

**PROPOSED TRACK IMPROVEMENTS,
NORTHUMBERLAND NATIONAL PARK
THE LILBURN ESTATES
LANDSCAPE AND VISUAL APPRAISAL
MARCH 2015**

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1.0 INTRODUCTION

- 1.1 Fairhurst have been appointed by The Lilburn Estates to undertake a Landscape and Visual Appraisal (LVA) of the proposed track improvements, north of Cold Law within the Northumberland National Park. This report provides a baseline review of the existing site and discusses potential effects of the development, providing recommendations and conclusions.
- 1.2 The study will consider data collected during the site visit and baseline studies to identify and evaluate key landscape and visual features, key views and principal sensitive receptors. The LVA will then go on to consider the broad potential effects which may arise as a result of any proposed development at the site. This will indicate the likely significance of any potential effects on the most sensitive identified landscape and visual receptors. The report is based on the Soil Reversal Method Statement; Eco North NVC Habitat Survey & Evaluation and Landscape Proposals Plan (for details please refer to the Planning Statement) and site boundary as shown on Drawing 99870/8003: Landscape Context Plan.

Aims and Objectives

- 1.3 The aim of the study is to provide an LVA that broadly assesses the potential effects which may affect the landscape and visual amenity and landscape and visual character of the site as a result of the proposed residential development. The report will be used to inform potential constraints with regard to landscape and visual amenity within the site and its immediate surrounding context, providing a starting point from which to build evidence for highlighting any potential landscape and visual impact issues.
- 1.4 The objective of this study is to assist in avoiding or minimising any potential adverse effects that may occur as a result of the proposed residential development and where appropriate advise on opportunities for environmental mitigation and enhancement.

Landscape and Visual Appraisal Methodology

- 1.5 Information has been gathered through desk study and supported by a site visit carried out in early 2015 in inform the scoping report issued to the Northumberland National Park Authority (NNPA) including a Theoretical Zone of Visual Influence (TZVI) Drawing 99870/ 8002 which illustrated the likely extent of inter-visibility of the temporary effects associated with the construction stage of the development. The TZVI informed the selection of the Key Views which were agreed with NNPA prior to undertaking the additional site visit carried out in April 2015. The site visit has allowed for detailed analysis of the landscape and visual amenity of the site and the immediate surrounding area. Information gathered from the desk study and site visit are shown on the Landscape Context Plan (Drawing 99870/8003) and Key Views A to F (Drawings 99870/8007 – 8012). A Landscape Proposals Plan has also been prepared for the proposed development and this document should be read in conjunction with this drawing (99870 / 8013).
- 1.6 The broad assessment of the likely impact to the landscape and visual amenity was carried out with reference to Guidelines for Landscape and Visual Impact Assessment Third Edition published in 2013 by the Landscape Institute.

- 1.7 The main steps in the review process are:
- Data collection and site visit;
 - Description of existing baseline conditions;
 - Description of landscape visual character and amenity;
 - Identification of key views and visual receptors;
 - Evaluation and broad landscape visual effects; and
 - Recommendations and conclusions.
- 1.8 Data collection was undertaken by desk study, field survey and photographic survey on foot. The aim of the desk study is to identify:
- Relevant Landscape Designations within the National Park;
 - Landscape and visual character of the site and surrounding area (including elements, features and characteristics of the site);
 - Topography;
 - Vegetation of significance;
 - Areas of local value and importance;
 - Land use;
 - Visual amenity value; and
 - Key views and visual receptors.
- 1.9 A broad assessment of the potential landscape and visual effects has been carried out on site. This has been determined by an estimation of the likely change to the landscape character should the track improvement project be implemented and to the visual amenity as perceived from the identified visual receptors. At this stage, an assessment of the likely significance of the effects is based purely on the sensitivity of the receptors and the likely change that they may experience, due to the broad scale of the suggested proposals. The appraisal was carried out by a Chartered Landscape Architect and professional judgement has been used to suggest the likely changes which may arise from the proposed development. This report has been undertaken with consideration of mitigation and recommendations as set out within Section 4.
- 1.10 This report offers a review of the site, its landscape context with particular reference to the National Park and its visual amenity and gives only a broad overview of the predicted likely effects on key receptors and gives suggestions on future recommendations should the proposed development take place.
- 1.11 The descriptions and discussions are supported by Drawings and Key Views (see Drawings sections of this report for detailed information).

2.0 BASELINE DESCRIPTION

National Landscape Character

- 2.1 The site is located within National Landscape Character Area LCA 4: Cheviots (for details please refer to Appendix 2: National Landscape Character Assessment description).
- 2.2 The key characteristics of National Landscape Character Area LCA 4: Cheviots relevant to this study are:
- A smooth, sinuous cluster of rounded hills of volcanic origin forming a wild, open windswept landscape dominated by broad moorland horizons and almost totally devoid of settlement.
 - Extensive rolling plateaux of semi-natural grass moor and heather moorland; rounded hill tops characterised by mixed areas of heathland, blanket bog and extensive white grassland interrupted by distinctive tors.
 - Deep ravines and rocky outcrops with dramatic scree slopes on the northern flanks of the hills supporting rare Arctic–alpine flora; distinctive features of glacial erosion including meltwater channels and ice-gouged hollows.
 - Largely treeless slopes with broadleaved woodland confined to the narrow valleys but with a diminishing number of large conifer plantations on the upper slopes and smaller blocks of conifers planted as shelterbelts and for military training purposes in the south of the NCA.
 - Open moorlands and ‘white lands’ of the upper slopes contrast with greener, more productive pastures and meadows on the lower slopes and in the valleys.
 - Steep-sided valleys with fast-flowing burns radiating from the Cheviots, supporting relict semi-natural broadleaved woodland, gorse scrub, wet flushes and species-rich meadows.
 - Dispersed farmsteads and small hamlets, often incorporating older fortified buildings due to centuries of border conflict, nestle in the sheltered valleys, with larger hamlets in the foothills where the valleys meet the lowlands. Traditional buildings are commonly of sandstone and slate but clay pantile roofs are a distinctive feature of the northern valleys.
 - Extensive tracts of well-preserved, highly visible and buried prehistoric landscapes with hill forts, settlements and prehistoric field systems, and widespread remains from the medieval period.
 - Ancient tracks and drove roads cross the Cheviots, now used by the numerous visitors to the Northumberland National Park.
 - A sense of isolation and wilderness is maintained by the absence of settlements and cross-border roads through the Cheviots, with dark night skies and high levels of tranquillity, despite periodic disturbance associated with military training in the south of the NCA.

