

## Policy Area 6 - Landscape (Delivering Objectives 1 and 2)

**Policy Intention: To protect locally important views, landscapes and open spaces from inappropriate and intrusive developments in Tasset and Greystead.**

**NPPF:**

Core planning principles in paragraph 17 which relate to this policy:

- be genuinely plan-led, empowering local people to shape their surroundings, with succinct local and neighbourhood plans setting out a positive vision for the future of the area. Plans should be kept up-to-date, and be based on joint working and co-operation to address larger than local issues. They should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency;
- take account of the different roles and character of different areas ... recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it;
- contribute to conserving and enhancing the natural environment...

Chapter 11: Conserving and enhancing the natural environment

Para 109: *The planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes...*

Para 113. *Local planning authorities should set criteria based policies against which proposals for any development on or affecting protected wildlife or geodiversity sites **or landscape areas** will be judged. Distinctions should be made between the hierarchy of international, national and locally designated sites, so that protection is commensurate with their status and gives appropriate weight to their importance and the contribution that they make to wider ecological networks.*

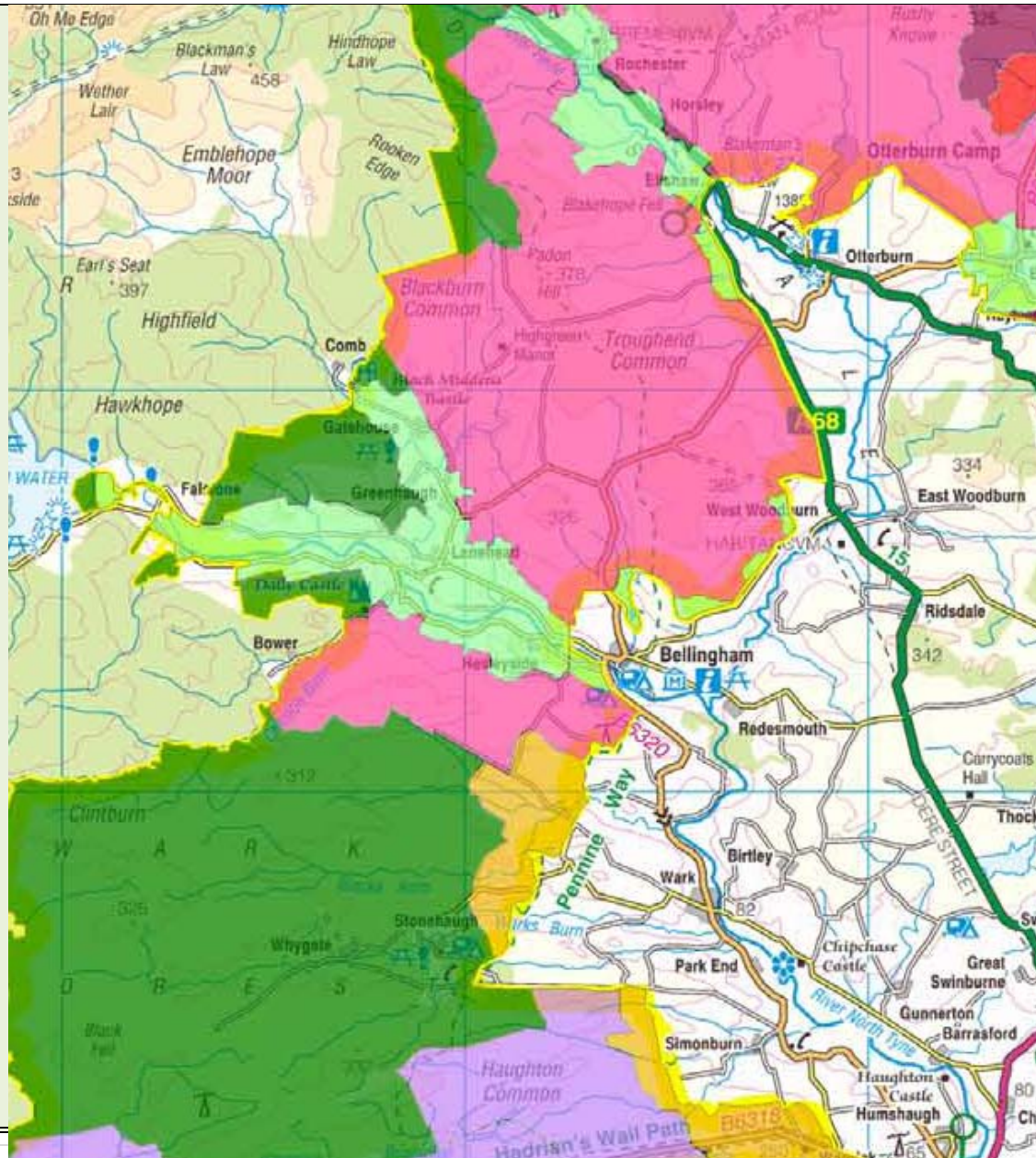
Para 115: **Great weight** should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty."

