

Highways Development Management
Planning Application Consultation Response

Planning application number: 22NP0055

Description of development: Demolition of existing rundown blocks and construction of 9 single storey accommodation blocks and associated external work

Location: Otterburn MOD Camp, Otterburn, Northumberland, NE19 1NX

Date: 12th September 2022

RECOMMENDATION:

Imposition and implementation of condition (s): Required to ensure acceptability

Planning Documents Reviewed:

Date Published	Description	Reference
11/07/2022	Application Form	N/A
11/07/2022	Design and Access Statement	489-TBC-OT-XX-RP-A-6100
02/08/2022	Demo building sizes 01082022	No reference
11/07/2022	Block plan of the site	0002 P4
11/07/2022	Additional plans	0009 P2
02/08/2022	Demo phasing plan 01082022	0009 P3
11/07/2022	Elevation (Front) – Proposed	AMOD20- R10- SS- XX- DR- W- 2001 P5
11/07/2022	Additional plans	MOD20- R10- SS- XX- DR- W- 9001 P4
11/07/2022	Floor plan	AMOD20- R10- SS- 00- DR- W- 1001 P5
11/07/2022	The location plan	3489 TBC OT XX DR A 0001 P3
02/08/2022	Location Plan 01082022	3489 TBC OT XX DR A 0001 P4

02/08/2022	Proposed site plan 01082022	0002 P5
02/08/2022	Photo Demo phase 1 01082022	No reference
02/08/2022	Photo Demo phase 2 01082022	No reference
02/08/2022	Photo Demo phase 3 01082022	No reference

Assessment of proposal:

- When assessing this application, the Highway Authority checks that the proposal will not result in an adverse impact on the safety of all users of the highway, the highway network or highway assets.
- The information submitted has been checked against the context outlined above, it is considered that this development will not have a severe impact on highway safety, and there are no objections in principle to the proposals.
- The proposal is for the demolition of existing rundown blocks and construction of 9 single storey accommodation blocks and associated external work at the Otterburn MOD Camp.
- It is considered that the proposal is in accordance with the NPPF in highways terms, and the principle of development acceptable.
- There are no recommended amendments to the scheme to set out.
- The imposition of conditions and informatives with regards to the impacts during the demolition and construction phase, parking, EV charging and refuse will address any concerns with the proposed development.

Assessment of Proposal Checklist

- **Sustainability** – N/A in this instance. The development is situated approximately 1km north of the adopted highway.
- **Highway Safety** - The application for the development includes the provision of new accommodation blocks to provide accommodation, ablution and utility services. There is no requirement to increase the number of bedspaces on the site. It is noted that a number of large vehicles will be used during the proposed construction. Therefore, HDM needs to ensure that the access to the highway is protected, and so a Demolition and Construction Method Statement will be conditioned, and a highway condition survey will need to be

carried out with the Area Highways Office to ensure that any damage that might be caused, will be repaired.

- **Parking** – The application form states that the proposed development will not add/remove any parking spaces and the overall bedspaces on completion increases by 6. No parking or details of any EV charging have been shown on the submitted plans and given the overall net additional gross internal floorspace following development is 1587 m2 and in order to ensure compliance with Policy TRA 4 of the Local Plan (2022), conditions are outlined below to secure these details.
- **Highway Works** – As identified above, a highway condition survey will need to be carried out.
- **Highway Land** – It is noted the red-line boundary does not extend to the adopted highway; however, it is considered that given the distance from the adopted highway, all aspects of the development will be located outside of highway land within the applicant's land ownership.
- **Refuse Storage** – No details of refuse servicing arrangements have been provided; therefore, a condition is outlined below to secure these details.

Planning Obligations and Conditions:

Necessary planning obligations and conditions required for planning approval.

S106 Heads of Terms
N/A
S278/S38/S59/S184 Requirements
N/A
Standard Conditions
<p>HWD1 Details of car parking to be submitted</p> <p>The development shall not be brought into use until details of the car parking area have been submitted to and approved in writing by the Local Planning Authority and implemented in accordance with the approved details. Thereafter, the car parking area shall be retained in accordance with the approved details.</p> <p>Reason: In the interests of highway safety, in accordance with the National Planning Policy Framework and Policy TRA4 of the Northumberland Local Plan.</p> <p>HWD18 Details of Electric Vehicle Charging to be submitted</p> <p>Prior to occupation details of Electric Vehicle Charging shall be submitted to and approved in writing by the Local Planning Authority. The approved electric vehicle charging points shall be implemented before the development is occupied. Thereafter, the electric vehicle charging points shall be retained in accordance with</p>

the approved details and shall be kept available for the parking of electric vehicles at all times.