- 2.3 The site is surrounded by National Landscape Character Area LCA 3: Cheviot Fringe (for details please refer to Appendix 1: National Landscape Character Assessment description).
- 2.4 The key characteristics of National Landscape Character Area LCA 3: Cheviot Fringe relevant to this study are:
- Agricultural landscape of mixed farmland on good quality loamy soils, combining pasture and meadows for livestock with arable, and interspersed with parklands.
 - Strong rectilinear pattern of small, coniferous woodland blocks and shelterbelts with deciduous woodland more prevalent along watercourses.
 - Many meandering rivers and streams, often flowing between raised terraces and flat, gravel benches, supporting internationally and nationally threatened species such as Atlantic salmon, sea trout, otter, lamprey, water vole and water crowfoot, and providing one of England's most important game fisheries.
 - Farmed environment supporting a nationally important assemblage of farmland birds and providing important roosts and feeding grounds for wintering wildfowl on the coast, with wet woodland and grazing marsh occurring along streams and rivers, and pockets of fens, mires and heath scattered within the landscape.
 - Small, traditional villages strategically sited at river bridging points and on the break of slope of the surrounding uplands and the flatter vale floor, and isolated farm hamlets and farmsteads.
 - Tranquil, rural landscape with small, nucleated villages linked by minor roads; only one major road (A697) links to adjacent NCAs.

Regional and Local Landscape Character

- 2.5 The site falls within Landscape Character Type 'Rounded Hills', present within the 'Cheviots' National Character Area, as outlined within the Northumberland National Park Authority Landscape Character Supplementary Planning Document (2011).
- 2.6 The following Landscape Character Types are also present within 3km of the site:
- 'Upland Burn Valleys' (approximately 1km south of the site), present within the 'Cheviots' National Character Area.
 - 'Foothills and Fringe Valley' (approximately 4 km east of the site), present within the 'Cheviot Fringe' National Character Area.

For full details of these Landscape Character Types please refer to Appendix 4: the Northumberland National Park Authority: Landscape Character Supplementary Planning Document.

- 2.7 In addition, the surroundings of site lie within the Northumberland Landscape Character Assessment (2010). The site lies approximately 4 km east of local Landscape Character Types 14: Ingeous Foothills and 18: Upland Fringe Valley (Appendix 3). For full details of these Landscape Character Types, please refer to Appendix 3.

Existing Landscape and Visual Baseline Description

Site Context

- 2.8 The site is located on the north side of Cold Law, NT96022507 to NT95402404, approximately 5 km southwest of the nearest settlement of Wooler. The site runs 1,335m northwards from the summit of Cold Law. Located on the site is an existing informal track, which is predominantly grass and takes a natural line from the Broadstruther track up a relatively steep slope. For details refer to Drawing No 99870/8003 – Landscape Context Plan.
- 2.9 The site is entirely surrounded by open moorland of Cold Law and surrounding hills of the Cheviots. Directly to the north of the site lies the Public Right of Way to Broadstruther, beyond which lies the River Carey Burn (approximately 1km from the site). To the west of the site lies Steely Crag and the summit of Cold Law is located to the south of the site. A ‘field’ that has been planted with trees in the past partially bounds the site to the east. Further to the east lies Snear Hill and the river Harthope Burn (approximately 1km from the site), within Harthope Valley.
- 2.10 The wider site context is dominated by uncultivated moorland; a variety of high round hills and upland vales and valleys. A limited number of farm buildings are interspersed within the landscape and there are several scattered pockets of woodland and larger areas of woodland, including Back Wood, Coronation Wood and Switcher Wood.

Landscape Policy

- 2.11 Chapter 11: Conserving and Enhancing the Natural Environment of National Planning Policy Framework (NPPF) is considered relevant to this study.
- 2.12 The following Northumberland National Park Authority ‘Core Strategy & Development Policies’ document¹ (Adopted 2009) policies are relevant to this study:
- Policy 1: Delivering Sustainable Development;
 - Policy 3: General Development Principles;
 - Policy 12: Transport and Accessibility;
 - Policy 15: Sustainable Tourism and Recreation;
 - Policy 17: Biodiversity and Geodiversity;
 - Policy 19: Tranquillity; and
 - Policy 20: Landscape Quality and Area.
- 2.13 The following Northumberland National Park Authority LDF Supplementary Planning Documents (SPD) are relevant to this study:
- Design Guide SPD;
 - Landscape SPD; and
 - Biodiversity and Geodiversity SPD.

¹ LDF: Core Strategy & Development Policies (2009) Northumberland National Park Authority

Landscape Designations

- 2.14 The site lies within the landscape designation of the Northumberland National Park. In addition, the following national designations located within 3km of the site are considered relevant to this landscape study:
- River Tweed Special Area of Conservation (SAC);
 - Tweed Catchment Rivers - England: Till Catchment SSSI;
 - Harthope Burn SSSI; and
 - The Cheviot SSSI.

Landform

- 2.15 The topography of the site ascends southwards towards the top of Cold Law: the site initially rises steeply at Steely Crag, reaches a plateau and finally rises gradually to the summit of Cold Law. The site lies between approximately 290m AOD to the north and 452m AOD to the south (see drawing number 99870/8003 – ‘Landscape Context Plan’).
- 2.16 Within the wider study area landform generally falls in a highly undulating nature; the landscape rises and falls between high rounded Cheviot Hills and steep-sided valleys. To the west and east of the site, the land contours the rounded hill of Cold Law. To the south, landform rises to a high point of 452m AOD. To the north, land continually falls to around 190m AOD towards Carey Burn River.

Land Use

- 2.17 The site is currently used for agricultural purposes, forming an existing access track which is predominantly grass. The track is currently used for access for moorland and livestock management/animal husbandry, game keeping, shooting activities and access for the general public. A Public Right of Way running west towards Broadstruther is located on northern boundary of the site. The east, west and south of the site is bound by open moorland mainly used for livestock.
- 2.18 There is no residential development, or other landuse associated with urban environments, within close proximity to the proposed site. Land within the wider context is used predominately for agriculture and forestry, with sparsely scattered farm buildings.

Drainage

- 2.19 The overall topography within the site gradually drops and drains from south to north. The majority of water is likely to feed into Carey Burn River through a number of feeder tributaries, located the north of the site. In addition, due to the localised undulating topography, water from the site will also drain into a number of tributaries to the north, south and west of the site which run into Harthope Burn and Hazelly Burn River.

