



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

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

Date : 13 December 2016
Our Ref : 16NP0108CO
Your Ref : 16/03934/FUL
Contact : Rebecca Adams
Direct Line : 01434 611552

Dear Sir/Madam,

Neighbouring Authority Consultation - Proposed development of new fishing lake and erection of 7 holiday home log cabins, 6 craft workshops and observatory with new access road, sewage treatment plant and boathouse and extension/refurbishment of existing shop/cafe at Border Park Services, Border Park Filing Station, Rochester, Newcastle Upon Tyne, NE19 1TR

I write to you in response to the planning consultation listed above.

Northumberland National Park Authority has considered these proposals in terms of the effects on Northumberland National Park and its special qualities.

By virtue of the overall scale (footprint and height) and design of the lodges (through which these would likely appear to visitors as substantial new two storey houses within the open countryside) it is considered that the proposed development would not be low key and by virtue of the overall number of units proposed, despite a reduction from 9no. lodges to 7no. lodges, would have an urbanising influence on the landscape. It is therefore considered that the proposed development would be contrary to the advice set out within the NNPA Landscape SPD and would be harmful to the landscape character of and views into the National Park.

Notwithstanding these concerns, it is however recommended that **no objections are raised to the application subject to the condition relating to external lighting recommended below** as, on balance, the positive impacts of the proposed scheme would outweigh the aforementioned concerns. It is therefore requested that the Case Officer notes these concerns in determining the application.

The proposed development is located directly adjacent to the National Park boundary and the Northumberland Dark Sky Park. External lighting associated



with a development in this location therefore has the potential to have a detrimental effect on dark skies and the tranquillity of Northumberland National Park, one of its special qualities, and could also have a detrimental effect upon the Northumberland Dark Sky Park.

The condition below is requested in order to allow for management of any external lighting that is required as part of this development, to ensure that any external lighting is appropriate, and to ensure that the dark skies and tranquillity of Northumberland National Park and Northumberland Dark Sky Park are protected.

1. *Prior to the fixing of any external lighting [within the site/on the buildings hereby permitted], 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 tranquillity 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.

I have included a copy of the Authority's Outdoor Lighting Guidance in order to assist you in this regard.

We would be happy to advise on the information submitted as part of this external lighting condition in due course.



Yours faithfully,

A handwritten signature in black ink, appearing to be 'T. Gates', written in a cursive style.

T. Gates
National Park Officer

e-mail: planning@nnpa.org.uk