Within Chapter 8 (Promoting Healthy Communities) the following policy is given with regard to green spaces:

Para 76: *Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances. Identifying land as Local Green Space should therefore be consistent with the local planning of sustainable development*

	<p><i>and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or reviewed, and be capable of enduring beyond the end of the plan period.</i></p> <p>Para 77: <i>The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:</i></p> <ul style="list-style-type: none"> <li><i>• where the green space is in reasonably close proximity to the community it serves;</i></li> <li><i>• where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and</i></li> <li><i>• where the green area concerned is local in character and is not an extensive tract of land.</i></li> </ul> <p>Para 78. <i>Local policy for managing development within a Local Green Space should be consistent with policy for Green Belts.</i></p>
<p><b>Local Planning Policy NNPA Core Strategy</b></p>	<p>EXISTING POLICY: <u><b>Core Strategy Northumberland National Park (2009)</b></u></p> <p><u>Policy 20 (there are a number of other policies which relate to landscape - Policy 20 is the key landscape policy)</u></p> <p><i>The natural beauty and heritage of the National Park will be conserved and enhanced whilst being responsive to landscape change. All proposals will be assessed in terms of their impact on landscape character and sensitivity as defined in the Landscape SPD. Development which would adversely affect the quality and character of the landscape will not be permitted.</i></p> <p>There then follows more specific guidance in the Landscape SPD. The specific areas related to T&amp;G are copied and pasted below:</p>
<p><b>NNPA SPD Landscape</b></p>	<p><u>National Park Landscape Supplementary Planning Document</u></p> <p>Key landscape areas in Tarsset and Greystead Parish are: Moorland Forestry Mosaic, Rolling Uplands and Rolling Uplands Valleys:</p>

Extract from  
Landscape SPD  
showing key  
character areas  
in Tarnet and  
Greystead  
(within National  
Park)