Vegetation

- 2.20 Vegetation within the site consists primarily of grassland, used as an informal access track, which is in poor condition. The site is surrounded by natural grass and heather moorland, with a mixture of heathland, blanket bog and white grassland. Within the surrounding site context there are a number of scattered pockets of woodland, forming mixed woodland areas in the narrow valleys and mature conifer tree plantations on the upper slopes of the Cheviot Hills.

Access (Non Vehicular / Vehicular)

- 2.21 Vehicular access is present via a track to the northern boundary of the site from Steely Crag, which links to the road located within Harthope Burn Valley (located approximately 1km to the east of the site). This road continues running eastwards, linking the site to the village of Haugh Head. Vehicular access to the town of Wooler is via the A697 northwards from Haugh Head. Pedestrian access is gained via these same routes and an additional pedestrian access is gained via the Public Right of Way which runs east to west through the middle of the site, above Steely Crag. For details refer to Drawing 99870/8003: Landscape Context Plan.

Elements / Characteristics

Elements

- 2.22 Key elements of the site and surrounding study area relevant to this review are illustrated within Key Views A - F (Drawings 99870 / 8007 – 8012). Key View Locations are illustrated within the Landscape Context Plan (Drawing 99870 / 8003).
- 2.23 Key elements within the site include the following:
- Undulating topography within the site dropping steadily northwards;
 - Grass track in poor condition; and
 - An area of relatively wet ground with soft rush *Juncus Effesus*, suggesting a possible spring line.
- 2.24 Key elements within the study area relevant to this review include the following:
- Summit of Cold Law to the immediate north of the site (AOD 452m);
 - Public Right of Way immediately adjacent to the northern boundary of the site;
 - Public Right of Way running through the site east to west from Broadstruther;
 - Road running alongside Harthope Burn River, located to the south east of the site;
 - Rounded form of the Cheviot hills;
 - Pockets of woodland located throughout the landscape, including a small cluster of coniferous trees on the eastern boundary of the site;
 - Built form associated with farmsteads located sporadically throughout the wider landscape; and
 - Northumberland National Park.

Characteristics

- 2.25 The site is an informal grass track/footpath which is in poor condition. The location of the site is of an exposed nature, due to the steep rounded landform of the site which largely lacks any mature vegetation to provide screening.
- 2.26 Landscape features surrounding the site are generally linear in nature. Wire boundary fencing of good condition bounds the site to the east in the southern parcel of the site. There are two footpaths within the immediate surrounding, which contours Cold Law and provides a Public Right of Way.
- 2.27 Views into the site are contained to a local radius due to intervening topography. Views are restricted to immediate site boundaries to the south, as distant key views from the south are predominantly curtailed by strong topography.
- 2.28 Views from agricultural moorland to the north, east and west of the site are outlined within Key View D, E and F (Drawings 99870/8010/8011 & 8012).

Visual Amenity

- 2.29 Existing representative key views towards the site within the study area are illustrated within Key Views A - F (Drawings 99870/8007 – 8012). A description of each Key View is also provided below.

Key View A

- 2.30 View North East from Cold Law Summit, to the south of the site. The following features were highlighted within this view:
- Declining topography within the site northwards;
 - Grass track/footpath within the site;
 - Numerous informal tracks running across Cheviot Hills;
 - Open moorland of extensive white grassland and heathland;
 - Post and wire fencing field boundaries;
 - Mid range views of mature coniferous woodland;
 - Long ranging views of rounded Cheviot Hills; and
 - Low lying topography in the distance.

Key View B

- 2.31 View South West from PROW Number 8 along proposed track alignment. The following features are highlighted within this view:
- Rising topography within the site southwards;
 - Grass track/footpath within the site in poor condition;
 - Open moorland; patches of extensive white grassland and heathland;
 - Post and wire fencing field boundaries; and
 - Long ranging views of rounded Cheviot Hills.

Key View C

2.32 View South West from PROW/track along proposed track alignment, to the north of the site. The following features are highlighted within this view:

- Rising topography within the site southwards;
- Grass track/footpath within the site in poor condition;
- Open moorland: patches of white and green grassland and heathland;
- Post and wire fencing field boundaries
- Small cluster of mature coniferous trees; and
- Mid range view of the summit of Cold Law.

Key View D

2.33 View South West from PROW Number 7 (Bridleway)/ track from Wooler Common. The following features are highlighted within this view:

- Informal tracks running across Cheviot Hills, including an indication of the grass track/footpath within the site;
- Open moorland of extensive white grassland and heathland;
- Post and wire fencing field boundaries;
- Mid range views of clusters of mature coniferous woodland;
- Long ranging views of rounded Cheviot Hills; and
- Increasing topography of Cheviot Hills in the distance.

Key View E

2.34 View South East from access land/ track from the edge of Great Moor. The following features are highlighted within this view:

- Open moorland of extensive white/green grassland and heathland;
- Mid range views of valleys which lie the river Hazelly Burn and Carey Burn;
- Indications of numerous informal tracks running across Cheviot Hills in the distance;
- Mid range views of clusters of mature coniferous woodland; and
- Long ranging views of rounded hill tops of the Cheviots.

Key View F

2.35 View South East from main access to Commonburn Farm, near Fredden Hill. The following features are highlighted within this view:

- Open moorland of extensive white/green grassland and heathland;
- Broadleaved trees;
- Clusters of shrubs;
- Indications of numerous informal tracks running across Cheviot Hills in the distance;
- Mid range views of clusters of mature coniferous woodland; and
- Long ranging views of rounded hills tops of the Cheviots, including the summit of Cold Law on the skyline.

Visual Receptors

2.36 The context of the site including visual receptors is shown on Drawing 99870 / 8003: Landscape Context Plan. Key visual receptors as determined by the site visit within the immediate surrounding area, which are located within the 5km Theoretical Zone of Visual Influence (Temporary), as shown on Drawing 99870/8002, are as follows:

- Road corridor and car park of Harthope Burn Valley, 1km to the south;
- Various Public Rights of Way up to 1.5km north of the site between Wooler Common, Broadstruther, Great Moor, Commonburn House and Broadhope Hill; and
- Open Access Land on and in close proximity to the site.

Opportunities and Constraints

2.37 The following opportunities are outlined in response to this landscape and visual appraisal:

- Conservation and enhancement of existing landscape features along site boundaries where possible within proposals;
- Sensitive development layout responding to sensitive setting, topography and land form to minimise adverse visual effects;
- Strengthening existing landscape character through appropriate informal track enhancement treatment;
- Protecting and enhancing heathland habitat maximizing habitat creation, amenity and recreation; and
- Developing a stronger access/ land management framework to integrate the site with the surrounding landscape and assist with mitigating for potential distant views from the agricultural landscape to the northeast and northwest of the site;

2.38 The following constraints are outlined in response to this landscape and visual appraisal:

- Existing landform/ heathland/ drainage within the immediate site context;
- Existing close range sensitive receptors (residential/ recreation/ heritage);
- Distant views towards the site from the east and west within and towards the AONB; and
- Existing road, informal track network and PROW within the site context.

