.</p> <p>The applicant is committed to the heritage, culture and beauty of the region, and aims to put it firmly on the World Map as an area of outstanding natural beauty and historic significance, and has a desire to create a working, active community surrounding the project that increases investment in the area, creates jobs, and greatly benefits the environment. Along the way they want to implement cutting edge technological advances in engineering and implement them in the project.</p>
3.0 Use	<p>Border Park Services was constructed in 1959 as a petrol station, to supply the traffic on the A68 and the surrounding area of Byrness in the North Redesdale Valley.</p> <p>It was originally a simple petrol station serving graded petrol, diesel and oil by means of an attendant who would greet customers from the attendants hut on</p>

the forecourt. He would fill their cars for them and take payment through the car window, the driver not having to leave his car during the process.

Toward the end of the 1960's the growing trend of self-service was introduced that required the small building at the north end of the site to be extended to house the remote operation and payment. At this time there was a small shop selling confectionary and a very basic café.

As the traffic on the A68 increased the business developed and the café was extended to allow seating for 46 people. It not only served the local community but also the Keilder visitors and camping site who found its presence especially useful as there was no grocery store, or light snack premise close by. It remained in this condition until the so called 'Credit Crunch' resulted in the operation closing down.

The facility has since suffered a great degree of dilapidation and today stands as a shell of what it had been in the past. It is in great need of improvement since the 21st century public now demand much higher standards of facility and service. The current trend in such facilities is for healthier, lighter, and more modern shops with airy, non-smoking restaurants with easy access for disabled persons.

There are no other such services available between Hexham/Ponteland and Jedburgh, and with the continual growth in the leisure industry it is obvious that the general public would benefit greatly from a resurgence of this services area.

The applicant has for a number of years been researching means of upgrading the services area in a way that will boost the ailing local economy, resurrect tourist interest but at the same time be an enhancement for the local environment.

Having considered various ideas, the applicant has resolved that the current proposal will enhance the economy by a multi faceted project that consists of rejuvenating the café/forecourt site, building of an biodiversity encouraging lake, the filling a small need in the tourism industry by way of the superior accommodations to be provided for holiday homes for tourists and visitors interested in nature, and finally shops provided at low lease for local artisans and craftsmen to generate an interest in the rich history of the North East and Northumberland.

The Lodges

Lake Biminy Lodges is to be a Resort Project that will sit in a beautiful and peaceful part of Northumberland, on the outskirts of the historical English Scottish Border. The project aims to develop nine state of the art Lodges and a fully stocked Lake that avid fishermen can use.

The resort will suit those looking for a fishing holiday as well as people interested in nature, outdoor sports etc. The Lodges will all face the lake and benefit from ample privacy.

Each lodge will have 3 Bedrooms, each with en-suite bathrooms, Large Lounge/Dining Area, Kitchen, and Sauna with Jacuzzi among other facilities. Each Lodge will be approximately 210 sq. metres in size, with cedar shingle roofs, and high tech heating and cooling systems that work off the environment. These systems will include underfloor heating powered by ground and lake source pumps, electricity derived from solar panels, and air source heating among other things.

The lodges will be equipped with high speed internet, cable and home entertainment systems including full house audio/video control.

Carbon Neutral Approach

We intend building carbon neutral lodges comprising of materials that complements their surroundings and minimises impact on the environment. The development will take place using sustainable practices; solar panels, environmentally sound septic system, gravity fed water pumps and employing locals from nearby communities.

The Project Team will be organised with the Goal of Carbon Neutrality in mind, and the applicant has invested in Energy Modelling at the outset. We therefore have planned the site and not just the building to reduce Carbon impacts, for example using the lake depth as a source for Ground Source energy to heat the lodges.

The lodges will be designed to harness the rhythms of the climate, with building heated using the Sun and large heat trapping windows, cooling the buildings passively, and lighting the space with as much natural light as architecture permits.

All systems will be selected for robustness and transparency, with minimal usage of moving parts using up power, and empowering of inhabitants through design rather than active input.

We will also produce our own renewable energy on site, through integrated Solar Hot Water, Photovoltaics, and Ground Source Heat. Further we will neutralise carbon embodied in the building by planting trees, landscaping and increasing biodiversity, reducing carbon impacts of the construction process and building efficient feedback loops in design.

