

Northumberland Key Land Use Impact Study

PART A

Landscape Sensitivity at Settlement Edges

I. INTRODUCTION

- I.1. This study provides a comprehensive analysis of 26 selected settlements within Northumberland in order to assess the relative sensitivities of their landscape surroundings. The assessment aims to assist in guiding future development to the most appropriate locations, based on a review of the character of each settlement, boundaries and sensitivities within the surrounding landscape.
- I.2. Each settlement was analysed and assessed based on a combination of desk study and fieldwork considering:

- Settlement character and landscape sensitivity; and
- Guidelines on landscape sensitivity to potential development.

The analysis of settlements in this study is strategic in scale and does not provide a detailed local landscape and visual assessment for each settlement.

SETTLEMENTS IN NORTHUMBERLAND

- I.3. The distribution of settlements in Northumberland is historically guided by key factors including topography, defensibility, access to transport/ trade routes and presence of resources. A pattern of settlement can therefore be recognised in Northumberland, with a focus on the following areas:
- The coast and coastal plain, where minerals and suitable land for farming were abundant;
 - The sheltered valleys of the River Tweed, River Till, River Aln, River Coquet, River Wansbeck, River Blyth, River Tyne and their tributaries; and
 - The foothills of the Cheviot Hills and North Pennines.

Settlements considered in this study

- I.4. The study considers the following “*main towns, secondary centres, and Growth Point settlements*”, as advised by Northumberland County Council in the project brief:

Main towns	Secondary centres	Growth Point settlements
Alnwick	Allendale	East Ashington (as part of main town of Ashington)
Amble	Belford	Blyth Estuary area (as part of main town of Blyth)
Ashington	Bellingham	Cambois
Bedlington	Corbridge	South-west Sector of Cramlington (as part of main town of Cramlington)
Berwick-upon-Tweed	Haydon Bridge	Ellington
Blyth	Newbiggin-by-the-Sea	Lynemouth
Cramlington	Pegswood	North Morpeth (as part of main town of Morpeth)
Haltwhistle	Rothbury	
Hexham	Seahouses	
Morpeth	Seaton Delaval	
Ponteland	Wooler	
Prudhoe		

Growth Points

- I.5. South-east Northumberland achieved Growth Point status in July 2008. Growth Point status represents a joint commitment between government and the new Growth Point Partnership to increase the level of housing provision in the sub region and accelerate its delivery, focusing on:
- Improving the quality of housing and the design of new development;
 - Widening housing choice;
 - Providing ‘greener’ housing; and
 - Improving the quality of life for local people.
- I.6. The Growth Point area comprises the whole of the former districts of Blyth Valley and Wansbeck, extending northwards into the former Rural Coalfield area and westward to include the market town of Morpeth. Its main settlements are Ashington, Blyth, Cramlington and Morpeth.

- I.7. The Growth Point Submission envisaged that additional new housing would largely be achieved through increased levels of residential development on urban extensions and brownfield regeneration sites at: East Ashington, Ellington and Lynemouth; Cambois and the Blyth Estuary; Cramlington South-west Sector; and North Morpeth. The relative sensitivity to development of the landscape in these areas are considered as part of this study.

METHODOLOGY

- I.8. The methodology used for undertaking the settlement study can be summarised in the following stages
- Review of relevant policy and guidance;
 - Desk study;
 - Field survey;
 - Assessment of sensitivity, drawing on the Northumberland Landscape Character Assessment (NLCA) and field survey findings; and
 - Development of sensitivity guidelines and mitigation recommendations.
- I.9. A review of existing policy and guidance relating to settlements and development in the countryside was carried out including current policy and objectives. Additional information on landscape designations and specifics relating to Growth Points, village design statements/plans and Conservation Area Plans was used to inform this study.

Assessment of Landscape Sensitivity

- I.10. Relative landscape sensitivity was assessed based on a range of criteria, drawing on an analysis of settlement and landscape character. Judgements of sensitivity have not been explicitly recorded, but areas of relatively higher or lower sensitivity have been highlighted in the text and on the accompanying maps. These judgements have served to inform the development of the guidelines.

Analysis of Settlement Character

- I.11. This examines the following aspects of settlement character and identity:
- Scale and form, building character, features, transport routes;
 - Setting, settlement pattern, boundaries, approaches and views; and
 - Character of the surrounding landscape, features, scenic quality.
- I.12. This is explored through the following criteria:
- Does the settlement include key characteristics or distinctive features which contribute to a sense of place?

- Are elements of the wider landscape important to the settlement identity? (e.g. rivers, hills etc which are important to setting or pattern of the settlement or form a focus in views to/ from the settlement.)

Analysis of Landscape Character

I.13. Drawing on the forces for change and guidelines set out for each character area in Part B of the NLCA, further desk study and field survey, the sensitivity of areas adjacent to each settlement was examined. This involved an examination of the following aspects of landscape character:

- Landform;
- Land use and landcover;
- Field patterns and boundaries;
- Main human influences;
- Settlement pattern;
- Landmarks and key views (including transport and access routes);
- Scale and enclosure;
- Diversity and pattern;
- Condition and quality; and
- Identified forces for change.

I.14. These aspects are explored through the following criteria:

- Does the landscape play a role in contributing to the physical or functional relationship between the settlement and the surrounding landscape?
- How important is the landscape in relation to key views from static locations, such as landmarks, hills and recreational areas?
- How important is it in views from key transport corridors?
- Does the landscape play an important role in the setting of other areas of landscape importance?

Settlement Boundaries

I.15. Following the identification of areas of greater and lesser sensitivity, settlement boundaries have been explored in greater detail and examined in terms of the following issues for each settlement:






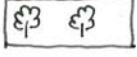



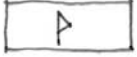




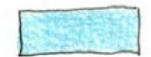
- Current boundaries:
 - what features comprise the current settlement edge?

- are these strong or weak?
 - Opportunities for boundary enhancement:
 - where weaker areas of boundary are identified, what opportunities exist for enhancement?
 - Potential new boundary features and potential areas for settlement expansion:
 - where a weaker boundary edge is identified, is there an alternative stronger boundary feature which would allow future settlement growth?
 - where the landscape has a lower sensitivity, are there landscape features that could provide natural limits for development?
- I.16. Boundaries of some settlements in south-east Northumberland have been explored further in Part B of the Key Land Use Impact Study, which looks at the proposed Green Belt extension around Morpeth.

Guidelines on Landscape Sensitivity to New Development

- I.17. Key guidelines were developed, based on the assessment findings, to indicate the relative sensitivity to new built development of areas adjacent to the settlement boundary. Further recommendations outline potential mitigation measures for each settlement to reduce any landscape and visual impacts which may be associated with potential development.
- I.18. The guidelines reflect only landscape and visual issues, and are based on an assessment of relative landscape sensitivity. They do not reflect other factors, such as biodiversity, flood risk, access and so on, which may make a particular location more or less suitable for development.
- I.19. An indicative illustration accompanies each settlement description and shows key characteristics and sensitivities within the surrounding landscape. Where appropriate, the guidelines are shown in the diagram with a corresponding number. A key to the diagrams is given below.
- I.20. The illustrations are intended to show areas of greater or lesser sensitivity in the context of the present study. These are drawn in general terms, with no precise boundaries indicated, as appropriate to a strategic study. The illustrations do not indicate current or potential development sites, and are not intended to be seen as constraints maps. As noted above, other factors which may influence development have not been included in preparing the illustrations.

Key to Settlement Diagrams

	RIVER		CONSERVATION AREA
	ROAD		GREENSPACE
	RAILWAY		PARKLAND
	SETTLEMENT		SLOPING GROUND
	DESIGNED LANDSCAPE OR BOUNDARY FEATURE		GOLF COURSE
	HORIZON		FLOODPLAIN
	AREA OF HIGHER LANDSCAPE SENSITIVITY		VIEWS
	AREA OF LOWER LANDSCAPE SENSITIVITY		

2. SETTLEMENT ASSESSMENT

ALLENDALE

Landscape Context

- 2.1. Allendale, also known as Allendale Town, is located on the River East Allen, at a point at which the river meanders, and a bridge crosses it. The river valley is narrow, with very steep sides, forming a wooded gorge in places. The surrounding land is of undulating hills of the North Pennines, with open moorland hill tops but enclosed improved flanks and valleys. It is located within the North Pennines AONB, and is in *Middle East Allen* (character area 24c, *Middle Dale* Landscape Character Type (LCT)).

Existing Settlement Character

Townscape setting

- 2.2. Allendale is a village that grew around the bridging point over the River East Allen, and occupies a terrace on the valley side, created by a meander in the river gorge. Although Allendale is far from the Scottish Border, there is evidence of trouble with rivers in the number of fortified houses or Bastles in the area.
- 2.3. Secondary roads within the settlement generally run parallel with the river and contours, although primary roads are radial from the centre, and either run along the valley (the B6303), or outwards in which case they must climb the steep slopes of the valley sides.
- 2.4. The *Allendale Conservation Area Appraisal* (2008) has a full description of the village not repeated here. The Conservation Area boundary includes the centre of the village and extends over the river to the west.

Approaches and views

- 2.5. The approaches to Allendale are along the valley of the River East Allen, or by descending the slopes into the valley. All approaches afford limited views of the settlement due to screening by trees or topography, although a brief overview of the settlement is possible from the roads descending to the slopes to the east.

Other distinctive features

- 2.6. The main characteristic of Allendale is its location within the steep sided valley, constrained on all sides by steep slopes.

Visual open space

- 2.7. There are open spaces in the centre of the settlement, with a hard landscaped village centre around the King's Head Hotel, and grassed greens between Lonkley Terrace and Shilburn Road. The settlement has a strong relationship with the open land around it, in the form of steep agricultural land to the east, and the scarp and valley floor to the south-east.

Landscape Sensitivity

Existing settlement boundaries

- 2.8. The River East Allen forms a boundary to the settlement to the west and north, with little development beyond. To the east, the steep slopes of the valley form the boundary above Shilburn Road, Allenfields and Wentworth Park.

Sensitivity of landscape to change

- 2.9. In general, the landscape around Allendale is sensitive to change, with the strong influence of the steep rural valley setting being a limiting factor to most potential development.
- 2.10. The River East Allen and the steep slopes of the gorge it runs through are the key limiting factors to Allendale, and strongly influence the character of the place. Undeveloped areas beyond the river to the west and north are sensitive.
- 2.11. To the south, the more recently developed areas of Allendale extend along the hillside and up the slope until it becomes too steep. This area includes Wentworth Park and Allenfields. There is little scope to expand in this direction due to the topography, although there may be potential for limited development at the foot of the slope either side of Lonkley Terrace below the steepest slopes.
- 2.12. To the east, the school grounds occupy much of the triangle between the B6303 and Shilburn Road, with Forstersteads beyond. There is an unmanaged field between the school grounds and Forstersteads, bordered by a footpath, which has potential for regeneration and enhancement.
- 2.13. In general, Allendale has strong physical settlement boundaries to the settlement which are sensitive to being breached.
- 2.14. Allendale has a strong sense of architectural character demonstrated along the main roads of the town. This has been degraded by the addition of more modern developments at the periphery, such as along Wentworth Park and Allenfields. Further new buildings around Allendale should seek to adopt materials and detailing features characteristic of the older buildings of the town to provide a sense of belonging to Allendale, and to extend the sense of place of the settlement. The layout of new development should also consider the existing character of Allendale and the approaches taken to gradients within the settlement.

Guidelines on Landscape Sensitivity to New Development

Guidelines

- 2.15. The following guidelines indicate relative sensitivity, and should be applied when considering proposals for new development. Areas referred to are shown with a corresponding number on the indicative settlement illustration (Figure A2.1).
1. Seek to retain sensitive open hill slopes above Allendale.

2. Lower slopes adjacent to settlement edge are also sensitive, but the foot of the slopes to the south-east may be less sensitive to limited, small-scale development.
3. The brownfield land north-east of the school and along Leadside Bank to the north is of lower sensitivity.

Recommendations

- 2.16. The following recommendations indicate mitigation measures which would reduce the impact of new development in the locations indicated above:
 - Review architectural styles extant in the town, and refer to relevant design guides for the North Pennines AONB.
 - Review existing massing patterns (terracing, detached, positions of houses within plots).
 - Review and maximise use of existing building materials, particularly for external features and house fronts.
 - Review styles and placing of other buildings such as garages, and provide sufficient open space with trees to reflect the characteristics of Allendale.
 - Strengthen boundaries of settlement with woodland belts and trees.
 - Retain existing mature trees and field boundaries, follow grain of settlement through new development.

Figure A2.1 Allendale



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ALNWICK

Landscape Context

- 2.17. Alnwick is a historic market town situated on rising ground on the southern banks of the River Aln. The extensive historic core of the settlement comprises much of the current day town centre. More recent residential development is situated to the south and east of this core and includes industrial estates alongside the A1, which passes to the east of the settlement. Swansfield Park and Alnwick Golf Club are situated to the south of the settlement. Tourism is a major source of income for Alnwick; important visitor attractions include Alnwick Castle, Alnwick Gardens and Barter Books at the old railway station.
- 2.18. The surrounding landscape is varied in character, which is recognised in the number of character areas that cover the Alnwick area. To the north is the extensive parkland of Hulne Park (character area 7a, *Estate Valley LCT*) and Alnwick Castle, which is on the English Heritage *Register of Historic Parks and Gardens of special historic interest in England*. The incised valley of the River Aln (character area 2a, *Coastal Incised Valley LCT*) extends east of the designed landscape and is covered by extensive areas of mixed woodland.
- 2.19. To the east and south undulating farmland predominates (character area 38a, *Lowland Rolling Farmland LCT*), interspersed by a series of wooded burn valleys. To the west of Alnwick, the landscape rises up to Alnwick Moor (character area 10b, *Smooth Moorland LCT*). Land cover here consists of semi-improved grassland on the lower slopes, which gives way to moorland at higher altitudes.

Existing Settlement Character

- 2.20. Alnwick developed as a market town in Norman times and locally retains its distinct historic character. A power base for the Dukes of Northumberland, the settlement has long played a part in the political and religious history of England. The historic core of Alnwick is protected by Conservation Area status, the importance of which is underlined by the large number of listed buildings within its boundaries. Traditional building forms comprise two and three-storey sandstone houses with slate roofs. The *Alnwick Conservation Area Character Appraisal* contains further detailed information.
- 2.21. The castle and its surroundings play a defining role in the layout of the settlement, which developed around the large triangular market place at the junction of the roads approaching the river crossing. Narrow burgage plots were laid out at right angles to the streets, and survive relatively unchanged today.

Townscape setting

- 2.22. The setting of Alnwick is strongly influenced by the estate landscape surrounding Hulne Park and Alnwick Castle, which forms a distinct edge to the north of the settlement. Rising ground to the west and south-west contains much of the town and gives a sense of shelter that enhances the historic character of the settlement.

The A1 forms a boundary to the eastern edge of the settlement, which is becoming increasingly blurred with industrial development expanding beyond the trunk road.

Approaches and views

- 2.23. Approaching from the north and west there is a strong sense of arrival that is enhanced by estate influences and locally prominent views of Alnwick Castle. From the south and east, approaches into the settlement are fairly non-descript, lined by industrial buildings and a variety of residential properties.
- 2.24. Views to Alnwick from the north are largely determined by the designed landscape of Hulne Park, which enables striking views. Rising ground to the west, south-west and south-east locally contain views from Alnwick within the immediate surroundings of the settlement, allowing the general focus of views to remain on the immediate landscape around the town and key historic buildings within it. Panoramic views across the town may be obtained from localised areas of higher ground to the south-east.

Other distinctive features

- 2.25. The distinct historic character and built heritage of the town has remained largely intact. Many remaining landmark sites and buildings, including Alnwick Castle, the market place and the old railway station, have become popular visitor attractions.
- 2.26. The scenic quality of extensive areas of parkland on the banks of the River Aln also has a distinct influence on the setting of the town. Alnwick Garden, on the southern bank of the river, in particular has become a feature destination for many visitors.

Visual open space

- 2.27. There are several open spaces in Alnwick, the market square being the focus of the densely built-up historic core. Areas of more recent housing development are relieved by school and recreation grounds and public open spaces. To the north and west of Alnwick areas of designed parkland are the main focus of visual open space.

Landscape Sensitivity

Existing settlement boundaries

- 2.28. The presence of the River Aln, Alnwick Castle and Hulne Park to the north has guided the development of the settlement to areas south and east of the historic core. The A1 passes the settlement to the east and forms a strong boundary to settlement expansion in these parts. To the south and west the existing settlement boundary is more varied, consisting of residential developments and industrial estates, bounded by tree belts, hedges and stone walls at Swansfield Park, adjoined by an urban fringe of playing fields and pasture fields.

Sensitivity of landscape to change

- 2.29. The historic character and distinct landform of the landscape around Alnwick give rise to localised areas of higher landscape sensitivity. These include the River Aln

valley and extensive areas of parkland and woodland associated with Alnwick Castle and Hulne Park, situated to the north of the settlement.

- 2.30. Expanding residential developments occupy areas of sloping ground to the north-east of the settlement, adjoined by a fringe of pasture fields on the southern banks of the River Aln. The area is bounded to the east by the A1 and is considered to be of lower landscape sensitivity.
- 2.31. Areas of elevated farmland to the south-east and rising moorland to the west and south-west are of key importance to the setting and visual amenity of the settlement, and are therefore considered to be of higher landscape sensitivity.
- 2.32. Areas to the south of Alnwick consist of gently sloping pasture and may be considered to be of lower sensitivity due to the existing urban fringe character of recent housing developments and the presence of the A1 and nearby industrial estates.
- 2.33. A precedent has been set for development beyond the bounds of the A1. Although this landscape is considered to be of lower landscape sensitivity in close proximity to the A1, its open and exposed character is increasingly sensitive with distance from the trunk road. Development in these areas is potentially highly visible from Alnwick.
- 2.34. The character of the landscape surrounding Alnwick is assessed in further detail in the *Alnwick and Amble Settlement Study*¹, which also identifies constraints to development and opportunities for settlement expansion.

Guidelines on Landscape Sensitivity to New Development

Guidelines

- 2.35. The following guidelines indicate relative sensitivity, and should be applied when considering proposals for new development. Areas referred to are shown with a corresponding number on the indicative settlement illustration (Figure A2.2).
 1. Seek to retain A1 to east as boundary to residential development.
 2. Area of lower landscape sensitivity to the south-east, which may be suitable for small-scale development.
 3. To the north-east and south, areas of lower landscape sensitivity to development.
 4. Seek to protect character of areas of higher sensitivity, including historic landscapes to the north of Alnwick and areas of rising ground to south-east, south-west and west, which are important to the setting of the settlement.

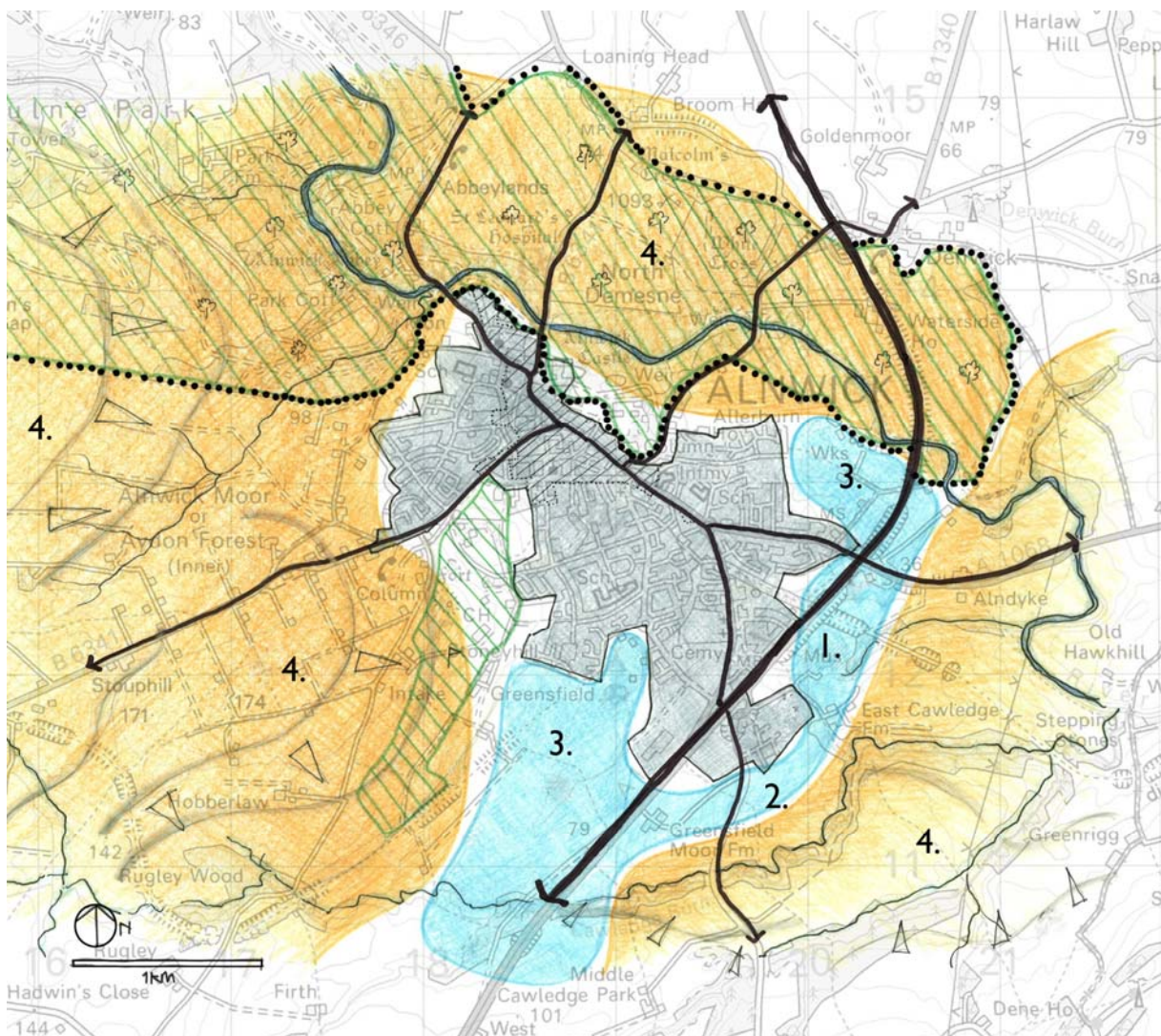
Recommendations

- 2.36. The following recommendations indicate mitigation measures which would reduce the impact of new development in the locations indicated above:

¹ Axis (August 2008) *Alnwick and Amble Settlement Study*.

- Strengthen boundaries of settlement with woodland belts and trees. Retain existing mature trees and field boundaries, follow grain of settlement through new development.
- Review existing massing patterns (terracing, detached, positions of houses within plots and in relation to topography).
- Review architectural styles in the town, and refer to available design guides.
- Review and maximise use of traditional building materials.
- Provide sufficient open space with trees to reflect other areas of Alnwick and reinforce green network.
- Retain key views to and from the settlement and consider potential effects on key landscape characteristics as a result of new development.

Figure A2.2 Alnwick



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AMBLE

Landscape Context

- 2.37. The historic town of Amble is situated on an area of rising ground adjacent to the River Coquet estuary. The town is connected by the A1068 coastal route with the settlements of Warkworth to the north and Broomhill to the south. Warkworth Harbour and Amble Marina are situated on the southern bank of the river. Amble Links Holiday Park is situated to the east of the settlement and a industrial estate is located along the southern settlement edge. The East Coast Main Line and the A1 are situated approximately 8km and 16km to the west of Amble, parallel to the coast.
- 2.38. The surrounding landscape is characterised by the narrow coastal strip (character area 40a, *Broad Bays and Dunes* LCT) on which Amble is situated. Rock outcrops and sandy beaches are prominent here, locally backed by dunes. The Coquet estuary (character area 5c, *Sandy Coastline* LCT) is characterised by tidal flats and adjoined by agricultural fields which rise up to the west. Areas to the south of Amble consist of former opencast workings (character area 39a, *Coalfield Farmland* LCT) which have been restored to a flat landscape of rectilinear fields and scattered woodland blocks.

Existing Settlement Character

- 2.39. Following the arrival of the railway and the mining industry, the originally rural settlement of Amble rapidly expanded in the early 18th century. The historic core of the settlement is clustered around the harbour and characterised by sandstone-built terraced housing. Modern housing and industrial estates fringe the settlement to the south and west. The historic core of Amble is a Conservation Area, and the *Amble Conservation Area Character Appraisal* (2008) provides further detailed information.

Townscape setting

- 2.40. The setting of Amble is largely influenced by its coastal location and proximity to the River Coquet. Agricultural fields surround much of the settlement, some of which are visibly influenced by restoration of the former mining industry.

Approaches and views

- 2.41. Approaching from Warkworth via the A1068, the road sweeps down along the River Coquet, allowing views of the marina and Gloster Hill. Approaching Amble from the south, woodland blocks obscure much of the settlement until in fairly close proximity.
- 2.42. Panoramic views are available from Amble Links along the coastline and out to sea, towards Coquet Island. From the northern settlement edge views may be obtained of the estuary with the harbour and marina at Amble and more distant view towards Warkworth and Warkworth Castle.

Other distinctive features

- 2.43. The coastal location, historic and ecological interest of Amble and its surroundings are major tourist draws. The influence of tourism is evident in numerous facilities, including caravan parks, tourist information offices and the busy marina.

Visual open space

- 2.44. A number of Recreation grounds, green spaces and allotment gardens make up a small network of open spaces within Amble.

Landscape Sensitivity

Existing settlement boundaries

- 2.45. The northern settlement edge of Amble is characterised by a series of marine oriented developments, bounded by the River Coquet to the north. The coastal edge and Amble Links form a strong edge to the east of the settlement. The southern boundary to the town is marked by the holiday park and industrial estate. Residential housing protrudes into surrounding farmland to the west of Amble, locally bounded by woodland belts and green spaces.

Sensitivity of landscape to change

- 2.46. The diverse nature of the coastal edge and the Coquet estuary is of great interest to wildlife and the scenic character of the local landscape attracts many visitors each year, lending a higher landscape sensitivity.
- 2.47. Areas to the south of Amble are considered to be of lower landscape sensitivity, and the potential exists to enhance the southern settlement edge and localised parts of the western settlement edge through careful localised development.