3.0 BROAD IMPACT SUMMARY

- 3.1 The proposed development is likely to result in very minor landscape effects on the surrounding area due to the temporary nature of the associated land cover changes. The proposed 3m wide track which is to undergo the soil reversal method of construction to improve the agricultural and recreational access will have minimal direct and or indirect effects upon the landscape resource including visual amenity and consequently will not have any significant effects on any designated sites within the study area as outlined within the Ecological Report.
- 3.2 There is likely to be a minor beneficial effect on vegetation as a result of the proposed development. The improvement to the informal track will mitigate for the present widening of the access track due to poor drainage and rutting (See Photograph 1, 2 and 3). In the long term the improvement to the track will help to safeguard the surround heathland habitat/ agricultural landscape by minimising the environmental footprint. The retention of existing heathland/ grassland turves drainage pattern along track boundaries will help to reinforce the strong landscape pattern within the existing upland landscape. This will minimise any potential adverse short term effects upon views towards the site from immediate sensitive receptors See Key Views A, B & C. The proposed mitigation strategy as illustrated within the Landscape Proposals Plan Drg. No99870/8013 would also be well maintained and managed in keeping with the existing regenerating heathland within the site.



Photograph 1: Existing Track



Photograph 2: Existing Track (widening)



Photograph 3: Existing Track (deterioration)

- 3.3 There will not to be a significant effect on surrounding land uses as the site will remain in agricultural use after the development. The proposed development is likely to result in a significant improvement in access. The proposed track improvements will result in pedestrian and vehicular access routes that will be sensitively integrated with the site context. The track improvements will provide further links to the Open Access Land within the National Park and the inter-connecting Public Rights of Way will also be retained as part of the proposals.



Photograph 4: Existing PROW Network

- 3.4 There will not be a significant effect on landform as a result of the proposed development. Proposed landform will respond to existing topography within the surrounding site context.
- 3.5 There will not be any effect on national landscape character as a result of the proposed development. There will not be any effect on regional landscape character. There is not be any residual effect on local landscape character, as it is considered that the proposed development would be in-keeping with recognised features within the local landscape character area. Recognised existing landscape features and habitat will be strengthened and enhanced through the development of the track improvements.



Photograph 5: Example Access Track and PROW

- 3.6 The proposed development is likely to result in very few visual effects within the study area. Any significant views from sensitive receptors are likely to be limited to immediate recreational receptors along routes or Open Access Land located within the immediate context of the site. As Illustrated within Key View D. From these locations any views looking in a northern or southerly orientation along the proposed track alignment will be most affected. This is likely to be mitigated through sensitive development in line with the recommendations as set out within Section 4.
- 3.7 More distant views from the west and north within more elevated land are unlikely to be affected due to the distance from the site and the temporary nature of the associated visual effects due to the construction of the tracks over a phased 8 week period. Key Views D, E & F.

4.0 RECOMMENDATIONS

- 4.1 The proposed development is located in the upland foothills near the Cheviots within the Northumberland National Park. The track enhancement should consider the retention and enhancement of existing habitats and landscape features where possible to assist in making the environmental fit respond to the sensitivity of the National Park natural resources.
- 4.2 There is an opportunity to utilise existing vegetation, soils and drainage features to create improved routes for recreational and land management to help safeguard the unique sense of place in-keeping with local landscape character of the National Park. Proposed drainage, track materials and seeding proposals will also minimise any adverse short term visual effects from close range recreational receptors.
- 4.3 Proposed sensitive siting of construction plant and materials will reduce any potential adverse landscape and visual effects, particularly when viewed from higher land within the Open Access Land or interlinking PROW. The phased programme working north to south will also assist in limiting the short term effects.
- 4.4 Materials used for the track construction will be carefully selected to reflect the existing character of the upland landscape to integrate the track within existing landscape features. The form and arrangement of the proposed track improvements will be carefully designed to reflect the existing landscape context, with a mixture of formal and informal routes incorporated within the diverse mosaic of heath and grassland. Strengthening and enhancing the existing track which links to various PROW adjacent to the site as part of the proposals will improve this access route, retaining the recreational link between Cold Law and the wider agricultural landscape around the Cheviots.



Photograph 6: Example Agricultural Track within NNPA

- 4.5 Through the delivery of the Landscape Proposals Plan, the proposed enhancement will be viewed as an extension to existing recreational/ agricultural access within the National Park. The site will be integrated into the existing landscape character of the surrounding area through a sensitive approach using a soil reversal method of construction looking to safeguard the surrounding habitat and landscape within the site. Factors to considered within the suggested design approach include ; siltation and run-off especially from finer materials; re-use of materials on site where appropriate; engineering requirements for track use; suitability of local material; balance of cut and fill along the length of the track (For details please refer to Landscape Proposals Plan Drawing 98870/8013).

5.0 SUMMARY

- 5.1 As confirmed within this LVA, there will be few significant effects limited to the receptors within the immediate locality of the proposed track improvements. The inter-visibility due to the open nature of the site has been considered and the TZVI Drg No 99870/8002 illustrates the 'worse case' scenario based upon the 8 week construction phase where construction activities could be visible. The undulating topography along the route of the track improvements and the phased nature of the works moving south to north results in a more limited visual envelop within the immediate context of the development, as illustrated within Key Views A, B & C. The proposed track improvement (construction stage) is likely to be seen as part of recognised programme of track/ road maintenance which is a common activity of the agricultural landscape within the National Park. See Photograph 7 below showing a JCB digger undertaking track maintenance works.



Photograph 7: Example Agricultural Track maintenance within NNPA

- 5.2 Any associated effects the proposal may have upon immediate close range receptors can be suitably mitigated through the inclusion of a robust landscape mitigation strategy and careful design and layout of the development. Any significant views to the development are restricted to a small number of recreational receptors immediately adjacent to the track. There will not be a significant effect on views from the wider landscape within the National Park. Due to limited and temporary nature of the land cover, landform, drainage and vegetation, there will also not be any residual effect on the character of the local landscape within the National Park.