Lake

The applicant intends making this lake one of the few lakes in England with more than four species of fresh water fish living side by side, and also make the Lake self-sustaining. They want to offer a diverse freshwater fishing experience by creating a meandering shoreline of a 1½ acre body of water and vary it from rocky to grassy to tree lined and create a variety of aquatic habitats for at least four different species of freshwater fish.

The development will become a habitat that becomes self-sustaining and increases the biodiversity of the area. The relatively slow flowing waters of the lake will provide numerous habitat values for a diversity of wildlife, especially native species that are endangered. Several amphibians are expected to utilise this ecosystem along with wetlands as breeding sites. Birds are also expected to use these open water areas extensively for feeding.

Aquatic and terrestrial insects that are critical to local food chains will expand in numbers as a result of the lake. Other benefits that can be quantified and valued are wildlife habitat provided by the reed beds and recreation and flood control benefits provided by the lake. The value of carbon sequestered in newly established wetlands contributes to the carbon neutrality of the site.

The biodiversity results from complex communities of fauna and flora from the lake, including a huge amount of microscopic diversity that will be largely unobservable by naked eye. The aquatic communities not only add much to aesthetic and recreational values of local landscape but also collectively will provide important wetland ecosystem services including water purification, sediment stabilization and filtering, pollutant sinks, and nutrient biogeochemical cycling.

The lake is expected to provide resources and habitats beyond the aquatic communities themselves that interact with their surrounding terrestrial area through food web interactions and habitat resources (Knight et al. 2005). Such sites are attractive to a wide range of other fauna including wading and migrating birds, amphibians, riparian mammals and insects (with aquatic larval stages). Interestingly, recent work on ponds shows that the biodiversity of artificial and natural sites can be equally high when good quality freshwater is available (Williams et al. 2010).

Lake Biminy will also raise the surface water level which is thought to be the most important effect of flora, fauna and animals alike. The design of the lake will encompass shallow and narrow areas with a variable water level. The variable water levels increase access to the distant food base.

Rich vegetation and diverse fauna complexes develop within the transition zones (ecotones), on the shores of the newly created lake. Shallow, easily warming water creates excellent conditions for the creation of the complexes of wetland vegetation. A wide, swampy transition zone is also created between

the water and the land. The vegetative floor becomes more sun-heated, which initiates rapid growth of underbrush, ground cover and herbaceous vegetation. The general increase of plant biomass resulting from increased sun-heating is extremely beneficial to surrounding animals.

A very important side effect is self-purification of the water in the lake. The fine sediments and organic substances that fall on the bottom create a perfect substratum for the development of aquatic vegetation. Thanks to the development of vegetation, the lake bed is stabilised and the newly created complex not only catches the sediments, but also acts like a filter and a container of sediments inflowing from the surrounding ecosystems.

As a result of the accumulation of organic substances, water micro-organisms maintain high metabolic activity. The chemistry and hydration of the soils changes. The pollutants flowing into the lake can be decomposed by micro-organisms, and the majority acids and alkalis carried in by the water is neutralised. The lake will play a role of a treatment plant by acting like a biological decanter and a filter.

The lake because of its shallower edges will be conducive to water temperature raise during summer, which facilitates the growth of plant and animal plankton. The accumulation of organic matter and the slowing down of water flow are conducive to the growth of many species of water invertebrates, such as common mayflies, caddis-flies and dipterans.

These are then the food for many species of fish, amphibians, reptiles and birds. The presence of the islands serve as shelters and will create favourable nesting conditions for many bird species. The difficult to reach ecosystem of the lake will provide shelter and food for many populations of small mammals. The shore is likely to be willingly visited by deer and other wild animals. From the ecological point of view, the presence of small lakes and the effects of their activity are positive. The way of settling and living, as well as feeding selectivity of various species significantly influence the course of the natural transformation of ecosystems (ecological succession).

Shops

The applicant's vision for the shops is very much in line with promotion of local culture and heritage of the Northumberland and North East. The applicant will invite local artists and experts in arts and crafts to set themselves up in the shops.

The shops will be based over two floors, with one floor visible from the forecourt area and a second floor below ground level that will serve as a workshop as well for storage.

The applicant has identified providers who will set up a farmer's food shop, selling produce supplied by local farmers, an antiques and art shops with items

representing local history and will fund the set up of a tourist information point.

