

From: [Colin Godfrey](#)
To: [Margaret Telfer](#)
Subject: FW: Decision Notice clearing of conditions
Date: 16 June 2020 09:36:40
Attachments: [image002.png](#)

Hi Margaret –

This is additional info for the Invalid DOC at Skirl Naked – I think we probably need to make it valid now and consult Rob and Gill.

Thanks,

Colin

From: Tom Gallivan [REDACTED]
Sent: 16 June 2020 09:34
To: Colin Godfrey
Subject: Decision Notice clearing of conditions

Hi Colin,

Regarding the seed mix we have chosen Emorsgate Standard Old Fashioned Grazing Mixture which has been selected further to advise from the landscape officer and due to its durability. Regarding management and maintenance of this they are to reflect the manufacturers recommendations as stated below. We can also confirm on behalf of our client a commitment to resewing if it has failed to establish within a couple of years.

The manufacturers recommendations here are:-

Manufactures recommendations for Emorsgate Standard Old Fashioned Grazing Mixture.

Ground preparation

Good preparation is essential to success so aim to control weeds and produce a good quality seed bed before sowing. Roll fluffy or dry seedbeds with a ring roll to consolidate before sowing.

Sowing

Seed is best sown in the autumn or spring, but can be sown at other times of the year if there is sufficient warmth and moisture. Spring or late summer/early autumn are better for the clover components of these mixtures which are more susceptible to slug and frost damage if sown later.

Seed must be surface sown: broadcast by machine or broadcast by hand (do not drill). Do not incorporate or cover the seed to any depth, but roll to firm it in and get good soil/seed contact.

Aftercare

First year management

In good growing conditions (warm soils and adequate rainfall) the grass will establish and need its first management around 6-10 weeks from sowing, by which time grass will have reached around 10cm height.

Light grazing with livestock can be introduced at this stage. Sheep are to be preferred as they have lighter feet and nibble grass back neatly and so encourage the grass to thicken up by tillering at the base. Cattle are likely to damage a young sward by tugging at the grass, and from their heavy hooves. Graze for short periods initially to avoid over grazing and allow time for the grass to recover. Avoid grazing if the soil is saturated with water.

Alternatively, top initial growth (sown species and weeds) to encourage the sward to thicken up and restrict any weed growth. Remove or disperse cuttings so as not to leave mulched patches which will kill young grass.

Management once established

Once the sward is well established with good ground cover and strong roots livestock can be introduced freely to graze as appropriate to the season and amount of growth.

Do not over-stock to avoid sward damage and poaching. Rotating grazing round different fields or sub-dividing fields is a good way of preventing over-grazing and allowing the sward recovery time. Aim to keep a sward height of at least five centimetres through most of the grazing period, and not less than two to five centimetres at the end of a grazing period.

Remove animals from pastures if the ground is very wet or waterlogged as their hooves will very quickly destroy the sward and churn up the ground. Such poaching destroys the sward and opens it up to invasion of problem weeds like thistles and ragwort.

Control any weeds like docks and thistles by spot treatment.

Top any un-grazed tall growth in pastures with a rotary or flail mower (or a scythe) each year in late June to early July. This topping will help keep weeds like thistles at bay, and even up the sward, inhibiting tussock formation from grasses like cocksfoot. Note: If you have nesting birds using the pasture delay topping until they have fledged in late July.

Chain harrow in early spring as soon as the ground dries enough to even out mole hills, remove dead grass and reinvigorate the sward. Over-seed any significant bare areas.

These grazing mixtures can be used to produce a hay crop from the second year onward if required. Shut up the pasture removing livestock from spring through to midsummer. Take a hay cut late June/July. After the hay crop has been removed return livestock to graze the aftermath.

All the best

Tom

Tom Gallivan FRICS (Registered Valuer)

WHP Telecoms Ltd, Office 31, The Bonds, 2 Anderson Place, Edinburgh, EH6 5NP





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From: Colin Godfrey [REDACTED]
Sent: 15 June 2020 14:21
To: Tom Gallivan [REDACTED]
Subject: RE: Decision Notice

Hi Tom

Thanks for the e-mail.