- 5.3 The site provides the opportunity to sensitively integrate the proposed track improvements and provide an appropriate route for agricultural and recreational access that will help safeguard land management, biodiversity and amenity value. The scheme looks to off-set any adverse landscape and visual effects which have resulted from the existing poor condition of the track and subsequent historic disturbance. The proposed track improvement would reinforce existing land uses within the area, and provide the opportunity to create a safer, more appropriate route utilising existing materials and proven construction techniques that look to enhance existing landscape features to safeguard the long term land management of this high quality landscape. The retention and enhancement of the existing landscape features and inclusion of the recommendations as set out within Section 4 will allow for local recognised landscape character features to be reinforced as part of the development. The scheme is therefore regarded as complying with the relevant Planning Policies, NNPA SPD's and The Heather Moorland Action Plan.

APPENDIX 1

**Natural England (National Character Assessment): NCA Profile: 03 Cheviot Fringe
(NE438):**

<http://publications.naturalengland.org.uk/publication/8760678?category=587130>

APPENDIX 2

Natural England (National Character Assessment): NCA Profile: 04 Cheviots (NE457):
<http://publications.naturalengland.org.uk/publication/4820746454958080?category=587130>

APPENDIX 3

Northumberland Landscape Character Assessment (2010):

<http://www.northumberland.gov.uk/default.aspx?page=11872#PartALandscapeClassification>

APPENDIX 4

Northumberland National Park Authority: Local Development Framework - Landscape Character Supplementary Planning Document (2011)

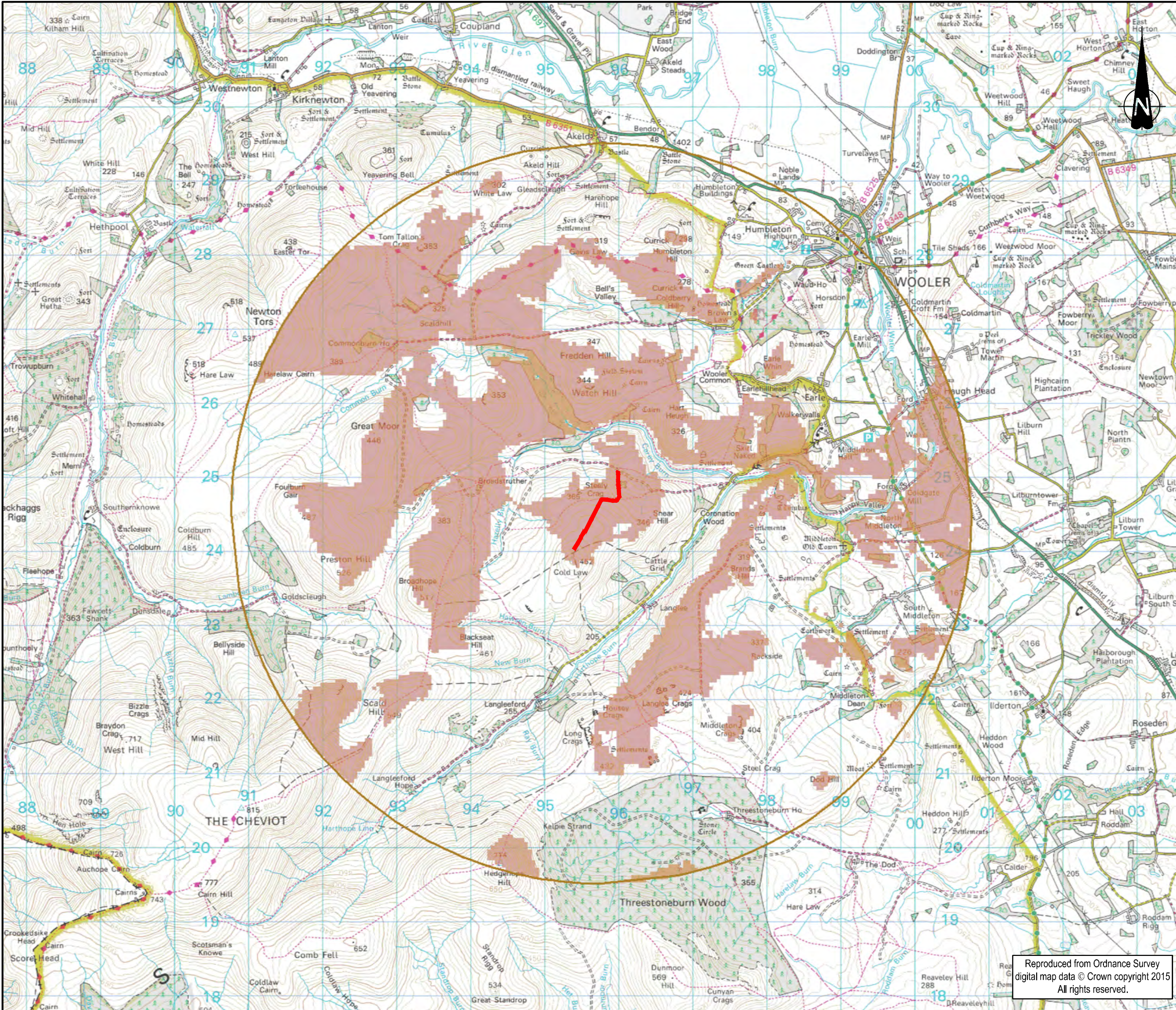
DRAWINGS

99870/ 8002 - TZVI – (Temporary)
99870/ 8003 – Landscape Context Plan

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99870 / 8013 – Landscape Proposals Plan

Do not scale from this drawing.



Key

- Cold Law Track
- 5km Theoretical Zone of Visual Influence (based on bare ground) and 4.0m high vehicle



Rev.	Date	Description	Drwn.	Chkd.	Appd.

