

From: [Laura Garth](#)
To: [Laura Garth](#)
Subject: FW: 21NP0035 Kidlandlee
Date: 20 July 2021 15:34:12

From: Ben Elliott [REDACTED]
Sent: 20 July 2021 13:32
To: Colin Godfrey <Colin.Godfrey@nnpa.org.uk>
Subject: RE: 21NP0035 Kidlandlee

Dear Colin,

Many thanks for your email. I have set out responses to the comments below.

Comments raised in the letter of objection;

The site was formerly forest; the area has been felled and replanting has started as required by the license. We understand this comment, but disagree that the area will be unduly affected and have a negative impact on the landscape character of the area. The lodges are small in scale and timber clad, and will sit amongst the newly planted oak trees which will in time entirely screen them from view.

Forestry/ planting;

The applicant has confirmed/ responded to the points raised around forestry/ felling, which are set out below;

‘the land has been replanted in accordance with the felling licence and it should be noted that the conditions of the felling licence require 60% broadleaf and 20% woody shrubs which itself is a considerable improvement in amenity from the previous planting of entirely sitka spruce commercial forestry that makes up the surrounding area and is not native to Northumberland..... The felling licence conditions allow for 60% mixed broadleaf species and 20% woody scrubs which may easily be replanted such that this ratio is maintained by planting in areas that are around the periphery of the site in areas that were not previously felled, and therefore not subject to the conditions of the felling licence. Further replanting will be done surrounding each of the 4 holiday cottages such that they will be fully screened and hidden by the new wood as it matures. In short, it is entirely feasible to maintain the felling licence conditions and site four holiday cottages within the felled area and as a result there will be no loss of amenity whatsoever.’

Visibility;

The statement in the letter that the lodges would be ‘clearly visible from the adjacent public rights of way that pass Kidlandlee’ is inaccurate and misleading as there is no adjacent public right of way immediately around the site; there is only a very small section of a public footpath that is partially visible from the site from some distance away. Indeed, as the planting becomes established it would screen the site entirely from the footpath. The footpath also sits at 30 – 40m higher (vertically) than the proposed lodges, and so the views south would be entirely uninhibited.

Track;

The track around the site is not new and has in fact existed for many years on the estate. The access road leads to a gap/gate in the dry stone wall into the neighbouring field. The dry stone

wall / gate opening is at least 100 years old and the access road across the site follows the line of old tracks /paths across Kidlandlee which would most likely have been used as farm tracks for hundreds of years.

General;

We understand that people are often protective and resistant to applications in such a beautiful and remote area, but would also point out that not everyone is lucky enough to be able to retire to live in the National Park, and so believe visitors should be allowed and encouraged in a correct and controlled manner. The proposed lodges would allow access to more people from more diverse backgrounds, increasing awareness of the park, and improving the economic and community of the area; this would be a positive development for the future.

In terms of the estate generally, there have always been a series of buildings on site, and the lodges would be continuing the tradition of a small number of buildings present on site to support the function of the estate. The land currently has no right of way or access, but should the application be permitted, it would open up more access to a greater number of people, improving amenity.

We believe that evolution is important in order to preserve and strengthen the future of the site and the wider community, and this application offers a sensitive and appropriate way to do this.

Bike parking spaces;

The locations for these are on the site plan and the roof plans; we have indicated that these will be provided adjacent to the bin stores to the rear of each lodge. There will be open slatted timber enclosures to screen the bins and secure the bike parking on each of the units.

Holiday let units/ managers accommodation;

The applicants have been reviewing the way the business operates and can confirm that all of the proposed units (and the existing units) will be to provide holiday accommodation. None of the units will be for employees, and there are no plans to expand the provision of accommodation in the future. The owners currently live at and manage Kidlandlee, are both in their 50's and in relatively good health. They intend to continue to live at Kidlandlee into their retirement and may need to employ an on-site manager to manage the holiday cottage business in their later years. This would be subject to a future application for change of use of one of the holiday cottages (rather than any new building application) and need not be part of this application.

I hope that answers any queries, but am happy to discuss and/ or provide more information as required – feel free to email or call my mobile [REDACTED] or email.

Kind regards,

Ben.

Ben Elliott : [REDACTED]

RIBA Awards 2020-2021 : Ben Elliott : chair of the Awards judging panel.

BBC2 Your Home Made Perfect : Lynsey Elliott : selected architect, series three.