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Northumberland National Park



Northumberland National Park Authority
Eastburn, South Park, Hexham
Northumberland NE46 1BS
Tel: 01434 605555

NCC
Development Management
Development Services
County Hall
Morpeth
Northumberland
NE61 2EF

Date : 5 January 2016
Our Ref : 15NP0112CO
Your Ref :
Contact : Chris Stanworth
Direct Line : 01434 611508

Dear Sir/Madam

Neighbouring Authority Consultation - Construction of bungalow for use as an agricultural dwelling at Haining Head Farm, Bellingham, Hexham, Northumberland, NE48 2HZ

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

It is recommended that no objections are raised, but the following comments are made in response to the consultation

1. The principle of the development is ultimately a matter for Northumberland County Council to determine as the planning authority for the area and NNPA would not wish to make any comment on this, other than noting, given the close proximity to the National Park boundary, that were the proposal to be located within an open countryside location within the National Park, it would not be supported in principle.

While appropriate proposals to enable farming to become competitive and sustainable are supported in principle, the relevant NNPA planning policies relating to housing (Core Strategy policies 5 and 9) would not support the erection of a new building to provide housing in such a location and would seek to direct development towards the most sustainable settlements main identified local centres within the National Park, or within the smaller villages and hamlets where this would contribute to the protection of village services.

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2. Due to the location of the site in very close proximity to the internationally designated and 'Gold-Tier' International Dark Sky Park, it is recommended that a planning condition relating to external lighting is included with any planning approval, along the lines of the condition provided below:-

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:

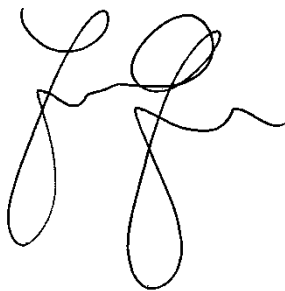
- *The specific location of all external lighting units;*
- *Design of all lighting units;*
- *Details of beam orientation and lux levels; and*
- *Any proposed measures such as motion sensors and timers that will be used on lighting units*

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.

Subject to the inclusion of this condition, it is considered that the development would have a negligible effect on the special qualities of the National Park.

Yours faithfully,

A handwritten signature in black ink, appearing to be 'T. Gates', with a stylized, cursive script.

T. Gates
National Park Officer
E-mail: planning@nnpa.org.uk