

From: [REDACTED]
To: [DC Consultation](#)
Cc: [REDACTED]
Subject: RE: Planning Application Consultation 21NP0016 Land south of Gallow Law, Gallow Law, Alwinton, Northumberland, NE65 7BQ
Date: 19 May 2021 23:57:28

Application Reference Number : 21NP0016

Proposed Development : Proposed new development of five residential properties on land south of Gallow Law, Alwinton, NE65 7BQ

Dear Colin,

Having looked at the documents provided by the applicant I would like to make the following comments with respect to the possible effects of such a development on the landscape character, views, setting, trees and Dark Skies Park status of this part of the National Park.

From a landscape perspective, the village of Alwinton lies on the boundary of three separate national character areas, namely: The Cheviots, Cheviot Fringe and Northumberland Sandstone Hills. The village is one of the most picturesque in the National Park.

It lies in the Foothills and Fringe Valleys Landscape Character Type and specifically the Upper Coquetdale (Alwinton) Landscape Character Area.

Below I have copied some of the relevant statements for environmental opportunity that I believe are relevant to this application.

As such Cheviots NCA Profile Statement of Environmental Opportunity 2 within the NPA Profile identifies the importance of:-

- Maintaining the pattern of traditional landscape elements including stone walls, hedges, woodlands and traditional farm buildings which contribute to the character of the Cheviots.

The Cheviots NCA Profile Statement of Environmental Opportunity 4 states that:-

- Ensuring that the remoteness, tranquillity and dark night skies are maintained by avoiding inappropriate development of built structures, incorporating careful lighting design in developments both in this and adjacent NCAs, and removing redundant structures.

The Cheviots Fringe NCA Profile Statement of Environmental Opportunity 4 states that:-

- Ensuring that new developments respect historic settlement patterns and features, including traditional farmsteads and buildings, and are in keeping with the local vernacular, addressing the decline of historic buildings by repairing and restoring them using traditional materials and styles.

The Guidelines for development in the NNPA Landscape Supplementary Planning Document states that for the Foothills and Fringe Valleys Landscape Character Type, the following points need to be taken into account:

- Linear development along roads, which extends urban development into the wider rural countryside and disrupts the nucleated settlement pattern found in this landscape, should

- be avoided;
- Consideration should be given to the mobile nature of the watercourses and risk of flash flooding.

Informed by the above, and noting that the proposed development has been adjusted to address my earlier concerns made at the pre-app stage I would like to mention the following:-

- a. I welcome the applicants proposal to use traditional building materials of stone and slate. I am content that, so long as they remain unaffected, existing field hedges and trees provide adequate screening of this proposed development when approaching the village on the valley road, the principal public receptor site, from the south. When on the same road approaching the village from the west, the building on the former Plot 5 has been removed addressing my former concerns. However, I note that the proposed design of the four remaining units has altered with the unit on Plot 4, the most westerly plot, now being 'L' shaped in design with an increased/elongated west-facing elevation. Whilst not as visually intrusive as the former design, the impact that these proposals would have on the key views as one approaches the village from the west would, in my view, benefit from the west facing elevation of building 4 being shortened and set further back from the road. The building would then be less visually prominent within the landscape.

As indicated on page 1 of the Design and Access statement, use of stone walling for the perimeter walls throughout would be in keeping with the traditional feel generally found throughout the village. It would also minimise the impact of this proposed development on the landscape character of this treasured part of the National Park. (Note, I believe that in the plot numbers in the D&A statement do not correspond with the proposed site plan?).

With respect to the implications for existing notable trees I do not believe that this development will have a significant impact as there are no existing trees on the application site. Disappointingly and despite raising this earlier at the pre-app stage, I cannot find any reference to a landscape plan that I would usually expect to find in an application of this scale. There is no indication of any landscape mitigation measures such as new tree planting opportunities that were suggested at the pre-app stage.

From a dark sky perspective, I welcome the fact that the applicant has taken on board my earlier concerns about exterior lighting and has stated within the Design and Access Statement that "any external lighting will be a low-level form of lighting and shrouded in all instances to minimise the impact of dark skies tranquillity, biodiversity, visual amenity, landscape character and heritage significance". The lighting unit indicated, combined with the PIR sensor depicted, should help minimise the impact upon the Northumberland Dark Sky Park and is in keeping with the [Exterior Lighting Master Plan](#) and [Good Practice Guide](#).

In summary, I welcome the adjustments made to this proposed development from those submitted at the pre-app stage. I do still have concerns with the length of the west-facing elevation of building 4 on the westerly most plot of the development and would suggest it be reduced in length. I am also disappointed that the opportunity to introduce some mitigation measures to soften the effect of the proposed development on the landscape have not been included. Measures such as tree planting or a boundary hedge have not been identified. Given the Government's drive for nature recovery and the imminent principle of biodiversity net-gain

being introduced into the planning system within the current Environment Bill going through Parliament, I believe this is a shortcoming of this application.

I can confirm that, if the above two matters can be addressed adequately, then I would not have any objections to this proposal being approved.

If you have any further questions with respect to the above, please do not hesitate to get back in touch.

Kind regards

Robert Mayhew

Head of Conservation & Environment
Northumberland National Park Authority

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

Sent: 18 March 2021 14:42

To: [REDACTED]

[REDACTED] Land south of Gallow Law, Gallow Law,
Alwinton, Northumberland, NE65 7BQ

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=21NP0016>

DC Consultation | [Development Control Consultation](#)

Northumberland National Park Authority

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Robert Mayhew

[Head of Conservation & Environment](#)

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