

DMC2023-05

Application for Planning Permission

Application No: 22NP0055

Proposed Development Demolition of existing rundown blocks and construction of 9 single storey accommodation blocks and associated external works at Otterburn MOD Camp, Otterburn, Northumberland, NE19 1NX

Applicant Name Landmarc Support Services

Reason for DMC Decision The application has been called in by an authority member for determination at DMC.

Recommendation Grant planning permission subject to conditions

## 1. Introduction

- 1.1 An application for planning permission has been made for the demolition of 10 existing accommodation blocks and their replacement with nine Net Zero Carbon accommodation blocks and associated external works at the Otterburn Ministry of Defence (MOD) Camp within the Otterburn Training Area.
- 1.2 Nine single storey blocks are proposed to replace the demolished buildings (see figure 1). Each block would allow for overnight accommodation, providing 46 bedspaces across eight bedrooms for training military personnel. The blocks would be rectangular in shape and would be located at the same general area of the camp that is currently used for overnight accommodation, mostly using the existing footprint of the buildings to be demolished.
- 1.3 This planning application proposes the removal of the following accommodation blocks at the site (as labelled on Demolition Phasing Plan drawing number 3489 TBC OT XX DR A 0009 Rev P2 received 11 July 2022): 95, 101, 102, 103, 104, 106, 107, 108, 125 and 141.



**Figure 1** Example of an existing block (no. 95) to be demolished and replaced by the proposed development

- 1.4 This planning application forms part of a wider project of works to consolidate overnight accommodation at the site into more modern Net Zero Carbon buildings. The wider project would eventually result in the removal of additional blocks to the north of the site (Blocks

114, 116, 149, 144, 143, 154, 155 and 156 (as labelled on Demolition Phasing Plan drawing number 3489 TBC OT XX DR A 0009 Rev P2 received 11 July 2022). The demolition of these latter buildings is not subject to this planning application but are likely to come forward through the demolition prior notification process.

- 1.5 The camp currently provides 1,298 bedspaces across 64 accommodation blocks. This planning application proposes the removal of 10 accommodation blocks and their replacement with nine blocks. However, the wider project in total proposes the removal of 18 existing accommodation blocks. On completion of the entire project 1,304 bedspaces would be provided on-site, representing only a net gain of six bedspaces at the camp. The size and number of buildings are governed by the need to accommodate a set number of people and camp capacity.
- 1.6 Over the life of the project, the development would be Carbon Net Zero, using a fabric first approach and incorporating renewable energy by means of solar PV panels and air source heating. The buildings would use light green colour coated steel cladding and a composite roof. Doors and windows would be double glazed and using aluminium frames.
- 1.7 The development would also comprise the construction of new pedestrian walkways between the new blocks. Several trees would be removed to facilitate the new arrangement of accommodation blocks.



Figure 2 Existing site plan (left) and proposed site plan

- 1.8 The site is located at the existing Otterburn Training Area (see figure 2). The training area is the second largest military training area in the UK and provides live firing and other training facilities for the MOD over approximately 23,000 hectares, the majority of which is hill and moorland used for upland hill grazing.

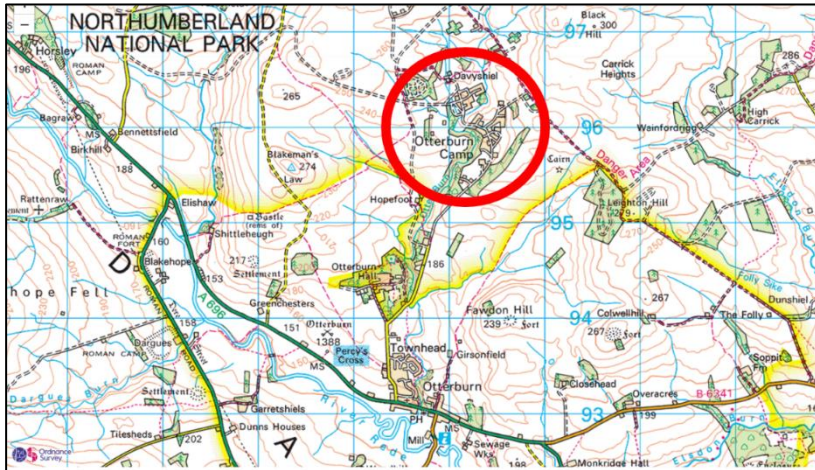


Figure 3 Site location (Ordnance Survey)

- 1.9 The camp operates under high security provisions and is not accessible to the public. Some areas within the training area can be accessed by the public for recreation when there are no scheduled live firing exercises.
- 1.10 The site is partially located in flood zones 2 and 3 however the areas to be developed are located within flood zone 1 (an area of lowest flood risk). No existing trees at the site are protected by a tree preservation order. The application site is located within Otterburn Plateau landscape character area.