FAIRHURST

LILBURN ESTATES

1 Angrove Court
Barrack Road,
Newcastle-upon-Tyne
NE4 6DB
Tel: 0191 221 0505
Fax: 0844 381 4412

Project Title:
**PROPOSED TRACK IMPROVEMENTS
NORTHUMBERLAND NATIONAL PARK**

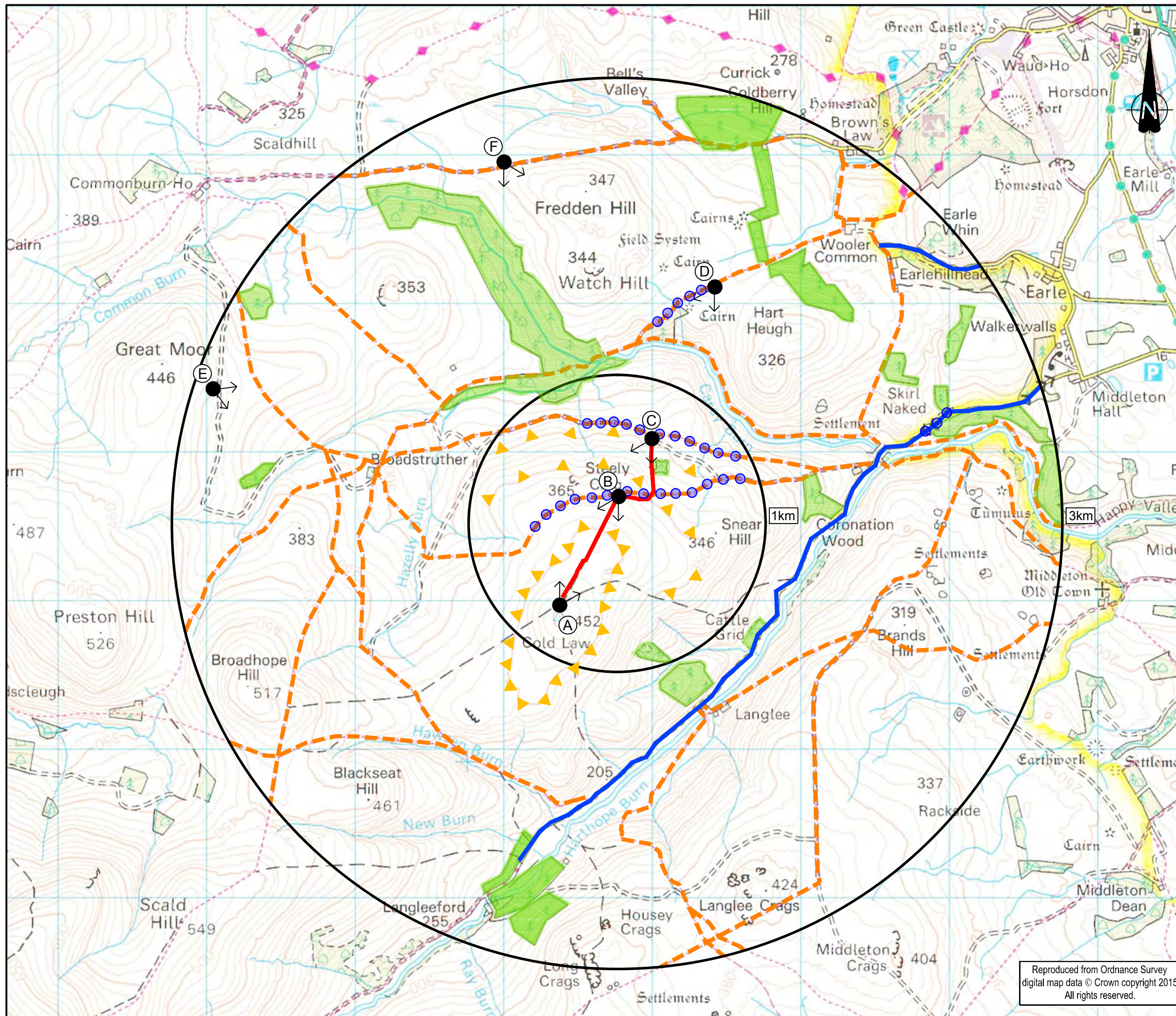
Drawing Title:
**THEORETICAL ZONE OF
VISUAL INFLUENCE – (TEMPORARY)**

Scale at A3: 1:50000	Status: Preliminary
Drawn: ST	Checked: SWG
Date: 15/01/15	Approved: SWG
Drawing No.:	Date: 15/01/15
	Date: 15/01/15

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99870/8002 –

Do not scale from this drawing.



- Key**
- Cold Law Track (Proposed)
 - - - Public Right of Way / Bridleway
 - Track
 - Road
 - Significant Vegetation
 - Distance from centre of site (km)
 - Key Views
 - ▲ Landform
 - Partial Views

Note:
To be read in conjunction with drawing no 99870/8002 - Theoretical Zone of Visual Influence - (Temporary).

Rev.	Date	Description	SDR	SWG	SWG
A	14/01/15	MINOR AMENDMENTS.			

Client:	LILBURN ESTATES
---------	-----------------

FAIRHURST

1 Arngrove Court
Barrack Road,
Newcastle-upon-Tyne
NE4 6DB
Tel: 0191 221 0505
Fax: 0844 381 4412

Project Title:
**PROPOSED TRACK IMPROVEMENTS
NORTHUMBERLAND NATIONAL PARK**

Drawing Title:
LANDSCAPE CONTEXT PLAN

Scale at A3: 1:25000	Status: Preliminary	Approved: SWG
Drawn: AW	Checked: SWG	Date: 16/01/15
Date: 16/01/15	Date: 16/01/15	Date: 16/01/15

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Drawing No.: **99870/8003** A

Do not scale from this drawing.

KEY VIEW A



View NE from Cold Law Summit.


					Notes:	Client: LILBURN ESTATES	Project Title: PROPOSED TRACK IMPROVEMENTS NORTHUMBERLAND NATIONAL PARK	FAIRHURST <small>1 Arngrove Court, Barrack Road, Newcastle-upon-Tyne, NE4 6DB Tel: 0191 221 0505 Fax: 0844 381 4412</small>			
							Drawing Title: KEY VIEW A		Scale at A3: NTS	Status: Preliminary	
									Drawn: SDR	Checked: SWG	Approved: SWG
									Date: 13/04/15	Date: 14/04/15	Date: 14/04/15
Rev.	Date	Description	Drawn	Checked	Approved			Drawing No.:	99870/8007	Revision:	—

Do not scale from this drawing.

KEY VIEW B



View SW from PROW No8 along proposed track alignment.

Rev.	Date	Description	Drawn	Checked	Approved	Notes:	Client: LILBURN ESTATES	Project Title: PROPOSED TRACK IMPROVEMENTS NORTHUMBERLAND NATIONAL PARK			
									<small>1 Arngrove Court, Barrack Road, Newcastle-upon-Tyne, NE4 6DB Tel: 0191 221 0505 Fax: 0844 381 4412</small>		
								Scale at A3: NTS	Status: Preliminary		
								Drawing Title: KEY VIEW B	Drawn: SDR	Checked: SWG	Approved: SWG
								Date: 13/04/15	Date: 14/04/15	Date: 14/04/15	
								Drawing No.: 99870/8008	Revision: -		

Do not scale from this drawing.

KEY VIEW C



View SW from PROW / track along proposed track alignment.