Reason: In the interests of Sustainable Development, in accordance with the National Planning Policy Framework and Policy TRA1 of the Northumberland Local Plan.

HWG3 Refuse – Details of refuse storage facilities and strategy

The development shall not be brought into use until details of refuse storage facilities and a refuse storage strategy for the development have been submitted to and approved in writing by the Local Planning Authority. The details shall include the location and design of the facilities and arrangements for the provision of the bins. The approved refuse storage facilities shall be implemented before the development is brought into use. Thereafter the refuse storage facilities and refuse storage plan shall operate in accordance with approved details.

Reason: To ensure sufficient and suitable facilities are provided for the storage and collection of household waste in accordance with the National Planning Policy Framework and Policies TRA1 and TRA2 of the Northumberland Local Plan.

HWG7 Demolition/ Construction Method Statement

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/ 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 TRA2 of the Northumberland Local Plan.

Informatives

INFO 29 Highway condition survey

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.

INFO33 Reminder to not store building material or equipment on the highway

Building materials or equipment shall not be stored on the highway unless otherwise agreed. You are advised to contact the Streetworks team on 0345 600 6400 for Skips and Containers licences.

INFO 40 Reminder to not deposit mud/ debris/rubbish on the highway

In accordance with the Highways Act 1980 mud, debris or rubbish shall not be deposited on the highway.

Highways Development Management
Planning Application Consultation Response

Planning application number: 22NP0055 Reconsu

Description of development: Demolition of existing rundown blocks and construction of 9 single storey accommodation blocks and associated external works at

Location: Otterburn MOD Camp, Otterburn, Northumberland, NE19 1NX

Date: 7th November 2022

RECOMMENDATION:

Imposition and implementation of condition (s): Required to ensure acceptability.

Further Planning Documents Reviewed:

Date Published	Description	Reference
13 th October 2022	Waste and Parking areas plan	No reference
13 th October 2022	Additional Information Waste and Parking	No reference

Assessment of proposal:

- Following HDM's previous comment on the above application, HDM have been reconsulted, with the applicant providing further details on car parking, refuse storage details etc.
- HDM previously had no objection to the proposal however conditions associated with car parking, electric vehicle charging details, refuse storage details etc were recommended.
- The applicant has submitted a revised plan which shows the parking arrangement for the proposed accommodation, the plan also shows overflow parking area, all of which are considered acceptable.
- The plan also shows waste sorting area together with information on waste collection details, all of which are acceptable.
- Additional photos have been submitted showing buildings to be demolished phase wise, however no details have been submitted giving details of the

details of temporary traffic management measures, temporary access, routes and vehicles, vehicle cleaning facilities, the parking of vehicles of site operatives and visitors, the loading and unloading of plant and materials, storage of plant and materials used in demolishing/constructing the development etc. Therefore, a condition relating to Demolition and Construction Method Statement giving details of the above is still outstanding.

- The additional information submitted states that - *At present there are no EV charging points on the site. This will be looked at as a separate project in the near future.* Therefore, a condition requiring electric vehicle charging facility is still recommended.
- HDM have assessed the revised plans and additional information and following are the revised conditions and informatives recommended for this proposal.

Planning Obligations and Conditions:

Necessary planning obligations and conditions required for planning approval.

S106 Heads of Terms
N/A
S278/S38/S59/S184 Requirements
N/A
Standard Conditions
<p>HWD2 Implementation of car parking area</p> <p>The development shall not be brought into use until the car parking area indicated on the approved plans, has been implemented in accordance with the approved plans]. Thereafter, the car parking area shall be retained in accordance with the approved plans and shall not be used for any purpose other than the parking of vehicles associated with the development.</p> <p>Reason: In the interests of highway safety, in accordance with the National Planning Policy Framework and Policy TRA4 of the Northumberland Local Plan.</p> <p>HWD18 Details of Electric Vehicle Charging to be submitted</p> <p>Prior to occupation details of Electric Vehicle Charging shall be submitted to and approved in writing by the Local Planning Authority. The approved electric vehicle charging points shall be implemented before the development is occupied. Thereafter, the electric vehicle charging points shall be retained in accordance with the approved details and shall be kept available for the parking of electric vehicles at all times.</p>

Reason: In the interests of Sustainable Development, in accordance with the National Planning Policy Framework and Policy TRA1 of the Northumberland Local Plan.

