

**Additional Information in relation to the discharge condition 3 of
Planning Permission 13NPOO99 for hard and soft landscaping**

Carrow Farm is located on Hadrian's Wall. The application site for the proposed new lodge is immediately to the east of the original farmhouse.

The original farm building is served by a small car parking area, surfaced in Keepersshield whinstone to the west of the farmhouse building. The whinstone is a local material and it is sourced locally from a quarry, Keepersshield, in the Tyne Valley. The existing car parking area is enclosed by a 1.2m high post and rail fence. This fence is stock proof and necessary to prevent stock from getting into the car park and possibly onto the Military Road. The curtilage of the existing farmhouse building is enclosed by a stone wall.

The application site itself includes a number of trees and additional information in relation to the trees is included with the application.

On the whole it is considered that the Hadrian's Wall area is very open in nature with extensive views to the north and south, it includes scattered farm steadings, very little tree planting and is dominated by the ridge that includes Hadrian's Wall itself. Consequently, the aim of the hard and soft landscaping scheme is to ensure that it reflects this 'sparse' character and is minimal in nature.

The existing car parking area, to the west of Carrow Farm, is raised slightly above the level of the adjacent field with small grassed embankments to the west and south. The land to the south and west of this car parking area slopes very gently southwards and westwards away from the car park.

Proposed car park

The proposed car parking area will simply extend the existing car park. It will be at the same level as the existing car park i.e. approximately 49.8m AOD as it is necessary for the proposed car park to be level with the existing for the purposes of highway safety. As the proposed site for the car park is at a lower land level than the existing car park there is a need to build up the land by approximately 250mm to 600mm. This will result in the existing grassed embankments around the existing car park being extended around the proposed car park. This banking will be seeded to grass and be no more prominent or different than the small banking that exists at the moment. It will be surfaced in the same whinstone as the existing car parking area.

Overall, the proposed and existing car park will be seen as a single car park to the west of Carrow Farm. Surfaced in a material, the grey whinstone, that is common in this area of Northumberland.

There is an existing post and rail fence around the car park and this will be extended around the proposed car park and access track. This reason for this choice of fencing is detailed below.

Proposed track

The proposed track that will lead from the south of this car parking area to the north west corner of the Carrow Lodge plot will also be surfaced in the grey coloured hardcore from Keepersfield Quarry.

The Landscaping Plan CF/09/PLP/01 (K) details the location and nature of the proposed track. This shows that the track to the rear of the farmhouse will be constructed in such a manner to 'green up' quickly. It proposes that the track immediately to the south of Carrow Farm would be constructed of 'twin tracks' only with the existing grass remaining in the middle of these tracks. This will ensure that the overall impact of this track is minimised at the outset. The short section coming from the car park itself would be a 'continuous track' that is it would not have grass in the middle of the track. This is because the curving and slightly sloping nature of this section of the track may be more difficult for drivers to negotiate if it constructed in a 'twin track' style.

In addition, amended plan (Drawing No CF/09/PS/99) details cross sections through the car park and track and construction details of the proposed track.

This track, whether it be 'twin track' or 'continuous' would be constructed using a geotextile membrane, a base of 150-225mm clean Type 1 roadstone which would be surfaced in a similar material, but with the addition of 'fines' (much finer material sized down to dust) to ensure a smooth finish to the track.

The section of the track, immediately to the rear of Carrow Farm, will not be maintained, as far as is possible, and this is a deliberate decision. The twin track section of track will already have grass in the middle, minimising its visual impact. However, over time, it is anticipated that soil and seeds will 'bleed' into the edges of both sections of track and in addition mud, soil and seeds will also accumulate within the middle of the continuous track. Hence, over time the edges of the track and the middle of the track will become greened over and potentially its whole length would become little more than two vehicle tyre wide tracks in the landscape.

As the proposed track emerges from the south of the car park it will drop down from a level of 49.8 metres to 49.25 metres and then follow the contours of the land as detailed on the attached plan. It will then continue at a level of approximately 49.2m AOD as it runs to the south of Carrow Farm before dropping into the Lodge site itself. 3 additional cross sections are included (Drawing CF/09/PS/99) to show the level of the land in the area of the car park and access track.

Areas of hard surfacing around the Lodge

In order to create a dropping off area it is proposed that the hard core will extend into the site, as detailed on the proposed landscaping plan. However there will be an area of setts in a dark grey colour immediately to the south of this leading into the front of the property. The attached sheet details the type

of Thomas Armstrong College Setts which it is proposed to use in this instance. This is to ensure that there is a sealed surface leading into the property to prevent any ingress of mud etc into the property itself. It is also necessary to allow for disabled access from this dropping off area into the property.

A short section of pathway to the north of the lodge will be surfaced in the grey whinstone chippings from Keepersfield Quarry. It was originally proposed to lay this pathway with stone flags however further consideration lead to the conclusion that a stone pathway in this location is not considered appropriate. This pathway leads to the staff entrance to the building and it receives no direct sunlight due to this location to the north of the building. It is considered that any stone surfaced pathway will become 'green' and may become slippery when wet. Consequently a grey whinstone chipping pathway was more appropriate in terms of health and safety in this location and is now being proposed in this location.

Finally, Ladycross stone flags will be laid in areas to the south of the property as detailed on the proposed landscaping plan. Samples of this stone have already been delivered to the National Park Office and separate e-mail confirmation has been obtained setting out the provenance of this proposed stone paving. This paving will surface a walkway around the south of the building and provide a hard surfacing for guests to walk around the property and/or use the various external doors to the property.

Means of enclosure

Careful consideration has been given to the means of enclosure, that is the fence, that will surround both the proposed track and existing and proposed car parking area

There is a stone wall that surrounds the plot associated with the proposed lodge and also around the house. A post and rail fence surrounds the existing car parking area. Dry stone walls, post and wire fencing, and post and rail fencing are the predominant boundary features in this area. Any boundary treatment needs to be solid and stock proof. Stock proofing is particularly important as any stock could cause damage to the carpark and track surface, but most importantly get access to the Military Road.

On consideration of the options, the use of a post and rail fence was considered to be the most appropriate boundary enclosure. If such a fence is treated with a dark brown coloured preservative it would be a dark colour and therefore not stand out in the landscape. A dry stone wall was considered, but apart from the expense, it is considered that it will 'overemphasise' the development footprint of Carrow Farm and of Carrow Farm on the south side of the Military Road.