## 2. Planning Policy & Guidance

### 2.1 National Policies

- National Planning Policy Framework (NPPF) (July 2021)
- National Planning Practice Guidance

### 2.2 Local Policies

#### Northumberland National Park Local Plan

- Policy ST1 Sustainable Development
- Policy ST2 General Development Principles
- Policy ST3 Major Development
- Policy ST4 Spatial Strategy
- Policy DM9 Transport and Accessibility
- Policy DM10 Habitats, Biodiversity and Geodiversity
- Policy DM11 Landscape, Tranquillity and Dark Night Skies
- Policy DM12 Trees, Woodlands and Forests

Policy DM13 Renewable Energy

Policy DM14 Historic Landscape Assets and Built Heritage

Policy DM15 Archaeological Heritage

Policy DM18 Waste Management

### 2.3 Supplementary Planning Guidance

- NNPA Building Design Guide Supplementary Planning Document (Design Guide SPD)
- NNPA Landscape Supplementary Planning Document (Landscape SPD)

## 3. Relevant Planning History

3.1 Development of the Otterburn Training Area is understood to have commenced in the late 1940s and was operational by 1950s. The site's most recent relevant planning history is inserted below:

- 14NP0010 – Prior notification in respect of demolition of 9 No. buildings. Prior approval not required 14 March 2014

## 4. Consultee Responses

4.1 Responses from consultees are summarised below:

**Otterburn Parish Council** – No comments received.

**NCC Sustainable Drainage (Lead Local Flood Authority)** – No comments received.

**NCC Public Protection** – No objection subject to conditions concerning contaminated land, ground gas/radon and validation and verification of the sealing of service dust annulus.

**NCC Highways & Transportation** – After reviewing the initially requested further information, no objection raised subject to relevant conditions concerning car parking, electric vehicle charging and a demolition and construction method statement.

**Environment Agency** – No comments received.

**Health & Safety Executive** – No comments received.

**NNPA Ecologist** – No objection subject to conditions

- A Natural England bat licence application is proposed. It is my opinion that if all the mitigation given in section E of the report is conditioned and carried out it is likely to be successful and protect the species present. The third test will be met as the proposals are unlikely to detrimentally affect the conservation status of the bat species present on site. A Natural England licence is likely to be granted.
- The application also removes some trees of low ecological value but there should be a replacement of at least twice as many as removed
- The mitigation in section 5 of the Riparian Species survey report should also be made a condition including the need for a CEMP and method statement to prevent pollution of the burn.

**NNPA Landscape and Forestry Officer – No objection subject to conditions (summarised):**

- Landscape and views: Not likely to have a significant impact. Landscaping plan should be provided indicating necessary replacement planting.
- Trees: No summary identifying trees to be removed or where replacement trees would be planted. Landscape plan should be provided.
- Dark Sky Park/External lighting: Bollards would comply but further external lighting should be secured by condition.

**NNPA Historic Environment Officer – No comments received.**

**NNPA Visitor Engagement & Tourism Officer – Proposed bollards would be dark sky compliant. Other non-dark sky compliant lighting should be replaced by dark sky compliant models.**

Public Responses

- 4.2 A site notice was posted near the site on 6 September 2022. No representations have been received from the public.

**5. Assessment**

5.1 Introduction

The key material planning considerations are:

- The principle of the development
- Design and amenity
- Impact on National Park special qualities:
  - Landscape
  - Biodiversity
  - Cultural Heritage
  - Tranquillity
- Highways
- Flood risk, foul drainage and sustainable drainage
- Renewable energy
- Contaminated land
- Other considerations

Principle of the development

- 5.2 The application site is an established Ministry of Defence camp and provides training to military personnel. The provision of more modern overnight accommodation is the subject of the proposal. Ten accommodation blocks are proposed to be replaced by nine blocks to modernise the camp offer. I am satisfied that the development represents major development because the application site is over 1 hectare in area.

*Major development*

- 5.3 The National Planning Policy Framework (NPPF) refers to major development in National Parks. Paragraph 176 says that:  
*‘Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, ... which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks. The scale and extent of development within all these designated areas should be limited...’.*
- 5.4 The NPPF also confirms that when considering applications for development within National Parks *‘... permission should be refused for major development other than in exceptional circumstances...’*. The footnote to this advice states that:  
*‘Whether a proposal is ‘major development’ is a matter for the decision maker, taking into account its nature, scale, and setting, and whether it could have a significant adverse impact on the purposes for which the area has been designated or defined’.*
- 5.5 Local Plan policy ST3 stipulates that major development can only take place in exceptional circumstances. Such applications are required to show (summarised):
- A national need and contribution to the national economy
  - Impact of permitting the development, or refusing the development, on the national economy
  - Whether in terms of cost and scope the proposal cannot viably and technically be located elsewhere outside the National Park in a place that would avoid conflict with the National Park’s statutory purposes or that the need cannot be met in some other way
  - The extent to which the design of the proposal respects the landscape character
  - Whether all possible measures have been taken to minimise and mitigate adverse effects on National Park special qualities
- 5.6 Part 2 of Policy ST3 states that when a major activity ceases the land would be required to be suitably restored or enhanced where appropriate. This relates to major projects such as quarrying. In this case should the accommodation blocks be no longer required, we would expect to have wider discussions relating to the re-use of the MoD estate. It is therefore not considered necessary to address this through condition in this application.
- 5.7 In response to the above criteria, the Otterburn camp is the second largest military training area in the UK. The preamble to Local Plan policy ST3 highlights the national significance of the Otterburn Training Area because *“Military operations make a major contribution to the country’s defence capability and provide essential facilities which could not be easily replicated elsewhere.”*
- 5.8 The principle of the use of the camp for military training is not under consideration but rather whether the major development would meet a national need.
- 5.9 Currently, 1,298 bedspaces are provided at the camp for training military personnel. The modernisation project would replace 408 existing bedspaces with 414 bedspaces and would result in 1,304 bedspaces. There would be a net gain of six bedspaces.