Café

The Lake Biminy Lodge Café will be a full-service restaurant/cafe featuring a full menu of moderately priced "comfort" food influenced by Asian and French cooking traditions, but based upon time honored recipes from around the world. The cafe section will features a coffeehouse with a dessert bar, and magazines.

Café will be built upon the success story of the old café on A68 providing accessible and affordable high quality food, coffee-based products, and entertainment to many visitors and tourists on their way to Edinburgh or returning back and locals located within a ten-mile radius. In time, the cafe will establish itself as a "destination" of choice to the many residents as well as numerous visitors to Keilder area.

The establishment will provide a "complete, high-quality" afternoon and early evening experience for those searching for something that is rapidly becoming popular among travelling tourists. Not only will patrons be able to dine on "comfort" food based upon time honored recipes from the world over, they will do so in a facility containing ample patio space. Patrons will also have the option of enjoying coffee, desserts, and a large fireplace and beautiful views of the lake from the patio space.

The cafe's aim is simple. It will provide a completely sophisticated, sensual, yet casual dining and/or coffeehouse experience but at the same time it will be an affordable venture for patrons, one that will encourage them to return on many occasions. The menu will feature hearty fare of the type that is frequently out of the reach of the typical young professional...out of reach because time frequently prevents her/him from cooking hearty meals like those featured on our menu.

Finally, and quite significantly, adjoining the café will be an artisan bakery and shop providing the local area including the camp site and Keilder visitors, a much needed neighborhood-based retail food operation that is currently unavailable. The retail shop will offer "quick" food like sandwiches, but also provide groceries such as milk, eggs, and bread which is very hard to obtain for visitors who currently have to travel all the way out to Otterburn and Jedburgh.

Observatory

The skies above the lake will be one of the clearest in all Europe. Some images taken from the nearby Keilder Observatory have been so good that they are comparable to the Hubble Space telescope.

In the night time from April to October the skies are so clear that one can see

	<p>the Milky Way Galaxy with the naked eye. It is intended to install a next generation telescope in the area to allow the public the privilege of viewing live the absolutely amazing pictures of deep space.</p> <p>The telescope will be a 50" aperture parabolic primary mirror Dobsonian telescope opening the door to anonymous galaxies previously unseen.</p> <p>It will be built with low-expansion borosilicate glass, moulded honeycomb mirror blank, 36-point flotation mirror support and five cooling fans assuring a performance the enormous aperture can deliver.</p> <p>The whole system will be computerised providing ability to study objects in detail.</p> <p>The telescope will be housed in an Observatory located for ease of access by the public to take advantage of the unique, clear skyscape in this tranquil night environment. It will be connected to a projecting room for larger parties. Students, teachers and researchers from local universities and colleges will be invited to use the telescope.</p>
4.0 Amount	<p>It was originally intended to provide 31 log cabins on the site however it became clear from the applicants researches that this would not be considered appropriate.</p> <p>Having considered the main issues of flooding and protected species it has been decided to apply for 9 units around a fishing lake.</p> <p>This will provide substantial space and therefore privacy between each unit. It will also allow the natural habitat to co-exist in peaceful conditions with the limited amount of residential units.</p> <p>The units will each be provided with 2 parking bays and will be served by a shared access roadway 3.7m wide.</p> <p>The scale of the lake and lodges is in line with other local settlements and developments, and it is considered will improve the aesthetics of the area rather than an ugly dormant dilapidated service station.</p> <p>The shops are deliberately small scale since it is considered that low level rentals will attract entrepreneurial locals to 'try their hand' at retailing some of their crafts/produce or even form a base for their domestic scale business.</p>
5.0 Layout	<p>The design takes advantage of the flood zone and the development has been restricted to the north half of the site.</p> <p>Since the road access will serve both the fishing lake development and the filling station and since this is a reasonably modest proposal in terms of</p>