The purpose of the condition is to ensure that once the construction works have been completed measures are in place to ensure that the track is appropriately vegetated (and not left bare) so as to avoid the track leading to long term visual impacts in and of itself – the condition doesn't stipulate that there needs to be 10cm of growth (and there isn't at present) although I note that the manufacturer states this is achievable under ideal growing conditions . The seed mix previously recommended is highly durable and will withstand vehicle use although it is accepted that the success of any seeding will at least be in part down to the level of use after the initial establishment. However, Providing that within a couple of years the level of vegetative cover is similar to that at present (see below – which is what we would be aiming for), then I don't think the Authority would have any concerns.



In terms of discharging the condition, if you provide a statement clearly outlining the seed mix you intend to use (and why it has been chosen – i.e durability) and the proposed management measures (reflecting the manufacturer's recommendations) and also a commitment to reseeding if it has failed to establish within a couple of years, then this is likely to be sufficient to allow the condition to be discharged.

I hope this helps.

Regards,

Colin

From: Tom Gallivan [REDACTED]
Sent: 15 June 2020 12:32
To: Colin Godfrey
Subject: RE: Decision Notice

Hi Colin,

I have a query re the maintenance of the access track here.

I don't see how we can commit to getting 10cm of growth on the track when it will be used by vehicles and the farmer relatively frequently. Do we know what the expectation is here, as having visited the site we know there is an established twin wheel path across the land?

All the best

Tom

Tom Gallivan FRICS (Registered Valuer)
WHP Telecoms Ltd, Office 31, The Bonds, 2 Anderson Place, Edinburgh, EH6 5NP

[REDACTED]



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From: Colin Godfrey [REDACTED]
Sent: 21 May 2020 06:47
To: Tom Gallivan [REDACTED]
Subject: RE: Decision Notice

Hi Tom,

Thanks for the e-mail.

There is a process you will need to follow to formally discharge the condition. You will need to complete the relevant application form (or provide a written submission) and submit along with the relevant fee and the information you are providing to discharge the condition. Providing the information you provide to discharge the condition is in line with the advice offered by the Landscape and Forestry Officer, then I would expect it to be a straightforward process. Further information is available [here](#) (scroll down to 'Reserved Matters and Conditions' and it is the third drop down 'Application for approval of details reserved by condition').

I hope this helps.

Regards,

Colin

From: Tom Gallivan [REDACTED]
Sent: 20 May 2020 17:27
To: Colin Godfrey
Subject: RE: Decision Notice

Many thanks Colin,

We are happy with following the below.

As the lighting is not applicable are you happy that the conditions have now been satisfied?

Thanks

Tom

Tom Gallivan FRICS (Registered Valuer)

WHP Telecoms Ltd, Office 31, The Bonds, 2 Anderson Place, Edinburgh, EH6 5NP

Mobile [REDACTED]



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From: Colin Godfrey [REDACTED]
Sent: 20 May 2020 14:36
To: Tom Gallivan [REDACTED]
Subject: RE: Decision Notice

Hi Tom,

I have now had a chance to get comments from the Landscape Officer and Ecologist.

The Landscape Officer has noted that the seed mix will need to be able withstand vehicle use and has suggested the Emorsgate [Standard Old Fashioned Grazing Mixture](#) or similar. The Officer has noted that 35% Rye grass would give the required durability that will be needed mixed in with other traditional meadow species. He has recommended that that sewing and maintenance should be in line with manufactures recommendations with the Authority would wishing to see effective establishment (95% track cover) within two years of sewing. (i.e. if establishment fails due to dry weather then would expect applicant to re-sew next appropriate opportunity). The Ecologist has also confirmed that the above mix would be appropriate.

I hope this is of assistance.

Best wishes,

Colin

From: Tom Gallivan [REDACTED]
Sent: 18 May 2020 12:33
To: Margaret Telfer
Subject: RE: Decision Notice

Thanks Margaret,

Regarding the lighting this is not applicable here. The painting is accepted.

Could we please have a suggestion from the landscape officer re the seeding section?

Thanks

Tom

Tom Gallivan FRICS (Registered Valuer)
WHP Telecoms Ltd, Office 31, The Bonds, 2 Anderson Place, Edinburgh, EH6 5NP



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From: Margaret Telfer [REDACTED]
Sent: 18 May 2020 10:44
To: Tom Gallivan [REDACTED]
Subject: Decision Notice

Please find attached decision notices and documents

Regards

Margaret Telfer, Planning [REDACTED]
[REDACTED]

Web: www.northumberlandnationalpark.org.uk/about/planning/

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