- 5.10 The training camp provides employment within the local economy. The replacement of the old blocks with more modern accommodation would update the offer of the training facility, ensuring that the camp continues to provide training to military personnel. I find that the development would have a minor positive effect on existing employment at the site by contributing to the camp's continued employment offer.
- 5.11 Next, the development benefits from an existing use and therefore whether the development could be reasonably provided elsewhere is not a potential consideration given the existing site's national significance. The additional provision of 6 bedspaces would not result in a material expansion of the camp's existing use.
- 5.12 Finally, the impact of the development on National Park special qualities will be considered in later sections of this report where I find that the development would not result in any undue harm.
- 5.13 With the above assessment in mind, I am satisfied that the development would take place in exceptional circumstances and would be in the public interest. The development would be located within the existing MOD facility and would consolidate 10 existing blocks into nine modern facilities. The scheme would facilitate the continued operations of the camp which makes a major contribution to the country's defence capability and provides employment. Moreover, the scheme would be of a scale proportionate to the existing operations of the site and would present only a small net increase in bedspaces at the camp.
- 5.14 I consider that the scheme would comply with Local Plan policy ST3 concerning major development.

#### *Spatial strategy*

- 5.15 In the open countryside, spatial strategy policy ST4 stipulates that development would only be permitted where there is an essential need for the development to meet the needs of rural enterprise or land management activities and where the development would be supported by other Local Plan policies. As previously discussed, the development would meet the needs of Otterburn camp which makes a major contribution to the UK's defence capability and is therefore of national importance. Moreover, the principle of overnight accommodation within the training area is long established.
- 5.16 Due to the nature of the proposal, there would be no other suitable location for the development in any Named Settlement in the Local Plan. It is acknowledged that the principle of overnight accommodation at Otterburn camp is long established and there would be no significant change in the number of bedspaces provided. Moreover, the continued use of the camp would ensure that existing employment is maintained.
- 5.17 I am satisfied that there is an essential need for the development in relation to the national defence capability and therefore the development would comply with the requirements of Local Plan policy ST4 concerning an essential need in the open countryside location.

#### Design and amenity

- 5.18 Local Plan policy ST2 requires development to be of a high quality design that makes a positive contribution to the National Park's special qualities. Development should also use sustainable design and construction techniques and should be designed in a way that complements existing built form.

- 5.19 The proposed scheme represents a replacement of the existing blocks. The new blocks would be located on a similar footprint to the existing buildings which would limit potential visual encroachment. The chosen colour used for metal sheeting would appear muted in the wider landscape character. The existing buildings are not prominent from public vantage points and the new locations and orientations of the units would not result in any intrusive visual impact.
- 5.20 The proposed blocks would be rectangular in shape with a mono-pitched roof. Each block would be identical. A small offshoot to the side would incorporate plant to serve each block. Openings would break up the elevations and would provide manual ventilation to the buildings. To the roof slope, solar panels would provide a renewable source of electricity along with an air source heat pump.
- 5.21 Like existing accommodation blocks at the site, the development's design would be led by the camp's functional requirements. Where the development previously housed military personnel in open bunks, the new accommodation would provide separate bedrooms with between four and six bedspaces, washing and toilet facilities, and other relevant utility spaces. The design of the scheme facilitates Net Zero Carbon during the buildings' lifetime due to its fabric first approach and use of renewable energy.



**Figure 4** Example elevations of each block (left) and prototype example

- 5.22 In relation to existing development at the site, the replacement of 10 old blocks with nine new blocks would consolidate the built environment and would allow for greater spacing between buildings. The orientations and scale of buildings would not conflict with the existing character of the development. While the proposed design of the buildings is more modern than the existing buildings, the development would not present an overly conflicting style to other functional buildings found at the camp.
- 5.23 In light of the above, I am satisfied that the scheme would comply with policies ST1 and ST2 concerning quality design.

