

From:



Subject:

RE: Planning Application Consultation 20NP0104 Land east of Donkleywood, Hexham, Northumberland, NE48 1AQ

Date:

18 May 2021 17:18:22

Dear Adam,

I have looked at the documents associated with this application and have the following comments:

Protected sites and habitats - I do not think there would be any impact on designated sites if this proposal was permitted. The nearest site is Thorneyburn meadow SAC/SSSI and this is unlikely to be impacted on as a result of this application. The proposed site is however close to areas of ancient semi-natural woodland. In previous applications in the park close to ancient woodlands we have been concerned that visitors may collect wood from within these areas for burning on fires/fire pits/log burners as dead and fallen wood is an important element within in these habitats. Can you consider if we can condition something preventing this for this application similar to previous ones?

Species - The ecological report and subsequent reptile survey did not show a lot of reptile activity on the site. The reptile survey was carried out fairly late in the season so we don't know for certain if there are hibernacula present but it was carried out when reptiles would be active. I do think that the proposed mitigation of creating hibernacula on site would be a good idea as biodiversity net gain; they could be some distance from the proposed lodges elsewhere on site to avoid disturbance and potential conflict with users and dogs.

Construction - It is stated that no trees are to be removed as part of the proposed application, which is good. The location of the lodges and drainage/treatment plant seem to be positioned far enough away from trees to prevent them being an issue in future and to avoid limbs having to be removed for safety reasons, but I am not certain that the construction of the bases, levelling the positions and getting the lodges on site will be possible without damage. I am concerned that quite a bit of excavation will be needed to level the lodges. This aspect seems not to be discussed in detail or, as far as I can see, what material the bases will be constructed of. Will they be concrete, if so, how are they to be formed? I think this aspect of the application is unclear and may need more discussion/detail. If the lodges are considered 'caravans' and temporary could these bases also be temporary and be able to be removed easily. I think this removal should be a condition if you are minded to grant permission. This element of the proposals does not mention access to machinery – see below.

Track and access - With regard to the package treatment for foul drainage, on the drainage form they have ticked that there is access within 30m with a vehicle and that it will be emptied at least quarterly and inspected monthly. Is the access suitable for this from the entrance point as it is along the track they have said there will not be any vehicular access? I do not think that a permanent track would be suitable for this site and

route taking into account the slope and green field nature. Also considering this, how are they to locate the lodges in the first place? I suspect that quite a large vehicle will be needed to move them on to site - is the sloping access and track suitable for this without causing damage and run-off/loss of vegetation?

Mitigation - There will be an area of unimproved grassland lost to the lodges and potentially more during the construction phase as mentioned above. There is however no mitigation or proposals for biodiversity net gain suggested except the construction of the reptile hibernacula in the reptile report. I think perhaps that there should be more suggestions. For example, is it possible for the lodges to have green roofs, could a pond be created, could the lodges incorporate features for bird nesting or could more bird and bat provision be made on site?

In summary although I do not object outright to the proposals, until some of the details outlined above are clarified I would like to lodge a holding objection and see more details. Please get back to me if you have any queries or let me know if I have missed any of the details I have mentioned.

Yours sincerely,
Gill Thompson

From: DC Consultation <DC.Consultation@nnpa.org.uk>

Sent: 10 May 2021 13:05

To: Gill Thompson [REDACTED]

Subject: Planning Application Consultation 20NP0104 Land east of Donkeywood, Hexham, Northumberland, NE48 1AQ

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=20NP0104>

DC Consultation

[Development Control Consultation](#)

Phone:

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Gill Thompson

[Ecologist](#)

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