

Planning  
Northumberland County Council  
County Hall  
Morpeth  
NE61 2EF

**Date:** 24 November 2021  
**Our ref:** 23665/01/NW/RM  
**Your ref:** PP-10422772

Dear Sir / Madam

**Application for Full Planning Permission: Hareshaw Linn Caravan Park,  
Bellingham, NE48 2DA**

We are pleased to submit, on behalf of our client, R Ward Properties Ltd, an application for Full Planning Permission relating to development proposals at Hareshaw Linn Caravan Park, Bellingham, NE48 2DA for:

Demolition of 2 no. youth hostel cabins and erection of 9 no. caravan pitches and children's play area. This application is submitted via the planning portal (Portal Reference PP-10422772) and comprises:

- 1 Completed Planning Application Forms and Certificates;
- 2 Covering Letter (this letter) prepared by Lichfields;
- 3 Planning Statement prepared by Lichfields;
- 4 Application drawings prepared by POD Architects comprising:
  - a Location Plan Rev B (ref. SD-00.00)
  - b Proposed Landscape Changes Plan Rev F (ref. SD-00.01)
  - c Proposed Site Plan Rev E (ref. SD-00.02)
  - d Existing Site Plan Rev C (ref. SD-00.03)
  - e Youth Hostel Existing Plans and Elevations (ref. SD-20.01)
- 5 Arboricultural Impact Assessment prepared by Elliott Consultancy;
- 6 Ecological Appraisal prepared by E3 Ecology; and,
- 7 Foul Drainage Statement.

The requisite application fee for the sum of £462 will be paid via separate cover.

It should be noted that this application was previously submitted to you last year and, although it was given the reference 21/02166/FUL, it was made invalid on the basis of certain further information being required. These requirements have now been addressed and are provided as part of this revised submission.

## **The Site**

The application site is located at Hareshaw Linn Caravan Park, located just north east of Bellingham, and is accessed directly off Pennine Way. The application site comprises a small parcel of land within the existing caravan park and a larger component to the southern boundary which currently contains two youth hostel cabins. As a whole the wider Hareshaw Linn Caravan site is approximately 3.4ha and bound:

- To the northwest by a beck and Bellingham golf club beyond;
- To the east by open countryside;
- To the west by some employment uses; and
- To the south by two residential dwellings, Bankfoot and Hallam Lodge.

The site is not located within a Conservation Area or a Flood Zone and there are no Tree Preservation Orders (TPOs) located on or adjacent to the site. There are no listed buildings nearby. The site is largely flat throughout with no areas of significant sloping.

The site is well-connected to the wider area, within walking distance (600m) to the centre of the village and facilities and services including a convenience store, public house and several cafes. Several bus stops connect the village to Newcastle and Hexham. A gravel track connects the site to the village via the Hareshaw Burn.

## **Background and Proposals**

Full Planning Permission is sought for the demolition of two youth hostel cabins to release a section of the caravan site for an additional eight caravan pitches, one further pitch will be erected within the existing caravan park. This application seeks to increase the current capacity from 98 pitches to a total of 107 pitches.

To facilitate the development, a total of nine existing trees in the southwestern component of the park will require removal. These include trees 13, 34, 35, 36, 38, 48, 49, 50, 51 as shown on the Tree Impact Plan (Drawing no. ARB/AE/1944/TIP). Tree Group 2 will also require removal, as shown on the Tree Impact Plan. A section of Groups 1 & 4, comprised by outgrown hedge plants, may also require removal or pruning back to allow adequate clearance and access to the site.

None of the trees subject to the works are covered by a Tree Protection Order (TPO) and most of these have been assessed as being of low to moderate condition. The proposals have sought to retain high value trees where possible and the removal of the trees identified above is entirely essential to allow the development.

Access will be obtained through the existing internal road which serves the site, with the removal of trees allowing this road to serve the proposed pitches. The existing junction serving the hostel cabins is also present.

Each new caravan pitch will be 12m in length and 4m in width. Whilst these will be 33cm wider and 10cm longer than the existing, these will enhance the offer of the caravan park.

As part of the development, a new children's play area will be provided to support the site and enhance its offer. This is shown on the submitted Proposed Site Plan (Drawing ref. SD-00.02 Rev E).

## **Concluding Remarks**

We trust that the information provided is now sufficient to allow registration and validation and will contact you in due course to confirm this. Should you require any additional information or wish to discuss any matter further please do not hesitate to contact me.



Yours faithfully

**Rob Murphy**  
Associate Director