		Notes:			Client: LILBURN ESTATES		Project Title: PROPOSED TRACK IMPROVEMENTS NORTHUMBERLAND NATIONAL PARK		FAIRHURST <small>1 Arngrove Court, Barrack Road, Newcastle-upon-Tyne, NE4 6DB Tel: 0191 221 0505 Fax: 0844 381 4412</small>	
							Drawing Title: KEY VIEW C			
Rev.	Date	Description	Drawn	Checked	Approved			Drawn: SDR	Checked: SWG	Approved: SWG
								Date: 13/04/15	Date: 14/04/15	Date: 14/04/15
								Drawing No.: 99870/8009		Revision: -

Do not scale from this drawing.

KEY VIEW D



View SW from PROW No7 (Bridleway) / track from Wooler Common.


Rev.	Date	Description	Drawn	Checked	Approved	Notes:	Client: LILBURN ESTATES	Project Title: PROPOSED TRACK IMPROVEMENTS NORTHUMBERLAND NATIONAL PARK		
									<small>1 Arngrove Court, Barrack Road, Newcastle-upon-Tyne, NE4 6DB Tel: 0191 221 0505 Fax: 0844 381 4412</small>	
Scale at A3: NTS Status: Preliminary										
Drawing Title: KEY VIEW D										
Drawn: SDR Checked: SWG Approved: SWG										
Date: 13/04/15 Date: 14/04/15 Date: 14/04/15										
Drawing No.: 99870/8010 Revision: -										

Do not scale from this drawing.

KEY VIEW E



View SE from access land / track from the edge of Great Moor.


Rev.	Date	Description	Drawn	Checked	Approved	Notes:	Client: LILBURN ESTATES	Project Title: PROPOSED TRACK IMPROVEMENTS NORTHUMBERLAND NATIONAL PARK		
									<small>1 Arngrove Court, Barrack Road, Newcastle-upon-Tyne, NE4 6DB Tel: 0191 221 0505 Fax: 0844 381 4412</small>	
Scale at A3: NTS Status: Preliminary										
Drawing Title: KEY VIEW E										
Drawn: SDR Checked: SWG Approved: SWG										
Date: 13/04/15 Date: 14/04/15 Date: 14/04/15										
Drawing No.: 99870/8011 Revision: -										

Do not scale from this drawing.

KEY VIEW F



View SE from main access to Commonburn Farm, near Fredden Hill.

Rev.	Date	Description	Drawn	Checked	Approved	Notes:	Client: LILBURN ESTATES	Project Title: PROPOSED TRACK IMPROVEMENTS NORTHUMBERLAND NATIONAL PARK		
									<small>1 Arngrove Court, Barrack Road, Newcastle-upon-Tyne, NE4 6DB Tel: 0191 221 0505 Fax: 0844 381 4412</small>	
Scale at A3: NTS Status: Preliminary										
Drawing Title: KEY VIEW F										
Date: 13/04/15 Checked: SWG Approved: SWG Date: 14/04/15 Date: 14/04/15										
Drawing No.: 99870/8012 Revision: -										

Do not scale from this drawing.

SAFETY HEALTH AND ENVIRONMENTAL INFORMATION

IN ADDITION TO THE HAZARD/RISKS NORMALLY ASSOCIATED WITH THE TYPES OF WORK DETAILED ON THIS DRAWING, NOTE THE FOLLOWING RISKS AND INFORMATION.

RISKS LISTED HERE ARE NOT EXHAUSTIVE. REFER TO DESIGN ASSESSMENT FORM NO.

