

From: [Robert Mayhew](#)
To: [DC Consultation](#)
Cc: [Jay Smith](#)
Subject: RE: Planning Application Consultation 19NP0056 Hesleyside Hall, Bellingham, Hexham, Northumberland, NE48 2LA
Date: 19 September 2019 09:04:00

Application Reference Number: 19NP0056

Proposed Development: Construction of fairytale rustic tree house (holiday accommodation) and installation of package treatment plant at Hesleyside Hall, Bellingham, Hexham, Northumberland, NE48 2LA

Dear Jay,

Thank you for consulting me on the above proposed development. I would like to make the following observations with respect to the landscape and Dark Sky Park implications for the National Park, of the proposals as set out in the applicant's documentation.

With respect to the landscape character implications of this proposed development, given the proximity to the existing mature woodland, the materials being proposed and vicinity of the existing shepherd huts and accommodation units within the same field, I am reasonably relaxed with this proposal. From a visual perspective and thinking about the possible receptor sites from which the public might be expected to be able to view the proposed treehouse, the principal receptor site would be the C200 road itself that lies approximately 60 meters to the north of the development site. Between the development site and the road lies a belt of mature woodland. Referring to the Hesleyside woodland management plan, Compartment 9 to the northwest is comprised of a block of mature Sitka spruce whilst compartment 1 to the northeast and east is mixed broadleaved and conifer woodland. These woodland blocks would play a key role in screening the development from the road, and also importantly from the client's perspective, screen road users from the treehouse.

As clearly stated within the Design and Access Statement, the trees as they currently stand, provide ample screening effect, sufficient to mitigate the visual impact of the proposed development. However, what is not mentioned in the application, is what the current management prescription for the two compartments of trees is and what the effect would be if the trees were to be cleared felled which is currently proposed in the estate's woodland management plan for those in compartment 9 to the northwest? In my view, if these trees were clear felled, then the visibility of this structure in an open setting would be detrimental to the setting and sense of place at Hesleyside Hall.

In my view, for this development not to have a detrimental effect upon the setting and sense of place and views of this part of the National Park, the retention of the tree belt to the north and east of the development site would be essential and as such I would propose a condition be considered that, should this proposed development be approved, the applicant should, prior to commencement, submit a woodland management plan to

the planning Authority that sought to retain and manage these blocks of woodland as continuous forest cover woodland, with a newly emergent ground story. For this to happen, the conifers would have to be selectively thinned over a period of time to prevent them succumbing to windthrow, not clear felled, and replaced with native broadleaves and a few conifers/ever green shrubs such as holly should be planted to provide for all year round screening. The aim of this woodland management plan would be to retain a woodland that sufficiently screens the proposed structure from the C200 road year round.

I do not believe that there would be any detrimental effects upon the dark sky park status of this part of the National Park as a result of this proposed development.

In summary, I do have concerns with regards the visual effects that this proposed development could have should the surrounding woodland that it is set against could be lost at any point in the future. This objection would be removed if, prior to commencement, the applicant submitted a woodland management plan that identified a continuous forest cover woodland prescription for the woodland blocks found to the northeast, north and east of the development site, ie between the site and the C200 road.

If you have any further questions with respect to the above do not hesitate to contact me.

Regards

Robert Mayhew

Head of Conservation

-----Original Message-----

From: DC Consultation

Sent: 02 August 2019 11:03

To: Robert Mayhew

Subject: Planning Application Consultation 19NP0056 Hesleyside Hall, Bellingham, Hexham, Northumberland, NE48 2LA

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=19NP0056>

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