#### Impact on National Park special qualities

##### *Landscape*

- 5.24 The NPPF supports '*protecting and enhancing valued landscapes*' with paragraph 176 confirming that great weight should be given to conserving the landscape and scenic beauty in National Parks. Local Plan policies reflect this national stance with Policy ST1 (part d) defining sustainable development as development which '*protects or enhances the*



*landscape character of the National Park*'. The landscape Policy DM11 requires the conservation and enhancement of this important landscape but does accept that it needs to be '*responsive to landscape change*'. Development which would adversely affect the quality and character of the landscape will not be permitted.

- 5.25 In relation to the scheme's potential landscape impact, the authority's Landscape and Forestry Officer was consulted on the proposal to which no objection was raised.
- 5.26 The application site is wholly within the secure facility of Otterburn Training Area. As previously identified, there is only a small opportunity for viewing of the proposal from outside the secure area of the training facility. The nearest public receptor site would be over 300 metres from the site and therefore the scheme would not appear prominent. Additionally, the choice of a green coloured finish to the blocks would provide a muted character in the landscape.
- 5.27 In addition, I am satisfied that the proposal is an acceptable design for the proposed function. The prevailing character of the camp is one of functional development to serve operational requirements. The development would not result in unacceptable harm in terms of its design and in relation to existing built development at the wider training site. A soft landscaping scheme would be required by planning condition to ensure that the new development is softened within the sensitive landscape setting.
- 5.28 Moreover, the development would use a Net Zero Carbon and fabric first approach which represents high quality sustainable design. Such design is encouraged in the National Park.
- 5.29 I am satisfied that the development would not harm landscape special quality and a soft landscaping scheme would soften the development in relation to its surroundings.
- 5.30 No trees at the site are covered by a tree preservation order however their positive amenity and biodiversity value is noted. A tree survey has been submitted alongside the application and recommends the removal of trees among other maintenance requirements. I am satisfied that the tree survey, prepared by a competent professional is current and proportionate and its recommendations shall be secured by a relevant planning condition. The Local Plan requires the unavoidable removal of any existing tree to minimise harm and to be met with a net gain in their replacement. As a result, the loss of any tree shall be conditioned to provide at least two replacement trees (native species suitable for the environmental conditions found on site) to ensure mitigation for landscape amenity and biodiversity value through a an appropriately worded soft landscaping condition.
- 5.31 I am satisfied of no harm to landscape special quality and that the loss of trees can be mitigated through an appropriately worded soft landscaping condition. The proposals would comply with the requirements of Local Plan policies DM11 and DM12.

#### *Biodiversity*

- 5.32 The planning application is supported by ecological reports relating to protected species. The reports recommend that a Natural England bat licence should be obtained to mitigate demolition activity on existing bat habitats. The associated three tests have been considered.
- 5.33 When a planning application is likely to have implications for European protected species, explicit consideration must be given to the three tests enshrined in Regulation 53 of the Conservation of Habitats and Species Regulations 2017. The 3 tests are:

- The proposal must be required for imperative reasons of overriding public interest or for public health and safety
- There must be no satisfactory alternative to the proposal
- The proposal will not be detrimental to the maintenance of the favourable conservation status of the species in its natural range.

5.34 The first two tests are planning related and if the proposals are in line with the local plan they are usually seen to be met. The third of these tests is examined in terms of the mitigation proposals submitted by the applicant. The mitigation and compensation listed in the report includes exclusion from roosts prior to the demolition of the buildings, then blocking up roost entrances, 4 bat boxes erected on buildings close to the existing roosts prior to demolition and 4 new roost sites in the new buildings. Lighting will also be designed not to impact on the boxes and new roost sites. Natural England standing advice states that the type and function of replacement roosts should perform the same function as those which they replace. In this instance the provision suggested should be sufficient as common pipistrelle will use boxes and they will be erected before the demolition. The existing roosts contain relatively small number of bats so the number of boxes seems adequate. The site is of moderate importance to bats as there are several roosts of common pipistrelle with a potential small maternity roost. In summary, if all the mitigation given in section E of the report is conditioned and carried out it is likely to be successful and protect the species present. The third test will be met as the proposals are unlikely to detrimentally affect the conservation status of the bat species present on site. A Natural England licence is likely to be granted.

5.35 No objection was raised by the ecologist regarding the proposed licence providing that the requirements of the mitigation suggested in the ecological report are secured by planning conditions.

5.36 Additionally, a construction environment management plan (CEMP) is recommended within the associated riparian survey to ensure that construction pollution would not harm the existing burn. The CEMP would be secured by an appropriate planning condition prior to commencement of development. A soft landscaping plan forms a planning condition to ensure that the development is sensitively softened and to ensure that lost trees are replaced on a two to one basis.

5.37 With the above assessment in mind, I am satisfied that ecology can be mitigated against any potential disturbance as a result of construction in accordance with Local Plan policy DM10.

#### *Cultural heritage*

5.38 While no heritage designations would be affected by the development, the scheme was accompanied by an archaeological report. The report made an assessment of archaeological potential and found that the underlying land has low sensitivity. However a recommendation of the report considers that a programme of building recording could be beneficial prior to the demolition of the upstanding buildings which were erected in the mid-twentieth century and according to the report “appear to be well preserved examples of military accommodation dating from the post-war period.” With this in mind, it seems

relevant to attach an archaeological condition to ensure that the buildings are appropriately recorded.