Guidelines on Landscape Sensitivity to New Development

Guidelines

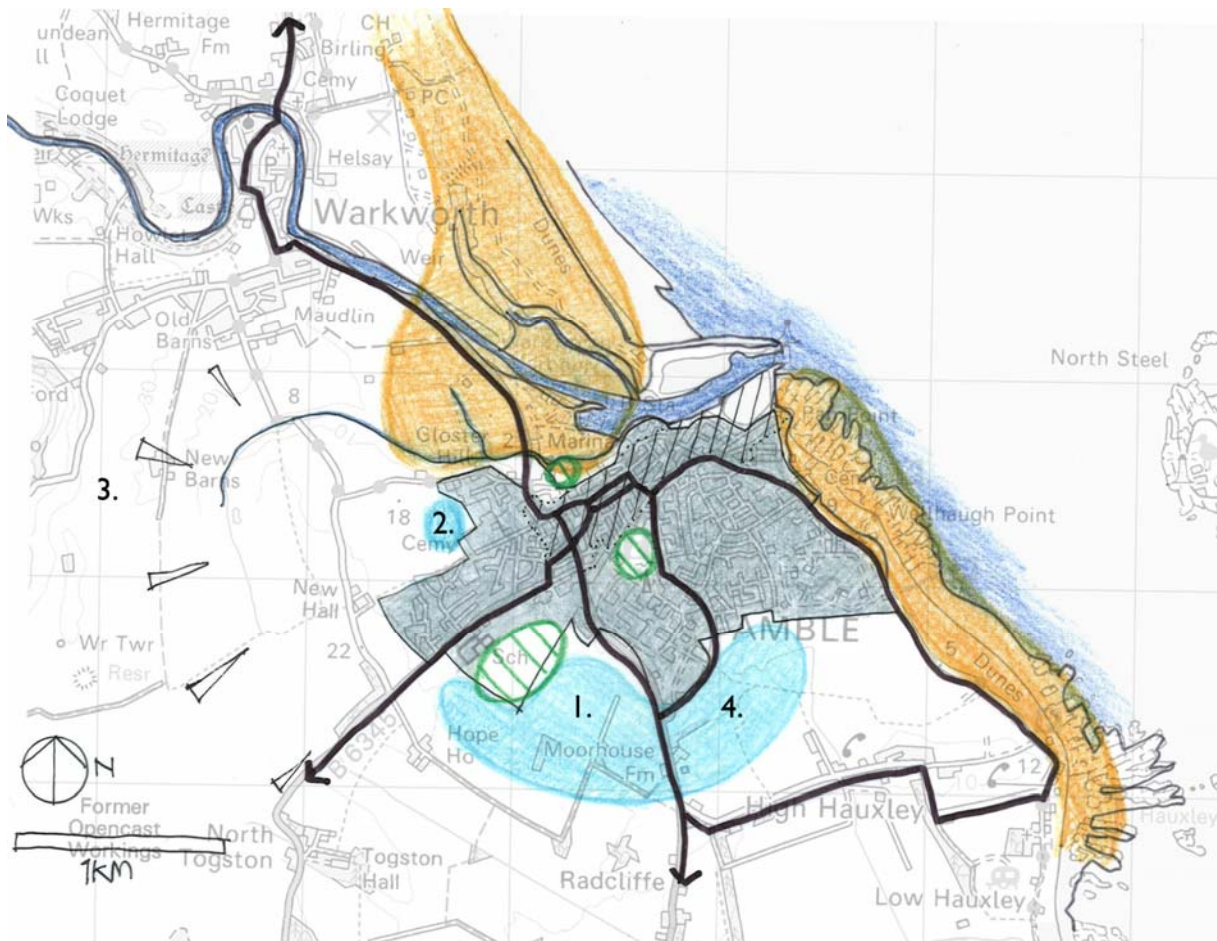
- 2.48. The following guidelines indicate relative sensitivity, and should be applied when considering proposals for new development. Areas referred to are shown with a corresponding number on the indicative settlement illustration (Figure A2.3).
1. The less sensitive southern settlement edges would benefit from enhancement, potentially through carefully designed new development.
 2. The western settlement edges would also benefit from enhancement, again potentially through carefully designed small-scale development, taking account of views from the historic village of Warkworth.
 3. Seek to retain character of open, rising ground to the west in views from the settlement.
 4. Seek to enhance boundary of industrial developments and holiday park in views from the south.

Recommendations

2.49. The following recommendations indicate mitigation measures which would reduce the impact of new development in the locations indicated above:

- Review architectural styles extant in the town, and refer to available design guides such as that for Northumberland Coast AONB.
- Reinforce existing field boundaries, and strengthen settlement edge of new development with hedgerows and woodland belts.
- Provide sufficient open spaces to reflect other areas of Amble and reinforce green network.
- Retain key views to and from the settlement and consider potential effects on key landscape characteristics as a result of new development.

Figure A2.3 Amble



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ASHINGTON

Landscape Context

- 2.50. Ashington is situated north of the River Wansbeck on ground that gradually rises away from the Wansbeck valley and the Northumberland coast to the north-west (character area 42a, *Urban and Urban Fringe* LCT). The A189 passes the settlement to the east, whilst the A197 bounds Ashington to the north. A railway line bisects the settlement in north to southerly direction. Industrial estates and business parks fringe the settlement to the north and south.
- 2.51. The surrounding landscape is characterised by pasture and arable fields, interspersed with blocks of woodland, and in places heavily influenced by former opencast mining works. Large-scale industries, pylons and mineral railways remain prominent in the surrounding landscape and give it a locally degraded character.

Existing Settlement Character

- 2.52. During the 18th century Ashington developed from a small hamlet into a mining town, which was later characterised by rows of brick terraced housing. The terraces were laid out along a grid-plan of streets running north to south and avenues running east to west. Later settlement expansion took place east and west of the original settlement and increasingly deviated from the terraced form, allowing for recreational green spaces and allotments.

Townscape setting

- 2.53. The setting of Ashington is largely determined by its location on sloping ground above the River Wansbeck and adjacent to the coast. The landscape surrounding the settlement is characterised by surrounding farmland and considerable altered in places by the former mining industry and subsequent landscape restoration.

Approaches and views

- 2.54. Approaches from the east are dominated by infrastructure and roundabouts, the settlement edge here continues to change as residential development is expanding around the new hospital. Approaching from the south, the Wansbeck forms a distinct boundary to the settlement, locally enforced by wooded river banks. From the west the approach is more gradual; lined by hedgerows the A197 leads across farmland towards the western edge of the settlement, which appears serrated in places by extensive allotment gardens.
- 2.55. Views to the north are largely contained by woodland. To the east views are frequently obscured by the A189 corridor, beyond which the settlement of Newbiggin is visible. Occasional views of the Wansbeck valley may be obtained from the southern edge of Ashington, whilst views to the west look out across rolling farmland immediately beyond the settlement.

Other distinctive features

- 2.56. Mining installations at Woodhorn Colliery Museum are prominently visible from northern parts of Ashington. Chimneys of the aluminium works at Lynemouth, pylons and infrastructure corridors also feature in views from the settlement.

Visual open space

- 2.57. A number of recreation grounds, green spaces and extensive allotments make up a network of open spaces amongst the more spacious parts of Ashington, around the dense core of terraced housing.

Landscape Sensitivity

Existing settlement boundaries

- 2.58. The River Wansbeck and the existing road network form strong boundaries to the settlement. The northern settlement edge, north of the A197, is bounded by woodland and increasingly built-up by recent housing and business development. The eastern settlement edge is subject to change as a result of new housing development, ultimately bounded by the A189 to the east.
- 2.59. The River Wansbeck forms a strong boundary to the south, although potential exists for infill development near North Seaton Colliery. The western settlement edge appears serrated in views from the west and development of an appropriate scale may enhance the urban edge.

Sensitivity of landscape to change

- 2.60. Areas to the north of Ashington have been subject to landscape change in the recent past as a result of the former mining industry and subsequent restoration. Localised areas north of the A197 are considered to be of low sensitivity and currently benefit from development which is thought to enhance the northern settlement edge.
- 2.61. The landscape to the east of Ashington is not considered to be of particularly high sensitivity, however further development beyond the A189 is considered undesirable and coalescence with the settlement of Newbiggin-by-the-Sea should be prevented.
- 2.62. Areas to the west of Ashington are considered to be of moderate landscape sensitivity and the potential exists for enhancement through careful, localised development on an appropriate scale.
- 2.63. The valley of the River Wansbeck with its wooded sides is considered to be of higher sensitivity to change and development should therefore be limited.

Guidelines on Landscape Sensitivity to New Development

Guidelines

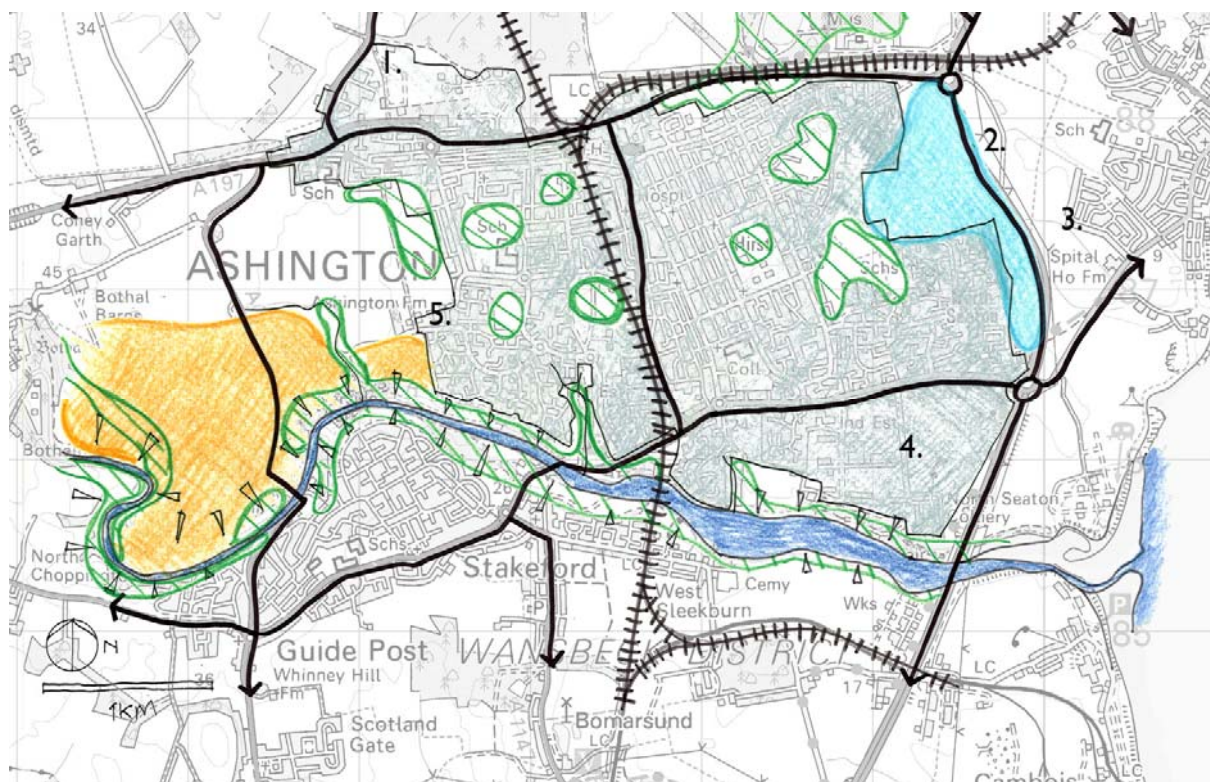
- 2.64. The following guidelines indicate relative sensitivity, and should be applied when considering proposals for new development. Areas referred to are shown with a corresponding number on the indicative settlement illustration (Figure A2.4).

1. Limited scope for development north of A197.
2. Seek to retain A189 to east as boundary to development.
3. Seek to prevent coalescence with Newbiggin-by-the-Sea, east of A189, and reinforce eastern settlement boundary with structure planting.
4. Infill development may be appropriate at North Seaton business park and industrial estate.
5. Small-scale, carefully designed development, may enhance the western settlement boundary.

Recommendations

- 2.65. The following recommendations indicate mitigation measures which would reduce the impact of new development in the locations indicated above:
- Retain sites for recreational land uses and allotments.
 - Review existing massing patterns (terracing, detached, positions of houses within plots and in relation to topography).
 - Provide sufficient open space with trees to reflect other areas of Ashington and reinforce green network.
 - Retain key views to and from the settlement and consider potential effects on key landscape characteristics as a result of new development.
 - Retain existing mature trees and field boundaries, and strengthen settlement edge of new developments with hedgerows and shelterbelts.

Figure A2.4 Ashington



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BEDLINGTON

Landscape Context

- 2.66. Bedlington is situated on rising ground above the wooded valleys of the River Blyth and the Sleek Burn. The historic core of the settlement is situated along the A193, which crosses the River Blyth to the east. A railway line passes to the north and east of the settlement, beyond which an industrial estate and various works are located. Sports fields and a golf course are situated to the south of Bedlington, east of the A1068. The A189 bypasses the settlement with some distance to the east.
- 2.67. The surrounding landscape (character area 42a, *Urban and Urban Fringe* LCT) is characterised by gently rolling farmland to the south and west, and the steeply wooded Blyth valley to the east. The landscape is increasingly influenced by large-scale industry which is situated with some distance to the north. Disused workings, pylons and over headlines mark the landscape to the north and east.

Existing Settlement Character

- 2.68. The historically linear settlement of Bedlington developed from the banks of the Blyth along the road towards Nedderton. Historic buildings, traditional limestone terraces and mature trees line the main road, which forms the focus of a small Conservation Area. In recent decades housing estates have developed along several perpendicular roads, allowing the town to expand in north and southerly direction, and along the river bank.

Townscape setting

- 2.69. The setting of Bedlington is characterised by surrounding farmland and distinct rises in the landscape, such as at Ewart Hill, near Bedlington Country Park and parts of Gallagher Park. The steep, wooded valley of the River Blyth characterises the setting of south-eastern parts of Bedlington.

Approaches and views

- 2.70. Approaching from the east, a steep descent into the steep wooded valley of the River Blyth is made, before crossing the river and ascending into the historic core of the settlement. The settlement edge is largely hidden from view by woodland belts in this approach.
- 2.71. Approaching from the north and south, the settlement edge is defined by hedgerows and trees, and locally encompasses recreational green spaces. From Nedderton to the west, the approach road is lined with hedgerows and trees. The urban edge forms a contrast with adjacent arable fields in views from this road, and is locally defined by woodland belts.
- 2.72. Views to the north look out across farmland, towards the wooded Sleek Burn valley and distant industrial works beyond. Views east are largely contained by the wooded valley of the River Blyth. Views south are locally contained by rising ground of Ewart Hill and filtered by mature trees. Views west are intervisible with the settlement of

Nedderton, which is situated on a rise in the landscape and set amongst agricultural fields bounded by hedgerows.

Visual open space

- 2.73. Several green spaces are situated along the settlement boundary, allowing open views and physical links with the surrounding countryside.

Landscape Sensitivity

Existing settlement boundaries

- 2.74. The northern edge of the settlement is formed by agricultural fields at Glebe Farm and Windmill Farm which adjoin the residential gardens. The settlement has a strong eastern edge, defined by the River Blyth. Ewart Hill forms a distinct horizon in views from the southern edge of the settlement and should remain free of development. The wooded valley of the Green Letch forms a strong edge to the East Forest estate which makes up the west part of the settlement.

Sensitivity of landscape to change

- 2.75. Areas north of Bedlington Station and south of the Sleek Burn, including those along the Morpeth railway line and the A189, are considered to be of lower landscape sensitivity. These may be improved by development of an appropriate scale which is mindful of the importance of the Sleek Burn as a corridor for wildlife and recreational resource. Areas directly north of East Forest are of lower sensitivity to development on an appropriate scale. Areas to the west of Westlea may benefit from careful small-scale development to enhance the western settlement edge.
- 2.76. Areas to the east and south are considered to be of higher landscape sensitivity due to their considerable importance to the setting of the settlement. The corridor of the Green Letch forms a strong feature to the western edge of Bedlington and is also consider of higher landscape sensitivity.
- 2.77. To the south-east of Bedlington, beyond the River Blyth, the landscape is characterised by fragmented farmland, marked by pylons and overhead lines. This landscape is of low sensitivity, and new development could relate to existing development at Bebside, and be coupled with wider landscape restoration. However, care should be taken to prevent coalescence between the settlements of Bedlington and Blyth, and protection of the River Blyth corridor.

Guidelines on Landscape Sensitivity to New Development

Guidelines

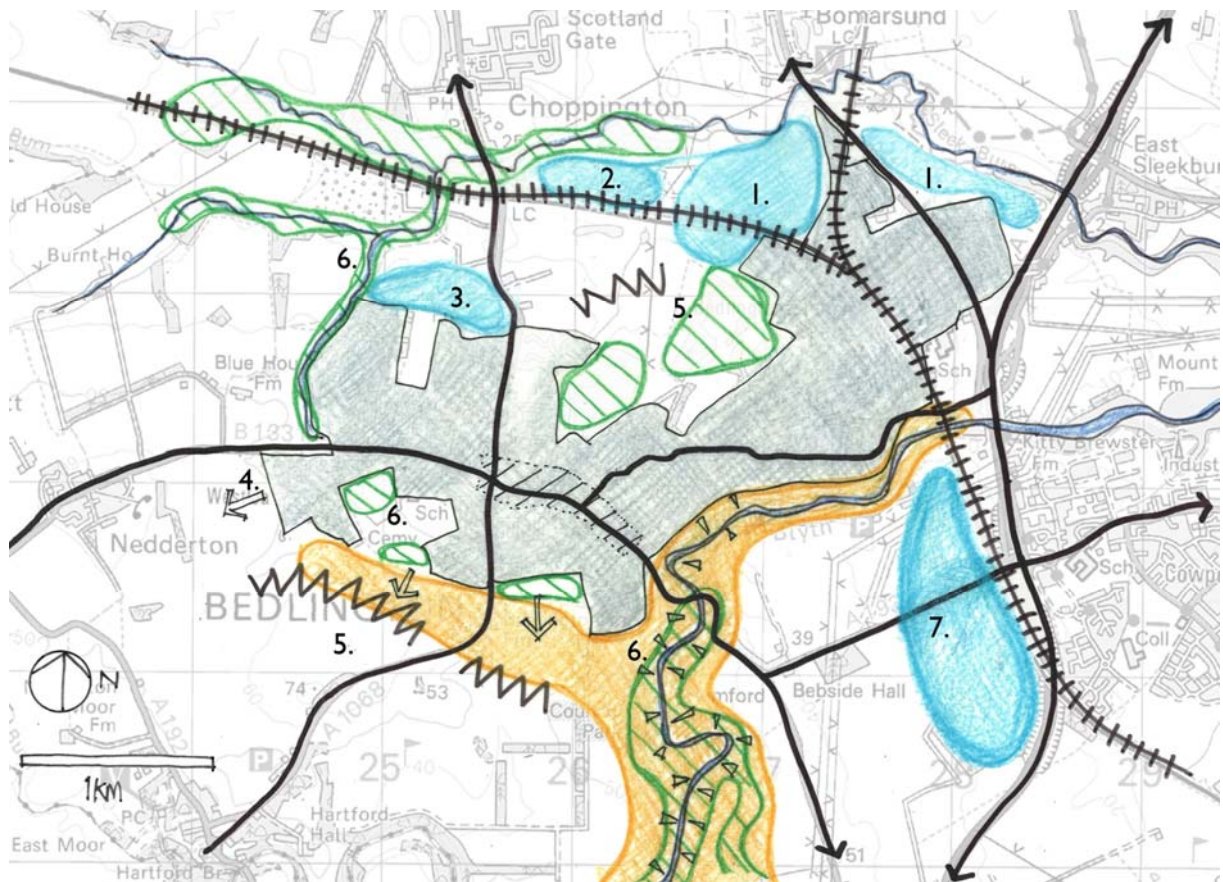
- 2.78. The following guidelines indicate relative sensitivity, and should be applied when considering proposals for new development. Areas referred to are shown with a corresponding number on the indicative settlement illustration (Figure A2.5).
- I. Areas of lower sensitivity are located south of the Sleek Burn, including areas west of the A189 and along the Morpeth railway, north of Bedlington Station.

2. There may be scope for enhancement at Sleekburn industrial estate, including through limited development.
3. The area north of East Forest is of lower sensitivity to development on an appropriate scale.
4. The less sensitive western settlement edge may benefit from small-scale development to the west of Westlea.
5. Seek to retain open views to distinct rises in the landscape e.g. Ewart Hill and wooded rise near Gallagher Park.
6. Seek to retain characteristic green spaces within the settlement edge.
7. Area around Bebside is less sensitive to development, though with potential implications for coalescence between Bedlington and Blyth.

Recommendations

- 2.79. The following recommendations indicate mitigation measures which would reduce the impact of new development in the locations indicated above:
- Provide sufficient open space with trees to reflect other areas of Bedlington and reinforce green network.
 - Strengthen settlement edge of new developments with hedgerows, trees and woodland belts.
 - Retain key views to and from the settlement and consider potential effects on key landscape characteristics as a result of new development.

Figure A2.5 Bedlington



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BELFORD

Landscape Context

- 2.80. The historic market town of Belford is situated west of the A1 on the edge of the Northumberland coastal plain as it rises up to Belford Moor and the distant Cheviot Hills. The historic core of the settlement is situated along the market square and the main roads through the settlement. Belford Hall estate is prominently situated to the east of the settlement. A golf course is located within the landscaped grounds of the estate. Craigmill Quarry is situated to the north of Belford and large works are located east of A1 as it passes the settlement. A small caravan park is situated on the western side of the settlement and another larger camping and caravan site is situated to the south of Belford.
- 2.81. Belford is situated on the boundary of *Lucker* (character area 3b, *Farmed Coastal Plain* LCT) and *Belford Hills* (character area 11a, *Sandstone Fringe Farmland* LCT). This landscape is characterised by a transitional landscape of gently rising farmland on the Northumberland coastal plain and sandstone ridges of the Kyloe Hills, as the landscape rises up from the coast to the distant Cheviot Hills. Rolling fields with large agricultural buildings, estate parkland, rock outcrops and raised moorlands are characteristic and are frequently interspersed by wooded burn valleys and scattered areas of woodland.

Existing Settlement Character

- 2.82. Belford gained status as a market town in 1741 and gradually developed along the main thoroughfare through the settlement, which was part of the key route between London and Edinburgh until the A1 bypass was completed in the 1980's. Sandstone buildings, with slate or pantile roofs line the market place, the main north south route and West Street, and are contained within the wider Conservation Area which extends to include Belford Hall estate and Chapel Crag.

Townscape setting

- 2.83. The setting of Belford is characterised by the influence of Belford Hall estate and surrounding undulating farmland landscape.

Approaches and views

- 2.84. Approaching Belford from the north, the road passes along Chapel Hill and Craigmill Quarry before descending into the settlement. Approaching from the south, Belford Hall and surrounding parkland are apparent in views towards the settlement. From the west the B6349 gradually descends into the settlement and rises up to Church Street.
- 2.85. Belford extends on to the side of Chapel Hill, from where much of the settlement and farmland to the south is visible, backed by the steeply rising ground at Chatton Moor. Views to the north are contained by Chapel Hill and Sunnyside Hill, where crags and rock outcrops are distinct features. To the east, views are largely contained by mature trees and woodland on the Belford Hall estate. Whilst views in

westerly direction are contained by a broad ridge, mainly covered by arable fields, which runs in north-west to south-easterly direction.

Other distinctive features

- 2.86. Chapel Hill and adjacent Chapel Crag feature in the landscape to the north of the settlement. Belford Hall is a distinct feature, set within associated parkland, to the east of Belford. The estate landscape is on the English Heritage *Register of Historic Parks and Gardens of special historic interest in England*.

Visual open space

- 2.87. The market place forms a central open space within the settlement with views up Church Street and down along High Street. The registered park and garden surrounding Belford Hall forms a large private open space which allows distinct views to and from the estate.

Landscape Sensitivity

Existing settlement boundaries

- 2.88. Woodland belts at Chapel Crag, around Cragmill Quarry and Belford Hall estate provide a strong edge to the north and east of the settlement, which is further defined by Craigmill Road and the A1. Southern parts of the settlement are characterised by modern housing estates, and the settlement edge here consists of private gardens adjoined by agricultural fields. The western edge of Belford is defined by the wooded slopes of Chapel Crag and coniferous hedgerows at Blue Bell Farm Caravan Park.

Sensitivity of landscape to change

- 2.89. Belford Hall Estate, Chapel Hill and Chapel Crag are key features in the landscape and are considered to be of higher landscape sensitivity. Views to and from these features are characteristic to the settlement and are sensitive to change within the surrounding landscape.
- 2.90. Agricultural fields immediately to the south of the settlement are considered to be of lower landscape sensitivity, and may provide scope for development. To the west, the settlement edge south of the Belford Burn could potentially be enhanced by sensitive, small-scale development parallel to existing housing along West Street.

Guidelines on Landscape Sensitivity to New Development

Guidelines

- 2.91. The following guidelines indicate relative sensitivity, and should be applied when considering proposals for new development. Areas referred to are shown with a corresponding number on the indicative settlement illustration (Figure A2.6).

- I. Areas of lower landscape sensitivity to the south of Belford have some potential for development.

2. Potential exists for enhancement of the western settlement edge through sensitive small-scale development.
3. Seek to retain characteristic views to and from Belford Hall, Chapel Hill and Chapel Crag.

Recommendations

- 2.92. The following recommendations indicate mitigation measures which would reduce the impact of new development in the locations indicated above:
- Reinforce existing field boundaries, and strengthen settlement edge of new development with hedgerows and trees.
 - Review and maximise use of traditional building materials.
 - Retain key views to and from the settlement and consider potential effects on key landscape characteristics as a result of new development.

Figure A2.6 Belford



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BELLINGHAM

Landscape Context

- 2.93. Bellingham is a small remote settlement on the River North Tyne, just outside the eastern boundary of Northumberland National Park. It is the largest settlement for many miles and formerly had a busy auction mart. Bellingham is located within the *Bellingham and Woodburn Valley* (character area 20b, *Rolling Upland Valleys* LCT).

Existing Settlement Character

Townscape setting

- 2.94. Bellingham is a small settlement that has grown round the Bellingham Sheep Mart; a major mart and community focus point for the county until 2004, when the land was sold for development. The area is currently an undeveloped brownfield site.
- 2.95. Bellingham is located at a bridging point of the North Tyne, and where the tributary of the Hareshaw Burn runs into it. The settlement is located on the north side of the river, occupying the slopes above the valley floor. The B6320 runs through Bellingham, crossing the river to the south-west past the Bellingham Show Ground, forming the High Street, and turning north towards Jedburgh, crossing the disused railway by the mart.
- 2.96. There is no clear grain to the settlement, which has grown out from the central focus of the mart and High Street, spreading out to the north, with linear development along the roads to the east.

Approaches and views

- 2.97. As Bellingham is set down below the hills in the valley, the views of the settlement on approach from most directions is one of a contained settlement in the valley. Due to the topography underlying the settlement, views from within tend to be south facing, looking over the valley to the countryside to the south.

Other distinctive features

- 2.98. Bellingham has a strong character as a remote market town in a rural moorland setting. Tourist draws of the area include its situation as a gateway to Northumberland National Park, and its location on the Pennine Way. Landmarks include the buildings around the High Street, the library and the showground site with its permanent seating stand.

Visual open space

- 2.99. There are open spaces in several places, as open greens or the market square on the High Street.

Landscape Sensitivity

Existing settlement boundaries

- 2.100. To the south, the river forms a strong boundary to the settlement, while to the north the golf course limits the town. In the other directions there are no clear boundaries to the settlement, which spreads along Redesmouth Road and Boat Road and out in to the fields to the north-east.

