



Northumberland

County Council

MEMO

To: Northumberland National Park Authority
From: Gillian Plaice, Chartered Environmental Health Practitioner
Date: 11th May 2021
Our Ref: SRU148491
Planning Ref: 20NP0104
Subject: Change of use of land for the siting of 4 chalets for holiday accommodation, and associated engineering operations involving the formation of 4 platforms and provision of a car parking area
Location: Land east of Donkeywood, Hexham, Northumberland, NE48 1AQ

I refer to your consultation and attachments of 10th May 2021:

- Application for Planning Permission
- Planning Statement produced by Stephen Abbott Associates LLP dated March 2021
- Design Access Statement produced by Inarchitecture, no date or reference
- Existing Site Plan dated 01/03/2021
- Proposed Site Plan dated 01/03/2021

Opinion

In principle the Public Health Protection Unit does not object to this proposal.

Commentary

Land Contamination

This department is not aware of any previous contaminative land uses on the site which is currently managed woodland. The soil contamination risk to human health from the proposed commercial use (a non-sensitive receptor) can therefore be controlled by condition. This site is within the Coal Authority LOW RISK Development area. The proposed lodges will be sited on a level base and will not be permanently attached to the ground and therefore Public Protection has no objections to the proposal based on risks from ground gas.

Private Water Supply

The proposed development is supplied with water from a Private Water supply. This supply was risk assessed on the 21st January 2021 and a scheme of improvement works required (an informative is attached).

Lighting

The site is located within the National Park and therefore a lighting condition is recommended to ensure that the dark skies status is protected.

Recommended Conditions:

If members are minded to grant planning permission the following conditions are recommended:

1. Land Contamination - Contamination not Previously Discovered:

If during redevelopment contamination not previously considered is identified, then a written Method Statement regarding this material shall be submitted to and approved in writing by the Local Planning Authority. No building shall be occupied until a method statement has been submitted to and approved in writing by the Local Planning Authority, and measures proposed to deal with the contamination have been carried out. **[Should no contamination be found during development then the applicant shall submit a signed statement indicating this to discharge this condition].**

Reason:

To ensure that risks from land contamination to the future users of the land and dwellings are minimised and to ensure that the development can be carried out safely without unacceptable risks to any future occupants.

2. External Lighting (Details to be submitted)

Prior to the fixing of any external lighting associated with the development, details of the external lighting shall be submitted to and agreed in writing with the Local Planning Authority. Details should include:

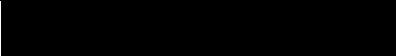
- The specific location of all external lighting units;
- Design of all lighting units;
- Details of beam orientation and lux levels; and
- Any proposed measures such as motion sensors and timers that will be used on lighting units.

The approved lighting scheme shall be installed in accordance with the approved details and shall be maintained as such during the operation of the development, unless removed.

Reason: In order to ensure that there is no harmful impact upon the tranquility and intrinsically dark character of Northumberland National Park and the Northumberland International Dark Sky Park through excessive light pollution.

Informative

The Drinking Water Inspectorate state that new supplies must not be brought into use until the local authority is satisfied by means of risk assessment and monitoring that the supply is not a risk to health. The applicant is advised to contact the Public Protection Team on 10670 623790 prior to the first occupancy of the lodges.

	Name	Signature
Prepared by	Gillian Plaice	
Checked by	David Lathan	