- 5.39 In light of cultural heritage special quality, I find that the development would be acceptable in relation to Local Plan policies DM14 and DM15 regarding archaeology and designated buildings.

#### *Tranquillity*

- 5.40 Policy DM11 requires development to avoid intrusive urban features and to limit traffic, noise and light emissions. Any new external lighting proposed as part of the development would be required to comply with the authority's guidance ensuring light emission would not harm the enjoyment of the International Dark Sky Park. A condition would be required to ensure suitable external lighting.
- 5.41 The development would not result in unacceptable areas of hardstanding because the proposals would replace existing accommodation blocks. Additionally, any planning permission would be subject to an acceptable soft landscaping proposal to suitably soften the impact of development on sensitive landscape character.
- 5.42 The site is highly secure as a result of its military training capability. Traffic is therefore controlled and would not materially increase because of the proposal. I find that the development's impact on light pollution can be managed by a suitably worded planning condition.
- 5.43 In light of the above assessment, I am satisfied of no undue harm to the National Park's tranquillity special quality in accordance with Local Plan DM11.

#### Highways

- 5.44 On receipt of amended plans concerning car parking and refuse storage NCC, as local highways authority, raised no objection to the proposed scheme subject to the use of appropriately worded planning conditions. These conditions concern car parking areas, electric vehicle charging and a demolition and construction management statement. Waste would be dealt with by existing arrangements and would not present harm to highway safety.
- 5.45 The proposed development takes place at a part of the site which is currently already used for overnight accommodation. The site benefits from existing vehicular parking arrangements which have been assessed by the highways authority as being sufficient. The applicant has also confirmed that due to the remoteness of the site, the majority of military personnel arrive at site using coaches. The development would not result in a noticeable increase in traffic or highways related activity as the development proposes only a net increase of six bedspaces overall. I am satisfied that sufficient parking has been accommodated within the site boundary and that the development would not present any harm to existing highway safety.
- 5.46 NCC Highways requested a condition in relation to electric vehicle charging points. As no new parking is proposed or required as part of this development, I do not find it reasonable to recommend the use this condition. However in the submitted Green Travel Plan, the applicant has stated that electric vehicles will be considered as part of a future travel strategy. Another condition was recommended to implement car parking and its subsequent

retention. However, as no new parking is proposed by the development, I similarly do not find it reasonable to use the suggested condition.

- 5.47 I am satisfied that subject to a relevant highways condition concerning a demolition and construction management statement, the development would accord with the requirements of Local Plan policy DM9.

Flood risk, foul drainage and sustainable drainage

- 5.48 Local Plan policy ST1 requires development to avoid increasing flood risk and ST2 requires development to be located in an area of lowest flood risk. Accordingly, the application is accompanied by a flood risk assessment which confirms that development at the site is located within flood zone 1 (lowest flood risk). It is therefore acknowledged that no sequential test would be necessary. While the lead local flood authority was consulted in relation to this major planning application, no response has been received.
- 5.49 The flood risk assessment highlights that the site is not at risk from surface water flooding. Current surface water drainage arrangements discharge to the Otter Burn without a flow control device. The proposal would implement a surface water flow device to limit discharge into Otter Burn to a Qbar rate of 1.3 litres per second up to the 1 in 100 year plus 40% climate change storm event. Attenuation would be achieved using a soakaway. Accordingly an appropriately worded planning condition would be attached to any permission granted to ensure that the stipulated sustainable drainage scheme is implemented in practice.
- 5.50 The proposal would use existing private foul drainage arrangements at the camp. Details of new connections to the drainage system maintenance have been submitted as part of the planning application. The development is located in an area of lowest flood risk and I am satisfied that the development would not exacerbate existing flood risk. I find that the development would accord with the requirements of policies ST1 and ST2.

Renewable energy

- 5.51 The development is intended to be Net Zero Carbon and aims to achieve an A+ energy performance asset rating, using a fabric first approach. Heating and hot water would be generated via electric air to water heat pumps, while energy and carbon generated by the accommodation would be offset by solar mounted photovoltaic panels.
- 5.52 Policy DM13 concerns renewable energy. Proposals are supported so long as the installation is proportionately designed and would respect National Park landscape character. The overall design of the scheme is acceptable in the existing context and areas for plant have been suitably considered in the final design of the buildings. Additionally, the Net Zero Carbon approach is supported by Local Plan policy, representing a supported practice of sustainable construction.
- 5.53 I am satisfied that the development would accord with the requirements of Local Plan policy DM13 concerning renewable energy.

Contaminated land

- 5.54 Policy ST2 requires development to include suitable remedial measures including timeframes to ensure no unacceptable risk from contaminated or unstable land. Public protection officers at NCC were consulted on the proposed development and raised no

objection to the development subject to the use of relevant conditions concerning contamination.