Sensitivity of landscape to change

- 2.101. In general, the landscape immediately around Bellingham is of medium sensitivity to change, although the wider landscape of the moors and hills around the settlement is of higher sensitivity, being part of Northumberland National Park. Views from the National Park area across Bellingham must also be considered.
- 2.102. The mart site at Bellingham is now a disused brownfield site in the centre of the settlement. Regeneration development is required for this site. Due to the risk of flooding, there are limits to the potential for development along the river banks. Although there are sensitivities to the landscape around the town, there would be the potential for sensitively designed development around the west or east.
- 2.103. Bellingham is essentially of a vernacular character, although there are more formal buildings along the High Street. A range of more modern building designs is seen around its periphery. However, this does not mean that it is appropriate to construct 'off the shelf' style housing. New buildings around Bellingham should seek to adopt materials and detailing features characteristic of some of the older buildings of the town, including vernacular styles, to provide links in character to the existing nature of Bellingham.

Guidelines on Landscape Sensitivity to New Development

Guidelines

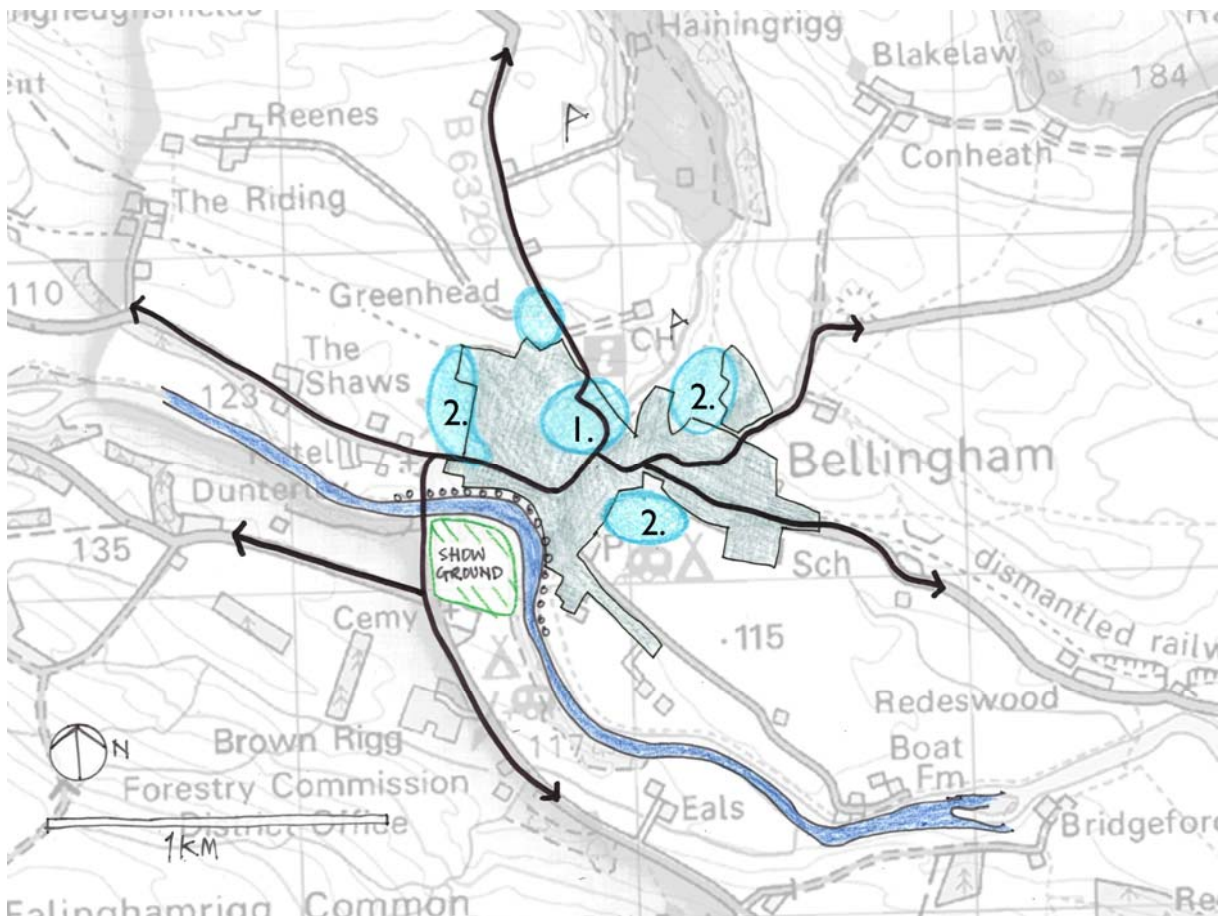
- 2.104. The following guidelines indicate relative sensitivity, and should be applied when considering proposals for new development. Areas referred to are shown with a corresponding number on the indicative settlement illustration (Figure A2.7).
1. Seek to redevelop mart site.
 2. There are small pockets of land with lower sensitivity, located to the west, north-east and south-east.

Recommendations

- 2.105. The following recommendations indicate mitigation measures which would reduce the impact of new development in the locations indicated above:
- Review architectural styles extant in the town, and refer to relevant design guides, including those for Northumberland National Park.

- Review existing massing patterns (terracing, detached, positions of houses within plots).
- Review and maximise use of existing building materials, particularly for external features and house fronts.
- Review styles and placing of other buildings such as garages and provide sufficient open space to reflect other areas of Bellingham.
- Strengthen boundaries of settlement with woodland belts and trees.
- Consider views from within the National Park.

Figure A2.7 Bellingham



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BERWICK UPON TWEED

Landscape Context

- 2.106. Berwick upon Tweed is situated within the *Tweed River Mouth* (character area 1a, *Broad River Mouth* LCT) and occupies rising ground on the banks of the River Tweed as it meets the North Sea. The A1 passes in a wide arch around the west of Berwick, encompassing the settlements of Tweedmouth, East Ord and Spittal which are situated south of the river. The east coast railway line runs parallel to the coastline north and south of Berwick, and snakes through the town. Industrial areas are situated along the coast on the northern outskirts of Berwick, and to the south at Tweedmouth. A large caravan park is located north of Berwick, others are located at East Ord and Spittal.
- 2.107. The coastal edge east of Berwick is characterised by cliffs, rock outcrops and sandbanks. Away from the coast, the landscape rises up to a plateau of open agricultural fields bisected by the river Tweed. Both sides of the plateau slope down to the river banks. The surrounding landscape is characterised by undulating farmland.

Existing Settlement Character

- 2.108. Berwick is greatly influenced by its tumultuous history. Its ancient defences and city walls form a distinct feature in the setting of the town and contain much of its historic core. This core is characterised by a grid pattern of streets, based on the surviving medieval layout, lined by 18th- and 19th-century buildings, interspersed with more recent interventions. The riverside edge comprises wooded river banks and reclaimed land historically used as quaysides. A frontage of traditional buildings overlooks the river and its three landmark bridges. A large Conservation Area covers the core of Berwick on both sides of the river, with a smaller Conservation Area at Spittal. Conservation Area Character Appraisals for both areas contain further detailed information.

Townscape setting

- 2.109. The narrow coastal fringe and open grassland of the Magdalen Fields stretch along the north-eastern edge of the settlement, allowing views of extensive earth and defence works around the settlement, along the coastline and out to sea. The sides of the river valley are locally occupied by pockets of woodland, and gradually give way to open farmland, providing a varied setting to the settlements as they extend away from the river.

Approaches and views

- 2.110. Berwick is approached from the north via the A1, which leads along an industrial estate to a roundabout on the outskirts of the town. From here, a main road (North Road) leads down to the historic town centre and across the river to Tweedmouth and Spittal. Approaching from the south (A1) the settlement is largely obscured from view by topography. With increasing proximity more of the settlement becomes visible and stretches out in views across the valley.

- 2.111. The elevated position of the settlement allows expansive coastal views from the north of Berwick with historic ramparts and military earthworks in the foreground. Across the river to the south, panoramic views are available of the valley and landmark bridges to the settlements of Tweedmouth and Spittal, interspersed with areas of open farmland as the landscape gradually rises away from the river.

Other distinctive features

- 2.112. There are strong visual links between Berwick and the settlements of Tweedmouth and Spittal, directly south of the river. Three bridges punctuate the view of the river crossing and provide a focus in views from the river edge.

Visual open space

- 2.113. Beyond the defensive earthworks, the Magdalen Fields provide an extensive area of visual open space along the north and east of the settlement. Extensive views can be obtained here of the rocky coastline and towards the sea. The Tweed estuary and Tweed valley also provide considerable areas of open space which may be experienced from the riverside.

Landscape Sensitivity

Existing settlement boundaries

- 2.114. North-eastern parts of Berwick have a clearly defined urban edge, bounded to the east by the coast and/or the railway line. The A1 curves around the west of the settlement. Lined by mixed shelterbelts, the road forms a strong boundary to the existing settlement edge. A dense woodland belt lines the A698 and locally obscures views of the Tweedmouth from the A1. South of the river the settlement edge is more serrated, with distinct blocks of residential development extending into farmland on the south and south-west fringes.

Sensitivity of landscape to change

- 2.115. The rocky coastline and Tweed estuary are of considerable wildlife and recreational interest. They are also of importance to the setting of Berwick and are the focus of key views from the settlement, and are therefore considered to be of higher landscape sensitivity. The banks of the River Tweed are largely undeveloped and managed for agriculture, interspersed with woodlands and shelterbelts. The area provides a buffer between the developed settlement edge and the river and is characteristic in views from the settlement.
- 2.116. The agricultural landscape south of Berwick consists of elevated areas of open farmland which are visible on the horizon in views from the settlement, and characteristic to the setting of the town. The highly visible location of these areas makes them particularly sensitive to change. Urban growth in southern parts of the settlement should therefore focus on less sensitive lower-lying areas, and areas between existing developments. The potential exists to enhance this settlement edge through carefully sited development.

- 2.117. Areas along the A1 and A698 are locally influenced by uniform infrastructure corridors and industrial developments, and are considered to be of lower landscape sensitivity. The proximity of these areas to existing infrastructure and areas of open farmland requires careful consideration of boundary treatment and potential effects on the key characteristics of adjacent landscapes. Carefully sited development along the A1 may enhance the north-western settlement edge. There are pockets of land in the area of employment land uses along the A698 which may be suitable for development.

Guidelines on Landscape Sensitivity to New Development

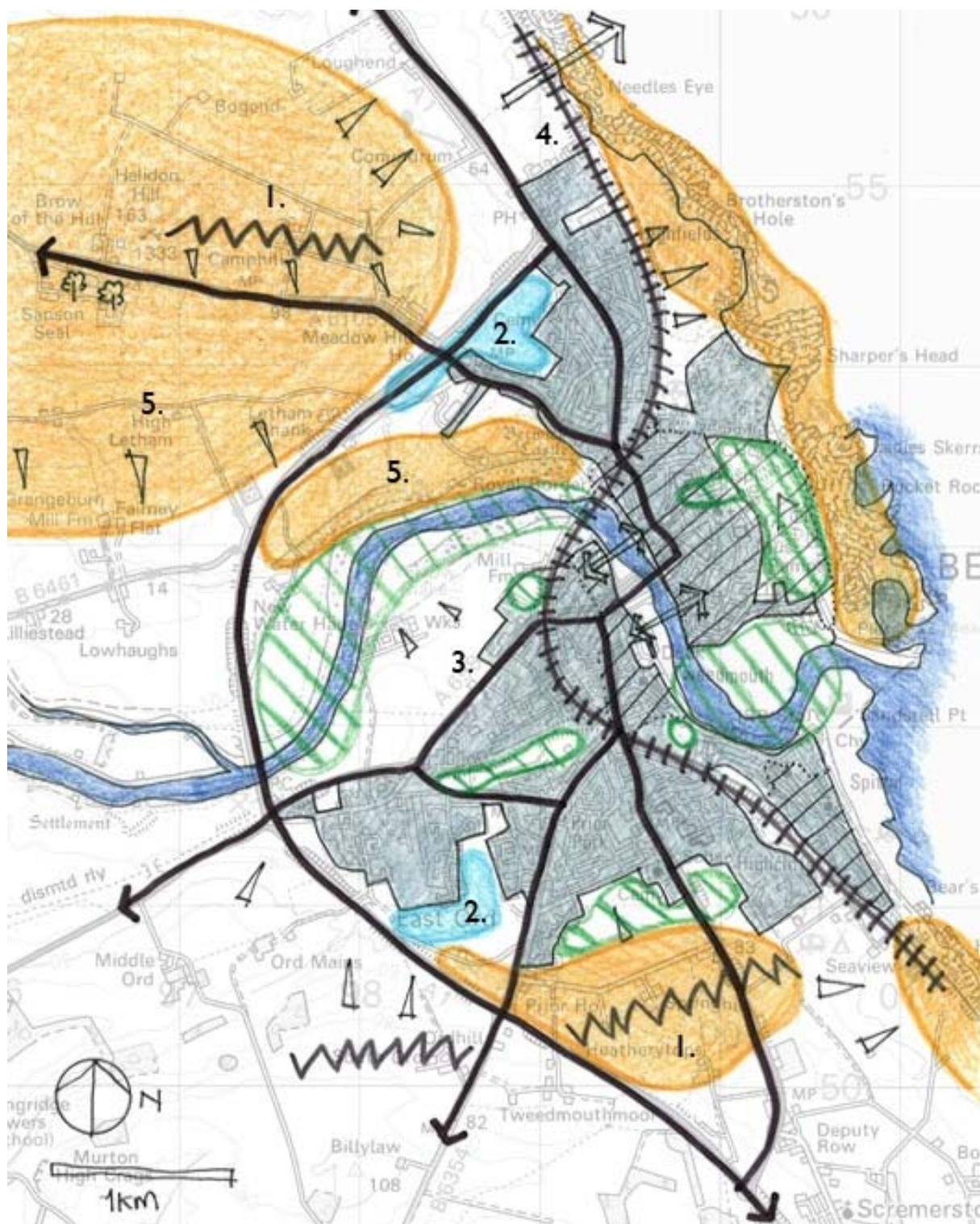
Guidelines

- 2.118. The following guidelines indicate relative sensitivity, and should be applied when considering proposals for new development. Areas referred to are shown with a corresponding number on the indicative settlement illustration (Figure A2.8).
1. Seek to protect sensitive skylines, maintaining characteristic areas of open farmland in views from the settlement.
 2. Areas of lower landscape sensitivity to north-west and south may provide potential for enhancement of settlement edges.
 3. Seek to retain areas of visual open space within the Tweed Valley along the A698.
 4. Seek to enhance boundary of industrial developments along the A1 north of Berwick.
 5. Seek to retain character of agricultural fields on rising ground along the river and beyond the A1.

Recommendations

- 2.119. The following recommendations indicate mitigation measures which would reduce the impact of new development in the locations indicated above:
- Strengthen boundaries of settlement with hedgerows and woodland belts. Retain existing mature trees and field boundaries, follow grain of settlement through new development.
 - Review existing massing patterns (terracing, detached, positions of houses within plots and in relation to topography).
 - Review architectural styles extant in the town, and refer to available design guides such as that for Northumberland Coast AONB.
 - Review and maximise use of traditional building materials.
 - Retain key views to and from the settlement and consider potential effects on key landscape characteristics as a result of new development.

Figure A2.8 Berwick upon Tweed



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BLYTH

Landscape Context

- 2.120. Blyth is situated on the Northumberland coast, directly south of the River Blyth (character area 42a, *Urban and Urban Fringe* LCT). The historic core of the settlement is closely linked to the harbour and the coast, which bounds Blyth to the east. A fringe of warehouses and industrial estates extends from the harbour along the north of Blyth, bounded by the river. The A189 and railway line pass to the west of Blyth.
- 2.121. The River Blyth forms a strong settlement edge, with the area to the north heavily modified by its former large-scale industries, most notably the former power station and Cambois colliery. This area now consists of extensive areas of brownfield land. Pylons and overhead lines lead away from the remaining substation across a landscape of agricultural fields to the west of Blyth. To the south, the landscape is characterised by pasture and arable fields that gently rise away from the coast to the west.

Existing Settlement Character

- 2.122. Blyth gradually expanded from the historic core near the harbour into the areas of Cowpen and Newsham. The traditional terraced building style gave way to other forms of developments with provision for recreational green spaces. The A193 provides a central access road through Blyth, from which a network of smaller roads gives access to various housing estates, often lined with wide verges and mature trees. Three small Conservation Areas cover parts of the town centre and harbour.

Townscape setting

- 2.123. The setting of Blyth is characterised by its position along the coast and the River Blyth, which allowed trade and industries to prosper. Heavy industries and large-scale industrial buildings in the surrounding landscape still shape much of the setting of Blyth.

Approaches and views

- 2.124. Approaches into Blyth are frequently punctuated by roundabouts which limit a sense of arrival. The A189 and the railway corridor provide a strong settlement edge to the west, reinforced in places by shelterbelt planting which allows limited intervisibility with the surrounding landscape. Coastal views can be obtained from the A193 near South Beach and the B1329 road that runs parallel to the harbour, forming the eastern edge of the settlement. South Newsham Road (A1061) forms the southern edge of Blyth. Lined by hedgerows, the road enables views across agricultural fields to the south.
- 2.125. Views to the north and west are largely contained within the settlement by industrial buildings and infrastructure corridors lined with shelterbelts. Green spaces provide reprieve from the densely built-up character of some areas, as does the promenade at South Beach, which allows views out to sea and along the coast. Extensive areas of

farmland to the south of Blyth, designated as Green Belt, allow distant views across the coastal plain.

Other distinctive features

- 2.126. Wind turbines along the East Pier and immediately offshore form a distinct feature on the coastline and mark the location of Blyth in views from the surrounding landscape.

Visual open space

- 2.127. Blyth has a considerable number of parks, recreation grounds and allotment gardens. Streets are locally lined with wide verges and mature trees which contrast with the industrial character of areas along the harbour and the river. The Promenade and South Beach allow extensive views across the sea and along the coastline.

Landscape Sensitivity

Existing settlement boundaries

- 2.128. The harbour and infrastructure corridors to the east and west of Blyth form strong boundaries to the settlement. To the north the River Blyth bounds the industrial fringe that occupies the north of the settlement. South Newsham Road, lined by hedgerows and areas of woodland, forms a distinct boundary to the southern settlement edge. The south-western edge of Blyth at New Delaval is less well defined and consists of abrupt juxtapositions of housing and fields.

Sensitivity of landscape to change

- 2.129. The rocky foreshore and coastline north and south of Blyth is of considerable wildlife and recreational interest and is therefore considered to be of higher landscape sensitivity.
- 2.130. The agricultural landscape south of Blyth, although not of particularly strong character, plays an important role in preventing coalescence with nearby settlements and therefore considered to be of higher landscape sensitivity.
- 2.131. Industrial areas, and those in close proximity to existing key infrastructure, are considered to be of lower landscape sensitivity and may therefore benefit from appropriate infill development. Areas to the west of New Delaval are considered to be of low to moderate landscape sensitivity. Carefully planned development in this location may enhance the south-western settlement edge.
- 2.132. To the west of Blyth, beyond the A189 and railway line, the landscape is characterised by fragmented farmland, marked by pylons and overhead lines. This landscape is of low sensitivity, and new development could relate to existing development at Bebside, and be coupled with wider landscape restoration. However, care should be taken to prevent coalescence between the settlements of Bedlington and Blyth, and protection of the River Blyth corridor.

Guidelines on Landscape Sensitivity to New Development

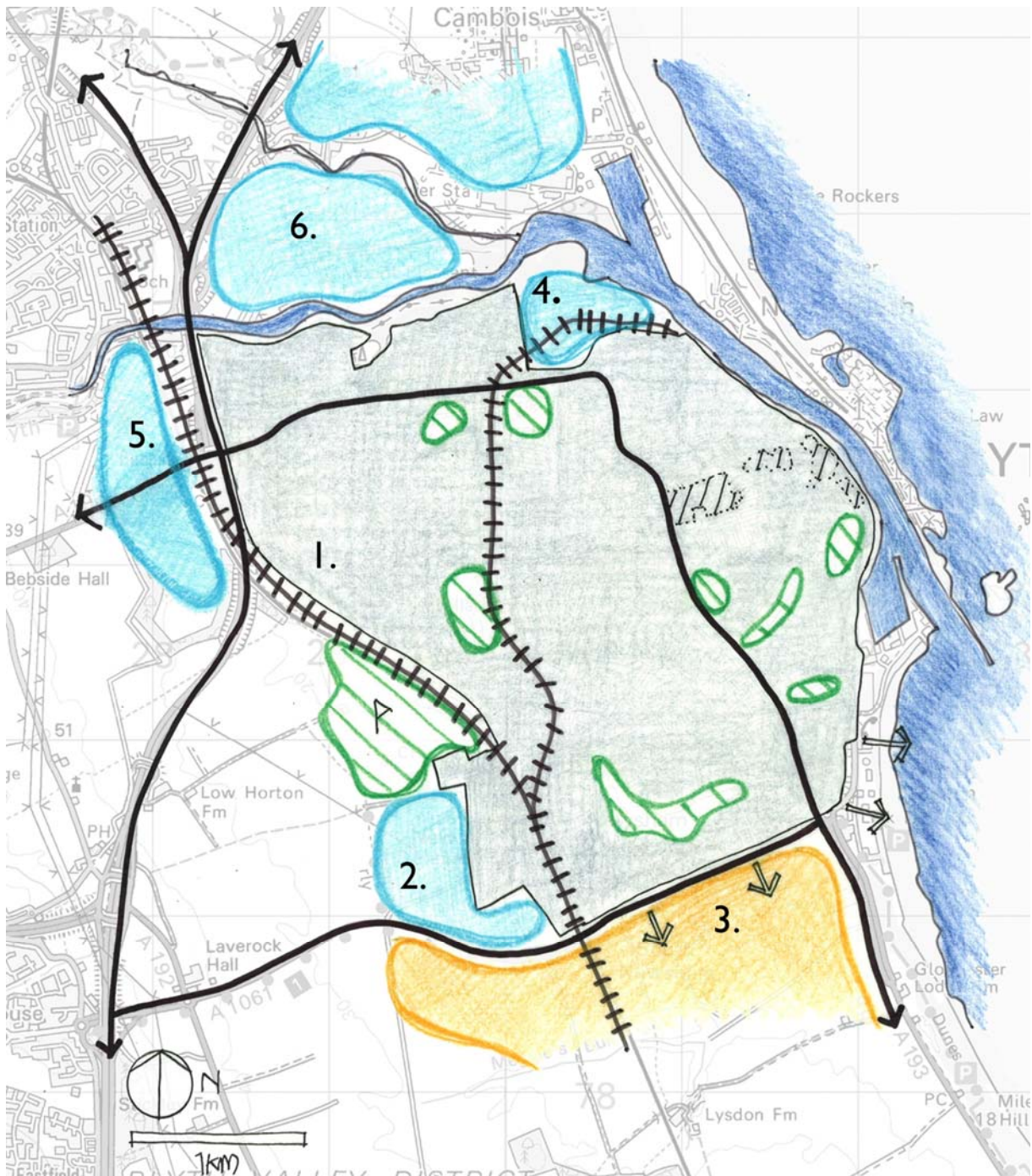
Guidelines

- 2.133. The following guidelines indicate relative sensitivity, and should be applied when considering proposals for new development. Areas referred to are shown with a corresponding number on the indicative settlement illustration (Figure A2.9).
1. The western settlement edge is of lower sensitivity, and there is potential to enhance the boundary along the railway through infill development.
 2. Potential for development west of New Delaval, which could include enhancement of the south-western settlement edge.
 3. Seek to prevent overspill of development beyond the A1061 South Newsham Road, maintaining open farmland to the south of Blyth.
 4. Potential for infill development along A193 near Factory Point.
 5. Area around Bebside is less sensitive to development, though with potential implications for coalescence between Bedlington and Blyth.
 6. Areas to the north of the River Blyth are of low landscape sensitivity, but are detached from the settlement of Blyth.

Recommendations

- 2.134. The following recommendations indicate mitigation measures which would reduce the impact of new development in the locations indicated above:
- Retain sites for recreational land uses and allotments.
 - Provide sufficient open space and verges with trees to reflect other areas of Blyth and reinforce green network.
 - Retain existing mature trees and field boundaries, and strengthen settlement edge of new developments with hedgerows and shelterbelts.

Figure A2.9 Blyth



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CAMBOIS

Landscape Context

- 2.135. Cambois is situated along the coast, north of Blyth and takes up an area of land east of the A189 between the mouths of the River Wansbeck and the River Blyth. The area sits elevated above the coastline. Fringed by agricultural land, the central part of Cambois is characterised by large areas of waste ground which mark the site of the former colliery.
- 2.136. Cambois is situated within the *Blyth and Wansbeck Estuaries* (character area 41a, *Developed Coast LCT*). Landscape restoration is ongoing, however, extensive earthworks and former railway embankments still remain in places. Large-scale industrial elements, including the National Grid substation, dominate the local landscape.

Existing Settlement Character

- 2.137. Cambois developed as a mining village in the late 18th century. The original settlement grew in linear form along the Cambois links. Localised areas of settlement developed along the road which led around the former colliery. Brick-built worker's terraces are typical, although more recent developments have reintroduced the traditional use of sandstone that was characteristic to the area, and can be seen in boundary walls and historic buildings near The Paddocks.

Townscape setting

- 2.138. The setting of Cambois is heavily influenced and modified by former large-scale industries. Sand dunes line much of the area and emphasise the coastal location of the settlement. Restoration is ongoing in places and continues to alter the surrounding landscape. The remaining industrial landscape and relative isolation of settlement at Cambois gives it a sense of remoteness.

Approaches and views

- 2.139. The northern area of settlement has a limited sense of arrival and weak settlement edges. Localised landscape enhancements and roundabouts punctuate the approach to southern areas of settlement.
- 2.140. The elevated position of Cambois allows views out to sea, obscured in places by low sand dunes. Offshore wind turbines at Blyth are visible in views to the south, whilst coastal views to the north take in the cliffs and caravans at Sandy Bay, and the more distant landmark church along the shore at Newbiggin. Industrial works, chimneys and pylons also appear in views of areas further afield, in places obscured by extensive remaining earthworks.

Other distinctive features

- 2.141. Remaining earthworks and disused railway embankments are frequent, and direct views towards the surrounding landscape and the sea.

Visual open space

- 2.142. There are a number of playing fields and allotments within Cambois. However, open space is mainly experienced along the coastline where views are drawn towards the sea.

Landscape Sensitivity

Existing settlement boundaries

- 2.143. The eastern edge of Cambois has a strong linear character, emphasised by the sand dunes and former railway embankments. Settlement edges in areas to the north and south are locally defined by shelterbelts and softened in places by recreational green spaces. Such spaces form an area of transition to nearby earthworks and waste ground.

Sensitivity of landscape to change

- 2.144. The coastal edge and sand dunes are characteristic to the setting of Cambois and are of higher landscape sensitivity.
- 2.145. Large areas of derelict land in the central Cambois area are of lower landscape sensitivity. Together with localised areas west of the A189 these are considered to be suitable for development of an appropriate scale and nature. Structure planting would be beneficial to newly developed areas and would enhance the surrounding landscape.
- 2.146. Existing areas of settlement and their edges could be enhanced by appropriate infill development. There is also scope for localised development to strengthen the linear settlement pattern along the coast.

