

From: [DC Consultation](#)
To: [Rebecca Adams](#); [Margaret Telfer](#)
Subject: FW: Planning Application Consultation 16NP0002CO Land at Carterside Road Rothbury Northumberland
Date: 22 January 2016 14:14:04
Attachments: [Pic1.JPG](#)
[Pic2.JPG](#)
[Rothbury ZTV.pdf](#)

From: Robert Mayhew
Sent: 22 January 2016 13:09
To: DC Consultation
Cc: Rebecca Adams
Subject: RE: Planning Application Consultation 16NP0002CO Land at Carterside Road Rothbury Northumberland

Dear Rebecca,

16NP0002CO - Neighbouring Authority Consultation - Change of use of land and development of 21 no. lodges with associated landscaping and infrastructure at Land at Carterside Road Rothbury Northumberland

Thank you for consulting me on the above application. I wish to make the following observations in relation to the landscape and Dark Sky Park implications of the proposals.

The application site lies 1.3 km due north from the National Park boundary although at its closest point you cannot see the proposed development site due to the local topography. Having reviewed the Landscape and Visual Appraisal provided by the applicant I must say that the choice of receptor site identified within the National Park, (view point F) is completely inappropriate. It infers that the application site is not visible from the National Park at all and this is backed up in paragraph 3.4 in which the applicant states that there will be 'no landscape effect' on the Northumberland National Park.

The attached ZTV map and photos clearly identify that the site will be visible from locations within the National Park and when you are stood on the application site looking west you can see the hills within the National Park rising towards Tosson Hill and the Simonside Ridge. My site visit confirmed that the development would become visible to receptor sites within the National Park at a distance of approximately 2km, most notably from Tosson public footpath 6 and the minor county road that heads east from the hamlet of Tosson towards the Forestry Commission car park at Simonside. (See attached images 1 and 2).

I would recommend that the existing hedge to the western edge of the site is retained, as stated within paragraphs 2.10 and 3.04 of the Design and Access Statement (DAS), and maintained to a height of 4 metres in order to minimise the visual effect on receptor sites within the National Park. Views from receptor sites to the south are restricted by the existing vegetation and trees found to the south of the site and I welcome the proposals for additional on-site landscaping as stated in paragraph 7.04 of the DAS.

In my view, due to the distances involved, the design and colour of the timber holiday lodges and existing and proposed vegetation on site, there is likely to be a minimal effect upon the landscape character and views from the National Park during the day.

Having said that I do still have concerns as to the potential effect that this development, essentially a high density of new buildings within a limited space, might have on the night-time landscape character of the area, specifically regards the extent of new light pollution that may be emitted from the site, particularly during the winter months. Northumberland National Park has been designated an International Dark Sky Park by the International Dark-Sky Association and as such it is important that new development does not have a detrimental effect upon the night-time light levels experienced from within the National Park. In my view there is insufficient information to be found within this application to be able to determine whether this proposed development will or will not have an impact upon the Dark Sky Park status of the National Park. For example will there be any new external lighting associated with the walkways and vehicular routes identified on site? Would it be reasonable to expect a new external lighting unit to be installed adjacent to the external doors for each of the lodges? I would request that additional information relating to any external lighting associated with this development is made available or failing that, should this application be approved, a condition is placed upon the decision requiring any new external lighting to be first approved by the local planning authority.

In summary, I can confirm that I have no objections to this application but would recommend that:-

- In order to minimise the effect of this development on views from the National Park to the west, the hedge on the south-western boundary of the site is retained to a height of 4m.
- Further details of any new external lighting is sought from the applicant, else a condition be used for the Planning Authority to first approve any new external lighting prior to the development commencing in order to ensure that the International Dark Sky Park status of the National Park is not adversely affected.

I hope you find the above comments useful and if you have any further questions please do not hesitate to get in touch.

For information further images from the site visit can be found [here](#).

regards

-----Original Message-----

From: DC Consultation

Sent: 07 January 2016 10:26

To: Robert Mayhew

Subject: Planning Application Consultation 16NP0002CO Land at Carterside Road Rothbury Northumberland

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=16NP0002C0>

DC Consultation, Development Control Consultation

Tel: (x)

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Robert Mayhew, Landscape and Forestry Officer

Tel: 01434 611539 (x277)

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DC Consultation, Development Control Consultation

Tel: (x)

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