CONSTRUCTION

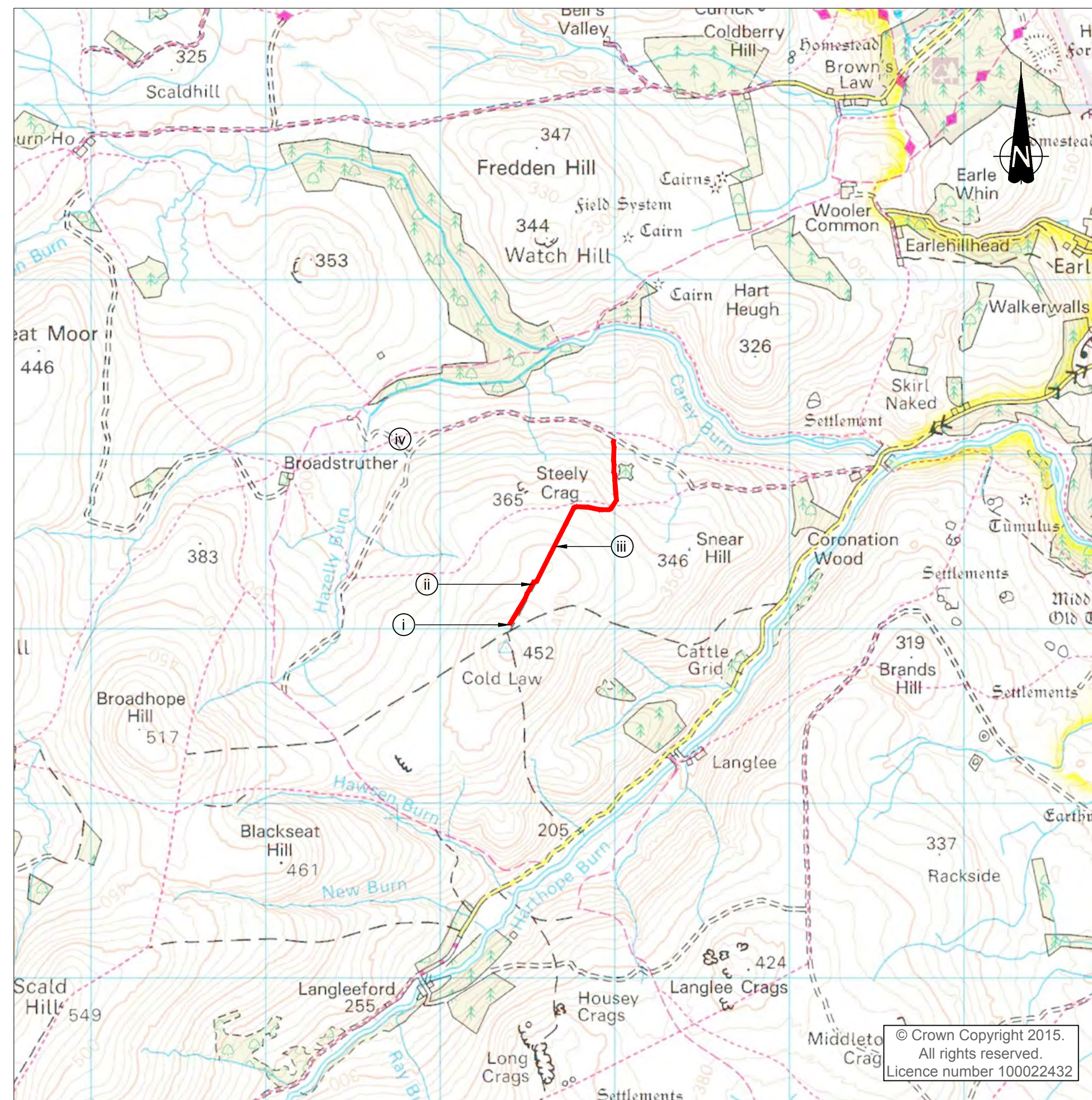
DEMOLITION

FOR INFORMATION RELATING TO USE, CLEANING AND MAINTENANCE SEE THE HEALTH AND SAFETY FILE

IT IS ASSUMED THAT ALL WORKS WILL BE CARRIED OUT BY A COMPETENT CONTRACTOR WORKING, WHERE APPROPRIATE, TO AN APPROVED METHOD STATEMENT.

Key

-  Profile (Existing)
-  Profile (Proposed)



Site Location
Scale 1:25000



Existing site and proposed track route
Photograph (i)



Existing track and wider environmental footprint
Photograph (ii)



Track Deterioration
Photograph (iii)

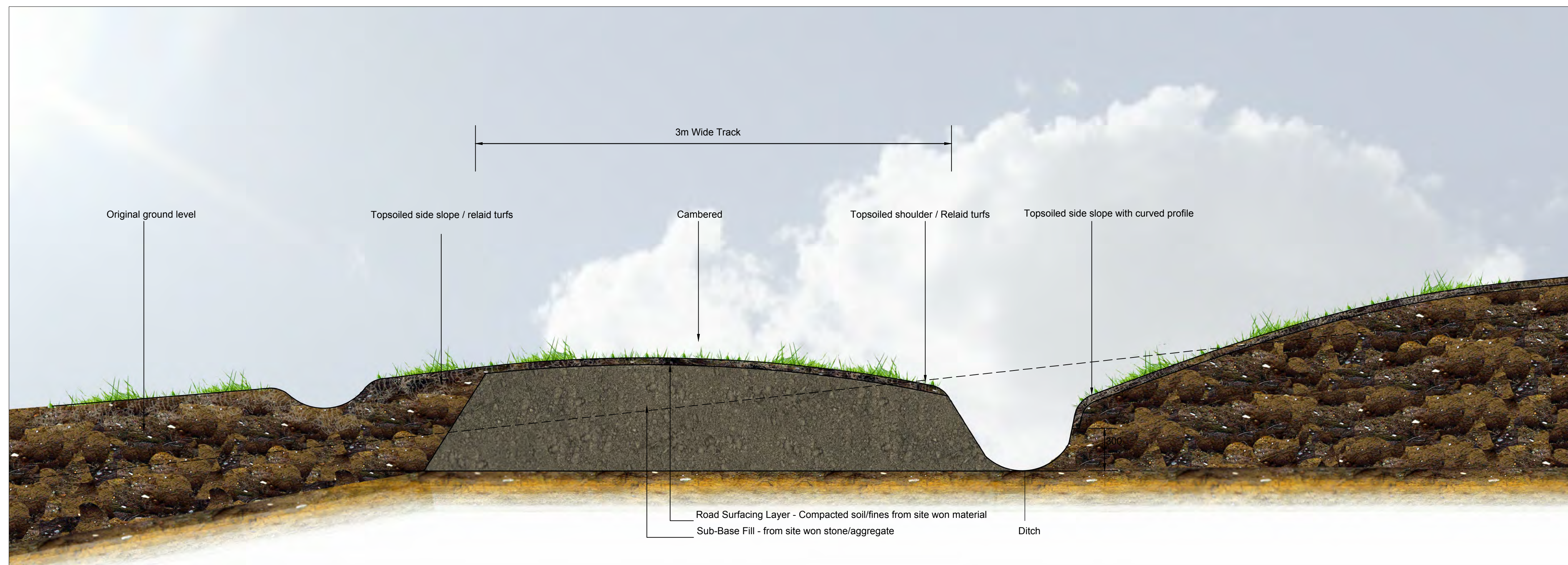


Example agricultural access track within NNPA
(Photograph iv)

Outline Specification

The margins of the track works will be left to re-vegetate naturally given that the soil profile is likely to contain heather seeds and plant material such as cotton-grass shoots and roots. Following completion of the works it may be required in certain areas to aid more establishment that a seed mix containing a nurse crop of fine grasses and heather seed is sown immediately after works to help bind the soil material and prevent any erosion (wind/water) that might occur in the early stages of growth. This work will be monitored by the client following advice from the Project Ecologist / Landscape Architect. Heather seed used should be from local sources, ideally from within the Liburn Estate. Additionally allowing natural regeneration of vegetation should be used in the first instance however this should be monitored and remedial works put in place if vegetation fails to establish or if undesirable vegetation dominates on reinstated works areas. Where practicable remove and temporarily store turfs which could then be re-laid on cleared areas. Any cleared turfs would contain the majority of the existing seed bed therefore helping to speed up vegetation re-establishment. The long term objectives for the scheme is to support the priority habitat as identified within 'The Heather Moorland Action Plan'.

DRAFT



Typical Cross Section - on slope sections
Scale 1:20

Rev.	Date	Description	Drawn	Chkd	Appd																		
<table border="1"> <tr> <td colspan="2">FAIRHURST</td> <td colspan="4">Client: LILBURN ESTATES</td> </tr> <tr> <td colspan="6">1 Angrove Court Borrock Road, Newcastle-upon-Tyne NE4 6BB</td> </tr> <tr> <td colspan="6">Tel: 0191 221 0505 Fax: 0844 381 4412</td> </tr> </table>						FAIRHURST		Client: LILBURN ESTATES				1 Angrove Court Borrock Road, Newcastle-upon-Tyne NE4 6BB						Tel: 0191 221 0505 Fax: 0844 381 4412					
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Tel: 0191 221 0505 Fax: 0844 381 4412																							
Project Title: PROPOSED TRACK IMPROVEMENTS NORTHUMBERLAND NATIONAL PARK																							
Drawing Title: LANDSCAPE PROPOSALS PLAN																							
Scale at A1: AS SHOWN		Status: Preliminary																					
Drawn: ST		Checked:		Approved:																			
Date: 17/04/15		Date:		Date:																			
Drawing No.: 99870/8013		Revision:		-																			