Guidelines on Landscape Sensitivity to New Development

Guidelines

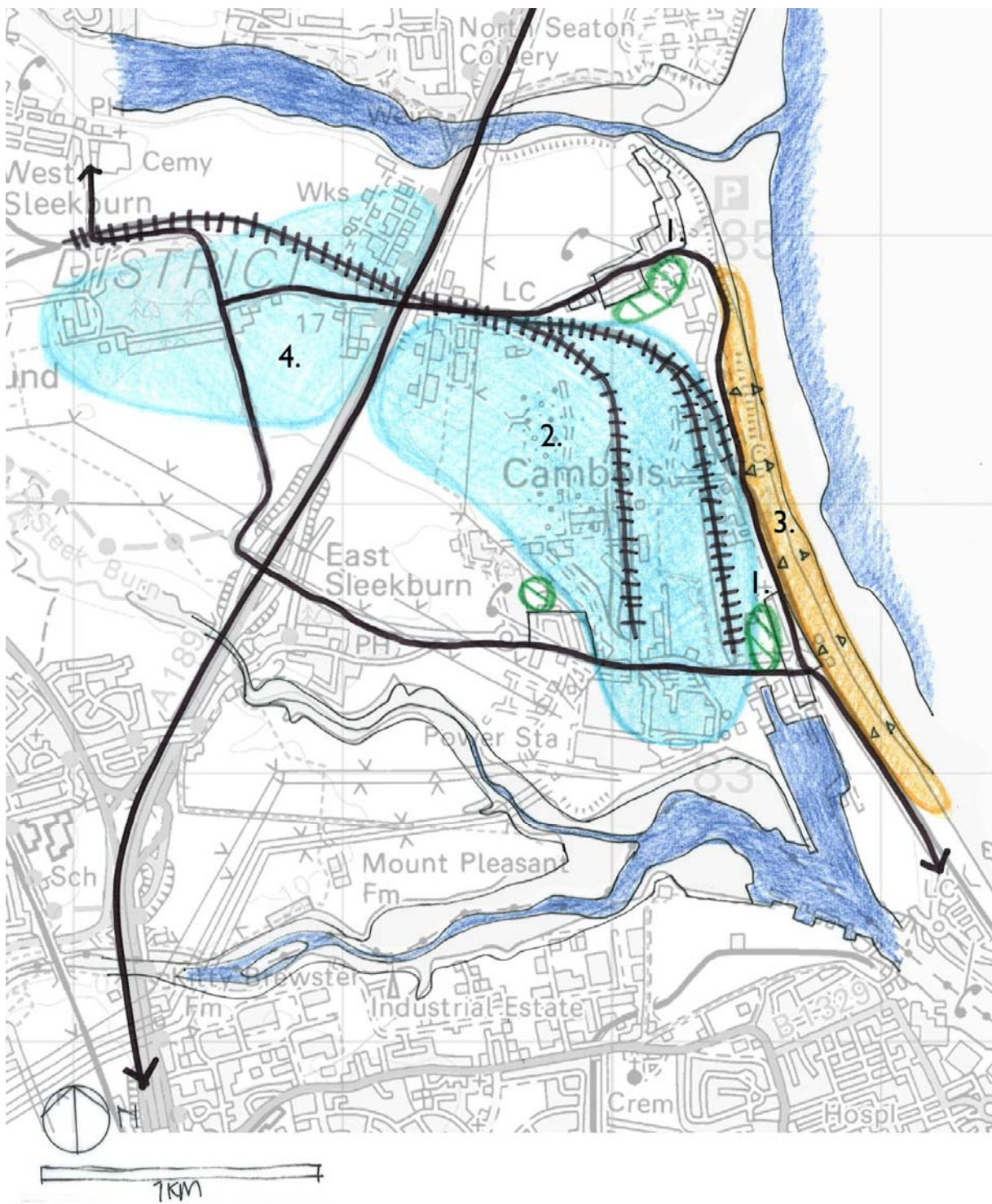
- 2.147. The following guidelines indicate relative sensitivity, and should be applied when considering proposals for new development. Areas referred to are shown with a corresponding number on the indicative settlement illustration (Figure A2.10).
1. Seek to strengthen the existing settlement pattern at Cambois and Selbourne Terrace.
 2. The large area south-west of Cambois, which is currently undergoing restoration, has potential for development of appropriate scale and nature. Care should be taken to marry in new development with existing housing.
 3. Seek to protect coastal features and promote opportunities for introduction of enhanced landscape structure.
 4. The area west of the A189 is of lower sensitivity, although development here would be detached from the settlement of Cambois.

Recommendations

2.148. The following guidelines indicate relative sensitivity, and should be applied when considering proposals for new development. Areas referred to are shown with a corresponding number on the indicative settlement illustration (Figure A2.10).

- Strengthen settlement edge of new developments with shelterbelts.
- Ensure appropriate scale of development.
- Review and maximise use of traditional building materials.
- Provide sufficient green spaces to reflect other areas of Cambois and reinforce green network.

Figure A2.10 Cambois



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CORBRIDGE

Landscape Context

- 2.149. Corbridge is one of a series of settlements along the River Tyne, located on the floodplain and northern slopes of the broad valley. The settlement is located in *Acomb to Ovington* (character area 31f, *Glacial Trough Valley Sides* LCT). Corbridge, like many others, occupies the northern side of the river valley, but is without the industrial areas which lie below most other settlements in the valley. The river at this point defines the southern edge of the town, and the A69 takes a sweeping bypass to the north. The railway is too far to the south of the river to affect the settlement, although there is a station.
- 2.150. Around Corbridge, the valley is broad with gentle slopes. Prospect Hill lies to the south, and land running up to the Hadrian's Wall ridge to the north. Corbridge sits on a raised terrace on the valley side, with steep slopes below the properties that border the river.

Existing Settlement Character

- 2.151. Corbridge was an important Roman area, with the garrison town of Corstopitum, near both Hadrian's Wall and Dere Street, the main Roman road between York and Scotland. Corbridge itself has a medieval history. Although industries in Corbridge included a shoe-making factory and a paper mill, there is now no industrial area in the town. The *Corbridge Conservation Area Character Appraisal* (2009) has additional information about the town.

Townscape setting

- 2.152. The setting of Corbridge is influenced by the bridging point of the river, and its location in the broad Tyne valley. The main roads within the settlement are radial, reflecting the origin of the town at the meeting point of several important routes. However, other roads within the settlement tend to be orientated north/south or east/west, although not forming a grid.

Approaches and views

- 2.153. Approaching from the south, the edge of Corbridge along the river front is seen from the bridge, providing a very strong sense of arrival.
- 2.154. From the east, Corbridge is approached through the Howden Dene estate, with the sense of arrival increasing to the constriction of the Main Street at what appears to be a gate house or lodge. From other directions, north-east, north and north-west, Corbridge is approached after crossing or leaving the A69.

Other distinctive features

- 2.155. The distinct historic character and built heritage of the town has remained largely intact, with remaining landmark sites and buildings, including Corbridge Bridge, the market place and the churches. The Roman site to the west of the settlement is an important visitor attraction.

Visual open space

- 2.156. There are a number of open spaces in Corbridge, the market square being the focus of the historic core. Areas of more recent housing development are relieved by school and recreation grounds and public open spaces. To the north, between Milkwell Lane and Deadridge Lane, a wedge of open undeveloped land brings green open space into the settlement.

Landscape Sensitivity

Existing settlement boundaries

- 2.157. The River Tyne forms the boundary to the south of the settlement, across which there is a community car park and allotment site by the cemetery, and Corbridge Station. To the east, Howden Dene estate creates a boundary to the settlement, and an area of allotments off Aydon Road is contained by a wooded shelterbelt. To the north, the A69 runs past Corbridge, with a number of open fields between the existing settlement edge and the road corridor.

Sensitivity of landscape to change

- 2.158. Development on the south side of the river is unlikely to be seen to be part of Corbridge.
- 2.159. To the east, the Howden Dene estate landscape has very limited potential for expansion without the loss of estate landscape.
- 2.160. To the north, the settlement extends up the slopes towards the A69, reaching this road at the north-east, along Stagshaw Road. There is scope for expansion south of Milkwell Lane, and north of Jameson Drive, and other infill sites. However, the area between Milkwell Lane and Deadridge Lane forms a rural wedge into the settlement, which is of greater sensitivity.
- 2.161. To the west, the Roman site of Corstopitum and the surrounding scheduled and protected area restricts development such that there is no scope for settlement expansion south of Corchester Lane.

Guidelines on Landscape Sensitivity to New Development

Guidelines

- 2.162. The following guidelines indicate relative sensitivity, and should be applied when considering proposals for new development. Areas referred to are shown with a corresponding number on the indicative settlement illustration (Figure A2.11).
1. Seek to retain higher sensitivity estate landscapes to the south-east.
 2. Small areas of lower sensitivity at the fringes of the settlement have some potential for infill development, along with some larger areas northwards to the A69.

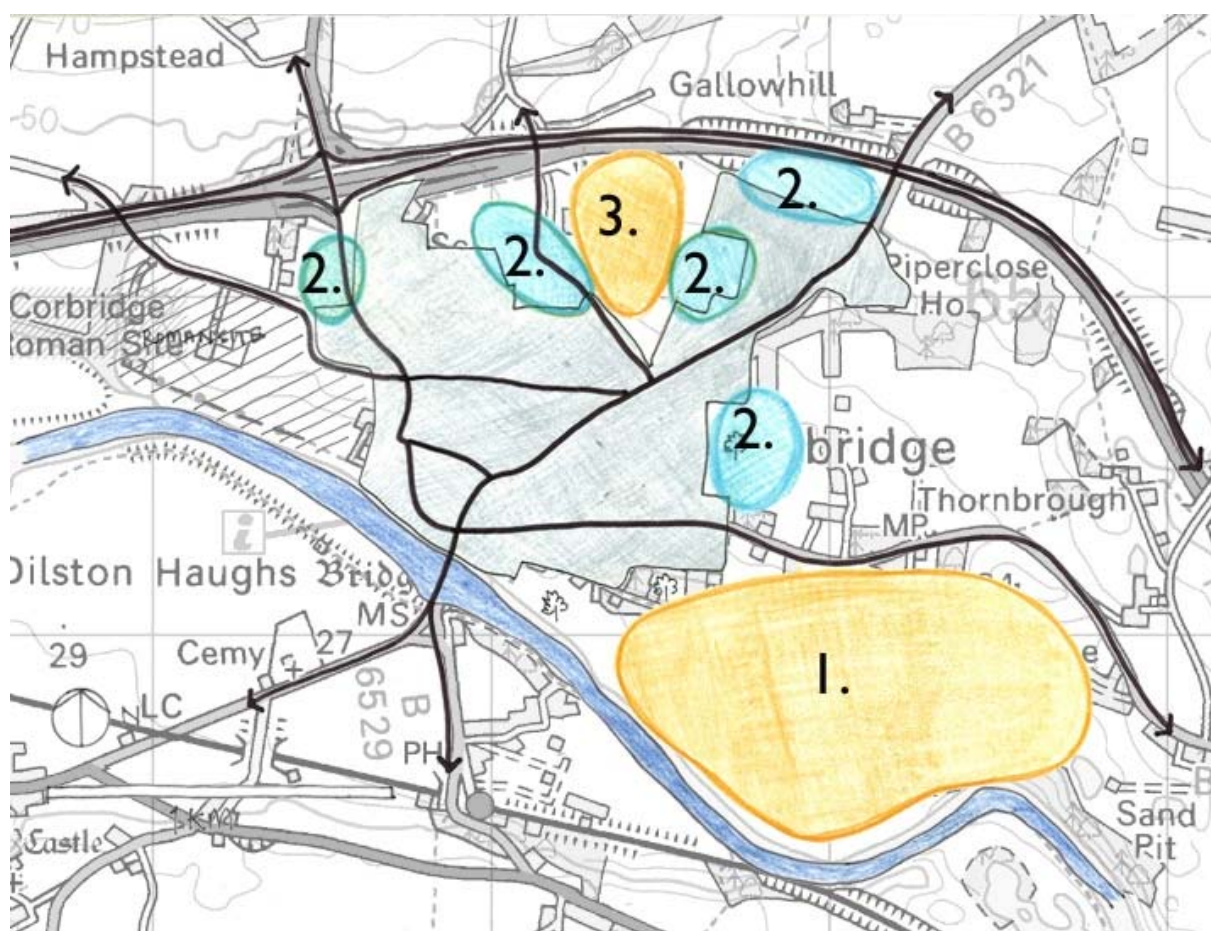
3. Seek to retain rural wedge of higher sensitivity, between Milkwell Lane and Deadridge Lane.

Recommendations

2.163. The following recommendations indicate mitigation measures which would reduce the impact of new development in the locations indicated above:

- Review existing massing patterns (terracing, detached, positions of houses within plots and in relation to topography).
- Review and maximise use of traditional building materials.
- Provide sufficient open space with trees to reflect other areas of Corbridge and reinforce green network and estate characteristics of eastern edge.
- Strengthen boundaries of settlement with woodland belts and trees.
- Retain existing mature trees and field boundaries, follow grain of settlement through new development.
- Retain key views to and from the settlement and consider potential effects on key landscape characteristics as a result of new development.

Figure A2.11 Corbridge



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CRAMLINGTON

Landscape Context

- 2.164. The settlement of Cramlington is situated south of the River Blyth (character area 42a, *Urban and Urban Fringe* LCT), within commuting distance of Newcastle which is located directly to the south. The town is set within a framework of roads; the A192 passes to the north of Cramlington, the A189 to the east, A19 to the south and A1068 to the west. The historic core of the settlement, Cramlington Village, is centrally located adjacent to the modern town centre. A railway line passes along the urban edge and through an extensive area of industrial estates, situated north-west of the town centre.
- 2.165. Much of the surrounding landscape is designated Green Belt and consists of agricultural land interspaced with woodland blocks and settlements. Views from Cramlington are largely contained within the settlement by the framework of roads and woodland belts. Views across farmland towards Arcot Hall estate may be obtained from Beacon Hill.

Existing Settlement Character

- 2.166. The historic core of Cramlington consists of a small nucleated settlement of traditional sandstone buildings, which is a Conservation Area. The town developed with the coal mining industry in the 19th century. In the 1960s it became the nucleus of a new town, and several housing estates were developed around the historic core within a framework of A-roads. The townscape is characterised by extensive areas of suburban housing, connected by access roads, and lined with wide verges, trees or shelterbelts.

Townscape setting

- 2.167. The setting of Cramlington is largely defined by its surrounding landscape of agricultural fields on the coastal plain, and the nearby Newcastle conurbation. There are few views overlooking Cramlington, lending the settlement a self-contained character.

Approaches and views

- 2.168. Approaches are indistinct as roundabouts frequently punctuate the main access roads through the settlement, diminishing a sense of arrival. A small number of landmarks, including the hill at Nelson Village, several school buildings and playing fields, provide useful elements for orientation.
- 2.169. Views from within the settlement are largely limited by shelterbelts which line the regular road network.

Other distinctive features

- 2.170. The historic core of Cramlington Village is distinctly different in character from the surrounding settlement of Cramlington and thus forms an interesting feature within the settlement, albeit somewhat overshadowed by the adjacent shopping centre.

Visual open space

- 2.171. The various housing estates of which Cramlington consists are relatively spacious and each enjoys considerable areas of open spaces, including recreation grounds and green spaces. A central area of open space near Nelson Village provides a viewpoint which allows views across the settlement.

Landscape Sensitivity

Existing settlement boundaries

- 2.172. The urban edge is in most places defined by the framework of infrastructure and woodland belts. At Beaconhill the urban edge is formed by gardens and green spaces, allowing views across adjacent farmland that gradually slopes away in southerly direction towards Arcot Hall.

Sensitivity of landscape to change

- 2.173. The existing road framework forms a rigid boundary around much of the settlement, beyond which large areas are designated Green Belt. These are considered to be of higher landscape sensitivity as they play an important role in preventing coalescence with surrounding settlements. East of the A189, areas north and south of East Cramlington are excluded from the Green Belt and provide some potential for development. Mitigation planting in newly developed areas would be beneficial in strengthening landscape structure.
- 2.174. The settlement edge is less rigid at the existing housing development on Beaconhill, and there is some scope here for development in areas of lower landscape sensitivity. However, appropriate consideration should be given to the setting of Arcot Hall and its estate landscape.
- 2.175. North of Beaconhill, extensive industrial estates mark areas of lower sensitivity and provide scope for infill development north of the railway on either side of Fisher Lane. The valley of the River Blyth is considered to be of higher landscape sensitivity and further northward expansion of the settlement, beyond the A192, is therefore undesirable.

Guidelines on Landscape Sensitivity to New Development

Guidelines

- 2.176. The following guidelines indicate relative sensitivity, and should be applied when considering proposals for new development. Areas referred to are shown with a corresponding number on the indicative settlement illustration (Figure A2.12).
1. Lower sensitivity south of Beaconhill provides scope for development on an appropriate scale.
 2. Limited scope for development at Windmill Industrial Estate and east of Fisher Lane (A1068).

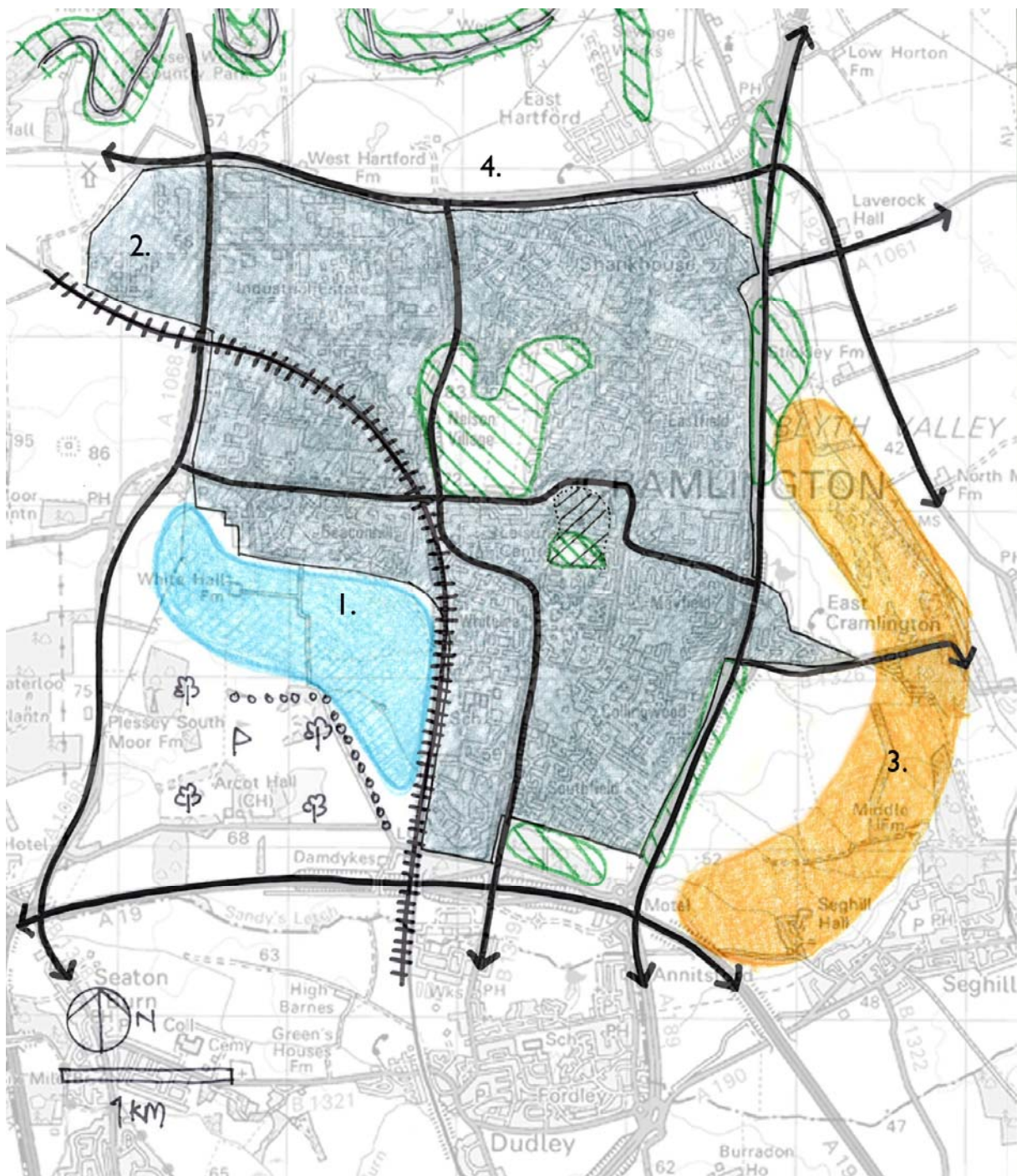
3. Safeguard Green Belt, and seek to ensure robust links with areas of mitigation planting if development were to take place in nearby locations.
4. Seek to maintain the setting of the River Blyth valley, retaining as far as possible the northern settlement boundary.

Recommendations

2.177. The following recommendations indicate mitigation measures which would reduce the impact of new development in the locations indicated above:

- Provide sufficient open space with trees to reflect other areas of Cramlington and reinforce green network.
- Strengthen settlement edge of new development with woodland belts and trees.
- Enhance landscape elements along road south of Arcot Hall.

Figure A2.12 Cramlington



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ELLINGTON

Landscape Context

- 2.178. Ellington is situated on high ground north of the River Lyne and is located within the *Coastal Coalfields* (character area 39a, *Coalfield Farmland* LCT). The A1068 passes the settlement to the west. A minor road connects Ellington with Lynemouth, situated to the south-east, and the hamlet of Cresswell, situated along the coast to the north-east. Until recently Ellington Colliery was situated along the south-eastern edge of the settlement. Now only a minor industrial unit remains.
- 2.179. The local landform rises from the Lyne valley to the north and forms a crest at Windmill Hill, before gradually sloping down to the coast. Land use is predominantly arable, with fields bounded by gappy hedgerows, interspaced with blocks of woodland and woodland belts. Large-scale industry and restoration of former opencast workings has strongly influenced the surrounding landscape.

Existing Settlement Character

- 2.180. The historic core of Ellington developed in linear form; a number of traditional sandstone buildings still remain along Front Street. The rural village thrived with the development of the local coal mining industry in the early 19th century. Rows of brick terraced housing were built along Lynemouth Road to accommodate workers at the former Ellington Colliery. In the decades to follow, the settlement gradually expanded north along Creswell Road and south towards Ellington Bridge.

Townscape setting

- 2.181. The setting of Ellington is mainly influenced by the undulating landscape to the north and valley of the River Lyne to the south of the settlement. Large-scale industries in the locality have further influenced the development of Ellington and views from the settlement.

Approaches and views

- 2.182. Approaching from Lynemouth the road is lined by woodland, directing views towards terraced housing along Lynemouth Road. Approaching from the south, at Ellington Bridge, the urban edge adjoins pasture fields on the banks of the river as modern housing is set either side of the steep Ashington Road. In approaches from the A1068, Ellington is largely obscured from view by embankments and shelterbelts. A roundabout gives access to the historic core of Ellington along Front Street. Approaching from Cresswell to the north-east, the urban edge of Ellington adjoins fields at Windmill Hill, before descending along Creswell Road towards the Lyne valley.
- 2.183. Views from the settlement are frequently directed towards rising fields on Windmill Hill. From the eastern settlement edge views are drawn to the chimneys of the aluminium works south of Lynemouth. Views towards the west are frequently filtered by shelterbelts along the A1068 and Creswell Road. From the latter, elevated views may be obtained across farmland to distant hills beyond.

Other distinctive features

- 2.184. The Ellington Dean, although not highly visible from the settlement, forms an important green corridor and connects the River Lyne with the sea at Lynemouth.

Visual open space

- 2.185. Ellington has a small number of open green spaces and a network of routes that allow views of Windmill Hill and across the coastal plain to the north and north-west.

Landscape Sensitivity

Existing settlement boundaries

- 2.186. Northern parts of the settlement are bounded by the rising farmland which adjoins the settlement to the east and north-west. To the south the settlement edge meets the valley of the River Lyne. Localised areas of the south-eastern settlement edge are degraded where a colliery once stood.

Sensitivity of landscape to change

- 2.187. The undulating landscape around northern parts of the settlement is characteristic to the setting of Ellington and is of higher landscape sensitivity. The wooded valley of the River Lyne and its tributaries is of importance as a landscape feature, and is also considered to be of higher landscape sensitivity.
- 2.188. Areas of lower landscape sensitivity are situated along the south-eastern settlement edge, at the former colliery site. Restoration and redevelopment of the site could enhance the southern settlement edge and provide scope for appropriate development.

Guidelines on Landscape Sensitivity to New Development

Guidelines

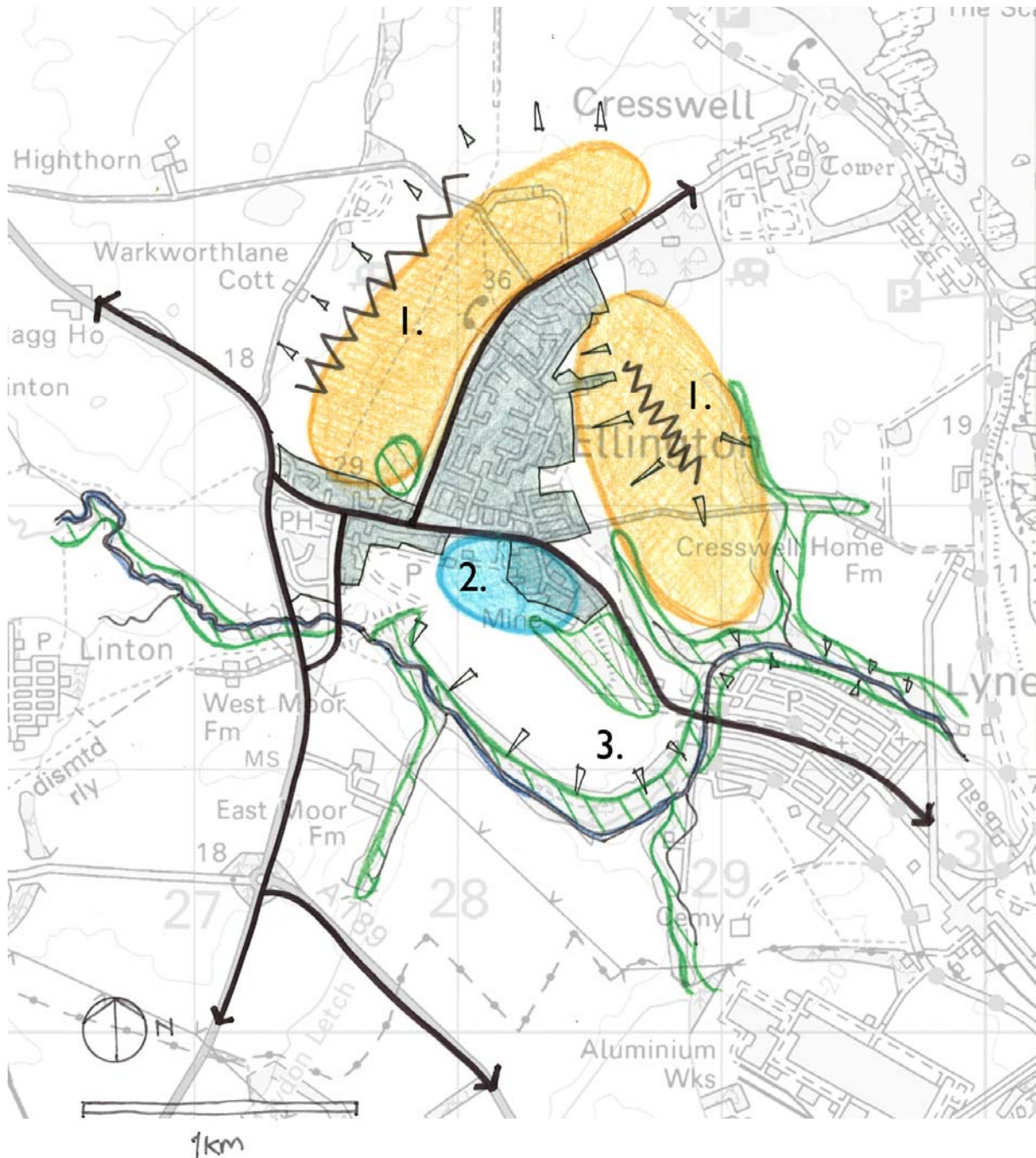
- 2.189. The following guidelines indicate relative sensitivity, and should be applied when considering proposals for new development. Areas referred to are shown with a corresponding number on the indicative settlement illustration (Figure A2.13).
1. Seek to retain open character of Windmill Hill east of existing settlement and west of Creswell Road.
 2. Seek to enhance southern settlement edge through landscape restoration and redevelopment of the former colliery site.
 3. Seek to safeguard River Lyne valley as part of a green network.