<p><b>Landscape SPD (cont)</b></p>	<p><b>DARK GREEN = Moorland Forestry Mosaic: (Kielder, Wark and Redesdale Forests)</b></p> <p><b>Key Characteristics:</b></p> <ul style="list-style-type: none"> <li>• Simple, expansive upland landscape, generally over 250m AOD;</li> <li>• Gently rolling topography incised by burns that are often concealed by plantations;</li> <li>• Mosaic of large-scale coniferous plantations, open grass and heather moorlands and mires, with limited areas of in-bye pasture;</li> <li>• Enclosed landscape with limited outward views;</li> <li>• A dynamic landscape with significant areas of ongoing felling and restocking;</li> <li>• Some broadleaved woodlands and woodland edges that soften the plantation character;</li> <li>• Of those archaeological remains which survive, including those left in unplanted areas, include Roman remains such as native settlements and farmsteads, such as Sidwood and extensive post medieval remains from bastles, shielings and abandoned farmsteads to sheepfolds and boundary stones;</li> <li>• A generally uninhabited landscape, with only occasional farmsteads and forestry settlements;</li> <li>• Reservoirs that create expansive views across open water, in contrast to the enclosed character of surrounding woodlands;</li> <li>• Cop Crag sandstone quarry;</li> <li>• One of the most tranquil areas within the National Park.</li> </ul> <p><b>Guidelines for Development:</b></p> <ul style="list-style-type: none"> <li>• Where tourism and recreational development is required, care should be taken to avoid exerting a urbanising influence on the landscape and development should generally remain low-key;</li> <li>• New buildings should respect local building materials and styles;</li> <li>• Any lighting should be kept to a minimum and installed effectively to protect dark skies;</li> <li>• Wind farm development proposals (either in Scotland or England) should avoid adverse impact on this expansive upland landscape and the setting of the National Park.</li> </ul> <p><b>PINK = Rolling Uplands: Otterburn Plateau, Cottonshope Valley, Kelly’s Pike to Callerhues Crag, Shitlington and Ealinghamrigg Commons</b></p> <p><b>Key Characteristics:</b></p> <ul style="list-style-type: none"> <li>• Broad, open, large-scale, rolling moorland plateau;</li> <li>• Simple, smooth flowing landform, often featureless with high degree of uniformity;</li> <li>• Extensive areas of semi-natural vegetation including matrix of heather, matt-grass moorland, raised bogs or mires and patches of bracken;</li> <li>• Archaeological sites of all periods are found in this area, but most date to the prehistoric and post-medieval/20th century periods. These relate to farming (farmsteads, field systems, sheepfolds and shielings) and industry (coal workings, lime kilns and quarries);</li> <li>• Sparse settlement including isolated farmsteads and Victorian hunting lodges;</li> <li>• Drained by a network of burns that have eroded deep but not visually prominent ravines;</li> <li>• Sparse tree cover – occasional coniferous shelterbelts and clumps, with limited areas of semi-natural woodland along burns;</li> </ul>
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**Landscape SPD  
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- Uniformity of land cover broken in places by In-bye pastures associated with farmsteads;
- Military training use over a significant part of the area;
- One of the most tranquil areas within the National Park.

**Guidelines for Development:**

- New development should not be visually prominent and should not detract from the landscape quality of the area;
- Encourage the sensitive management of areas used for military training and avoid or minimise any widening of existing tracks and roads or erection of new buildings and signage;
- Any new development of the Otterburn camp accommodation and facilities should be focused within or immediately adjacent to the existing camp area to seek to ensure development is not visually prominent over significant distances;
- Military and other built infrastructure that is no longer in use, or signage which is no longer required should be removed where it has a negative impact on the landscape;
- Any development of communications masts or other tall structures on the open exposed ridgelines of this landscape should be avoided as it could lead to visual clutter and loss of tranquillity as this landscape is highly sensitive visually due to its open character;
- Domestic scale wind turbines should be closely related to existing farmsteads and should not be out of scale or detract from adjacent built structures, landscape features or skylines;
- Any lighting should be kept to a minimum and installed effectively to protect dark skies;
- To avoid visual intrusion on the skyline woodland planting should be associated with burnsides and watercourses and should avoid symmetry of shape;

**PALE GREEN = Rolling Upland Valleys:** Redesdale, Otterburn and Elsdon Valley, Bellingham and Woodburn Valleys, and Upper North Tyne Valley

**Key Characteristics:**

- Broad valleys with gently convex valley sides;
- Tributary burns, often well-wooded, carving incised valleys into the hillsides;
- Clearly defined floodplain and mixed farmland on valley floors;
- Consistent pattern of textured rough pastures divided by stone walls on valley sides, with open moorland above;
- Meandering rivers, sometimes marked by alders, but not generally a prominent landscape feature;
- Steep, wooded bluffs flanking edges of the floodplain;
- Shelterbelts and clumps of pine or mixed woodland on lower slopes and occasionally on valley floors;
- Historic sandstone villages and dispersed farmsteads on lower slopes;
- The different types of archaeological remains cover all periods and include post medieval domestic and agricultural buildings (bastles, farmhouses) and industrial sites (coal workings, shafts, quarries and lime kilns);
- The wider area is an important part of the setting to the National Park – the valleys act as corridors and gateways to the National Park.