- 5.55 In accordance with the recommendations of public protection at NCC, I am satisfied that potential contamination can be mitigated by the use of appropriately worded planning conditions concerning land contamination and the potential effects of ground gas. I am satisfied that the development would accord with the requirements of Local Plan policy ST2.

## **6. Conclusion**

- 6.1 The development represents a proportionate replacement of existing overnight accommodation at the camp. The development would contribute towards the continued national significance of the camp as a military training facility of national importance. The development would meet an essential need because it would continue a long established use at the site. The development has an ambition to be Net Zero Carbon which is supported.
- 6.2 I am satisfied that the development would be contained within the existing estate and would not present harm to landscape special quality by its proportionate design. A soft landscaping scheme will be required to enhance the development. The development would result in no harm to biodiversity, cultural heritage or tranquillity special qualities, flood risk, highway safety or contamination subject to the use of relevant planning conditions.

## **7. Recommendation**

- 7.1 I recommend that planning permission is granted subject to the following conditions.

### **Conditions**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

**Reason:** To ensure that the development is commenced within a reasonable period of time from the date of this permission, as required by Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:
  - Application form received 11 July 2022
  - Location Plan drawing number 3489 TBC OT XX DR A 0001 Rev P3 received 11 July 2022
  - Proposed Site Plan drawing number 3489 TBC OT XX DR A 0004 Rev P4 received 11 July 2022
  - Demolition Phasing Plan drawing number 3489 TBC OT XX DR A 0009 Rev P2 received 11 July 2022
  - Fairhurst Combined Flood Risk Assessment and Drainage Strategy received 11 July 2022
  - Guard Archaeology Archaeological Desk-based Assessment Project 6004 received 11 July 2022

- Plan Layout drawing number AMOD20- R10- SS- 00- DR- W- 1001 Rev P5 received 11 July 2022
- Elevations drawing number AMOD20- R10- SS- XX- DR- W- 2001 Rev P5 received 11 July 2022
- 3D Views drawing number AMOD20- R10- SS- XX- DR- W- 9001 Rev P4 received 11 July 2022
- External Lighting drawing number OTTER AMES 00 00 DR E SS7080 6000 S1 P1 received 4 October 2022
- Amber Management and Engineering Services Ltd External Lighting Statement for Planning received 11 July 2022
- Design and Access Statement Ref: 3489-TBC-OT-XX-RP-A-6100 received 11 July 2022
- Bowland Ecology Preliminary Ecological Appraisal received 11 July 2022
- Bowland Ecology Riparian Species Surveys received 26 July 2022
- Bowland Tree Consultancy Ltd Arboricultural Constraints Appraisal received 23 August 2022
- TEC Remediation Strategy and Verification Plan received 24 August 2022
- TEC Desk Study and Ground Investigation Report received 24 August 2022
- TEC Supplementary Geotechnical Assessment received 4 October 2022
- Glamox Luxonic External Lighting Calculations – Rev A received 4 October 2022
- Glamox Luxonic Lighting Layout Isoline Plot Preliminary Rev A dated 22 June 2022 received 4 October 2022
- Landmarc Otterburn Training Camp Green Travel Plan received 4 October 2022
- Email from agent received 4 October 2022 RE: MOD Otterburn planning application
- Parking Areas and Waste Sorting Station drawing dated 02 November 2014 received 13 October 2022
- Landmarc letter Ref: 1241650 RE: 22NP0055 MOD Otterburn Planning Application received 13 October 2022
- Barret Environmental Ltd Bat Survey Report received 18 October 2022

**Reason:** For the avoidance of doubt, to enable the Local Planning Authority to adequately manage the development and to ensure the proposal accords with Northumberland National Park Local Plan policies ST1, ST2, ST3, ST4, DM9, DM10, DM11, DM12, DM13, DM14, DM15 and DM18 and the National Planning Policy Framework (NPPF).

3. The external facing materials and finishes to be used in the construction of the development shall be in accordance with details contained in the application. The development shall not be constructed other than with these approved materials.

**Reason:** To maintain the visual appearance and amenity of the area, and the special qualities of the National Park, in accordance with Northumberland National Park Local Plan policies ST2, DM11 and Chapter 12 of the NPPF.



4. The external lighting approved as part of this permission shall be implemented in accordance with the submitted details. Should any additional or alternative external lighting associated with the development be required, which is not in accordance with the submitted details, details of the proposed external lighting shall be submitted to and agreed in writing by the Local Planning Authority, prior to the fixing of this lighting. 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.

Any approved lighting shall be installed in accordance with the approved details and shall be maintained as such during the operation of the development, unless removed.

**Reason:** In order to ensure that there is no harmful impact upon the tranquility and intrinsically dark character of Northumberland National Park and the Northumberland International Dark Sky Park through excessive light pollution, in accordance with Northumberland National Park Local Plan Policies ST2 and DM11 and paragraph 180 of the NPPF.