Recommendations

- 2.190. The following recommendations indicate mitigation measures which would reduce the impact of new development in the locations indicated above.

- Strengthen existing field boundaries and settlement edge with hedgerows and woodland belts.
- Retain key views to and from the settlement and consider potential effects on key landscape characteristics as a result of new development.

Figure A2.13 Ellington



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HALTWHISTLE

Landscape Context

- 2.191. Haltwhistle is one of a series of settlements along the River South Tyne, located on the floodplain and northern slopes of the broad valley, within *Haltwhistle to Bridge End* (character area 31b, *Glacial Trough Valley Sides* LCT). Haltwhistle occupies the northern side of the river valley, with industrial units and non-residential developments on the valley floor to the north of the railway. The river at this point takes a large meander to the north, and runs close to the railway through the town. The A69 takes a sweeping bypass to the south of the village, with a large area of flat farmland around Bellister Haugh between the bypass and the river.
- 2.192. Around Haltwhistle, the South Tyne Valley is broad. On the north side, Haltwhistle Common forms the southern boundary of Northumberland National Park. Hadrian's Wall is located to the north. Wide, panoramic views are possible across the valley at this point, and Haydon Bridge is seen on the valley slopes.

Existing Settlement Character

- 2.193. Haltwhistle was an important Roman area, with a number of milecastles and forts associated with Hadrian's Wall. In the 18th and 19th centuries, after the border troubles had ceased, industries developed at Haltwhistle. The *Haltwhistle Conservation Area Character Appraisal* (2009) has additional information about the town.

Townscape setting

- 2.194. Haltwhistle is influenced by its setting by the River South Tyne, within the broad valley, as well as the influence of Roman features. Roads within the settlement tend to run parallel with the river or railway, and do not often follow the contours. Roads are narrow, and climb the steep slopes behind the settlement.

Approaches and views

- 2.195. Haltwhistle is mainly approached from the A69, along the valley, with junctions at either end of the settlement which give a sense of arrival through the action of turning off the faster road. Viewed from the A69, the settlement extends up the valley side to the north.
- 2.196. From the north, the settlement is approached coming over the hillside, and the settlement is seen extending down to the valley floor. The topography is too steep to allow views of the whole settlement from the north, although it is seen in full from the south.

Other distinctive features

- 2.197. It is noticeable that Haltwhistle is largely of industrial character on the valley floor, with residential development mainly on the valley slopes. The proximity of Haltwhistle to Northumberland National Park, and to the Hadrian's Wall long-distance footpath, draw tourists to the town.

Visual open space

- 2.198. The open spaces in Haltwhistle are generally fields which extend into the settlement envelope, some of which are used for recreation. Views from most locations in the settlement, however, extend to the wider landscape, reducing the sense of enclosure that would otherwise result.

Landscape Sensitivity

Existing settlement boundaries

- 2.199. The River South Tyne and the railway both form strong boundaries to the south of the settlement, and although the settlement has crossed the railway, it has not crossed the river. To the north, the settlement extends up the slopes of Haltwhistle Common, with a boundary being formed by topography and the visual horizon below Hadrian's Wall. Boundaries to the east and west are less distinct, though steep topography beyond Shield Hill road forms a limit to the east.

Sensitivity of landscape to change

- 2.200. The strip of land along the River South Tyne and the railway is used for commercial land uses, and there is some potential for infill. To the east of the settlement, recent industrial expansion exists across the land between the settlement edge, the A69 and the river. In landscape terms, this area is less sensitive to further expansion than areas at other settlement edges. An area to the west, between the railway and the A69, has potential for development, although effects upon the approach to Haltwhistle from this direction should be considered.
- 2.201. To the north, the settlement extends up the slopes of Haltwhistle Common, but there is little scope for additional expansion due to the topography, the visual horizon below Hadrian's Wall, and the visibility of potential sites across the broad valley. To the west, recent development has extended the town along the railway, and there are areas of lower sensitivity in this area, north of Park Road.
- 2.202. Any development south of the river would breach the strong boundaries of the settlement to the south, and would be unlikely to be easily integrated. This area is sensitive to encroachment, being perceptibly distinct from Haltwhistle.

Guidelines on Landscape Sensitivity to New Development

Guidelines

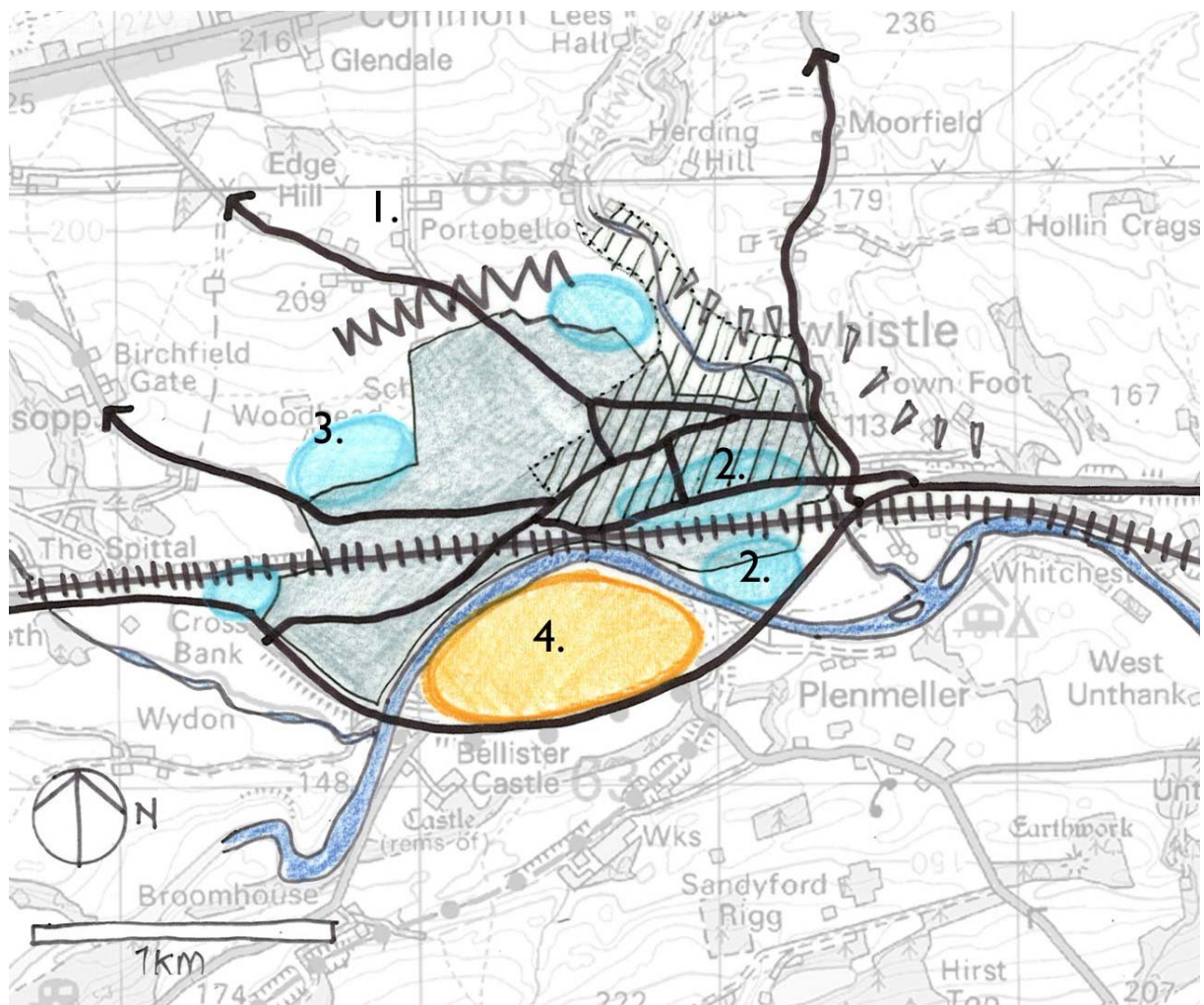
- 2.203. The following guidelines indicate relative sensitivity, and should be applied when considering proposals for new development. Areas referred to are shown with a corresponding number on the indicative settlement illustration (Figure A2.14).
1. Seek to retain open hillsides above settlement, which may be visible from National Park and approaches to Hadrian's Wall.
 2. Limited potential for infill development exists in pockets of lower sensitivity.
 3. A small area of lower sensitivity is located west of the settlement.

4. Development south of the river would be detached from the settlement and would encroach on the valley floor.

Recommendations

- 2.204. The following recommendations indicate mitigation measures which would reduce the impact of new development in the locations indicated above:
- Consider the setting of Northumberland National Park, including views towards the park, and views of Haltwhistle from Haltwhistle Common.
 - Review existing massing patterns (terracing, detached, positions of houses within plots and in relation to topography).
 - Review architectural styles extant in the town, and refer to available design guides such as that for Northumberland National Park.
 - Review and maximise use of traditional building materials.
 - Allow retention of sufficient open space/fields with trees to reflect other areas of Haltwhistle and maintain open character of settlement edge.
 - Strengthen boundaries of settlement with woodland belts and trees.
 - Retain existing mature trees and field boundaries, follow grain of settlement through new development.
 - Retain key views to and from the settlement and consider potential effects on key landscape characteristics as a result of new development.

Figure A2.14 Haltwhistle



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HAYDON BRIDGE

Landscape Context

- 2.205. Haydon Bridge is one of a series of settlements along the River South Tyne, located on the floodplain and northern slopes of the broad valley, within *Haltwhistle to Newbrough* (character area 30a, *Glacial Trough Valley Floor* LCT). Haydon Bridge, as the name suggests, has formed around a bridging point across the River South Tyne, and the old bridge and weir form an important and picturesque focus for the village. Its layout is unique to the area in that it occupies both sides the river rather than being concentrated on one side like other settlements. The village has recently had a bypass built, which sweeps the A69 around the south of the village leaving a line of fields between it and the edge of the settlement.
- 2.206. Around Haydon Bridge, the South Tyne valley is broad between Haydon Fell to the north, Stublick Moor and Gaterley Hill to the south. The Bridge is just upstream of the junction with Langley Burn, which drains from the south. Wide, panoramic views are possible across the valley at this point, and Haydon Bridge is seen on the valley floor.

Existing Settlement Character

- 2.207. Haydon Bridge is a village that grew around the bridging point over the River South Tyne, with a long history of Border troubles, as well as periodic drastic floods. The bridge is a listed building and scheduled monument dating from the 17th century, although it is located on the site of a medieval bridge, first recorded in 1309.
- 2.208. The Haydon Bridge Conservation Area covers much of the settlement, not just the core. In particular, the Conservation Area extends to the settlement boundaries and includes some fields to the north of the railway, and it includes all of the settlement to the south of the river, and to the east of Shaftoe Street. The *Haydon Bridge Conservation Area Character Appraisal* (2008) has additional information about the town.

Townscape setting

- 2.209. Haydon Bridge is strongly influenced by the interaction of the river and the railway with the steep slopes on the hillside to the north. Roads within the settlement generally run parallel with the river or railway, although more recently added roads have the more modern cul-de-sac layouts.

Approaches and views

- 2.210. Haydon is mainly approached from the A69, along the valley, with junctions at either end of the settlement created by the new bypass, which give a sense of arrival through the action of turning off the faster road. Viewed from the A69, the settlement extends either side of the river and up the valley side to the north.
- 2.211. The approach from the south arrives through woodland and under the new bypass, with a gradual approach past the cemetery and park. The approach from the north is the descent down Haydon Fell with ribbon development along the road before the

main settlement area is reached. From the west, the approach is of a rural nature until the road runs parallel to the railway, and residential properties appear on the north side of the road.

Other distinctive features

- 2.212. The old bridge is the main focus of the historic core of Haydon Bridge, with successive generations of traffic solutions including the road bridge to the north-east of the old bridge, followed by the complete bypass of the settlement.

Visual open space

- 2.213. The open spaces within Haydon Bridge include the riverside, particularly around the old bridge, playing fields and open fields around the edge of the small settlement.

Landscape Sensitivity

Existing settlement boundaries

- 2.214. The River South Tyne and the railway both cut through Haydon Bridge, segmenting the settlement into three parts. Ratcliffe Road is the former A69 which ran through the village. The new A69 bypass runs around Haydon Bridge, with a few fields trapped between the settlement edge and the bypass. New development is currently ongoing in this area and the settlement boundaries are relatively weak. The topography of Haydon Fell creates a visual horizon to the north of the settlement.

Sensitivity of landscape to change

- 2.215. Between the River South Tyne and the railway, areas of fragmented farmland remain. Innerhaugh Mews is the most recent development in these areas of low landscape sensitivity. Careful development in this area may enhance the western settlement edge and sense of approach from this direction.
- 2.216. To the north, the settlement extends up the slopes of Haydon Fell, with housing beyond the settlement boundary at Heugh House Lane. Although the settlement edge is currently defined by rear garden boundaries, the horizon to views from the lower parts of the village lies south of Heugh House Lane.
- 2.217. To the east, steeper slopes meet the railway and the river at West Mill Hills, pinching out the settlement. South of the railway and river lie playing fields. Both of these areas are considered to be of moderate sensitivity, due to their relative prominence in views.
- 2.218. Along the south side of the village, new housing extends from Shaftoe Street towards East Land Ends. The area to the south of this edge is contained by the new bypass and is of lower sensitivity. A park lies south of the school to the east of Shaftoe Road, indicating locally higher sensitivity.
- 2.219. North of the railway, the school playing fields form the edge of the settlement. There are pockets of land in this area that would be suitable for development in terms of their landscape sensitivity, due to their location within the settlement form, and their less visible situation.

Guidelines on Landscape Sensitivity to New Development

Guidelines

2.220. The following guidelines indicate relative sensitivity, and should be applied when considering proposals for new development. Areas referred to are shown with a corresponding number on the indicative settlement illustration (Figure A2.15).

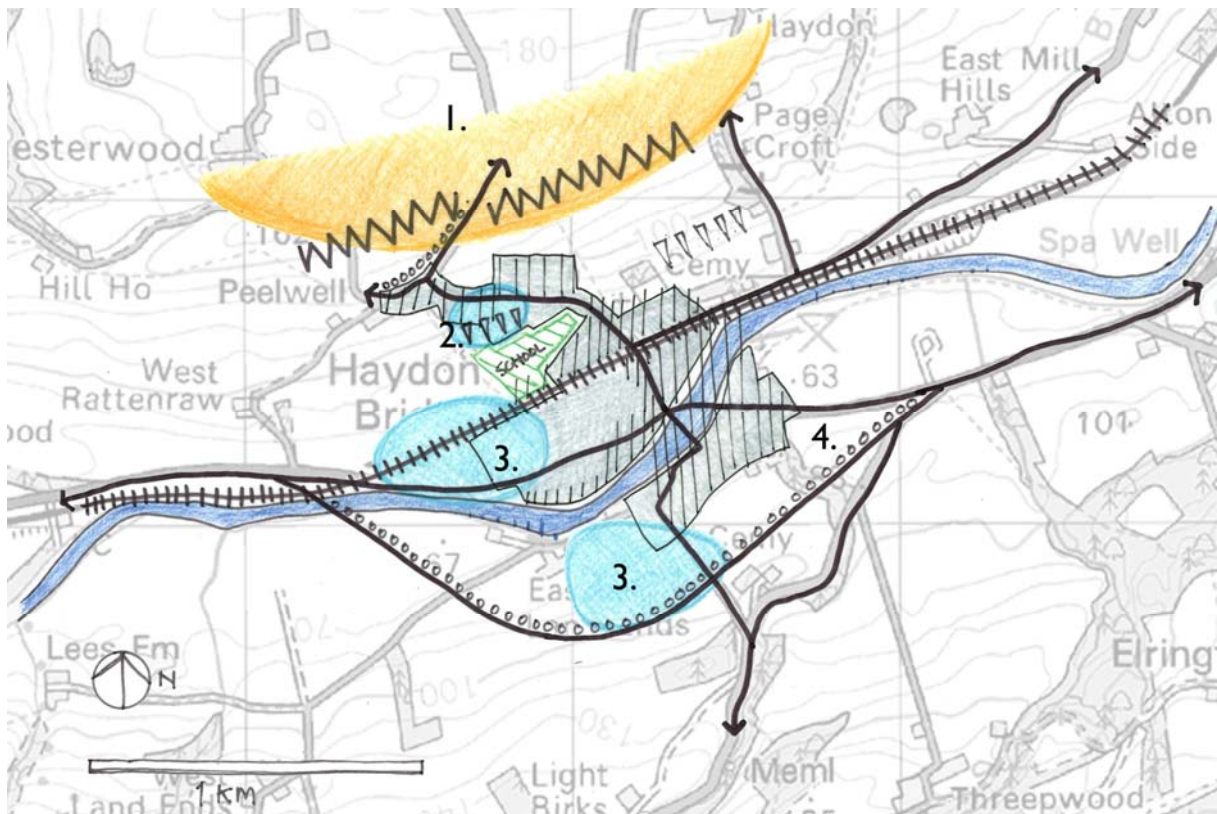
1. Seek to retain open hill above Tofts Bank.
2. Limited potential for infill development between Tofts Bank and the school, within the Conservation Area.
3. Lower sensitivity areas exist to the west between the railway and the river, and to the south between the settlement edge and the bypass.
4. Seek to retain leisure/recreation functions for east and south-east areas.

Recommendations

2.221. The following recommendations indicate mitigation measures which would reduce the impact of new development in the locations indicated above:

- Review existing massing patterns (terracing, detached, positions of houses within plots and in relation to topography).
- Review and maximise use of traditional building materials.
- Allow retention of sufficient open space/fields with trees to reflect other areas of Haydon Bridge and maintain open character of settlement edge.
- Strengthen boundaries of settlement with woodland belts and trees.
- Retain existing mature trees and field boundaries, follow grain of settlement through new development.
- Retain key views to and from the settlement and consider potential effects on key landscape characteristics as a result of new development.

Figure A2.15 Haydon Bridge



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HEXHAM

Landscape Context

- 2.222. Hexham is the largest of the series of settlements along the River Tyne, being the key market town in the valley. It occupies the south side of the river, where the Cockshaw Burn valley descends to the Tyne between the Highside ridge to the west and the Yarridge ridge to the south. It also represents a bridging point over the river. Hexham is located within *Langley to Stocksfield* (character area 31d, *Glacial Trough Valley Sides* LCT).
- 2.223. The railway runs through the lower part of Hexham, south of the river, and represents a division between residential and industrial development in this area. The A69 passes Hexham north of the river, and once again, industrial development occupies the area between this transport route and the river.
- 2.224. Due to the topography underlying the settlement, views tend to be north- or east-facing, looking over Hexham with the Abbey as the focus at the centre, and beyond across the Tyne Valley northwards and eastwards.

Existing Settlement Character

- 2.225. Hexham is a large town that grew around the Abbey, which originated as a 7th century monastery. The current Hexham Abbey dates largely from the 11th century onward, but was significantly rebuilt in the 19th century. Other notable buildings in the town include the Moot Hall, the covered market, and the Old Gaol. *Hexham Conservation Area Character Appraisal* (2009) contains additional information.
- 2.226. There is no clear grain to the settlement, but rather the primary roads spread outwards from the centre, creating a web of radial roads with interwoven secondary roads.

Townscape setting

- 2.227. Hexham Abbey sits on a terrace on the valley side, above the Cockshaw Burn, and the settlement has grown out from this historical focus. It is therefore influenced by the local topography and the presence of historical landmark buildings and the bridging point over the river.

Approaches and views

- 2.228. On approach from the Tyne Valley from the north, east or west, Hexham is seen as occupying the valley floor (industrial buildings) and the slopes up the southern side of the valley (residential areas). From the south, the town is seen on coming over the horizon, set out on the slopes below. The Abbey forms an important landmark.
- 2.229. The wooded slopes to the east of the settlement create a limit to development in this area, although some recent development has extended above the steepest slopes, as in the Loughbrow estate to the south. Approaching from the west, mature trees line the B6531 and the western settlement edge, whilst scattered specimen trees create a parkland character within the surrounding fields.

- 2.230. Along the river and railway, industrial workings have existed since the heavy industries of the 19th century. The auction mart and other industrial units lie below the large supermarkets which form a non-residential zone below the old town. The golf course extends along the railway to the west. Residential developments have extended up the slopes, reaching the horizon of the Highside and Yarridge ridges, as viewed from the town.

Other distinctive features

- 2.231. The distinct historic character and built heritage of the town has remained largely intact. There are many remaining landmark sites and buildings, including the Abbey, the market place and old industrial buildings such as the ropery.

Visual open space

- 2.232. There are many open spaces in Hexham, most notably Sele Park by Hexham Abbey, which is on the English Heritage *Register of Historic Parks and Gardens of special historic interest in England*.

Landscape Sensitivity

Existing settlement boundaries

- 2.233. To the north, the settlement is bounded by the River Tyne and the railway. Industrial development extends across the valley floor, with the golf course extending to the west. Industrial developments have established north of the river at Bridge End.
- 2.234. In other directions, the boundaries to the settlement are weaker, with the settlement spreading up and down hill slopes. To the east, the steeper gradients and wooded sides of Cock Wood restrict the settlement.

Sensitivity of landscape to change

- 2.235. To the north, there is some scope for expansion at the western end of the settlement, with some potential for infill in areas of lower landscape sensitivity such as around the golf course. There is localised potential for sensitive infill development on sloping ground along the A695, east of Hexham. Development here should be of an appropriate scale and should seek to retain the tree-lined character of this approach route.
- 2.236. Lower landscape sensitivity is indicated in small areas around the southern edges of the settlement, although the horizon should be avoided along the Highside and Yarridge ridges. Areas of lower landscape sensitivity are located north of the River Tyne and east of Bridge End Industrial Estate.

Guidelines on Landscape Sensitivity to New Development

Guidelines

- 2.237. The following guidelines indicate relative sensitivity, and should be applied when considering proposals for new development. Areas referred to are shown with a corresponding number on the indicative settlement illustration (Figure A2.16).

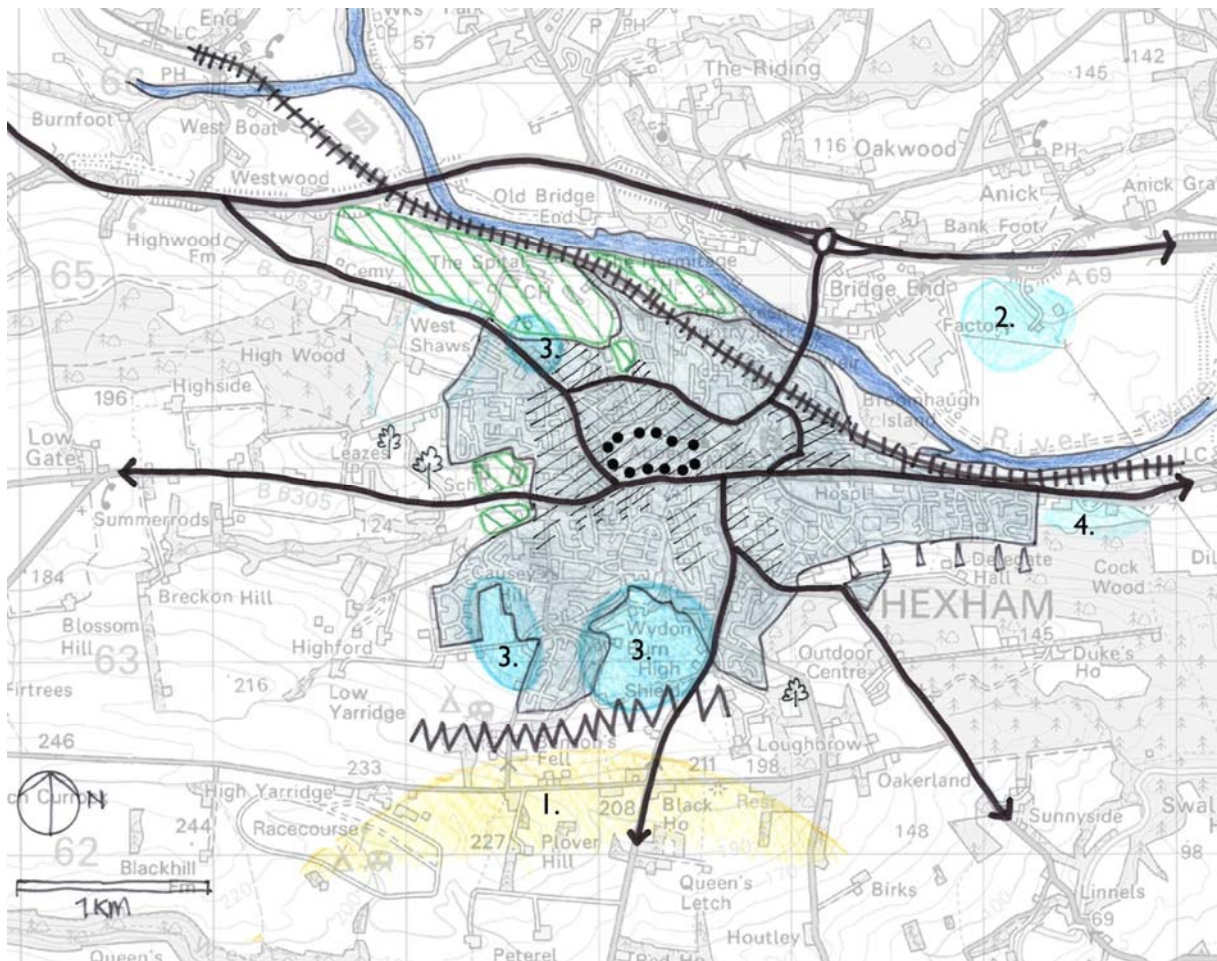
1. Seek to retain open horizon of Highside and Yarridge ridges.
2. Areas of lower sensitivity along the railway and east of Bridge End Industrial Estate could allow the landscape to absorb some development.
3. Lower landscape sensitivity on hill slopes to south and in localised areas to the north may allow some development of an appropriate scale.
4. Lower landscape sensitivity along A695 to the east indicates potential for some infill development.

