

From: [DC Consultation](#)
To: [Laura Garth](#)
Subject: FW: Planning Application Consultation 19NP0093 The Former Cricket Ground, Harbottle, Morpeth, Northumberland, NE65 7DQ
Date: 20 November 2019 07:41:48

From: Robert Mayhew
Sent: 19 November 2019 18:36
To: DC Consultation
Cc: Colin Godfrey
Subject: RE: Planning Application Consultation 19NP0093 The Former Cricket Ground, Harbottle, Morpeth, Northumberland, NE65 7DQ

Application Reference Number: 19NP0093

Proposed Development: Proposed construction of a detached dwelling at the Former Cricket Ground, Harbottle, Morpeth, Northumberland, NE65 7DQ

Dear Colin,

Thank you for consulting me on the above proposed development. I would like to make the following observations with respect to the landscape, tree 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, I note that the proposal is set on the periphery of the existing curtilage of the village of Harbottle but the setting is not detached from the current built up area. The choice of building materials would appear to be a blend of traditional materials such as the slate roof, with the inclusion of a more contemporary mix such as the metal and timber cladding, usually associated with farm buildings. I do not believe that this would be out of keeping within this setting. When viewed from the key publicly accessible receptor sites, such as the minor county road that passes through the village of Harbottle and to the east, or the Access Land on higher ground to the south, the visual effects of this proposed development are not thought to be significant due to the low lying nature of the site and proximity to the existing settlement. I do not believe that this property will be visually prominent within the landscape.

With respect to the tree survey that was submitted as part of the application, I attended site and made observations in relation to the seven trees identified for removal. These comprise 4 Ash, one semi-mature oak, an early mature silver birch tree and elder shrub. None of the trees are subject to an existing Tree Preservation Order, nor in my mind do they merit one being served. I am less than impressed in the suggestion in the arboricultural consultant's report that the trees, or more precisely, the root protection area of the trees would become compacted as a result of the construction site traffic traversing over this area on a repetitive basis. Under British Standard 5837, these root protection areas could and should be protected if there was a genuine wish to retain the trees and construction traffic could be restricted from those areas. However, given that

four of the specimens are Ash and Ash Dieback, (*Hymenoscyphus fraxineus*) is present as a background infection across this part of the National Park, the future prognosis for these trees to persist within this landscape setting is threatened. The loss of the birch and elder is not thought to be significant and I would regard the loss of the semi-mature oak as disappointing, again it is not thought significant. However, given the screening effect and other ecosystem services that these trees currently provide, I would welcome the western boundary of the site being set out with a native broadleaved hedge, to strengthen the physical boundary over and above that of the current post and wire fence. In addition, whilst not necessarily set within this hedge, it would be good practice, to see at least a like number of replacement trees planted elsewhere on site or on other land owned by the applicant. Whilst this soft landscape work could be set as a condition to this application, should the officer recommend the proposed development for approval, I would prefer to see this detail as a formal landscape plan, to be submitted as part of the application.

With respect to the Dark Skies Park status of this part of the National Park, I could not pick up any detail concerning exterior lighting within the application. That said, I would recommend that a condition is used to ensure that if external lighting is needed on this new development, that the nature of this lighting is first approved by the Planning Authority before being installed.

I have no objections with respect to this development but would ask that the points raised above are taken into consideration prior to reaching a decision on this application.

If you have any points of clarification or require further information please do not hesitate to come back to me

Regards

Robert Mayhew

Head of Conservation

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

From: DC Consultation

Sent: 01 October 2019 13:06

To: Robert Mayhew

Subject: Planning Application Consultation 19NP0093 The Former Cricket Ground, Harbottle, Morpeth, Northumberland, NE65 7DQ

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=19NP0093>

DC Consultation, Development Control Consultation