



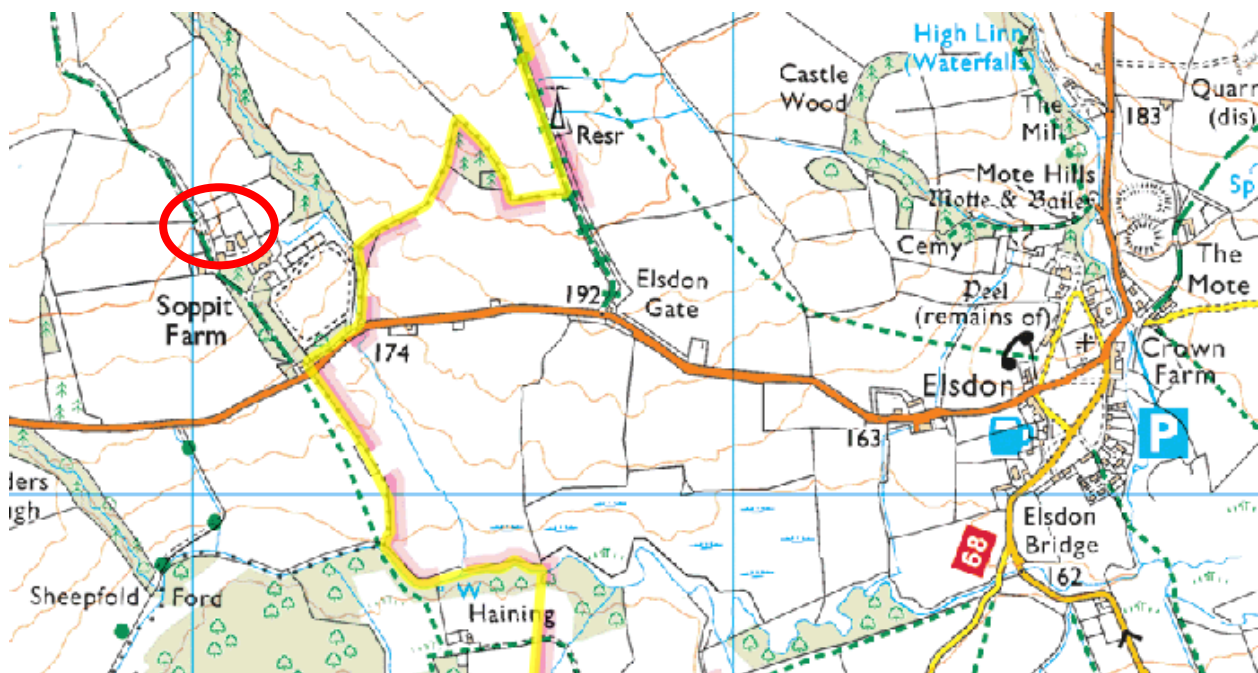
DELEGATED DECISION REPORT

Application Reference Number	18NP0036CO
Description / Site Address	Installation of a mechanical horse-walker and installation of flood lighting (Tamlite EXPFLA2400NW) in the existing outdoor riding arena at The Arena, Soppit Farm, Otterburn, Northumberland, NE19 1AF
Expiry date of publicity / consultations	N/A
Last date for decision	03 May 2018

Details of Proposal

This application relates to planning application 18/00846/FUL, which has been submitted to Northumberland County Council (NCC) for the proposed installation of a mechanical horse-walker and flood lighting with an existing outdoor arena at Soppit Farm, Otterburn. Northumberland National Park Authority (NNPA) has been consulted on the proposals as the neighbouring Local Planning Authority.

The application site comprises part of an established riding centre at Soppit Farm, located approximately 1.4km west of Elsdon and 3.3km east of Otterburn, north of the B6341 road between the two settlements. The site is around 140m from the National Park boundary at its closest point, with the part of the centre to which this application relates being situated around 230m west from the Park boundary.



Approximate location of application site



Planning Policy & Guidance

National Policies

National Planning Policy Framework (NPPF) (2012)

National Planning Practice Guidance

Local Policies

Northumberland National Park Authority Core Strategy and Development Policies Document (Core Strategy) (2009)

Supplementary Planning Guidance

NNPA Landscape Supplementary Planning Document (Landscape SPD)

Relevant Planning History

None relevant to this application

Consultation/Representations

N/A

Assessment

The principle of development is to be considered by Northumberland County Council as the responsible Local Planning Authority. In the context of this report, NNPA is providing a view as to whether the proposed development would have a harmful impact upon the Park's landscape character, views into or out of the Park, and any harmful impacts upon the Park's special qualities.

The proposed horse-walker would be located alongside existing buildings on the site and would be of a relatively low height, indicated by the proposed plans to measure 2.26m. Due to the distance of the site from the National Park boundary, the nature of the structure and its overall size and surroundings, this would not be visible from within the Park and would not have a detrimental impact upon the surrounding landscape character, views or special qualities of the National Park.

The application proposes the installation of 8no. external lighting units around an existing arena. Each unit would be sited at a height of 9m with an output of 24,000 lumens (Unit spec: EXPFLDA2400NW), with the application proposing that the lighting would be operational only during winter months from dark until 8pm. The application is accompanied by a Lighting Report which indicates that the light spill from the units would be relatively restricted to the arena and the area immediately surrounding this, with limited impact upon the area outside of the property boundary. Based on these findings, it is assumed that the Report was undertaken on the basis that the proposed lighting units would be installed at a horizontal angle, rather than being vertically fixed, which would likely give rise to much more significant levels of light spill than those described by the Lighting Report.



Based on the information submitted to support the application, namely the Lighting Report which shows that there would be restricted light spill from the proposed development and also the proposed 8pm usage curfew, it is considered that this aspect of the proposed scheme would be acceptable in terms of its impact upon the tranquillity and dark skies of the National Park; this is however on the basis that the development would be undertaken in accordance with the details submitted, including that the lights are installed at a horizontal rather than vertical angle and a curfew restricting use of the lights to no later than 8pm. In the interests of reasonability two alternative options for a condition regarding the angle of the installation of the lighting units has been suggested below.

On the basis on the above, on balance, it is considered that the proposal would not detrimentally impact upon the special qualities and character of the National Park and therefore no objections are raised, subject to the conditions set out below.

Recommendation & Conditions

Taking into account the above, it is recommended that **no objections are raised** subject to the inclusion of a condition requiring:

- That the proposed lighting units are not used after 8pm;
- That the proposed lighting units are installed horizontally so as to direct light downwards and are retained as such in perpetuity; or
- That details of the angle at which the proposed lighting units would be installed are submitted to and approved in writing by the Local Planning Authority prior to their installation, and that the lighting units are installed in accordance with the approved details and are retained as such in perpetuity.

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.

Background Papers

Application file 18NP0036CO

	Signature	Date
Planning Officer	Rebecca Adams	02/05/2018
Head of Development Management	Susannah Buylla	02/05/2018