Recommendations

2.238. The following recommendations indicate mitigation measures which would reduce the impact of new development in the locations indicated above:

- Review existing massing patterns (terracing, detached, positions of houses within plots and in relation to topography).
- Review and maximise use of traditional building materials.
- Provide sufficient open space with trees to reflect other areas of Hexham and reinforce green network.
- Strengthen boundaries of settlement with woodland belts and trees.
- Retain existing mature trees and field boundaries, follow grain of settlement through new development.
- Retain key views to and from the settlement and its landmarks, and consider potential effects on key landscape characteristics as a result of new development.

Figure A2.16 Hexham



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LYNEMOUTH

Landscape Context

- 2.239. Lynemouth is situated on the Northumberland coastal plain, on higher ground above the wooded valley of the River Lyne, within the *Coastal Coalfields* (character area 39a, *Coalfield Farmland* LCT). A minor road connects the settlement with Ellington to the north and Woodhorn to the south, both of which provide access to the A189. Directly to the south of Lynemouth lies a large aluminium works. Sewage works are located south-east of the settlement, beyond which lies the power station at Lyne Sands, connected by a mineral railway.
- 2.240. Pasture and arable fields characterise the surrounding landscape, bounded only by sparse hedgerow remains and scattered scrub. The landscape is locally degraded by large-scale industries, former mineral extraction and earthworks.

Existing Settlement Character

- 2.241. The rural village of Lynemouth flourished in the early 19th century with the development of the coal mining industry. The settlement expanded further in the 1950s as a settlement for workers in the local industries. The settlement grew in linear form along the main road through the settlement and is characterised by rows of brick terraced housing. Wide verges and mature trees line the main road through Lynemouth.

Townscape setting

- 2.242. The settlement is situated on the coastal plain. Its setting is mainly influenced by surrounding farmland, the wooded valley of the Ellington Dean and nearby large-scale industries. The heavily modified landscape in the surrounding area lends a sense of remoteness to the settlement which is enhanced by the visual influence of large-scale industrial buildings that appear prominent in views of the surrounding landscape.

Approaches and views

- 2.243. On approach from the south, the scale of industrial structures and earthworks lining the road is striking. In comparison, the settlement appears of relatively small scale and rather isolated in this industrial landscape. Approaching from the west, the settlement edge is obscured from view by woodland belts along the River Lyne which make for an abrupt arrival.
- 2.244. The settlement pattern contains views largely within the settlement. Views of the surrounding landscape may be obtained from the settlement edge. Industrial buildings feature prominently in these views, frequently screened at lower level by use of bunds and shelterbelts.

Other distinctive features

- 2.245. The Ellington Dean forms an important green corridor and connects the River Lyne to the sea.

Visual open space

- 2.246. Areas of visual open space are present to the east and south of the settlement and allow views across pasture and arable fields towards large-scale industrial buildings.

Landscape Sensitivity

Existing settlement boundaries

- 2.247. The urban edge is bounded to the north and west by the wooded valley of the River Lyne. The eastern edge of the settlement is formed by garden fencing adjoined by pasture fields and localised shelterbelts. The southern settlement edge is more complex as allotment gardens and recreation grounds extend into adjoining arable fields which separate the settlement from the nearby aluminium works.

Sensitivity of landscape to change

- 2.248. The landscape surrounding the settlement is heavily modified by large-scale industry and as a result is considered to be of lower sensitivity to change. Areas to the east of the settlement, where industrial infrastructure has been removed, would benefit from localised landscape restoration and may provide scope for development.
- 2.249. The Ellington Dean corridor is considered to be of higher sensitivity due to its importance as a landscape feature and green corridor.

Guidelines on Landscape Sensitivity to New Development

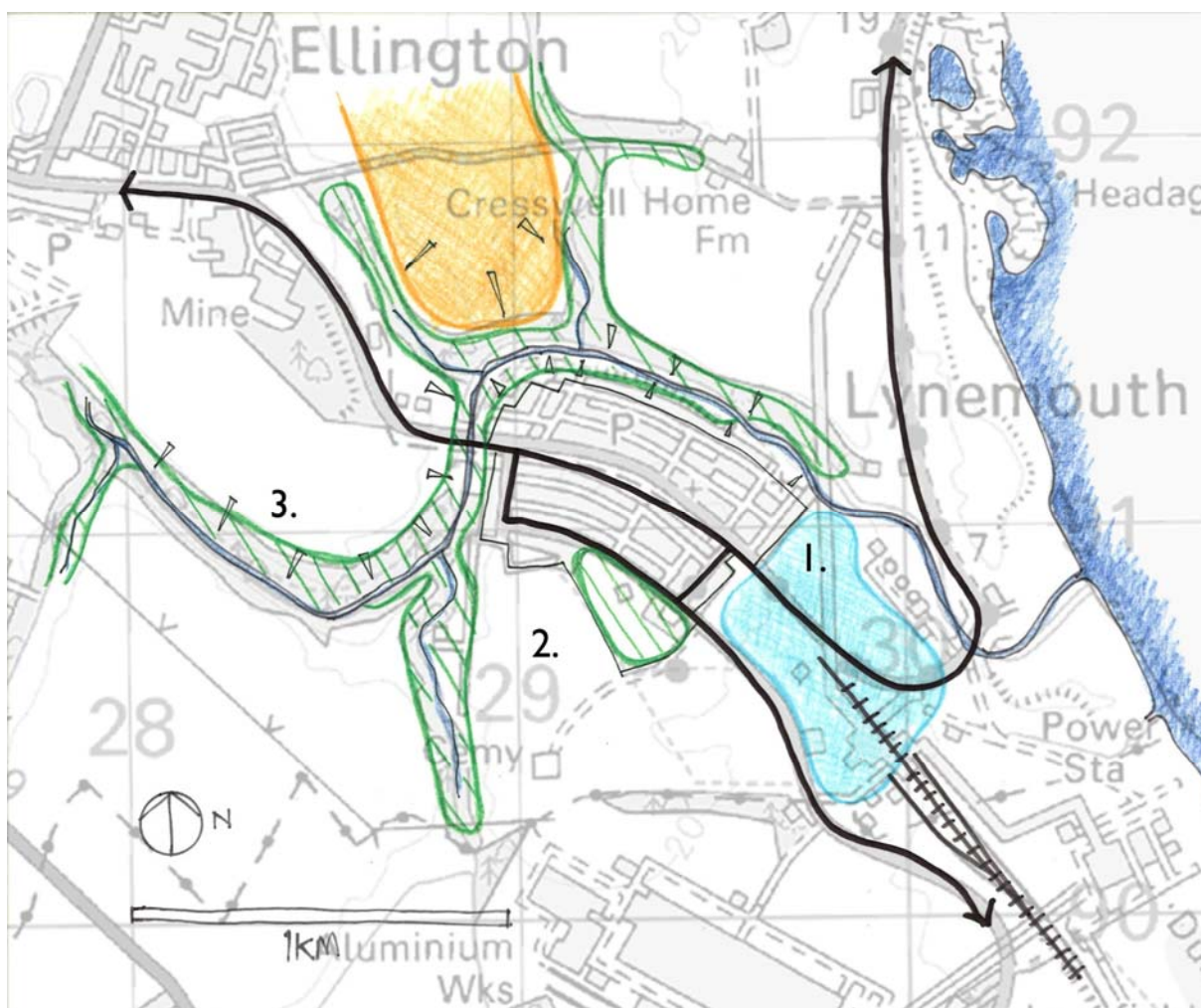
Guidelines

- 2.250. The following guidelines indicate relative sensitivity, and should be applied when considering proposals for new development. Areas referred to are shown with a corresponding number on the indicative settlement illustration (Figure A2.17).
1. To the south-east, lower sensitivity indicates some scope for development which could be coupled with landscape restoration.
 2. Seek to retain buffer of farmland in views towards aluminium works.
 3. Seek to safeguard River Lyne valley as a green corridor.

Recommendations

- 2.251. The following recommendations indicate mitigation measures which would reduce the impact of new development in the locations indicated above:
- Strengthen field boundaries and settlement edge of new developments with hedgerows and shelterbelts.
 - Retain key views to and from the settlement and consider potential effects on key landscape characteristics as a result of new development.

Figure A2.17 Lynemouth



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MORPETH

Landscape Context

- 2.252. Morpeth is situated within the sheltered valley of the River Wansbeck, in the *Font and Wansbeck Valleys* (character area 35b, *Broad Lowland Valley* LCT). Its historic core is set along the meandering river and spreads from the wooded river banks which, in places, rise steeply away from the floodplain. The A1 curves around the west of Morpeth and connects to the town via the A192 to the north and the A197 to the south. An industrial estate is situated to the south-east, and passed by the railway line which connects Morpeth with Newcastle and various settlements along the Northumberland coast.
- 2.253. The surrounding landscape is characterised by arable farmland with hedgerows and occasional hedgerow trees. Opencast workings have influenced the landscape to the north-east of Morpeth and the area continues to change as a result of ongoing landscape restoration.

Existing Settlement Character

- 2.254. Morpeth is a medium-sized market town on the banks of the meandering River Wansbeck. The valley is a defining feature in the character of the town, and forms an important focus for recreation. The historic core of the town, a designated Conservation Area, formed around the castle and the central marketplace, and is characterised by its traditional sandstone buildings. The main roads radiate from the historic core and rise away from the Wansbeck valley to connect Morpeth with its wider surroundings. Modern developments follow this radiating pattern, and have gradually covered valley sides and sloping ground away from the river.

Townscape setting

- 2.255. The setting of Morpeth is largely shaped by the immediate rising topography of the Wansbeck valley. Rising ground at Cottingwood Common to the north, and Grindle Hill and Diamond Hill to the south further contain views. The valleys of the Wansbeck and its tributaries are distinctly wooded which adds to their sense of enclosure. There is recreational interest at accessible nature reserves at Borough and Scotch Gill Woods.

Approaches and views

- 2.256. On approach from the north and north-east, the descent into the sheltered valley allows limited views of the town. Approaching from the south and south-east, modern housing estates expand across areas of gently sloping ground which becomes increasingly steep on approaching the town centre.
- 2.257. Views from the historic part of the settlement are largely contained within the Wansbeck valley. From southern parts of Morpeth views can be obtained across rising ground to the south. The elevated position of Cottingwood Common allows views across the surrounding landscape and south across parts of Morpeth.

Other distinctive features

- 2.258. The clock tower, market place and bridge crossings to the south and west of the town centre form distinct landmarks. The remains of the castle and abbey command prominent positions on the southern banks of the river.

Visual open space

- 2.259. The valley topography of the area generally provides a sense of containment to the settlement. However, localised areas of floodplain alongside the river provide visual open space which can be enjoyed from a number of riverside routes. Away from the river, rising ground accommodates considerable areas of visual open space, including at Cottingwood Common and Morpeth Common.

Landscape Sensitivity

Existing settlement boundaries

- 2.260. Existing settlement boundaries are generally defined by linear features such as hedgerows, shelterbelts, wooded watercourses and roads. To the north, the settlement is contained by the elevated landform of Cottingwood Common, which forms the horizon in many views from the surrounding landscape. Wooded valleys wrap around the lowest part of the common, forming strong settlement boundaries. Disused institutional buildings punctuate the slopes south of the common, forming a less well-defined settlement edge.
- 2.261. The railway embankment forms a boundary to the east of Morpeth, beyond which farmland extends on both sides of the Wansbeck. The A196 bounds the south of Stobhillgate, beyond which fields extend and gradually slope down to Hepscott and the Coal Burn valley.
- 2.262. To the south, the golf course on Grindle Hill and the wooded Catch Burn form a strong boundary, beyond which rising ground forms the horizon in views from the north. These features are therefore considered to be of higher landscape sensitivity.
- 2.263. Borough Wood and Scotch Gill Wood form a boundary to the west of the settlement, beyond which lies the A1. To the north-west, a housing estate occupies the area between the A1, A192 and the Wansbeck, bounded by woodland and hedgerows.

Sensitivity of landscape to change

- 2.264. Areas to the north of Morpeth have seen extensive change in the recent past as a result of the mining industry, and are now being restored with the intention that the landscape matures over time. Disused parts of the St George's Hospital site on Cottingwood Common are also undergoing restoration, and lower landscape sensitivity in this area may provide further scope to accommodate development in association with the proposed Morpeth Northern Bypass. Such development should aim to strengthen the northern settlement edge, forming a clear transition between the urban area and the surrounding rural landscape.

- 2.265. The new route would link the A1 and the A197 north-east of Morpeth, bypassing the town centre and cutting through the rural landscape north of the settlement. Care should be taken that development in these areas does not result in the loss of their key characteristics, which include expansive views across undulating fields with hedgerows and scattered boundary trees, towards largely undeveloped horizons. The areas of lowest landscape sensitivity along the proposed route are therefore those closest to existing areas of settlement, along the A192 at Lane End and the former Northgate Hospital. Suitable boundary planting would help blend new development into the landscape.
- 2.266. Pegswood Moor, currently undergoing restoration, is considered to be of lower landscape sensitivity on its own account. However, development in this location would extend Morpeth beyond its current north-eastern settlement boundary, which is clearly defined by the wooded valley of the How Burn, and would risk coalescence with Pegswood.
- 2.267. Rising ground to the south of Morpeth and the valley of the Coal Burn to the south-west are considered to be of higher landscape sensitivity as they play an important role in allowing visual separation between Morpeth and settlements further south, including Hepscott, Clifton and Stannington Station.
- 2.268. The landscape to the west of Morpeth is characterised by Borough and Scotch Gill Woods. These nature reserves are considered to be of higher landscape sensitivity and provide a buffer between Morpeth and the A1.

Guidelines on Landscape Sensitivity to New Development

Guidelines

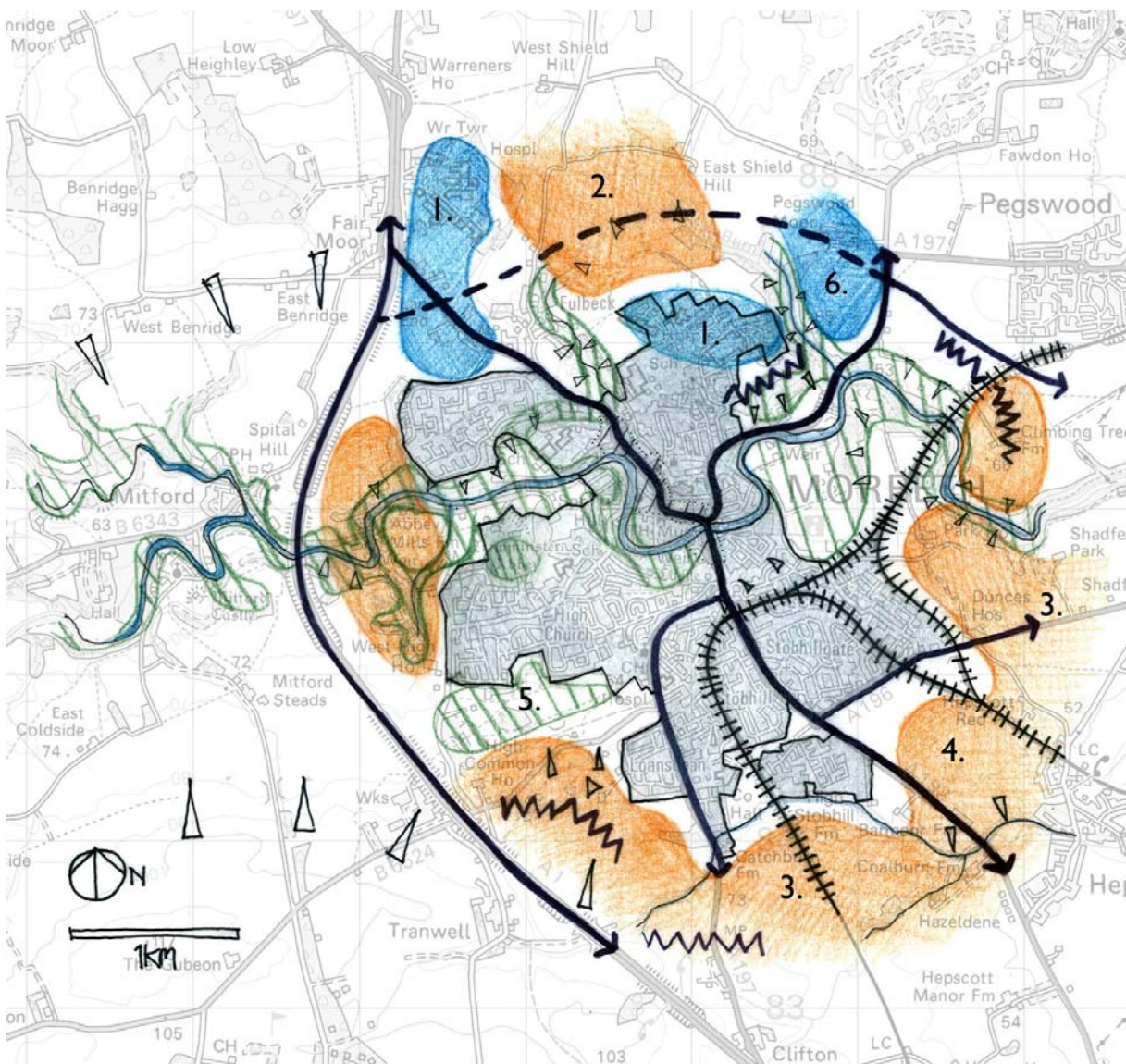
- 2.269. The following guidelines indicate relative sensitivity, and should be applied when considering proposals for new development. Areas referred to are shown with a corresponding number on the indicative settlement illustration (Figure A2.18).
1. North of the settlement, landscape sensitivity is lowest in areas associated with existing development at the St George Hospital site and along the A1/ A192.
 2. Seek to strengthen northern settlement edge and aim to create distinct transition between urban and rural landscape.
 3. Seek to retain rural character of areas to the east and rising ground to the south.
 4. Consider potential effects of development south of A196 on views and on the setting of Hepscott.
 5. Seek to retain open space function of Morpeth Common.
 6. Pegswood Moor is considered to be of lower sensitivity, though development would raise issues of coalescence, and would extend the settlement beyond a strong existing boundary.

Recommendations

2.270. The following recommendations indicate mitigation measures which would reduce the impact of new development in the locations indicated above:

- Retain existing trees and field boundaries, and strengthen settlement edge of new developments with woodland belts and trees.
- Review existing massing patterns (terracing, detached, positions of houses within plots and in relation to topography).
- Review and maximise use of traditional building materials
- Seek to maintain and enhance the green network which runs through the town.

Figure A2.18 Morpeth



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NEWBIGGIN-BY-THE-SEA

Landscape Context

- 2.271. Newbiggin-by-the-Sea is situated on the Northumberland coast at Newbiggin Bay. The settlement is situated on the boundary of *Druridge Bay* (character area 40a, *Broad Bays and Dunes* LCT) and the urban areas to the south (character area 42a, *Urban and Urban Fringe* LCT). The A189 bypasses Newbiggin in close proximity to the west, beyond which the town of Ashington is located. Disused workings are situated directly north of the settlement, bounded by a mineral railway. Newbiggin Moor golf links fringe the coast to the north.
- 2.272. The coastline is characterised by sandy bays and rock outcrops. Inland, the landscape is generally degraded and characterised by infrastructure corridors, large-scale industrial works and expanding settlement. Large areas were heavily influenced by the former mining industry. Extensive landscape restoration has taken place and remains ongoing in places.

Existing Settlement Character

- 2.273. The historic core of Newbiggin consists of traditional sandstone terraces along the seafront. Once a popular seaside resort, it attracted many visitors and the settlement gradually expanded onto elevated ground further inland. However, since the demise of the mining industry Newbiggin suffered an increasing decline. More recently, efforts are being made at revitalisation through new housing developments, greenspace enhancements and artwork initiatives. The *Newbiggin-by-the-Sea Conservation Area Character Appraisal* contains further detailed information.

Townscape setting

- 2.274. The setting of Newbiggin is largely influenced by the sea and the presence of large-scale industries which have visibly altered the nearby landscape. The expansion of the settlement of Ashington also has a distinct influence on the setting of Newbiggin as it encroaches upon a fringe of open farmland which lines the A189 and separates the two settlements.

Approaches and views

- 2.275. Approaching from the A197 directly to the north of the settlement, Newbiggin sits elevated above the surrounding landscape. The settlement also appears prominent in views from the A189. Approaching from the south, views are available of the sea and across farmland towards the southern edge of the settlement, filtered in places by shelterbelts.
- 2.276. From eastern parts of Newbiggin views are directed out to sea, to the landmark church at Newbiggin Point and the offshore artwork “Couple” in Newbiggin Bay, or south along the coast to Blyth, where turbines, pylons and industrial works can be seen. From elevated parts of the settlement, views inland are directed east across infrastructure corridors towards Ashington and north-west to the aluminium works at Lynemouth and power station at Lyne Sands.

Other distinctive features

- 2.277. Newbiggin Middle School sits elevated on the western edge of Newbiggin and forms a focal point in views from Ashington and the A189.

Visual open space

- 2.278. The settlement has a number of open spaces which allow views between parts of the settlement and out to the surrounding landscape and the sea. Various schemes are currently being implemented with the aim of enhancing these spaces and providing new visitor attractions.

Landscape Sensitivity

Existing settlement boundaries

- 2.279. The urban edge is clearly marked by the coastline as it meets the historic seafront along the east of the settlement. The northern settlement boundary is formed by Newbiggin Moor golf links and areas of extensive landscape restoration around Woodhorn Demesne. To the south and west agricultural fields adjoin a settlement edge of private gardens and school grounds.

Sensitivity of landscape to change

- 2.280. The settlement of Newbiggin and its surrounding landscape is significantly affected by large-scale industries, suggesting a relatively low sensitivity. However, ongoing landscape restoration and planning for further improvement may enhance northern and western parts of the settlement in the longer term.
- 2.281. The farmed landscape to the south and west of Newbiggin, bounded by the A189, is not considered to be of particularly high sensitivity on its own account. However, it plays an important role in preventing coalescence with the settlement of Ashington, and retaining this farmland would maintain this separation.
- 2.282. It is considered that, in landscape terms, the settlement and its surroundings could benefit from infill development and renewal, if these were coupled with associated improvements to landscape structure.

Guidelines on Landscape Sensitivity to New Development

Guidelines

- 2.283. The following guidelines indicate relative sensitivity, and should be applied when considering proposals for new development. Areas referred to are shown with a corresponding number on the indicative settlement illustration (Figure A2.19).
1. The western settlement boundary could be enhanced through carefully sited infill development, and landscape enhancements to the open space corridor running towards central Newbiggin.
 2. Seek to enhance the north-east settlement edge, using appropriate planting.

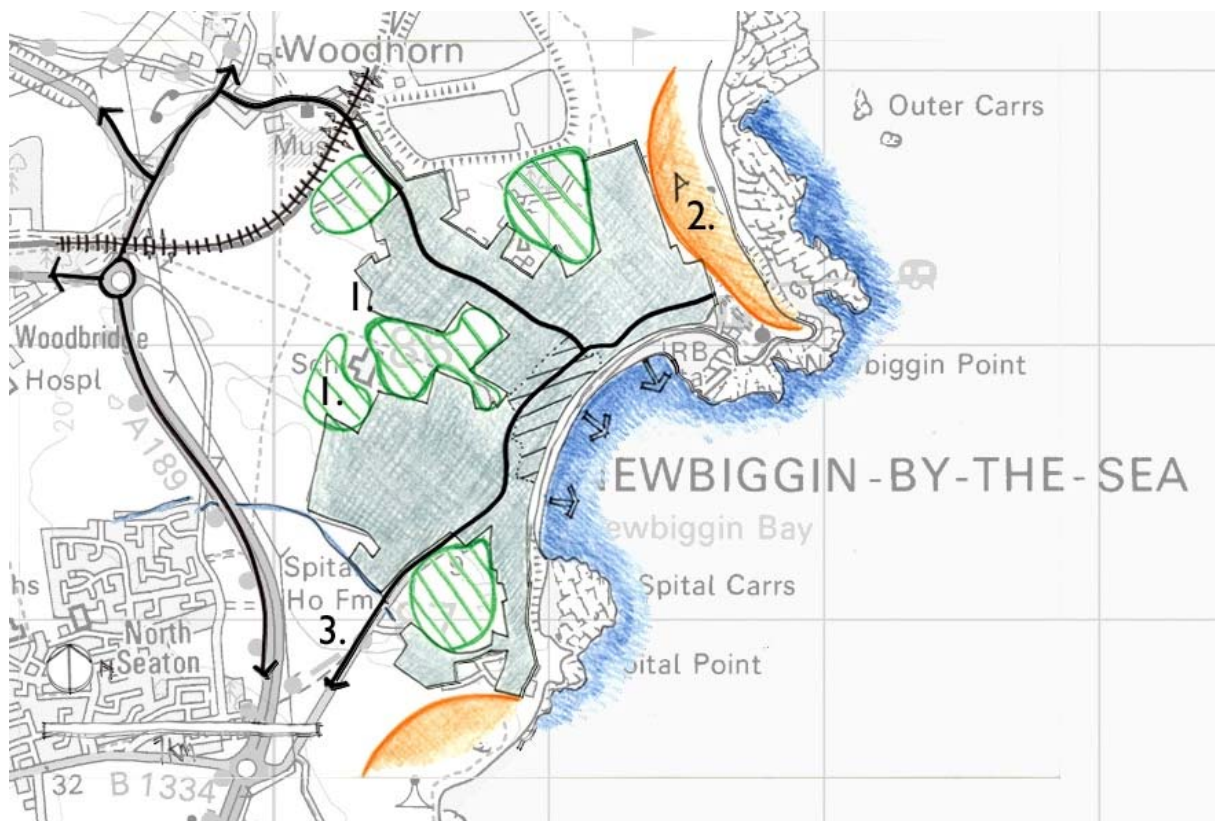
3. Seek to maintain open foreground in views to the settlement, preventing coalescence with Ashington.

Recommendations

2.284. The following recommendations indicate mitigation measures which would reduce the impact of new development in the locations indicated above:

- Strengthen settlement edge of new development with shelterbelts and mixed woodland planting.
- Retain key views to and from the settlement and consider potential effects on key landscape characteristics as a result of new development.