HWG7 Demolition/ Construction Method Statement

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/ 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 TRA2 of the Northumberland Local Plan.

Informatives

INFO 29 Highway condition survey

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.

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INFO 40 Reminder to not deposit mud/ debris/rubbish on the highway

In accordance with the Highways Act 1980 mud, debris or rubbish shall not be deposited on the highway.

Environmental Protection Planning Consultation Response

To: Planningcomments@northumberland.gov.uk
From: Mr Thomas Brown, Environmental Protection Team
Planning Reference: 22NP0055
Subject: Demolition of existing rundown blocks and construction of 9 single storey accommodation blocks and associated external works
Location: Otterburn MOD Camp, Otterburn, Northumberland, NE19 1NX
SRU Reference: SRU159656
Date: 10/10/2022

I refer to your consultation and attachments of 23/08/2022.

Opinion

The Environmental Protection Team have no objection to this application and would recommend the attached conditions are imposed in order to protect public health and prevent loss of amenity.

Commentary

The Environmental Protection (EP) Team have undertaken a technical review of the submitted information and have assessed the environmental impacts which are relevant to the development and would comment as follows:

	Not Applicable	Objection	Conditions Recommended
Contaminated Land	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ground Gas / Radon	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Noise / Vibration	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Odour	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Air Quality / Dust	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Private Water Supplies	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lighting	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Other



1. Contaminated Land

The Desk Study and Ground Investigation Report identifies several areas where soil samples contained contaminants which exceeded the assessment criteria and which will require remedial works.

A cover layer of clean imported soils for areas of soft landscaping is recommended to break the pathway between the contamination and future receptors. These works will require verification and a condition is recommended to ensure this is carried out.

2. Ground Gas

Precautionary ground gas protection measures are recommended due to the presence of a significant quantity of organic rich soils which are thought to be potential of generating harmful ground gases.

The report states that further ground gas monitoring and risk assessment may reduce the requirement for precautionary ground gas protection measures.

The remediation strategy does not include a detailed ground gas protection strategy, which will be required prior to commencement of the development. Conditions are recommended to secure this.

Recommended Conditions

The EP Team recommend the following conditions:

1. Contaminated Land Verification Report

Prior to the development being brought into use or continuing in 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 .

2. Contamination not Previously Discovered - Watching Brief

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 occupied 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].**

* "Competent Person" has the same definition as defined within the National Planning Policy Framework (NPPF) ISBN 978-1-5286-1033-9.

Reason: To ensure that risks from land contamination are minimised.

3. Ground Gas Protection

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.

4. Verification of Ground Gas Protection:

No building shall be brought into use or occupied until the applicant has submitted a verification report to the approved methodology in Condition **3***. The verification report shall be approved in writing by the LPA.

***in this list of conditions**

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

5. Validation and Verification of the Sealing of Service Duct Annulus

Prior to the occupation of any habitable dwelling, 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 of the occupants of the respective properties.

[**NOTE:** All recommended conditions above should be subject to confirmation by Development Services Legal Team, to ensure they are enforceable].

Officer	TBR
EP Checked	N/A

From: [Robert Mayhew](#)
To: [DC Consultation](#)
Cc: [William McKane](#); [Duncan Wise](#)
Subject: RE: Planning Application Consultation 22NP0055 Otterburn MOD Camp, Otterburn, Northumberland, NE19 1NX
Date: 09 September 2022 17:32:24

Application Reference Number : 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

Dear William,

Having looked at the documents provided by the applicant I would like to make the following comments with respect to the possible effects of this proposed development on the landscape character, views, setting, notable trees and Dark Sky Park status of this part of the National Park.

Landscape and Views:- In my view the proposed development is not likely to have a significant effect upon the landscape character or views of this part of the National Park. The nearest publically accessible receptor site in Otterburn Footpath 05 as it passes through Davyshiel through farm approximately 350m. to the north of the development site. This footpath lies within the Otterburn Training Area bye-lawed area and as such is formally closed for approximately 310 days of the year and thus is seldom used by the public. The proposed development sits entirely within the existing accommodation area for the OTA camp and the proposed units will be replacing existing tired run-down accommodation blocks, the lighting to which is currently non Dark Sky Park compliant. I note the inclusion of extensive solar PV arrays on the rooves and given that much of this will be oriented east and west facing, any issues associated with solar glare from these is not likely to be an issue.

