



**DELEGATED DECISION REPORT**

<b>Application Reference Number</b>	21NP009CO
<b>Description / Site Address</b>	Erection of a new ground mounted substation including access parking and associated infrastructure at Land south west of playing field South Green, Byrness Northumberland
<b>Last date for decision</b>	16 February 2021

**Details of Proposal**

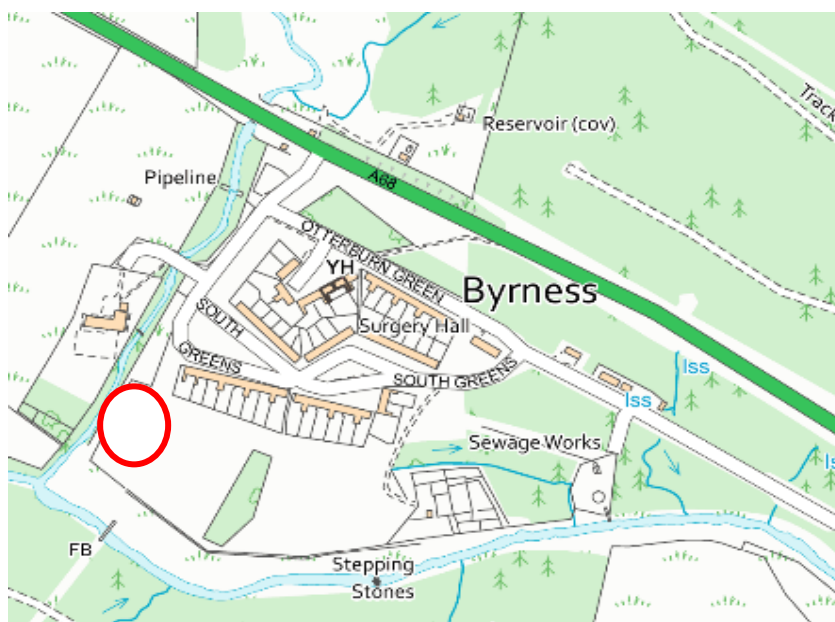
This application relates to a planning application which has been made to Northumberland County Council (20/04417/FUL). Northumberland National Park Authority has been consulted on the proposal as the neighbouring Local Planning Authority.

This application is seeking approval for the erection of a new ground mounted substation including access parking and associated infrastructure. The substation would be constructed in red facing brick with a tiled roof. The application also includes the provision of a tarmac access road leading from South Greens to the substation and car parking spaces.

The application site currently consists of a playing field located directly to the south of a residential terrace of properties which form part of the village of Byrness. The river Rede is located directly to the south of the application site. The A68 classified road (which also acts as the boundary of the Northumberland National Park is located to the north of the application site.

The proposed substation would be located 255m from the National Park boundary at its closest point.

**Figure 1:** Site Location showing National Park boundary to the north of the site (A68)





## **Planning Policy & Guidance**

### **National Policies**

National Planning Policy Framework (NPPF) (2019)  
National Planning Practice Guidance

### **Local Policies**

**Northumberland National Park Local Plan (2017-2037)**

### **Relevant Planning History**

N/A

### **Consultation/Representations**

None undertaken as part of this application

### **Assessment**

The principle of development is to be considered by Northumberland County Council as the responsible Planning Authority. In the context of this report, Northumberland National Park Authority is providing a view as a consultee as to whether the proposed development would detrimentally impact upon the Park's landscape character, views into and out of the Park, and any impacts upon the Park's tranquility, cultural heritage, biodiversity and geodiversity.

The proposed substation would be located to the south of the village of Byrness. Due to this, any views from the national park would be shielded by the residential properties which form part of the village. Furthermore, as can be seen from figure 2, an existing tree line provides an additional visual buffer to the application site to the south. The visual buffer of the residential dwellings alongside the substantial distance from the national park boundary to the site ensures the proposal would not cause a material impact to the special qualities of the National Park.



Figure 2: The view of the site when considered from the National Park boundary

The provision of an electrical substation within a residential area would not be out of character with its surroundings and, as a result raises no material impacts when considered from the national park.

There are no heritage features within the immediate vicinity of the application site which would be adversely affected by the proposals.

No detail of any external lighting which may be installed as part of the substation has been provided. As the building is located within the Northumberland International Dark Sky Park, a condition requiring any new external lighting to serve the substation to be first approved by the LPA is considered reasonable in this instance due to the scale of the building and the various entrance points and roof lights.

### **Recommendation & Conditions**

Taking into account the above, it is recommended that **no objections are raised** subject to the following condition requiring should any new external lighting be installed at the site it should be first approved by the Local Planning Authority.

1. *Prior to the fixing of any external lighting required in association with the proposed electrical substation, 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 180 of the NPPF.*

**Background Papers**

Application File 20/04417/FUL

	<b>Signature</b>	<b>Date</b>
<b>Planning Officer</b>	A Ewart	26 <sup>th</sup> January 2021
<b>Head of Planning and Policy</b>	<i>Susannah Buylla</i>	27/01/2021