



Northumberland County Council

County Hall, Morpeth, Northumberland, NE61 2EF

For official use only	
Application No:	
Received Date:	
Fee Amount:	
Paid by/method:	
Receipt Number:	

Application to determine if prior approval is required for a proposed: Formation, Alteration or Maintenance of Private Ways for Agricultural or Forestry use

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 6

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

**** REDACTED ****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

Mr

First name

Luke

Surname

Hemmings

Company Name

Savills (UK) Ltd

Address

Address line 1

The Lumen

Address line 2

St James Boulevard

Address line 3

Newcastle Helix

Town/City

Newcastle Upon Tyne

County

Country

United Kingdom

Postcode

NE4 5BZ

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Proposed Road

Please indicate whether your proposal involves the following

- A new road
 Alteration of an existing road or highway

Dimensions of the proposed road

Length

1900.0 Metres

Width

8.0 Metres

Surface materials of the proposed road

Materials

Whin stone, taken from local Estate quarry.

Formation to meet Forestry Commission Grants & Regulations Operations Note 25 - Forest Roads & Tracks.

Colour

Grey / black

The Site

What is the total area of the entire agricultural unit? (1 hectare = 10,000 square metres)

875.2

Scale

Hectares

What is the area of the parcel of land where the development is to be located?

1 or more

Hectares

How long has the land on which the proposed development would be located been in use for agriculture for the purposes of a trade or business?

Years

70

Months

0

Is the proposed development reasonably necessary for the purposes of agriculture?

Yes

No

If yes, please explain why

New forest roads being planned for access into an area of new woodland creation, covering 100 hectares of Watchlaw farm. The woodland is due to be designated as open to access by the public, increasing recreational facility in the area and providing a large are for wildlife and natural habitat which will also be fully accessible.

The 3 new forest roads are designed to improve access to all abilities of individual: they will also provide the infrastructure necessary to remove sustainably harvested timber from the area once the woodlands are mature enough to be managed. It is considered best practice to establish future avenues of access for looking out for woodland at the outset of a new project, and in this case the access will also have a considerable benefit to members of the public who wish to enjoy the benefits of the new woodland.

Is the proposed development designed for the purposes of agriculture?

Yes

No

If yes, please explain why

As outlined above, the new access is required for public provision as well as for future timber production and safe extraction.

All roads will be designed in line with Forestry Commission Operations Note 25 - Forest Roads and Tracks.

The aspiration within this new woodland is to implement the most effective and economic combination of surfaced and unsurfaced tracks to ensure optimal public enjoyment together with sustainable forest management. An appraisal process has determined an appropriate balance of track types, and alighted on the minimum roading requirement which;

- Is sufficient to facilitate safe access and egress to and from the public highway;
- Has appropriate timber stacking, loading and turning provision;
- Has the appropriate track based infrastructure required to be used for timber extraction.

Information gathered from the desk studies and field surveys allowed a detailed route selection to be formed.

Does the proposed development involve any alteration to a dwelling?

Yes

No

Is the proposed development more than 25 metres from a metalled part of a trunk or classified road?

Yes

No

What is the height of the proposed development?

0.0

Metres

Is the proposed development within 3 kilometres of an aerodrome?

- Yes
 No

Would the proposed development affect an ancient monument, archaeological site or listed building or would it be within a Site of Special Scientific Interest or a local nature reserve?

- Yes
 No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
 The applicant
 Other person

Declaration

I / We hereby apply for Prior Approval: Private road for agricultural/forestry use as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Luke Hemmings

Date

08/02/2023