Figure A2.19 Newbiggin-by-the-Sea



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PEGSWOOD

Landscape Context

- 2.285. Pegswood is situated on rising ground above the wooded valleys of the Bothal Burn and the River Wansbeck, within the *Coastal Coalfields* (character area 39a, *Coalfield Farmland* LCT). The historic settlements of Morpeth and Longhirst are situated to the south-west and north respectively.
- 2.286. Pegswood developed as a mining settlement in the 1870s, and subsequently expanded in a westerly direction towards Morpeth. The new A197 bypasses the settlement at some distance to the south. A railway line forms the southern edge of Pegswood. Industrial works are located between the railway and the A197.
- 2.287. The landscape surrounding Pegswood is characterised by farmland and areas heavily influenced by the former mining industry, which are currently subject to extensive landscape restoration. Large-scale arable fields are situated to the west of the settlement, whilst fields to the north are generally smaller, bounded by hedgerows and mature trees.

Existing Settlement Character

- 2.288. The historic core of Pegswood is marked by a number of historic buildings along Longhirst Road and distinctive rows of yellow brick miners' terraces along Langwell terrace and Welbeck Terrace. The settlement gradually expanded west along the main road through the village, towards Morpeth. More recent infill development of residential housing has taken place to the north and east.

Townscape setting

- 2.289. The setting of Pegswood is characterised by its elevated position above the River Wansbeck and the surrounding agricultural landscape which is heavily influenced by the former mining industry which dominated this area.

Approaches and views

- 2.290. The recently constructed bypass, lined with hedgerows and shelterbelts, forms a strong edge to the south of Pegswood. The elevated position of the road enables views towards the settlement, which will become filtered when planting matures over time. A hard edge of housing and garden fencing forms the settlement boundary in approaches from the north and west.
- 2.291. The elevated location of the settlement allows views across surrounding farmland and is locally contained by shelterbelts, rising ground to the west and at Climbing Tree Farm to the south.
- 2.292. Shelterbelts and convex landform limit views from the settlement to the west and south. However, expansive views across Pegswood and the surrounding landscape may be obtained from the viewpoint on Pit Heap, along Butchers Lane.

Other distinctive features

- 2.293. To the west of the settlement lies Pegswood Community Park, a former mining area recently restored and enhanced with woodland planting for the benefit of local residents. A large artwork features on the roundabout on the A197, south-east of Pegswood, and refers to the former mining workers. North of Pegswood lies the historic settlement of Longhirst and the estate of Longhirst Hall.

Visual open space

- 2.294. A number of recreation grounds and green spaces make up a small network of open spaces amongst the more spacious residential areas in the western part of Pegswood.

Landscape Sensitivity

Existing settlement boundaries

- 2.295. The east of the settlement is contained by the wooded corridor of the Bothal Burn. The railway forms the southern settlement boundary, though ancillary land uses are located in the area between the railway and the A197 including, a cemetery, village green and fire station. To the north and west, farmland adjoins gardens bounded by hedgerows and garden fencing, forming a less well-defined edge to the settlement.

Sensitivity of landscape to change

- 2.296. The construction of the bypass to the south of Pegswood has created an area of reduced landscape sensitivity south of the railway. The newly built fire station is located in this area. Any development in this area would benefit from structure planting to provide a new southern settlement boundary.
- 2.297. Areas to the west of the settlement will see further landscape change with the maturing of planting within the community park. Large-scale farmland with gappy hedgerows adjoined by gardens currently marks the western settlement boundary. Areas along this boundary are considered to be of lower landscape sensitivity, and would benefit from enhancement, potentially coupled with development on an appropriate scale.
- 2.298. The agricultural landscape north of Pegswood separates the settlement from Longhirst and contributes to the physical and perceptual distinction between the two settlements. It contains landscape elements, including hedgerows, mature trees and rig and furrow, which emphasise the historical agricultural character of this landscape. It is considered that much of this area is of increased landscape sensitivity, though closer to the existing northern settlement boundary there are areas of lower sensitivity. Any development in this area should include measures to strengthen the settlement edge and retain an appropriate degree of separation between the settlements of Pegswood and Longhirst.

Guidelines on Landscape Sensitivity to New Development

Guidelines

- 2.299. The following guidelines indicate relative sensitivity, and should be applied when considering proposals for new development. Areas referred to are shown with a corresponding number on the indicative settlement illustration (Figure A2.20).
1. Maintain areas of farmland to retain appropriate degree of separation between Pegswood and Longhirst.
 2. Areas of lower landscape sensitivity to the north and west may accommodate development on an appropriate scale, coupled with enhancements to settlement edges.
 3. Seek to retain open, rising ground in views from the west and south-west.
 4. Any development of the lower-sensitivity area between the railway line and the A197 should aim to enhance the southern settlement boundary and views to the settlement from the bypass.

Recommendations

- 2.300. The following recommendations indicate mitigation measures which would reduce the impact of new development in the locations indicated above:
- Consider effects of future development on wider setting of Longhirst Hall.
 - Reinforce existing field boundaries, and strengthen settlement edge of new developments with hedgerows and trees.
 - Retain key views to and from the settlement and consider potential effects on key landscape characteristics as a result of new development.

Figure A2.20 Pegswood



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PONTELAND

Landscape Context

- 2.301. Ponteland is situated along the banks of the River Pont, approximately 8km north-west of Newcastle. The historic core of the settlement is situated along the main route (A696) through the settlement and developed around the river crossing at Ponteland Bridge. From here the settlement extends in a southerly direction towards Callerton Common. The Meadowfield Industrial Estate and the site of the former Ponteland Mart are situated to the west of the historic core, along Ponteland Road. Newcastle International Airport is situated to the east of Ponteland. A golf course is situated along the north-eastern edge of the settlement at Eland Hall. The Northumberland Police Headquarters is situated north of Ponteland. The extensive Ponteland Rifle Ranges are situated further north-east on Berwick Hill and Prestwick Carr.
- 2.302. Ponteland is located on the boundary of *Stannington* (character area 39c, *Coalfield Farmland* LCT) and the *Pont Valley* (character area 38d, *Lowland Rolling Farmland* LCT). This landscape is characterised by the wooded valley of the River Pont and surrounding undulating farmland which rises away from the river, bounded by hedgerows, trees and some shelterbelts. Localised areas of former opencast workings to the east of the settlement have been restored to farmland. To the south the parkland landscape of Birney Hall and nearby historic buildings, including Callerton Hall, characterise the landscape.

Existing Settlement Character

- 2.303. The historic core of the settlement developed around the historic bridge crossing which accommodated travel from the north and north-west to and from Newcastle via Ponteland Road and North Road. More recent housing developments developed away from the river, occupying small areas of rising ground to the north and extensive areas of rising ground to the south at Darras Hall. A small Conservation Area covers the core of the settlement, around Ponteland Bridge.

Townscape setting

- 2.304. The setting of Ponteland is largely shaped by the River Pont. Its rising valley sides and surrounding undulating landscape is locally influenced by historic estates and more recently by restored opencast workings and the airport to the east of Ponteland.

Approaches and views

- 2.305. Approaching from the north-west the A696 ascends into the wooded valley of the River Pont and allows views down into the valley when moving towards the historic core of Ponteland. Approaching from the north and south, routes through the surrounding undulating farmland allow occasional views towards the settlement and lead along modern housing estates and recreation grounds to the town centre. From the south-east the approach is characterised by a heavily modified landscape, associated with the airport and the former mining industry.

- 2.306. Views from the settlement are contained within the immediate surroundings by the sides of the River Pont valley and low hills in the surrounding undulating farmland.

Other distinctive features

- 2.307. The Vicar's Pele Tower is a prominent feature in the heart of Ponteland, together with Ponteland Bridge and numerous historic buildings. Historic halls and parklands are distinctive features within the surrounding landscape. The embankment of a disused railway provides a corridor for wildlife through the settlement, connecting with the surrounding countryside.

Visual open space

- 2.308. There are a small number of open spaces, mainly on the edge of the settlement, which allow views of the surrounding landscape. Much of the landscape surrounding Ponteland is designated Green Belt and aims to prevent coalescence with Newcastle.

Landscape Sensitivity

Existing settlement boundaries

- 2.309. The River Pont and its tributaries form strong boundaries to southern parts of Ponteland and line much of the north-western and western edge of the settlement. The south of the settlement is bounded by parkland surrounding Birney Hall. The northern and eastern settlement edges are bounded by open spaces, including the golf course at Eland Hall and Queen Elizabeth Playing Fields.

Sensitivity of landscape to change

- 2.310. The landscape surrounding the settlement is locally characterised by parkland landscape and historic estates, which are considered to be of higher landscape sensitivity. The River Pont valley is also of higher sensitivity due to its importance as a landscape feature.
- 2.311. To the east of Ponteland the landscape is locally modified and influenced by the airport and associated infrastructure, and is considered to be of lower sensitivity. The potential exists to enhance the eastern settlement edge along the A696 through carefully planned new development.

Guidelines on Landscape Sensitivity to New Development

Guidelines

- 2.312. The following guidelines indicate relative sensitivity, and should be applied when considering proposals for new development. Areas referred to are shown with a corresponding number on the indicative settlement illustration (Figure A2.21).
1. Seek to protect parkland landscape at Birney Hall and retain views from southern settlement edge to Callerton Common.
 2. Guide development to areas of lower landscape sensitivity, to the east of the settlement.

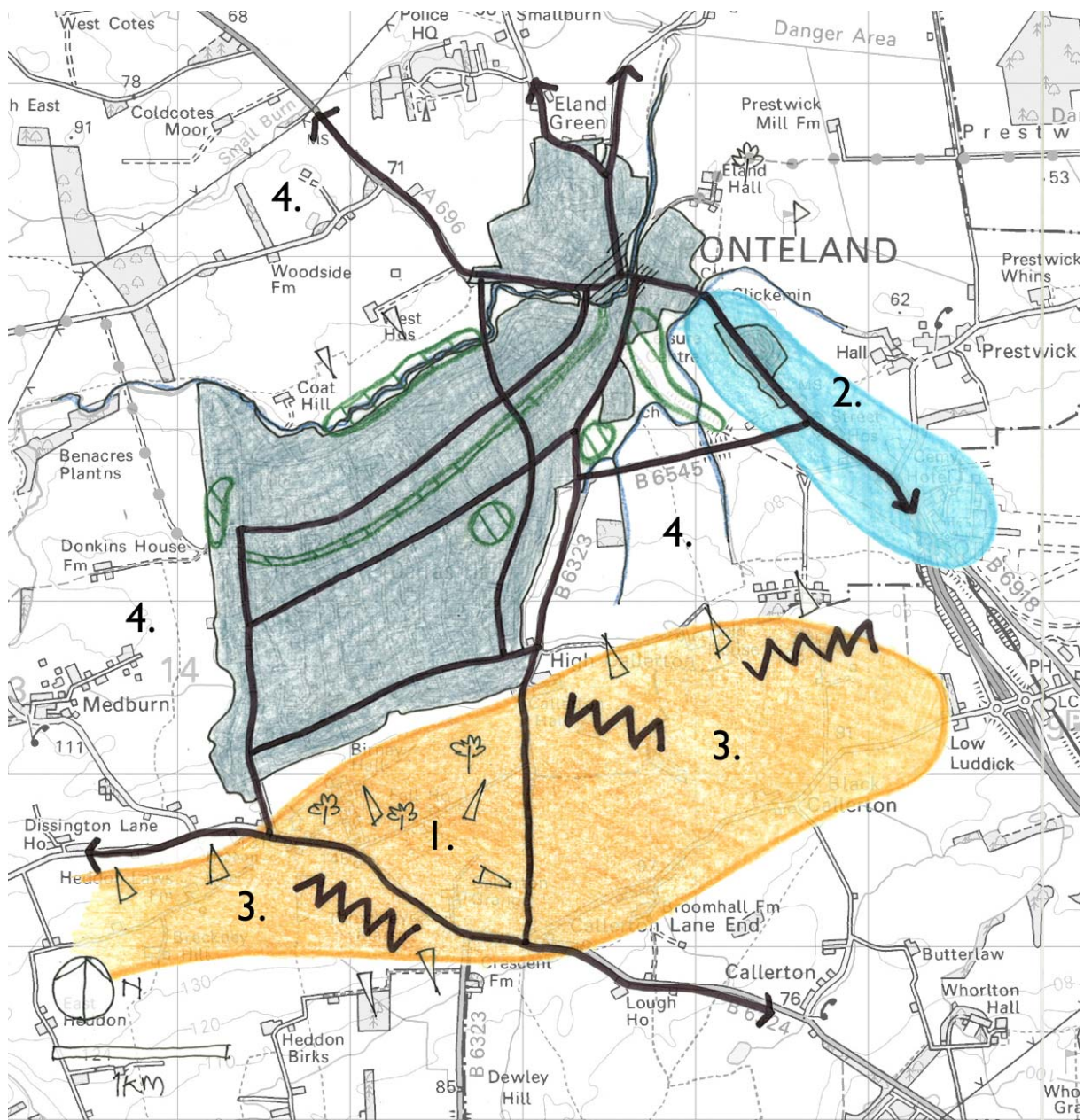
3. Seek to retain characteristic views from Callerton Lane and the B6545 to Callerton Common, High Callerton and Black Callerton Hill.
4. Protect Green Belt and prevent coalescence with settlement of Medburn.

Recommendations

2.313. The following recommendations indicate mitigation measures which would reduce the impact of new development in the locations indicated above:

- Retain existing mature trees and field boundaries, and strengthen settlement edge of new developments with hedgerows and shelterbelts.
- Review existing massing patterns (terracing, detached, positions of houses within plots and in relation to topography).
- Review and maximise use of traditional building materials.
- Retain key views to and from the settlement and consider potential effects on key landscape characteristics as a result of new development.

Figure A2.21 Ponteland



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PRUDHOE

Landscape Context

- 2.314. Prudhoe is one of a series of settlements along the River Tyne and is located within *Stocksfield to Prudhoe* (character area 31e, *Glacial trough valley sides* LCT). Prudhoe is distinct from the other settlements in its setting above a steep escarpment separating the valley floor from the valley side and hill slopes of Mickley Moor.
- 2.315. Prudhoe Castle occupies a prominent location at the top of this escarpment, emerging from the wooded slopes to form a landmark. Prudhoe is divided by this escarpment: the residential parts of the settlement extend up the hill slope above; and industrial areas are located on the flat valley floor below. The Spetchells, chalk spoil heaps left from a former fertiliser factory, form prominent ridges along the south side of the Tyne River, and are valued for the habitat they have created for chalk-loving vegetation.

Existing Settlement Character

- 2.316. Prudhoe is a medium-sized town that grew around the castle, which dates to the 12th century and has had an active history.

Townscape setting

- 2.317. The grain of the settlement results from development along Front Street and other main streets that run east to west along the contours in the western part of the settlement, but streets continue to run east to west in the eastern part of the settlement, and are therefore running down the ridge of Mickley Moor.
- 2.318. The A695 bypasses the main town of Prudhoe by passing along the foot of the escarpment. This road also forms the main access to the industrial parts of Prudhoe. At the north-east corner of Prudhoe, new allotments have been constructed, to replace those in the centre of town, where the land has been taken for redevelopment.
- 2.319. Modern developments have extended the settlement to the east to meet the golf course and south up the hillside, with the school on the ridge.

Approaches and views

- 2.320. On approach from the Tyne Valley from the north, east or west, Prudhoe is seen set part way up the valley side, above a distinctive band of woodland, out of which stands Prudhoe Castle. On approach from the south, from the minor road over Mickley Moor, Prudhoe is laid out below the road, with the panorama of the Tyne Valley beyond.
- 2.321. Due to the spread of the settlement up the hillside, views extend across the Tyne Valley northwards, and to the east and west.

Other distinctive features

- 2.322. The main characteristic of Prudhoe is its relationship with the steep scarp of the valley site, on which Prudhoe Castle sits. Landmarks include the castle and the Spetchells.

Visual open space

- 2.323. There are open spaces in many parts of the settlement, although the main areas of open space are at the edges in the form of playing fields, golf courses and allotments, as well as the wooded escarpment.

Landscape Sensitivity

Existing settlement boundaries

- 2.324. To the north, the settlement is bounded by the River Tyne and the railway. To the east, the settlement currently extends to Prudhoe Golf Course and Priestclose Wood Nature Reserve, beyond which lies the wooded Stanley Burn valley. These form strong boundary features to the settlement.
- 2.325. To the south, Moor Road forms a boundary to the hospital site, with recent development on the south side further up the hill. Highfield Lane forms a boundary to the south-west of the settlement, with the land immediately to the south of it forming the horizon of the hill in many views from the north.
- 2.326. To the west, rear garden boundaries form the settlement edge north of Highfield Lane, with the A695 forming a stronger boundary to the north-west, running down to the river.

Sensitivity of landscape to change

- 2.327. To the north, industrial development extends along the foot of the escarpment. This area is of low landscape sensitivity due to its developed nature and low-lying situation. However, there is limited scope for development in this area, restricted to the space between the escarpment and the A695.
- 2.328. There is no scope for expansion to the east due to the strength of the existing settlement edge. The site of the former hospital to the south may have potential for redevelopment. There are recent developments on the south side of Moor Road further up the hill from the hospital site. This area is considered to be of moderate sensitivity, and may be able to accommodate carefully sited development on an appropriate scale, with regard to landscape context and views.
- 2.329. The area to the south of Highfield Lane is of higher landscape sensitivity, as it forms the horizon to the settlement. There is an area of lower sensitivity to the west, on lower-lying ground south of West Road.
- 2.330. Prudhoe has a range of modern building designs seen around its periphery. However, this does not mean that it is appropriate to construct 'off the shelf' style housing. New buildings around Prudhoe should seek to adopt materials and detailing features characteristic of some of the older buildings of the town to provide a sense of

belonging to Prudhoe. The layout of new development should also consider the existing character of Prudhoe and the approaches taken to gradients within the town.

Guidelines on Landscape Sensitivity to New Development

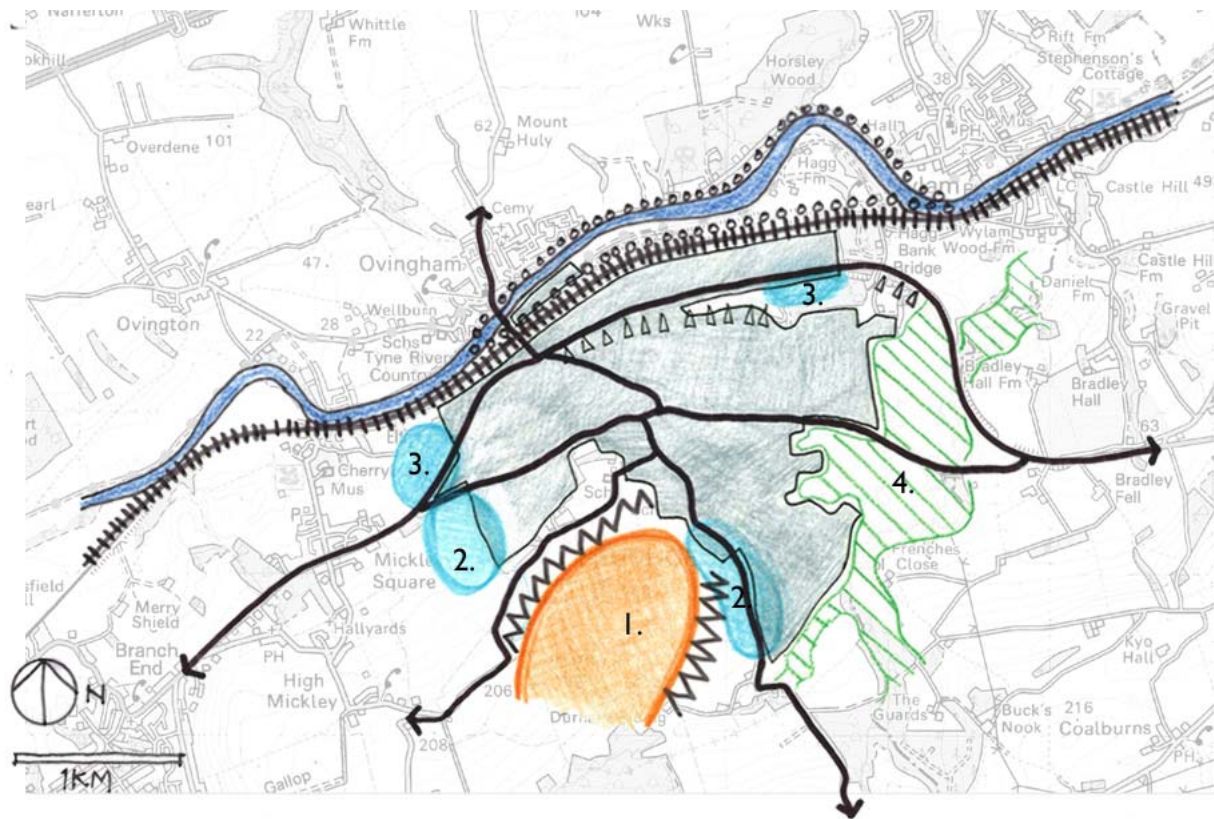
Guidelines

- 2.331. The following guidelines indicate relative sensitivity, and should be applied when considering proposals for new development. Areas referred to are shown with a corresponding number on the indicative settlement illustration (Figure A2.22).
1. Seek to retain open hill top of Mickley Moor above Highfield Lane.
 2. The lower hill slopes to the west, near West Road, and more limited areas to the south along Moor Road, are of lower landscape sensitivity.
 3. Areas of lower sensitivity below the escarpment may accommodate infill development on an appropriate scale.
 4. Seek to retain open space functions of the eastern settlement boundary.

Recommendations

- 2.332. The following recommendations indicate mitigation measures which would reduce the impact of new development in the locations indicated above:
- Review architectural styles extant in the town, and refer to relevant design guides.
 - Review existing massing patterns (terracing, detached, positions of houses within plots).
 - Review and maximise use of existing building materials, particularly for external features and house fronts.
 - Strengthen boundaries of settlement with woodland belts and trees.
 - Retain existing mature trees and field boundaries, follow grain of settlement through new development.
 - Review styles and placing of other buildings such as garages, and provide sufficient open space with trees to reflect other areas of Prudhoe.

Figure A2.22 Prudhoe



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ROTHBURY

Landscape Context

- 2.333. Rothbury is located in the River Coquet valley (character area 9a, *Sandstone Upland Valleys* LCT), where the Cragside Burn meets the Coquet. The valley is narrow at this point, with steep sides that contain the settlement, and a narrow floor occupied by a golf course upstream. Cragside Estate lies to the east of Rothbury, with estate parkland and woodland on the east side of the B6341. To the north, Thrunton Moor and Forest lie above the head-dyke which limits the settlement. To the south, the pasture and arable fields surrounding Rothbury extend uphill to Garleigh Moor and Simonside Hill, which are within Northumberland National Park.

Existing Settlement Character

Townscape setting

- 2.334. The centre of Rothbury north of the River Coquet is designated as a Conservation Area. The *Rothbury Conservation Area Appraisal* (2001) contains a detailed description of the settlement, its history and its setting which is still valid, although new expansion of the settlement has occurred to the north-east of the conservation area boundary.
- 2.335. The grain of the settlement results from development along the river, using the terraces on the valley sides. High Street and main village greens form the core of the settlement, with other streets running along at higher levels, up the steep slopes to the north to Hillside Road, which gives access to the houses built just below the head-dyke, which marks the boundary between cultivated land and common moorland.
- 2.336. On the south side of the river, roads also generally run along contours, with newer development extending up the slopes of Whitton Bank. Recent developments have extended the settlement to the north-east up the hillside, and to the south-east on the slopes below the B6342, Garleigh Road.
- 2.337. The Coquet valley provides a sense of enclosure around the settlement, and the moor head-dyke to the north forms a boundary to expansion on that side. The wider landscape is of moorland hills, including the National Park, and pastoral valleys, opening out to lower pastoral land to the east.

Approaches and views

- 2.338. On approach from the Coquet Valley from the west, or along the B6342 from the south, Rothbury is seen laid out on either side of the steep valley. When approached from the east, there are no overviews of the village as a whole, the approach being through the narrower valley section at that point.

Other distinctive features

- 2.339. The main characteristic of Rothbury is its setting in the steep-sided Coquet valley, with houses stepping up the steep slopes on either side. The main landmark is

Rothbury Church, set back from the High Street. Tourist draws include the Cragside, Northumberland National Park, and the historic character of the village.

Visual open space

- 2.340. There are several small open spaces in Rothbury, including the market greens and the broad verges along High Street, and the riverside park.

Landscape Sensitivity

Existing settlement boundaries

- 2.341. To the north, the settlement is bounded by the head-dyke which separates the open moorland and the valley. Housing and gardens on Hillside Road extend to this wall. To the west, Gravelly Bank provides a boundary, beyond which the land is very steep. The golf course lies to the south of the river. The eastern and southern settlement edges are weaker, formed by garden boundaries.

Sensitivity of landscape to change

- 2.342. In general the landscape around Rothbury is of higher sensitivity to change, due to its strongly rural character, and the presence of designated landscapes. These include the National Park to the south, and Cragside estate, a National Trust property which is on the English Heritage *Register of Historic Parks and Gardens of special historic interest in England*.
- 2.343. There is a little or no scope for infill development along the head-dyke to the north, since this area is very steep. South of Hillside Road, the strip fields above the school and either side of the Coplish Burn are of higher sensitivity, as they add to the rural character of the village and are again very steep.
- 2.344. Further to the east, above the most recently built housing, there are further fields which lie between Hillside Road and the B6341. This area is of lower sensitivity, and may be able to accommodate some development of an appropriate scale. Any development in this area should be designed with consideration for the adjacent Cragside Estate and its setting.
- 2.345. To the west, there is no scope for expansion as the slopes north of the river are too steep, and the golf course occupies the floodplain. East of the Community Hospital, the series of steep, hedged strip fields are of higher sensitivity. Immediately to the south, there is a small area of land which is of lower sensitivity. Any development in this location should be carefully designed to avoid breaking the skyline when viewed from Rothbury.
- 2.346. The area to the south-east, beyond the new development at Lordenshaw Drive and along Mill Lane, is considered to be of lower sensitivity. However, development in this area will be distant from the settlement core, and will extend the settlement around the bend in the Coquet valley.
- 2.347. New buildings around Rothbury should seek to reflect the designs apparent in the existing older buildings of the town. This is to avoid the dilution of the character of

the town with 'off the shelf' style housing not characteristic of the area. In particular, materials should be considered, and door and window detailing. The layout of new development should also consider the existing character of Rothbury, with open spaces and trees incorporated into the design.