The identified colours of the new units as indicated on drawing AMOD20- R10- SS- XX- DR- W- 2001 appear to be fine, i.e. Cladding Moorland Green [RAL 100 60 20](#). Roof: Gooswing Grey [RAL 800 70 05](#) However, you might want to check with the applicant that the RAL colour for Gooswing Grey is actually [080 70 05](#) not the 800 70 05 as indicated on this drawing?. The landscape character and views of this part of the National Park are not likely to change significantly as a result of the proposals but, the loss of existing trees will create a more open feeling to this part of the camp and I would advocate that, in line with the NNPA Local Plan tree policy DM12, a landscaping plan should be provided, indicating the necessary replacement planting that should be set out to help minimise the visual impact of the new accommodation units and provide the wildlife, shade and visual benefits that are currently lacking in this application.

Trees:- I welcome the inclusion of a tree survey report with this application but I could not find a summary identifying the total number of trees to be removed as a result of this application, nor details identifying where replacement trees are to be replanted. I would like to see at least twice as many trees planted than are to be removed and ideally these should be native species known to be suitable to the environmental conditions found on site. With respect to the existing trees found on site, most I would say originate from the development of the former accommodation blocks, circa 1949. Whilst it is unfortunate to lose some of these as a result of the proposed development, they are of mixed condition and health and I do not regard any of them to be

notable from a National Park perspective. Indeed, the ash are showing signs of ash dieback (Chalara) and several of the Rowan are in poor health, again showing signs of stress. In line with NNPA Local Plan tree policy, DM12, and biodiversity net gain principles, I would suggest that, should this application be approved, a condition is placed on the application for the applicant to provide a landscape plan showing the location and extent of new planting. This landscape plan should be approved by the Authority prior to work commencing on the ground.

Dark Sky Park, External lighting:- I welcome the including of the External Lighting Statement and drawing (Otter AMESW 0000DRESS70806000S1P1). The Glamox 034 26w bollard units appear to be in line with NNPA lighting Master Plan guidance and I welcome the proposals to use the 3000k LED bulb version rather than the 4000k version. Items to follow up on this issue relate to the building mounted plant room lighting, paragraph 3, page 2 of the External Lighting report. Reference to "Normal and Emergency" lighting (paragraph 4, page 2 of the External Lighting report and reference to an external lighting lux level plot drawing in paragraph 5, page 2 of the External Lighting report. Details relating to all these items appear to be missing from the information available on the planning portal. Additionally, I appreciate that the photos of the existing units installed at the Nesscliff site are only indicative (Design and Access Statement section 4.3, but clarification on whether the Otterburn Camp accommodation units will have similar external lighting units by the entrance/plant room doors would be appreciated. The measures proposed to address the potential lighting implications of this application are welcomed and good to see, but I suggest that should this application be recommended for approval, then another condition is needed to ensure the external lighting situation is compliant with the NNPA Lighting Master Plan and current Dark Sky Park guidance.

In summary, from a landscape, tree and Dark Sky Park perspective I have no significant objections to this application but would suggest that the matters raised above on lighting and trees/landscape plan need addressing through the use of conditions.

If you have any questions with the points raised above please do not hesitate to get back in touch.

Kind regards

Robert Mayhew
Head of Conservation & Environment
Northumberland National Park Authority

From: DC Consultation <DC.Consultation@nnpa.org.uk>

Sent: 23 August 2022 10:28

To: Robert Mayhew [REDACTED]

Subject: Planning Application Consultation 22NP0055 Otterburn MOD Camp, Otterburn, Northumberland, NE19 1NX

From: [REDACTED]
Cc: [REDACTED] [DC Consultation](#)
Subject: RE: Planning Application Consultation 22NP0055 Otterburn MOD Camp, Otterburn, Northumberland, NE19 1NX
Date: 20 September 2022 12:45:27

Dear Will,

I have read the preliminary ecological appraisal and riparian survey that accompanies this application. The ecological appraisal identifies that two of the buildings (nos 104 & 101) and maybe a tree had potential to be bat roosts. In no 101 some droppings were found so it is technically a confirmed roost. These buildings are identified in the report as needing additional activity surveys in the active period and the applicant may need to obtain a Natural England licence before works to demolish take place. Currently no work should take place on these buildings until the survey has taken place. We are now at the end of the activity period so if they have not done these by now, they will have to be carried out in 2023. If they have and there is a report I would be happy to review it.

Since this is a large application for many buildings and if works to the other buildings need to be progressed, perhaps the potential roost buildings could be taken out of the application and left unchanged until the further details are provided?

