

Gardeners Cottage
Harbottle
Northumberland
NE65 7DG

3rd July 2021

NNA
Planning Department
Hexham
Northumberland

Re: Planning Application No 21NP0035 - Erection of 4 Holiday Lodges

To whom it may concern;

We wish to make the following observations and representations regarding the above application and in so doing object to the proposed development.

These representations are made from the viewpoint of people who have retired to the National Park to enjoy the natural beauty, wildlife and cultural heritage of the National Park in the expectation that it will be conserved and enhanced by the National Park Authority for the enjoyment of everyone .

The application seeks permission for the erection of 4 Holiday Lodges along with the provision of an access road, hard standing and other associated facilities on land previously forested and part of the open countryside of the National Park. We believe this is an exploitation of the Park by private enterprise rather than the conservation or enhancement of it.

With regard to the proposed site that has recently been deforested. This deforestation has been carried out under licence issued by Forestry Commission England. Copy attached.

The licence is subject to conditions post felling that require the land to be made stock proof and planted with specified tree species in set percentages within a specified time. Moreover the conditions also specify the density of the trees to be planted and that these trees must be evenly distributed across the site and maintained in this manner. These conditions are specifically designed to replace the felled trees with a renewed and wooded landscape, whilst generating at the same time a renewed habitat for the flora and fauna of the Park. This amenity will be lost from the landscape and the people who enjoy that landscape if this development is allowed to go ahead.

A copy email from the Forestry commission is attached that explains the 10% required to be left as open ground.

For the Authority to allow the development of the site in question would be to sanction a breach of the conditions of the felling licence and in our view be inconsistent with its statutory purpose to *“conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park”*.

Turning to the application form which states;

“Work has not already started. - The site is vacant. -There are no trees on the development site or trees on adjacent land that could influence the development or might be important as part of the landscape character”.

The above incorrect information flies in the face of the felling licence and its conditions. An access road over the land has already been constructed which did not pre exist the felling or constitute part of the felling operation. The land has already been replanted in a way that is wholly inconsistent with the felling licence and in expectation of its development. In addition large parts of the surrounding land have been substantively replanted with trees in accordance with other felling licences.

Putting aside the above substantive reasons for objecting to the application. We also believe that the development is contrary to section 170(a) of the National Planning Policy Framework, which highlights the need to protect and enhance valued landscapes through the planning system. A statutory duty of the Park highlighted by Natural England.

We are keen walkers throughout the Cheviot Hills where it is a pleasure to be able to enjoy the landscape, seclusion and tranquility of the National Park along with the heritage associated with the many farmsteads along the many paths. We are far from being alone in this respect. This proposed development would in our opinion be a blight on the landscape clearly visible from the adjacent public rights of way that pass Kidlandlee and if allowed would set a precedent for further expansion and diversification of this nature across the National Park.

The design and access statement says the following;

“An issue with the success of the business is that there is a need for workers / managers accommodation on the site, which is not possible currently, but would be both economically viable and enabled with the accommodation provided by the additional units”.

The above seems to suggest that the lodges, if erected would enable still further development of the area. Is it not the case that the Kidlandlee site has been fully developed already and any extra development would constitute an over development and extension of the site into open countryside. Since the sale of the property In 2016 holiday lets at the site have gone up from two to seven converting all the buildings associated with the previous historic Farmstead, School and Shooting Lodge-ref 16NP0069. Adding a further 4 holiday lodges with potentially other buildings to follow as a result would be wholly inappropriate given the heritage and location of the site. Moreover it is hard to believe, as suggested by the application, that 7 full time employees are required to service the existing 7 holiday lets and that each extra unit requires a further full time employee. In any event the success or otherwise of this private enterprise should not be justification for its never ending expansion. A line must be drawn somewhere, which as we understand should be when development fails to conserve, protect or enhance the natural *beauty, valued landscape*, wildlife and cultural heritage of the National Park”. How this development does any of these is in our view impossible to see.

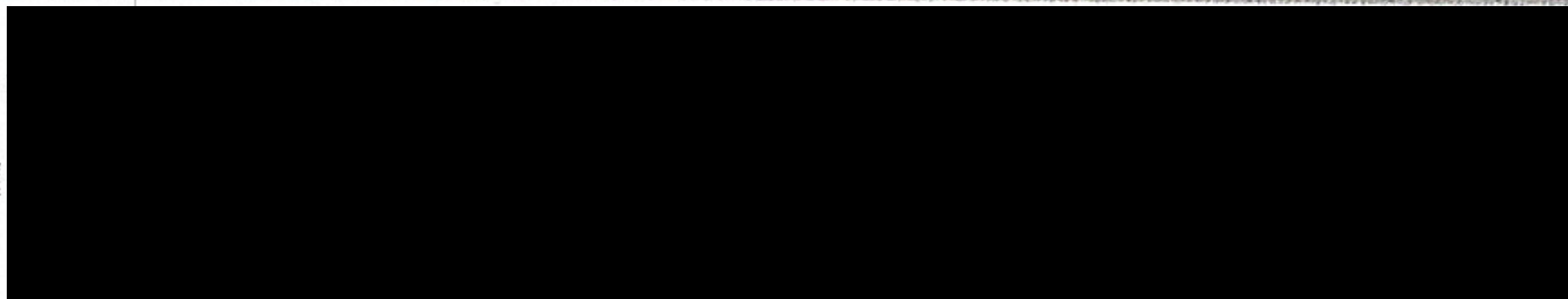
Yours sincerely

Roger Harrison / Peta Warrington



Felling Licence

Radcliffe, Sarah
To: roger harrison



7 July 2021 at 13:20

Dear Mr Harrison

It is good forest practice to have designated open areas within a woodland. The spacing between the trees is not included in this 10% so if the stocking density is lower there will be more open areas within the woodland. The space between the trees created by the lower stocking density is there to allow the trees to grow into rather than the designated open ground which is to be kept free from trees and provide areas of open habitat within the woodland area.

I hope this makes sense.

[Quoted text hidden]

[Quoted text hidden]

PART 1 - Description of the trees to be felled

Property: Kidlandlee Cottages
Name of wood:
Local Authority: Northumberland County Council

General Notes:

Felling site, subcpt or coupe	Type of operation*	Species	Marking of trees	Area ha	Approx age of trees	Total number of trees	Estimated volume m ³
1, 2	F	SS		0.70		1320	550

*Key

T = thinning; RF = Regeneration felling, F = clear felling (to include group clear felling); FO = felling other; (e.g. hedge-row trees/single isolated trees), OS = Open space felling, COP = Felling Coppice, (SF = selective felling (replaced by RF), FC = cutting coppice (replaced by COP).

PART 2 - Restocking Conditions

Condition A: Restock on felled area.

The following conditions apply to the licenced felling in 1 & 2.

1. Before 30th June 2023 the land on which the felling took place must be:
 - a. Made stock proof and ready for planting,
 - b. Planted with 10% Scots pine, 60% mixed broadleaves in tubes to include; aspen, birch, rowan & oak, 20% woody shrubs to include; juniper, holly and guelder rose and 10% open ground to achieve not less than 600 plants per hectare evenly distributed over the site
2. For a period of 10 years from the planting:
 - a. The plants must be protected against damage and be adequately weeded.
 - b. Any failure or losses should be replaced as necessary to provide a stocking of not less than 600 plants per hectare evenly distributed over the site.
 - c. Any trees, tubes, weeds and fences must be maintained in accordance with the rules and practice of good forestry.