5. The renewable energy measures specified in Design and Access Statement Ref: 3489-TBC-OT-XX-RP-A-6100 received 11 July 2022 shall be implemented in full prior to the first use of the development and retained thereafter, for the lifetime of the solar panels and heating pumps, unless otherwise agreed in writing with the Local Planning Authority.

**Reason:** In order to ensure that the development incorporates adequate renewable energy technologies and energy efficiency measures in line with Northumberland National Park Local Plan policies ST1, ST2 and DM13 and Chapter 14 of the NPPF.

6. Prior to the first use of the development hereby permitted, a soft landscaping scheme to include details, including exact locations, species and specifications of all trees, shrubs and other soft landscaping on the site shall be submitted to, and approved in writing by, the Local Planning Authority. Any tree removed by the development shall be replaced by two new trees. The soft landscaping shall be carried out in full accordance with the approved details in the first planting season following the commencement of the development. Any trees, shrubs or plants which die, or are otherwise removed, within a period of five years of the completion of the development shall be replaced in the next planting season with others of a similar size and species, unless the Local Planning Authority gives written consent to any variation.

**Reason:** In the interests of protecting the visual character of the area and the special qualities of the National Park, in accordance with Northumberland National Park Local Plan policies ST2, DM10, DM11 and the NPPF.

7. The development hereby permitted shall not be brought into first use until the sustainable drainage system for surface water drainage has been implemented in accordance with the submitted details as set out in Fairhurst Combined Flood Risk Assessment and Drainage Strategy received 11 July 2022.

**Reason:** To ensure that surface water can be adequately discharged from the site without the development creating a negative impact in terms of localised flooding or pollution and in accordance with Northumberland National Park Local Plan policies ST1, ST2 and the NPPF.

8. The development hereby permitted shall not be brought into use until the approved foul drainage system associated with the development has been implemented in accordance with the submitted details as set out in Fairhurst Combined Flood Risk Assessment and Drainage Strategy received 11 July 2022.

**Reason:** To ensure that adequate measures to deal with foul drainage are in place before the development is brought into use without the development creating a negative impact in terms of amenity or localised pollution, in accordance with Northumberland National Park Local Plan policies ST1, ST2 and the NPPF.

9. Development shall not commence until a Demolition and Construction Method Statement, together with a supporting plan, has been submitted to and approved in writing by the Local Planning Authority. The approved Demolition and Construction Method Statement shall be adhered to throughout the demolition and construction period. The Demolition and Construction Method Statement shall, where applicable, provide for:

- i. details of temporary traffic management measures, temporary access, routes and vehicles;
- ii. vehicle cleaning facilities;
- iii. the parking of vehicles of site operatives and visitors;
- iv. the loading and unloading of plant and materials;
- v. storage of plant and materials used in constructing the development

**Reason:** To prevent nuisance in the interests of residential amenity and highway safety, in accordance with the National Planning Policy Framework and Policy DM9 of the Northumberland National Park Local Plan.

10. Areas for car parking as identified on Parking Areas and Waste Sorting Station drawing dated 02 November 2014 received 13 October 2022 shall be retained in accordance with the approved plan and shall not be used for any purpose other than the parking of vehicles associated with the development.

**Reason:** In the interests of highway safety, in accordance with the National Planning Policy Framework and Policy DM9 of the Northumberland National Park Local Plan.

11. Prior to commencement of the development a Construction Environment Management Plan (CEMP) shall be submitted to the Local Planning Authority for its approval in respect of river protection and the mitigation requirements set out in section 5 of the Bowland Ecology Riparian Species Surveys received 26 July 2022. The development shall then be carried out in full accordance with the approved CEMP.

**Reason:** To ensure the development poses no risk of unacceptable harm to protected species and to ensure the development is in accordance with Northumberland National Park Local Plan policies ST1, ST2 and DM10, Chapter 15 the NPPF and the Conservation of Habitats and Species Regulations (as amended).

12. Prior to the commencement of demolition works, a detailed and accurate specification of measures to support roosting bats and/or breeding house martins within the site shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

**Reason:** In order to provide an adequate level of compensation for the loss of feeding habitats for birds and bats, in line with the recommendations of the submitted ecological survey, to ensure that the biodiversity of the National Park is conserved in accordance with Northumberland National Park Local Plan policies ST1, ST2 and DM10, Chapter 15 the NPPF and the Conservation of Habitats and Species Regulations 2010.

13. The development hereby approved shall be carried out in strict accordance with the working practices and mitigation requirements set out in section E of Barrett Environmental Ltd Bat Survey Report dated October 2022 received 18 October 2022. Particular attention is drawn to the need to undertake the development in accordance with the requirements in respect of:

- Bat mitigation measures including, but not limited to, the grant of a Natural England Bat Mitigation Licence

**Reason:** To ensure the development poses no risk of unacceptable harm to protected species and to ensure the development is in accordance with Northumberland National Park Local Plan policies ST1, ST2 and DM10, Chapter 15 the NPPF and the Conservation of Habitats and Species Regulations (as amended).

