

**From:** [Gill Thompson](#)  
**To:** [DC Consultation](#)  
**Cc:** [Adam Gallagher](#)  
**Subject:** RE: Planning Application Consultation 24NP0040 Land to the south-west of Hepple Woodside Cottage, Hepple Estate, NE65 7AR  
**Date:** 11 June 2024 16:40:35

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Dear Adam,  
Thank you for consulting me on this application.

### **Protected sites**

The proposals are 1.2km to the River Coquet and Coquet Valley Woodlands SSSI and 500m from the Simonside Hills SSSI/SAC. I do not think there will be any significant impact on the protected sites, except maybe a positive impact on the River Coquet SSSI.

### **Protected Species**

I note the species listed in the Wetland Implementation Plan and agree that the proposals are unlikely to impact negatively on the protected species likely to be in the area if the mitigation measures shown in section 5 of the report are made a condition. The proposals are likely to be positive for amphibians and potentially other species.

### **BNG**

I note the draft BNG appraisal and believe that the proposals will be likely to achieve an increase in biodiversity in excess of 10% and would be acceptable. I understand you will attach a pre-commencement condition for the BNG, which will be implemented if planning permission is granted.

### **Land Drainage Consent**

I note that this may be required and they are investigating with NCC. I expect it will be granted even as it is within flood zone 3 as it could be a positive impact on water run-off. I also note Natural England's and EA's positive replies.

I therefore have no objections to these proposals if the mitigation measures are put in place and believe it will result in a positive result for biodiversity.

Yours sincerely,  
Gill Thompson

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**From:** DC Consultation [REDACTED]  
**Sent:** Thursday, May 16, 2024 3:11 PM  
**To:** Gill Thompson [REDACTED]  
**Subject:** Planning Application Consultation 24NP0040 Land to the south-west of Hepple Woodside Cottage, Hepple Estate, NE65 7AR

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=24NP0040>

**DC Consultation**  
Development Control Consultation

Gill Thompson (she/her)  
Ecologist