	<p>numbers and use, it has been decided to provide a single access from the main A68 highway with access to the filling station taken from the proposed development road.</p> <p>Clearly marked signage at the main entrance will give a clear distinction between the filling station and the fishing lake development.</p> <p>Service vehicles and boat deliveries etc. can exit over the slip road to the north accessing the 'old road' which gives direct access to the A68.</p> <p>As can be seen from the site sections the development will take advantage of the differing levels of the site by: -</p> <p>A Creating terraced plots around each lodge.</p> <p>B Dropping the development road at the entrance to the maximum allowable gradient to suit the site levels.</p> <p>C Dense screening can be provided by trees and shrubs along the roadside, east and south boundaries and around the units.</p> <p>D The site levels can be raised over the development area by up filling to appropriate levels from excavated material from the lake formation thus reducing the impact caused by any flooding above the official flood zone.</p> <p>E The demarcation between the holiday park development and the services area can be clearly defined while at the same time allowing the services area a reasonable amount of prominence to attract road users and others.</p> <p>F The log cabins will all be orientated to take advantage of the views to over the lake, the south and maximise exposure to the sun.</p>
6.0 Scale	<p>The lodges will all be 1½ storey units and the shops, while two storey, are designed to mimic the sloping nature of the surrounding topography. They are considered to give the development a modest but significant statement when viewed from the road frontage.</p> <p>The scale of development is considered modest in that it will provide holiday accommodation for only 9 families at any given period which will be restricted to holiday lets of 1 – 6 weeks duration and adds a considerable point of interest at the most northern end of the Rede Valley.</p> <p>The development will provide an attractive alternative to the current unsightly and undesirable view of visitors travelling north on the A68 but will be virtually indiscernible from the north until almost directly opposite the development. Even then the holiday park section will be well screened by dense landscaping which will add to the attractive entrance to this part of the valley.</p> <p>The scale of the proposed development will sit very neatly into this part of the</p>

	<p>valley and will without doubt add to the aesthetics for both visitors, local residents and walkers on the Pennine Way.</p>
Landscaping	<p>As can be seen from the development plans and sections it is intended that the whole site will be densely landscaped with a variety of trees and shrubs along the principle boundaries and along the roadside frontage. It is anticipated that this will mainly be of species found locally but will be subject to detailed discussions with the planning authority.</p> <p>In particular the south boundary will be landscaped to a high standard to provide good screening from the Pennine Way.</p> <p>The area around the entrance will be lower level species to take account of traffic site lines and around the shop/restaurant colourful borders will be formed with all season species and different colours of gravel forming artistic walkways.</p> <p>The landscaping around the site out within the individual plots will be maintained by a local landscaping gardener employed by the development operator.</p> <p>The lake islands will be landscaped with suitable grasses, shrubs and small trees to complement and enhance the wildlife variety around the lakeside.</p>
7.0 Appearance	<p>The applicant has gone to considerable lengths to source a supplier of log cabins of the highest quality and appearance. Being styled in this manner it is considered that the cabins will integrate very easily with surrounding wooded areas.</p> <p>The shop/restaurant will be refurbished to match the style of the new development and the whole site will read as one coordinated package which will sit in wonderful harmony with the surrounding forested area.</p> <p>The access road will be of tarmac construction to meet the gravel development road at the intersection. The forecourt of the services area will be set out in Marshall's 'Rialto' block paving as will the parking bays of the cabins.</p> <p>All the units will be stained in Dulux 'Walnut' coloured stain again to harmonise the development with the surrounding wooded area.</p>
Access	<p>The access to the development will be a single vehicular access point from the A68 highway replacing the existing sub-standard access to the filling station.</p> <p>By taking the access to the filling station and shop/restaurant off the development road this will improve safety to motorists on the main road.</p> <p>The access will be formed with 7.5m radius curves and will have maximum required visibility splays.</p>

	<p>The external development will ensure that boundary walls and landscaping are kept below 900mm in height to maintain these visibility splays at all times.</p> <p>There will be 2 parking bays provided for disabled users to the shops/restaurant and the access to the public areas will be ramped to the required disabled standards as required by the building control department.</p> <p>Access to the holiday park will be by way of a 3.7m wide shared access road formed in gravel with a hammerhead turning at the east end and a slip road onto the existing road at the west end.</p>
Summary	<p>The Lake Biminy Project has taken a unique direction in helping tourism to positively impact upon the environment in the area, but also generate economic growth and creates jobs. In order to keep Lake Biminy thriving we have developed a comprehensive plan that improves sustainability.</p> <p>The applicant believes that in protecting the beautiful environment of Northumberland is protected but at the same time ensuring that future generations can visit and enjoy it too. In developing our designs we have considered the key issues of energy efficiency, water economy, conservation, community and waste management and have taken action accordingly.</p> <p>Working together it will positively impact the environment, economic and social impacts making this area of Northumberland better for our future generations and making positive contributions to the conservation of Redesdale's natural and cultural heritage.</p>