

From: [DC Consultation](#)
To: [Rebecca Adams](#); [Margaret Telfer](#)
Subject: FW: Planning Application Consultation 15NP0093CO Land at Border Park Services, Rochester, Newcastle Upon Tyne, NE19 1TR
Date: 09 November 2015 16:41:10

From: Robert Mayhew
Sent: 09 November 2015 16:28
To: DC Consultation
Cc: Rebecca Adams
Subject: RE: Planning Application Consultation 15NP0093CO Land at Border Park Services, Rochester, Newcastle Upon Tyne, NE19 1TR

Dear Rebecca,

15NP0093CO - Neighbouring Authority Consultation - Proposed development of new fishing lake and erection of 9 holiday home log cabins, 5 small craft workshops/shops and observatory with new access road, sewage treatment plant and boat house and refurbishment of existing shop/cafe at Land at Border Park Services, Rochester, Newcastle Upon Tyne, NE19 1TR

Thank you for consulting me on the above application. I wish to make the following observations in relation to the landscape, lighting and tree implications associated with this application and the potential effects on the special qualities of the National Park.

From a landscape perspective this site lies just outside the National Park with the A68 Road being the National Park boundary at this point. The site is located within the Border moors and Forest National Character Area and within the Landscape Character Assessment for Tynedale and Northumberland National Park, 2007, it lies within the Moorland Forestry Mosaic landscape character Type and specifically the Redesdale Forest Landscape Character Area. In the Northumberland County Council Landscape Character Area Assessment undertaken in 2010 it is identified as being in the Kielder and Redesdale LCA. Within the 2007 study, the recommended guidelines for development included:-

- Where tourism and recreational development is required, care should be taken to avoid exerting a urbanising influence on the landscape and development should generally remain low-key;
- New buildings should respect local building materials and styles;
- Any lighting should be kept to a minimum and installed effectively to protect dark skies;

Having attended site and reviewed the documentation accompanying this application, whilst I accept that the current redundant petrol station is an eye-sore on the landscape and undesirable. However, I do not believe that the proposed development would be in line with the guidelines for development set out above. I believe that the scale of the development is inappropriate, specifically the height of the gift shop and individual lodges and the number design would in my view lead to an urbanising effect in this part of the National Park that is certainly not low key. The fact

that the introduction to the Design and Access statement refers to 'Fishing Village' says it all. Whilst a log cabin development akin to that found at Leaplish may be appropriate to this forest valley setting, the proximity to the A68, a key entry point to the Northumberland National Park, and principal receptor site for this development, means that this development, principally due to the scale and style, is likely to have a substantial effect upon the landscape character and views both into and out from the National Park.

I welcome the proposal to install a 50" parabolic primary mirror Dobsonian telescope on site but could not find reference to the nature any external lighting that may be required as a result of this application. It is therefore not possible to determine the effect that this development might have on the Dark Sky Park status of this part of the National Park and additional information should be sought from the applicant with respect to this matter.

I note from the site visit that there are some existing trees to be found on site and yet could not find a tree survey or any information about how this existing interest might be protected in line with BS 5837:2012 Trees in relation to design, demolition and construction recommendations. Further information would be appreciated on this matter along with details relation to the proposed landscaping plan. Whilst I welcome the applicant's intention to densely landscape the site, it is not possible to determine the appropriateness of this without first seeing the detailed proposals.

In summary I do intend to object to this application based upon the observations above and lack of specific detail that has accompanied this application.

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 October 2015 09:28

To: Robert Mayhew

Subject: Planning Application Consultation 15NP0093CO Land at Border Park Services, Rochester, Newcastle Upon Tyne, NE19 1TR

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=15NP0093CO>

DC Consultation, Development Control Consultation

Tel: (x)

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Robert Mayhew, Landscape and Forestry Officer
Tel: 01434 611539 (x277)

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DC Consultation, Development Control Consultation
Tel: (x)

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