

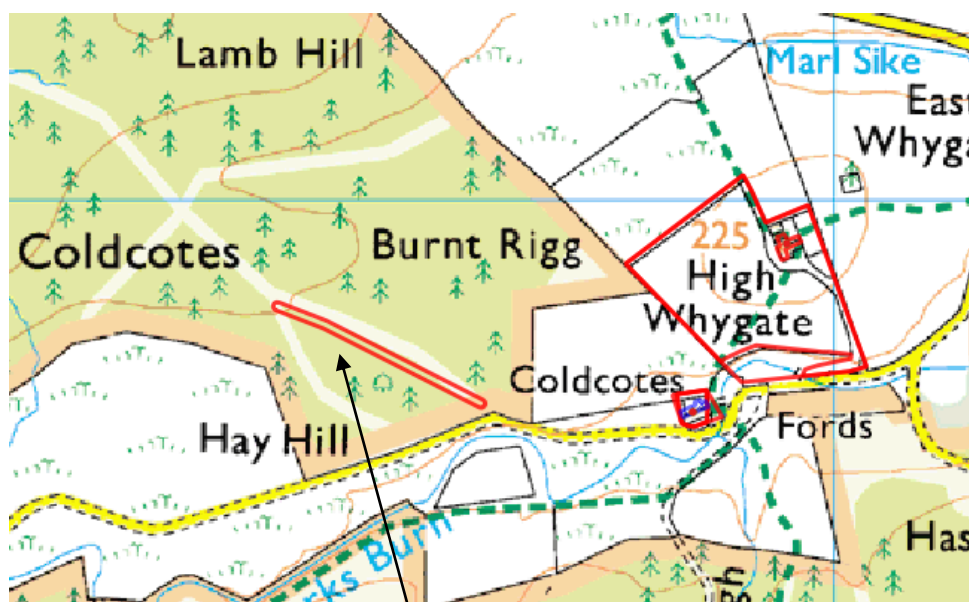


DELEGATED DECISION REPORT

Application Reference Number	16NP0060
Description / Site Address	Forestry Determination under Part 6 of the GPDO 2015, in respect of proposed installation of a 300 metre section of road at Hay Hill West of Stonehaugh Wark
Last date for decision	25 th July 2016

Details of Proposal & Site

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 300 metre section of road. It is understood that the road is to be installed for forestry purposes, to allow for timber extraction on an isolated area of forest that has been designated for logging, within which it is proposed.



Site Location

The site is within Wark Forest, an area where much of the land is occupied by commercial forestry plantations and where stone forestry roads and tracks are also a common feature. The proposed forest would be located to the north of an existing Class A forest road and would be accessed via a point where there is presently a clear area of hardstanding.



Location where the proposed road would meet existing forest road (looking west/east)

The track is 300 metres by 4 metres and would be constructed in a west-north-west direction from the existing road, utilising a small gap between existing areas of mature trees that are to be felled.



Existing views along proposed route

The supporting information confirms that the track would be built to the recognised Forestry Civil Engineering standards and specifications. The track would have a sandstone base, with a grey stone used for the surface areas of the track.

Planning Legislation, Policy & Guidance

Secondary Legislation

- Town and Country Planning (General Permitted Development) Order 2015

National Policies

- *National Planning Policy Framework (NPPF) (2012)*
- *Planning Practice Guidance*



Local Policies

- *Northumberland National Park Authority Core Strategy and Development Policies Document (Core Strategy) (2009)*

Policy 3	<i>General Development Principles</i>
Policy 12	<i>Transport and Accessibility</i>
Policy 17	<i>Biodiversity and Geodiversity</i>
Policy 18	<i>Cultural Heritage</i>
Policy 20	<i>Landscape Quality and Character</i>

Supplementary Planning Guidance

- *NNPA Landscape Supplementary Planning Document (Landscape SPD)*

Relevant Planning History - Nil

Consultation/Representations

NNPA Access & Recreation Officer: **No objection**. There are no public rights of way in the vicinity of the development.

NNPA Historic Environment Officer: **No objection**.

NNPA Ecologist: **No comments/objections**

Assessment

The relevant issues for consideration are the principle of the development (i.e. whether the proposal is reasonably necessary for forestry purposes) and any impacts associated with the siting and means of construction of the private way. As this is an application to determine whether prior approval from the Authority is required under Part 6 of the GPDO, the scope of issues that can be considered is limited to the consideration of the siting and means of construction of the track.



Principle/Need for Forestry Purposes

Part 6 Class E of the GPDO 2015 states that the construction of private ways is acceptable in principle and are permitted development (subject to consideration of siting & means of construction), where they are reasonably necessary for forestry purposes. The road is being proposed to allow for the extraction of an isolated forest coupe. On the basis of the information provided, it is accepted that the development is required for forestry purposes. It is therefore acceptable in principle.

Effects of Siting/Mean of Construction

The means of construction is considered to be appropriate. The details provided indicate that forestry specifications would be adhered to and that the track surface would be made up of a grey quartz stone. Blue-grey stone tracks are very common features within the Wark Forest area, and many of these exist in order to facilitate the removal and transportation of timber. The proposal would be in keeping with the track it will adjoin and others in the surrounding area.

The track would not be visible until felling of the area is complete and would be viewed in the context of a felled timber coupe thereafter. Given the location of the proposed road and surrounding topography, it would not be a prominent feature in the landscape thereafter.

There are no known ecological or cultural heritage considerations that would lead to any material harm being caused as a result of the siting or means of construction of this private way. The proposal would also not affect any public rights of way in the area.

Recommendation - That prior approval is NOT REQUIRED.

Background Papers

- Application File 16NP0060

	Signature	Date
Planning Officer		
Head of Development Management		