**Guidelines for Development:**



**Landscape SPD  
(cont)**

- New built development should avoid creeping up the valley sides and should not form abrupt edges. It should be constructed of appropriate materials - particularly roofs;
- The approach routes, key views and gateways to settlements should be protected from inappropriate development;
- Recreational development on the edges of settlements should not extend urbanising influences or uncharacteristic vegetation patterns into open countryside;
- Man-made vertical structures which detract from the valley landform, create visual clutter or adversely affect the unfettered skylines which form the distinctive setting to these valleys should be avoided and any such existing structures removed where possible;
- Maintain the pattern of stone wall enclosures as part of the wider landscape character of this area;
- Any lighting should be kept to a minimum and installed effectively to protect dark skies.

**Tynedale Planning Policies**

Local Plan - no specific policies related to landscape. There are policies relating to landscaping in development schemes. Policies on landscape in Tynedale focus on the Green Belt and the AONB, neither of which are in the Parish of T&G.

Core Strategy Policy NE1 covers landscape

*The principles for the natural environment are to:*

*(a) Protect and enhance the character and quality of the landscape, biodiversity and geological interest of the District and give particular protection to areas and sites recognised for their environmental and scientific interest.*

*(b) Manage the relationship between development and the natural environment in order to:*

- *Minimise risk of environmental damage.*
- *Avoid the urbanisation of the countryside*
- *Maintain good local air quality and the quality of ground and surface water.*

*(c) Protect and enhance the extent and quality of ancient woodlands and other important natural habitats and networks of habitats; and encourage creation of new habitats and restoration of those that are damaged or fragmented.*

*(d) Avoid the unnecessary loss of the best and most versatile agricultural land.*

*(e) Give specific protection to the landscape quality, wildlife and geological value of the North Pennines Area of Outstanding Natural Beauty.*

*(f) Ensure that development close to the Northumberland National Park does not have an unacceptable adverse effect on its landscape quality, wildlife or geological value.*

*(g) Enable and encourage people to experience, enjoy and understand the natural environment.*

*(h) Protect and enhance areas of open space within towns and villages.*

Northumberland County Council Landscape Character Assessment shows the areas outside the National Park as being LCA 19a (Kielder and

<b>Landscape SPD (cont)</b>	<p>Redesdale Forests). The key characteristics are described as</p> <ul style="list-style-type: none"> <li>• <i>Simple, expansive upland landscape, generally over 250m.</i></li> <li>• <i>Gently rolling topography incised by burns that are often concealed by plantations.</i></li> <li>• <i>Mosaic of large-scale coniferous plantations, open grass, heather moorlands and mires, with limited areas of in-by pasture.</i></li> <li>• <i>Enclosed landscape with limited outward views.</i></li> <li>• <i>A dynamic landscape with significant areas of ongoing felling and restocking.</i></li> <li>• <i>Some broadleaved woodlands and woodland edges that soften the plantation character.</i></li> <li>• <i>A generally uninhabited landscape, with only occasional farmsteads and forestry settlements.</i></li> <li>• <i>Reservoirs that offer expansive views across open water, in contrast to the enclosed character of surrounding forest.</i></li> </ul>
<b>Engagement:</b>	<p><b>Community Questionnaire:</b> Landscape/ views were iterated as being important in the community questionnaire. In response to the question: "How important is it that any future development in Tarsset and Greystead should be in keeping with the character and landscape setting of the Parish, 97% felt it was Highly Important, and Important (89% highly important). Individual responses listed a number of local important landscapes/green spaces that have been listed onto a database.</p>
<b>Evidence:</b>	<p>Landscape Areas in the Parish  National/International Designations important to landscape  Natural England documents/advice - National Character Areas  Landscape SPD (NNPA)  Landscape Character Assessment (NCC) (2010)  Compilation of feedback from questionnaires on important local landscapes</p>