



Northumberland National Park Authority
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NCC
Development Management
Development Services
County Hall
Morpeth
Northumberland
NE61 2EF

Date : 11th November 2015
Our Ref : 15NP0093CO
Your Ref : 15/01054/FUL
Contact : Rebecca Adams
Direct Line : 01434 611552

Dear Sir/Madam

Neighbouring Authority Consultation - Proposed development of new fishing lake and erection of 9 holiday home log cabins, 5 small craft workshops/shops and observatory with new access road, sewage treatment plant and boat house and refurbishment of existing shop/cafe on land at Border Park Services, Rochester, Newcastle Upon Tyne, NE19 1TR

Northumberland National Park Authority has considered the above proposal, and has the following observations to make:

An objection is raised to the application for the following reason:-

1. By virtue of the overall scale, style, materials, height and number of proposed buildings, the development would have an urbanising effect on this part of the National Park, which would be inappropriate within this area. The proposed development would be prominent upon entrance into Northumberland National Park via the A68, and in this way, the development would likely have a substantial effect upon the landscape character and views both into and out from the Park, and in this way would be contrary to Core Strategy Policy 20 and the NPPF.

Should Officers recommend that planning permission be granted for the proposed development, the following Conditions and recommendations are made:-

1. Northumberland County Council should ensure that Natural England, the Environment Agency and relevant County Council Ecologists are consulted on this application, in order to ensure that the construction of the facilities, sewage treatment, or construction and operation of the fishing lake would not impact upon water quality, river siltation levels or identified Freshwater Pearl Mussel habitat.
2. Northumberland County Council should ensure that careful consideration is given to any works affecting the River Rede which would cause harm to



identified endangered invertebrates, which are listed under Schedule 5 of the Wildlife and Countryside Act and Section 41 species on the NERC Act.

3. Due consideration should be given to existing trees on the site as part of the application, in order to ensure that the landscaping and design of the proposed development would be appropriate within the context of the surrounding area, in accordance with Policy 20 of the NNPA Core Strategy.
4. A Condition relating to external lighting along the lines of the Condition wording provided below is included with any planning approval:-

Prior to the fixing of any external lighting [within the site/on the building], details of the external lighting shall be submitted to and agreed in writing by 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 thereafter, unless removed entirely.

Reason: In order to ensure that there is no harmful effect upon the tranquility and intrinsically dark character of the area, including the Northumberland Dark Sky Park through excessive light pollution, in accordance with paragraph 125 of the NPPF.

Yours faithfully,

T. Gates
National Park Officer
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