Guidelines on Landscape Sensitivity to New Development

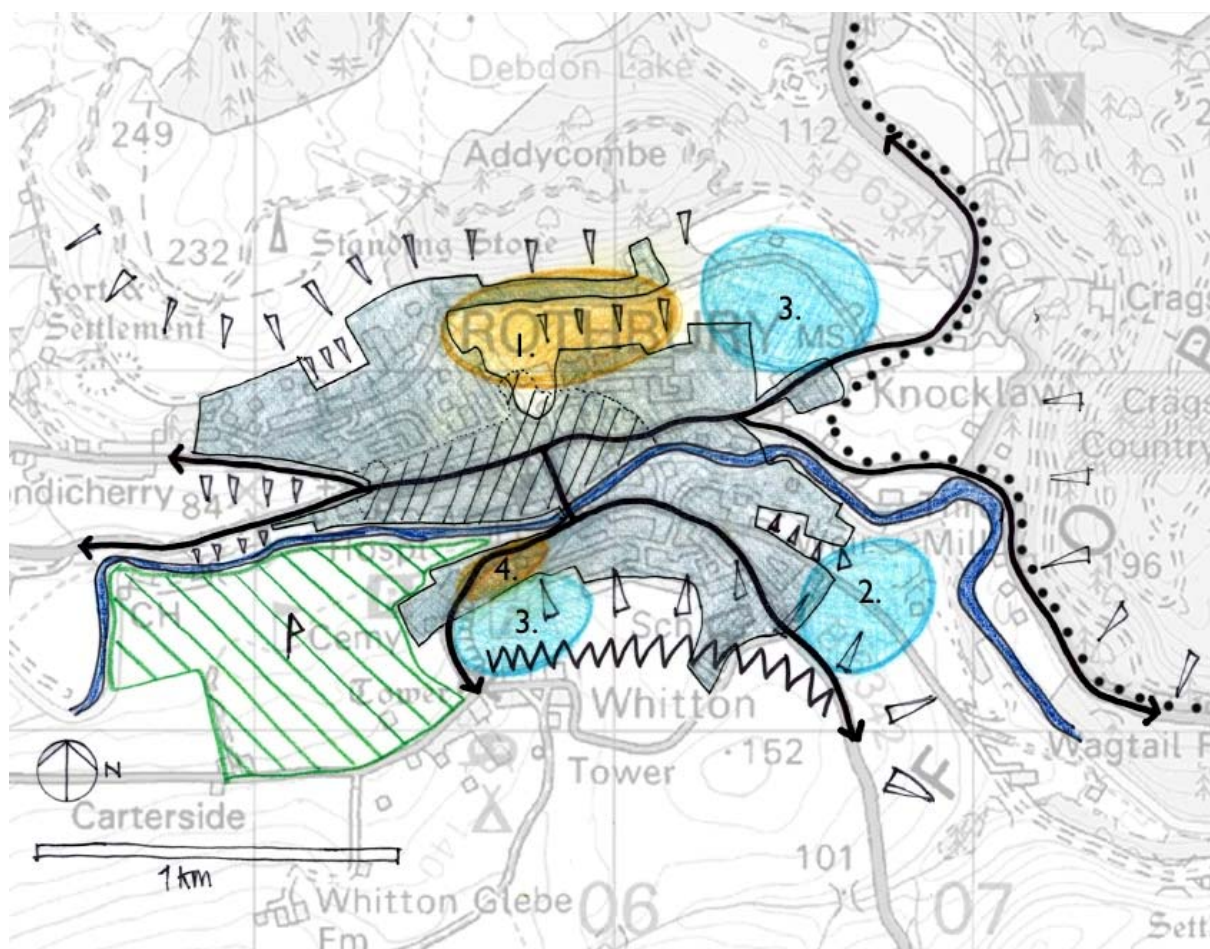
Guidelines

- 2.348. The following guidelines indicate relative sensitivity, and should be applied when considering proposals for new development. Areas referred to are shown with a corresponding number on the indicative settlement illustration (Figure A2.23).
1. Seek to retain the head-dyke to the north as a settlement boundary, and protect higher sensitivity area of strip fields by the Coplish Burn.
 2. Areas of lower sensitivity lie beyond Lordenshaw Drive to the south-east, but would extend the settlement along the valley.
 3. Areas of lower sensitivity on hill slopes to the north-east and south may accommodate carefully sited and designed development.
 4. Seek to retain traditional strip fields near the Community Hospital.

Recommendations

- 2.349. The following recommendations indicate mitigation measures which would reduce the impact of new development in the locations indicated above:
- Protect setting of Cragside House and Gardens.
 - Review architectural styles extant in the town, and refer to available design guides such as that for Northumberland National Park.
 - Review existing massing patterns (terracing, detached, positions of houses within plots).
 - Review and maximise use of existing building materials, particularly for external features and house fronts.
 - Review styles and placing of other buildings such as garages.
 - Strengthen boundaries of settlement with woodland belts and trees.
 - Retain existing mature trees and field boundaries, follow grain of settlement through new development.
 - Provide sufficient open space with trees to reflect other areas of Rothbury.

Figure A2.23 Rothbury



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SEAHOUSES AND NORTH SUNDERLAND

Landscape Context

- 2.350. Seahouses and neighbouring North Sunderland are situated on the Northumberland coast, within the *Farne Islands Coast* (character area 4b, *Rocky Coastline* LCT), approximately 30km south-east of Berwick. The B1340 connects the settlements with other villages along the coastal route, including Bamburgh to the north and Beadnell to the south. The East Coast Main Line Railway and A1 pass by, over 10km from the settlements, parallel to the coast. Caravan parks are situated to the east and west of Seahouses.
- 2.351. The surrounding landscape is characterised by a narrow coastal strip and agricultural hinterland. Rock outcrops dominate the headland around Seahouses harbour, with broad sandy beaches with sand dunes to north and south. Away from the immediate coastal fringe, undulating arable and pastoral farmland characterises the landscape. Shelterbelts and windswept, gappy hedgerows emphasise the exposed character of the area.

Existing Settlement Character

- 2.352. Seahouses and North Sunderland developed in the mid 18th century, supported by the local lime-burning industry. The harbour played an important role in the shipping of lime products and in the local grain trade, as well as in the booming herring industry. Much of the remaining historic parts of both settlements are designated Conservation Areas and are centred on the harbour at Seahouses, and along Main Street in North Sunderland. The relevant Conservation Area and Character Appraisals contain further detailed information.
- 2.353. Traditional sandstone fishermen's cottages, granaries and enclosed yards near the harbour are characteristic to Seahouses. Historic buildings line parts of Main Street as the settlement coalesces with North Sunderland. Substantial areas of post-war housing developed south of Main Street and in linear form along the coast at Seafield Road. More recent housing developments and a small-scale industrial estate fringe the north and east of the two settlements.

Townscape setting

- 2.354. The setting of Seahouses and North Sunderland is largely influenced by its coastal location and the surrounding farmland on the coastal plain.

Approaches and views

- 2.355. Approaching from the north, the coastal route leads along St Aidan's Dunes which locally obscure views to the east. On entering Seahouses, the view opens up and is mainly directed out to sea. When approaching from the south, the settlement appears slightly elevated above the golf course which bounds the settlement to the south.
- 2.356. There are strong visual links between the settlement and the coastline, particularly from Seafield Road, the harbour front and along the coast to the north and south of

Seahouses. Panoramic views can be obtained of the sea and coastline, the harbour and the Farne Islands. Bamburgh Castle forms a landmark in views to the north-west. Occasional views may be obtained from the edge of the settlement to nearby farmland. Rising ground to the west of North Sunderland contains views within the immediate surroundings, whilst elevated views to the south allow more expansive views of the adjoining farmland and the nearby coastline.

Other distinctive features

- 2.357. The coastal location of Seahouses and its access to the Farne Islands area major tourist draws. The increasing influence of tourism is evident in numerous facilities, including two caravan parks, tourist information office and golf course.

Visual open space

- 2.358. The number of open spaces within the settlement is limited. Views are mainly drawn out to sea from the eastern edge of Seahouses and locally across fields surrounding the settlement.

Landscape Sensitivity

Existing settlement boundaries

- 2.359. The coastline forms a distinct boundary to the north-eastern edge of Seahouses, whilst the southern settlement edge is marked by a mixed shelterbelt,. The western edge is less well defined as Seahouses coalesces with North Sunderland along Main Street. North of Main Street the settlement edge consists of fields adjoined by private gardens and a caravan park, reinforced by trees along the line of the dismantled railway.
- 2.360. Drystone walls form a characteristic settlement edge to parts of North Sunderland and should be respected where possible. Boundaries of more recent developments on the western edge of north Sunderland are less well-defined.

Sensitivity of landscape to change

- 2.361. Seahouses and North Sunderland are within the Northumberland Coast AONB. The coastal fringe is also important as a habitat for wildlife and is a major attraction for visitors. It is therefore important that these varied interests are safeguarded and particularly sensitive coastal areas protected from development.
- 2.362. The agricultural landscape surrounding the settlement is not considered to be of particularly high sensitivity in its own account. However, its open character and the elevated position of the settlement enables key coastal views to and from Seahouses and North Sunderland.
- 2.363. Areas east of Broad Road are contained and detached from the coastal strip, and are therefore considered to be of lower landscape sensitivity. This area may provide scope for development on an appropriate scale. Any development should introduce landscape structure, building on the existing shelterbelts at the caravan park and along the dismantled railway.

Guidelines on Landscape Sensitivity to New Development

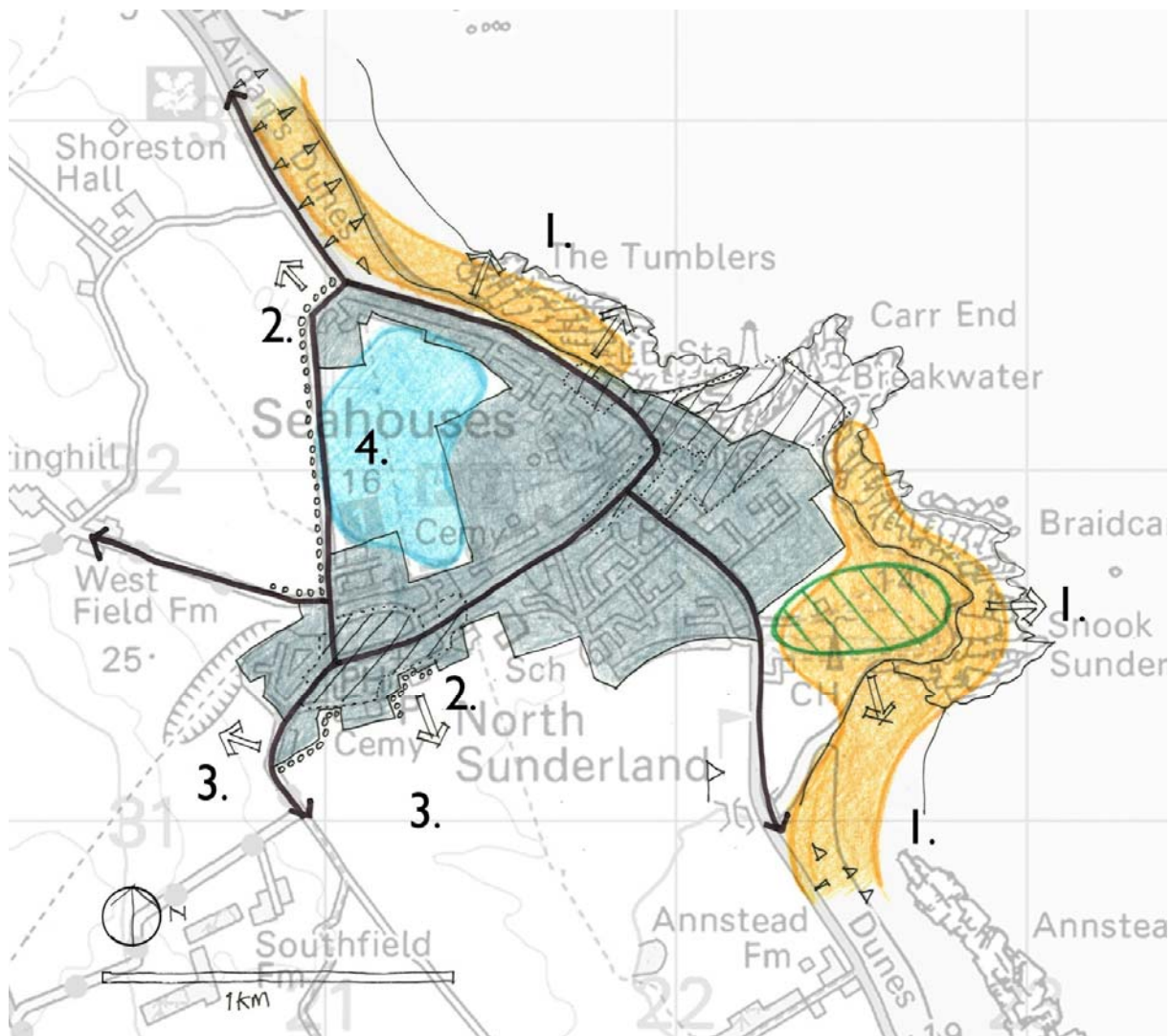
Guidelines

- 2.364. The following guidelines indicate relative sensitivity, and should be applied when considering proposals for new development. Areas referred to are shown with a corresponding number on the indicative settlement illustration (Figure A2.24).
1. Seek to retain characteristic sea views and views of the coastline.
 2. Respect historic boundary features, maintaining open views to surrounding countryside from settlement edge.
 3. Seek to steer development away from distinct rises in the landscape.
 4. The area east of Broad Road is of lower landscape sensitivity, and has potential for development coupled with landscape enhancement measures.

Recommendations

- 2.365. The following recommendations indicate mitigation measures which would reduce the impact of new development in the locations indicated above:
- Reinforce existing field boundaries, and strengthen settlement edge of new development with hedgerows, woodland belts and drystone walls.
 - Review architectural styles extant in the town, and refer to available design guides such as that for Northumberland Coast AONB.
 - Protect areas of open space along the coastline at North Sunderland Point.
 - Ensure appropriate scale, siting and design of new (visitor) developments.
 - Review and maximise use of traditional building materials.
 - Retain key views to and from the settlement and consider potential effects on key landscape characteristics as a result of new development.

Figure A2.24 Seahouses and North Sunderland



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4.

SEATON DELAVAL

Landscape Context

- 2.366. Seaton Delaval and the adjoining village of Holywell are situated on elevated ground above the valley of the Seaton Burn to the south, and the Northumberland coast to the east. The settlement is spread along the A192 and dissected by the A190 and the railway which run north-east to south-west. A small-scale trading estate is situated parallel to the railway line and the large Procter & Gamble factory is sited in the southern part of the settlement, on the A190. Nature reserves provide wildlife interest at Cramlington Pond to the north-west, and Holywell Pond to the east.
- 2.367. The settlement is located within *Seaton Delaval* (character area 39b, *Coalfield Farmland LCT*) which is characterised by pasture and arable fields and gradually falls away to the coast and the valley of the Seaton Burn. The influence of the Seaton Delaval Hall estate remains visible in the landscape to the north-east of the settlement, and is characterised by a wooded avenue that leads from the settlement to Seaton. Open views across this landscape can be obtained from the northern edge of the settlement and along the A192.

Existing Settlement Character

- 2.368. The historic core of the settlement is situated at Holywell, characterised by traditional sandstone buildings. The settlement developed in linear form from the valley of the Seaton Burn along the road towards Cramlington. A tree-lined avenue leads east to Seaton Delaval Hall. Rows of brick terraces developed along the main road, and over several decades the settlement developed in a south-westerly direction. The village of Holywell has a small Conservation Area covering the historic core and extending south across the burn.

Townscape setting

- 2.369. The setting of Seaton Delaval is shaped by the surrounding agricultural landscape, and is also influenced by the 18th-century Seaton Delaval Hall estate. The wooded Seaton Burn valley emphasises the elevated position of the settlement within the surrounding landscape.

Approaches and views

- 2.370. Approaching from the north-west, Seaton Delaval is obscured from view by areas of mixed woodland until reaching the edge of the settlement at the roundabout which marks the junction of the A192 and B1326. From the north-east, the settlement is approached along the tree-lined avenue from Seaton Delaval Hall. Approaching from the south via the A190 and A192, Seaton Delaval appears elevated above the valley of the Seaton Burn.
- 2.371. The elevated position in the landscape allows views from the northern settlement edge across farmland towards Seaton Delaval Hall. Views south-west towards Seghill overlook arable fields and the wooded valley of the Seaton Burn.

Other distinctive features

- 2.372. Seaton Delaval Hall and its surrounding designed landscape are situated to the north-east of the settlement. The estate is listed on the English Heritage *Register of Historic Parks and Gardens of special historic interest in England*. The 17th-century baroque house, which was recently acquired by the National Trust, occupies a commanding position above the coastal plain and enables extensive views along the coast to the north. Much of the surrounding estate and areas of Seaton Sluice are a designated Conservation Area, though this does not cover Seaton Delaval.

Visual open space

- 2.373. The settlement contains a number of open green spaces and allotment gardens. Much of the surrounding landscape is designated Green Belt and enables open views from the edge of Seaton Delaval across the adjoining countryside.

Landscape Sensitivity

Existing settlement boundaries

- 2.374. The northern edge of Seaton Delaval is generally weak, formed by rear garden boundaries north of the A192, and with clusters of allotment gardens extending into the adjacent farmland. The southern edge is much stronger, being well defined by the wooded Seaton Burn valley and shelterbelts to the south of the Procter & Gamble factory. The western edge of Seaton Delaval, near Wheatridge, is contained by hedgerows and trees, beyond which farmland gently slopes down towards the railway line and the Seaton Burn.

Sensitivity of landscape to change

- 2.375. The agricultural landscape to the north of the settlement is considered to be of higher landscape sensitivity due to its proximity to Seaton Delaval Hall and its estate. The area is also part of the Green Belt which surrounds much of the settlement and incorporates Holywell Pond Nature Reserve.
- 2.376. Areas of lower landscape sensitivity are located west of Redholme and Wheatridge, where overhead power lines and a railway cross the landscape. There may be scope for development in these locations, although characteristic open farmland to the north of the Seaton Burn should be retained to maintain open views to Seaton Delaval in approaches from the south, and to prevent coalescence with the settlement of Seghill.

Guidelines on Landscape Sensitivity to New Development

Guidelines

- 2.377. The following guidelines indicate relative sensitivity, and should be applied when considering proposals for new development. Areas referred to are shown with a corresponding number on the indicative settlement illustration (Figure A2.25).
- I. Seek to enhance northern settlement edge, whilst retaining characteristic open views across adjoining farmland.

2. The area of lower landscape sensitivity west of Redholme and Wheatridge may have potential for development.
3. Seek to retain open character of rising ground north of the Seaton Burn valley, to prevent coalescence with Seghill.
4. Seek to safeguard key landscape features, including the open farmland to the east and the wooded valley to the south.

Recommendations

2.378. The following recommendations indicate mitigation measures which would reduce the impact of new development in the locations indicated above:

- Strengthen settlement edge of new development with hedgerows and trees where appropriate.
- Retain key views to and from the settlement and consider potential effects on key landscape characteristics as a result of new development.

Figure A2.25 Seaton Delaval



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WOOLER

Landscape Context

- 2.379. Wooler is situated on high ground above the valley of the Wooler Water. Located on the edge of the Cheviot Hills, the settlement is approximately 1km from the north-east boundary of Northumberland National Park. The A697 passes through the north and east of the settlement, and a number of B-roads connect Wooler with its wider surroundings. Several industrial units are situated along the A697 and the river. A number of caravan parks are situated on the banks of the river, and along the Humbleton Burn to the west of the settlement.
- 2.380. The varied landscape around Wooler is covered by the *Wooler Foothills* (character area 14b, *Igneous Foothills* LCT) to the south-west, *Wooler Vale* (character area 18b, *Upland Fringe Valley* LCT) to the south, *Doddington Ridge* (character area 8a, *Outcrop Hills and Escarpments*) to the north-east, and the *Till and Glen Valleys* (character area 13a, *Broad Floodplain Valley* LCT) to the north. This landscape is characterised by the strongly undulating topography of the Cheviot foothills directly to the south and west, which contrasts with the broad glacial Milfield Plain to the north. A ridge rises steeply to the east of the settlement and extends north towards Doddington. Land use is predominantly agricultural; extensive pasture and arable fields form a contrast with the moorland hilltops.

Existing Settlement Character

- 2.381. Wooler is a small historic market town, characterised by traditional sandstone buildings and panoramic views of the surrounding landscape. The sloping topography has a strong influence that is expressed in steep or winding roads and terraced developments. The historic core of the settlement, which is a Conservation Area, developed around the central market place and gradually expanded in a radial pattern on the hillside, contained by areas of steeper topography and the river. More recent development is situated to the east of the Wooler Water. The *Conservation Area and Character Appraisal for Wooler* contains further detailed information.

Townscape setting

- 2.382. The setting of Wooler is influenced by the topography of the Cheviot foothills and nearby ridges to the east and north-east of the settlement. The valley of the Wooler Water cuts through the settlement and flows into the extensive Milfield Plain, which forms a broad foreground to the settlement.

Approaches and views

- 2.383. Approaching Wooler from the B6525, the settlement is seen across the Milfield Plain and appears perched on the hillside above the wooded valley of the Wooler Water. From the north-west the settlement is effectively screened from view by landform until close to the settlement edge. In approaches from the east, views of lower parts of the settlement are largely filtered by woodland along the Wooler Water.

- 2.384. The elevated position of the settlement allows extensive panoramic views of the surrounding landscape. Vistas of open moorland and exposed hill tops are frequently available down streets and from the edge of the settlement. At lower levels in close proximity to the river, woodland belts provide a more enclosed and intimate character, filtering views to the surrounding landscape.

Other distinctive features

- 2.385. The surrounding foothills, proximity to Northumberland National Park and the historic character of the settlement are major tourist draws. The St Cuthbert's Way long distance route also draws many walkers to the area. The influence of tourism is evident in numerous facilities, including a new tourist information office, two caravan parks and a youth hostel.

Visual open space

- 2.386. The rising topography across which much of the settlement is laid out, allows extensive views from areas of open space and steeply sloping streets across the Milfield Plain and towards the surrounding hills.

Landscape Sensitivity

Existing settlement boundaries

- 2.387. To the south and west the settlement edge is defined by the rising topography of the foothills, although development has been carried up the slopes, and boundaries are weak in places. To the north, commercial development extends onto the Milfield Plain. The Wooler Water provides a strong settlement boundary to the east, though more recent development of a suburban character has extended the town onto the fairly flat landscape to the east. Settlement edges here are loosely defined by hedgerows and gardens adjoined by agricultural fields.

Sensitivity of landscape to change

- 2.388. Exposed hillsides are characteristic in views to and from the settlement. These hillsides remain relatively undeveloped and are visible from the wider landscape, including the National Park, making them highly sensitive to change.
- 2.389. Areas of relatively flat farmland are considered less sensitive; particularly those to the north and east of the settlement where the settlement edge is less well defined. These areas are considered to be of lower sensitivity, but again will be visible from the National Park.

Guidelines on Landscape Sensitivity to New Development

Guidelines

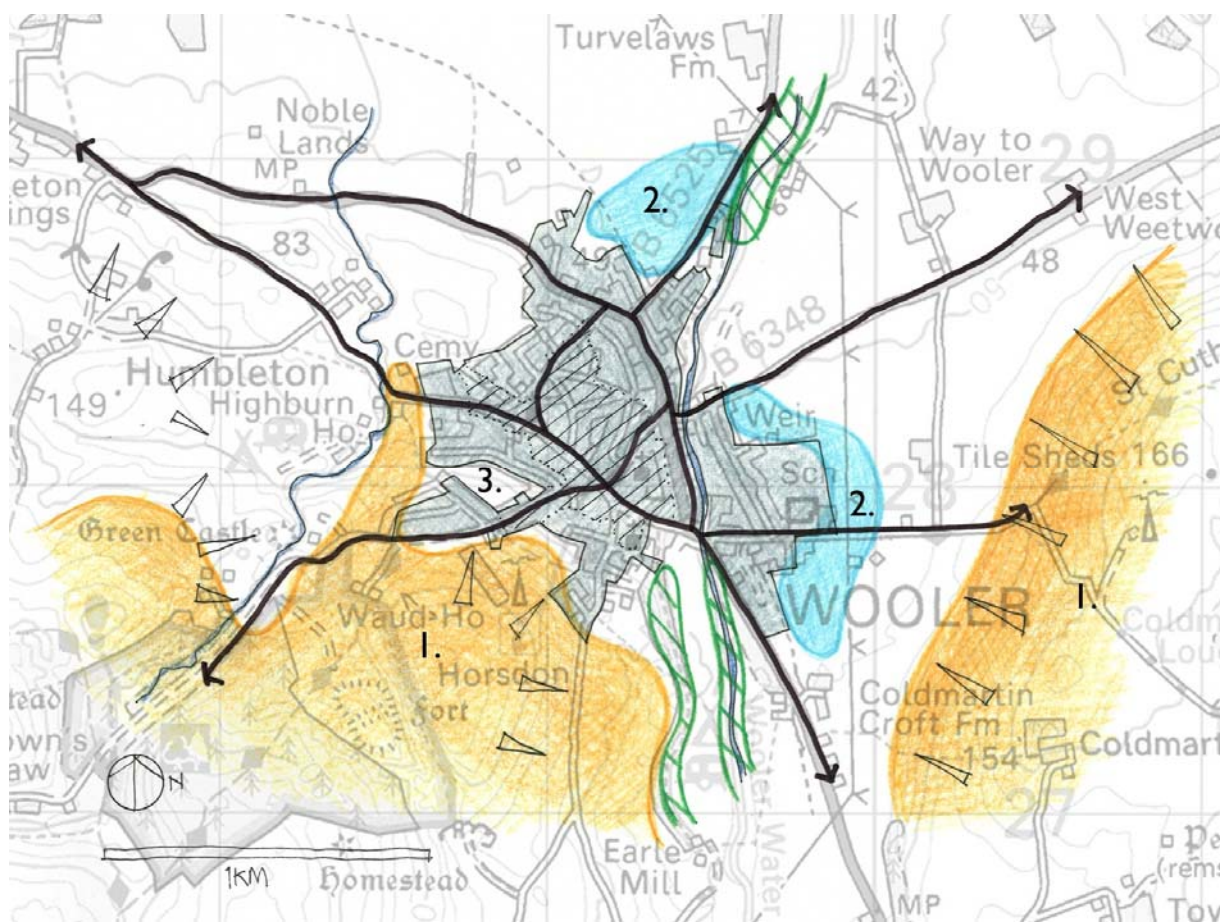
- 2.390. The following guidelines indicate relative sensitivity, and should be applied when considering proposals for new development. Areas referred to are shown with a corresponding number on the indicative settlement illustration (Figure A2.26).

1. Seek to protect unspoilt character of exposed hillsides and key views to and from hills in the surrounding landscape, e.g. Horsdon and Humbleton Hill.
2. The areas of lowest landscape sensitivity lie to the north and east of the settlement, where development could be accommodated in association with measures to strengthen the settlement boundary.
3. Seek to enhance the southern settlement edges, with consideration for views from the National Park.

Recommendations

- 2.391. The following recommendations indicate mitigation measures which would reduce the impact of new development in the locations indicated above:
- Strengthen new settlement edge with hedgerows and woodland belts.
 - Review existing massing patterns (terracing, detached, positions of houses within plots and in relation to topography).
 - Review architectural styles extant in the town, and refer to available design guides such as that for Northumberland National Park.
 - Review and maximise use of traditional building materials.
 - Provide sufficient open space with trees to reflect other areas of Wooller and reinforce green network.
 - Retain key views to and from the settlement and consider potential effects on key landscape characteristics as a result of new development.

Figure A2.26 Wooler



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