I can reply fully to the application if we clarify these points.

Let me know if you wish to discuss further.

Yours sincerely,
Gill Thompson

From: DC Consultation <DC.Consultation@nnpa.org.uk>
Sent: 23 August 2022 10:28
To: Gill Thompson [REDACTED]
Subject: Planning Application Consultation 22NP0055 Otterburn MOD Camp, Otterburn, Northumberland, NE19 1NX

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=22NP0055>

—
DC Consultation
[Development Control Consultation](#)
(x)

DC.Consultation@nnpa.org.uk

From: [Gill Thompson](#)
To: [DC Consultation](#)
Subject: RE: Planning Application Consultation 22NP0055 Otterburn MOD Camp, Otterburn, Northumberland, NE19 1NX
Date: 31 October 2022 16:18:53

Dear Will,

The bat survey showed roosts in four buildings (95, 101, 106 and 108) of common pipistrelle (including potentially a small maternity roost) plus Myotis sp., brown long-eared and noctule bats were also recorded foraging and commuting. The proposed works are to demolish and replace buildings, which will destroy the roosts, therefore a bat licence application is proposed.

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, either in the Committee Report or, in the case of delegated decisions, in the Planning Officer's own notes. It is proposed that the work will be covered under a Natural England Bat Licence. Even though Natural England oversee these licences, as the competent Authority the National Park Authority must evaluate the three tests to determine if such a licence is likely to be suitable before granting planning permission.

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.

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. After looking at the documents provided my advice for this application is as follows:

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, I think that 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. I can't see the new provision in the new buildings on the plans; this should be provided together with a plan of the location of the roost boxes to be erected before demolition described in the report.

The site is of moderate importance to bats as there are several roosts of common

pipistrelle with a potential small maternity roost. In summary however, 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. I therefore have no objections on these grounds.

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.

If all these are conditioned I have no objection to the application.
If you wish to discuss further please get back in touch.

Yours sincerely,
Gill Thompson

From: DC Consultation <DC.Consultation@nnpa.org.uk>

Sent: 18 October 2022 11:33

To: Gill Thompson [REDACTED]

Subject: Planning Application Consultation 22NP0055 Otterburn MOD Camp, Otterburn, Northumberland, NE19 1NX

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=22NP0055>

DC Consultation
[Development Control Consultation](#)
(x)

DC.Consultation@nnpa.org.uk

Gill Thompson (she/her)
[Ecologist](#)



From: [REDACTED]
To: [DC Consultation](#)
Subject: RE: Planning Application Consultation 22NP0055 Otterburn MOD Camp, Otterburn, Northumberland, NE19 1NX
Date: 04 October 2022 16:25:29

Hi,

Having read the 'lighting assessments' for the Glamox lighting-bollards, I am satisfied that they are dark-sky compliant and are appropriate for the Dark Sky Park and I have 'no objection' to their installation.

However, having read the 'design and access' statement, I am concerned that the photographs of the proposed accommodation units (on page 11 and page 12) to be built at Otterburn, show external Wall Pack lights that are not fully-shielded, and therefore, not compliant with the Northumberland International Dark Sky Park's guidelines, nor can I see any written reference to them in the design and access statement, so cannot assess them regarding their lumen output or their colour-temperature. I would be grateful if the developer could confirm one way or the other, whether these wall-pack lights would be installed, and if so, could they be replaced with fully-shielded versions, see examples below:

<https://www.cef.co.uk/catalogue/products/5072213-15w-led-colour-selectable-wallpack-anthracite-grey>

<https://www.cef.co.uk/catalogue/products/5072220-25w-led-colour-selectable-wall-pack-with-photocell-anthracite-grey>

<https://www.cef.co.uk/catalogue/products/5072214-15w-led-colour-selectable-emergency-wallpack-anthracite-grey>

<https://www.cef.co.uk/catalogue/products/5072216-15w-led-colour-selectable-wallpack-with-photocell-anthracite-grey>

<https://www.cef.co.uk/catalogue/products/5072217-25w-led-colour-selectable-wallpack-anthracite-grey>

or

<https://www.directtradesupplies.co.uk/product.php/215208/net-led-western-anguler-bulkhead-anthracite-tri-colour-standard->

<https://www.directtradesupplies.co.uk/product.php/216265/ksr-lighting-vicenza-25w-4000k-led-wall-pack--black->

(preferably choosing the 3000k versions)

Kind Regards

Duncan Wise