14. Prior to the commencement of demolition works a Level 1 Historic Building Survey of the existing buildings to be demolished shall be made and submitted for the approval of the Local Planning Authority.

**Reason:** In order to obtain a historic record of the existing building, in accordance with the requirements of Local Plan policy DM14 and the NPPF.

15. Prior to the development being brought into use the applicant shall submit a verification report to the Local Planning Authority for its written approval. The report shall provide verification that the required works regarding contamination have been carried out in accordance with the approved remediation strategy. Post remediation sampling and monitoring results shall be included in the closure report to demonstrate that the required remediation has been fully met.

Should no contamination be found during development then the applicant shall submit a signed statement indicating this to discharge this condition.

**Reason:** To ensure that risks from land contamination are minimised in accordance with Northumberland National Park Local Plan policy ST2.

16. If during development contamination not previously considered is identified, then an additional written remediation strategy regarding this material (prepared by a competent person) shall be submitted to and approved in writing by the Local Planning Authority. No building shall be brought into use until a remediation strategy has been submitted to and approved in writing by the Local Planning Authority, and measures proposed to deal with the contamination have been carried out. Should no contamination be found during development then the applicant shall submit a signed statement indicating this to discharge this condition.

**Reason:** To ensure that risks from land contamination are minimised in accordance with Northumberland National Park Local Plan policy ST2.

17. No foundation works shall be commenced until a report detailing the proposed protective measures to prevent the ingress of ground gases, including depleted Oxygen (<19%), to the standard required in BS8485:2015+A1:2019 (Code of Practice for the design of protective measures for Methane and Carbon Dioxide ground gases for new buildings), or to a minimum of Characteristic Situation 2 level of protection, has been submitted to and approved in writing by the Local Planning Authority. The report shall specify to the Local Planning Authority's satisfaction how the annulus of service ducts will be sealed to prevent gas ingress into the living space of the dwelling. The report shall contain full details of the validation and verification assessment to be undertaken on the installed ground gas protection, as detailed in CIRIA C735 (*Good practice on the testing and verification of protection systems for buildings against hazardous ground gases*).

**Reason:** In order to prevent any accumulation of ground gas, which may be prejudicial to the health & amenity.

18. No building shall be brought into use or occupied until the applicant has submitted a verification report to the approved methodology in condition 17. The verification report shall be approved in writing by the LPA.

**Reason:** In order to prevent any accumulation of ground gas, which may potentially be prejudicial to the health & amenity of the occupants of the respective properties.

19. Prior to the first use of any overnight accommodation, the applicant shall submit to the Local Planning Authority for approval in writing, a statement with evidence of how the service ducts were sealed.

**Reason:** In order to prevent any accumulation of ground gas, which may potentially be prejudicial to the health & amenity.

### Informative Notes

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1. This planning permission is granted in strict accordance with the approved plans. It should be noted however that:
  - (a) Any variation from the approved plans following commencement of the development, irrespective of the degree of variation, may constitute unauthorised development and may be liable to enforcement action.
  - (b) You, your agent, or any other person responsible for implementing this permission should inform the Local Planning Authority immediately of any proposed variation from the approved plans and ask to be advised as to the best method to resolve the matter. Most proposals for variation to the approved plans will require the submission of a new application.
2. This permission is granted subject to conditions and it is the owner and the person responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond. Some conditions may require work to be carried out, or details to be approved prior to the commencement of the development. Where pre-commencement conditions are not complied with, the whole of the development could be unauthorised, and you may be liable to enforcement action. In some circumstances, the only way to rectify the situation may be through the submission of a new application. If any other type of condition is breached then you may be liable to a breach of condition notice.
3. There is a possibility that bats or their roosts may be found in these buildings. All species of bats and their roost sites are protected under the Habitats Regulations, 2010.
4. Any chemical timber treatments used in the course of these works must be of a type known to be harmless to bats, and access for bats should be maintained to all roof voids that will not form part of the living space of the new dwellings.
5. Your attention is drawn to the need to obtain a Natural England European Protected Species development licence before development can commence. Natural England can be contacted on 0300 060 3900 or [www.naturalengland.org.uk](http://www.naturalengland.org.uk).
6. You should note that a highway condition survey should be carried out before the commencement of demolition and construction vehicle movements from this site. To arrange a survey contact Highway Development Management at [highwaysplanning@northumberland.gov.uk](mailto:highwaysplanning@northumberland.gov.uk).
7. In accordance with the Highways Act 1980 mud, debris or rubbish shall not be deposited on the highway.
8. For the avoidance of doubt this permission does not include the demolition of buildings 114, 116, 149, 144, 143, 154, 155 and 156, which require a separate permission. Please speak with the local planning authority to discuss the relevant steps, including the need for ecological surveys.

**Contact Officer:** For further information contact: William McKane, Planning Officer on 01434 611552 or [William.mckane@nnpa.org.uk](mailto:William.mckane@nnpa.org.uk)