8.0 LANDSCAPE AND VISUAL

Introduction

8.1 This chapter of the ES assesses the likely significant effects of the Proposed Development in terms of landscape and visual elements.

8.2 The chapter describes the assessment methodology; the baseline conditions existing at the Assessment Site and surroundings; the likely significant environmental effects; the mitigation measures required to prevent, reduce or offset any significant adverse effects; and the likely residual effects after these measures have been employed.

8.3 This chapter should be read in conjunction with the following figures and appendices:

FIGURES:

- **Figure 8.1**: Site Context Plan at 1:10,000
- **Figure 8.2**: Topographical Features Plan at 1:10,000
- **Figure 8.3**: Landscape Character Plan at 1:10,000
- **Figure 8.4**: Site Appraisal Plan at 1:1,250
- **Figure 8.5**: Visual Appraisal Plan at 1:5,000
- **Figure 8.6**: Night Time Light Sources Plan at 1:10,000
- **Figure 8.7**: Landscape Strategy Plan at 1:1,250

APPENDICES:

- **Appendix 8.1**: Site Appraisal Photographs and Site Context Photographs
- **Appendix 8.2**: Landscape and Visual Methodology
- **Appendix 8.3**: Visual Impact Table
- **Appendix 8.4**: Landscape Character and North York Moors National Park design guide extracts
- **Appendix 8.5**: Tree Survey
- **Appendix 8.6**: Lighting Assessment

Planning Policy Context

8.4 This section summarises the issues of landscape and visual effects set out in the main policy documents at the National and Local levels which apply to the Assessment Site and its surroundings. These policies provide the context against which the landscape and visual effects of the Proposed Development will be considered.

National Planning Policy Framework (NPPF) (March 2012) (Ref. 8.1)

8.5 The National Planning Policy Framework (NPPF) was published on 27 March 2012. The NPPF aims to provide one concise document which sets out the Government's planning policies for England by replacing Planning Policy Guidance (PPGs) and Planning Policy Statements (PPSs), and the majority of Minerals Planning Guidance (MPGs) and Minerals Policy Statements (MPSs).

8.6 The NPPF, at Paragraph 14, promotes a presumption in favour of sustainable development. This is defined in Resolution 24/187 of the United Nations General Assembly as "*meeting the needs of the present without compromising the ability of future generations to meet their own needs*". The NPPF sets out how sustainable development can be delivered and particular regard must be given to designated areas such as National Parks in which the Assessment Site is located.

8.7 Twelve core planning principles are set out in Paragraph 17 which, between them, underpin decision-making. Two are relevant to landscape and visual matters in relation to the Assessment Site, and state that planning should:

- ***"take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it;***
- ***contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this Framework."***

8.8 The framework states, at paragraph 109, that:

"The planning system should contribute to and enhance the natural and local environment by:

- ***protecting and enhancing valued landscapes, geological conservation interests and soils."***

8.9 The NPPF makes clear at paragraph 115 that great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty.

8.10 Paragraph 116 refers to major development in designated areas such as National Parks and Areas of Outstanding Natural Beauty (AONBs) and states that:

> *"**Planning permission should be refused for major developments in these designated areas except in exceptional circumstances and where it can be demonstrated they are in the public interest. Consideration of such applications should include an assessment of:***
>
> - ***the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;***
> - ***the cost of, and scope for, developing elsewhere outside the designated area, or meeting the need for it in some other way; and***
> - ***any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated."***

8.11 Paragraph 125 addresses lighting, stating that:

> ***"by encouraging good design, planning policies and decisions should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation".***

8.12 In determining planning applications for mineral operations, Local Planning Authorities should:

> - ***"Ensure, in granting planning permission for mineral development, that there are no unacceptable adverse impacts on the natural and historic environment, human health or aviation safety, and take into account the cumulative effect of multiple impacts from individual sites and/or from a number of sites in a locality;…***
> - ***Provide for restoration and aftercare at the earliest opportunity to be carried out to high environmental standards, through the application of appropriate conditions, where necessary…"***

8.13 The Technical Guidance to the NPPF (Ref. 8.2) provides further information on minerals policy, and sets out specific guidance on the restoration and aftercare of mineral sites in paragraphs 33 to 48. Landscape strategies, reclamation conditions/schemes and aftercare are also addressed.

8.14 Paragraph 34 of the Technical Guidance states that a site specific landscape strategy accompanying an application for a new site should be:

- ***"defining the key landscape opportunities and constraints;***
- ***considering potential directions of working, significant waste material locations, degrees of visual exposure etc;***
- ***identifying the need for additional screening during operations; and***
- ***identifying proposed after-uses and preferred character for the restored landscape."***

8.15 Paragraph 35 addresses impacts on the existing landscape and states that:

> ***"Landscape and reclamation plans should address the impacts which mineral extraction can have on the existing landscape. These will include the working face and operations at the face, locations of waste tips, and haul roads. Coordination of phasing, provision of temporary or permanent screening, and progressive reclamation can together minimise visual impact and the impact on landscape quality."***

Local Planning Policy

North York Moors National Park Local Development Framework (2008) (Ref. 8.3)

8.16 The Adopted Core Strategy and Development Policies Document (November 2008) is the key document which forms the North York Moors Local Development Framework. The policies in this document replace the 'saved' policies in the North York Moors Local Plan (2003) (Ref. 8.4).

8.17 Development Policy 1 Environmental Protection focuses on the conservation and enhancement of the special qualities of the North York Moors National Park. It states that development will only be permitted where:

- ***"It will not have an unacceptable adverse impact on surface and ground water, soil, air quality and agricultural land;***
- ***It will not generate unacceptable levels of noise, vibration, activity or light pollution;***
- ***There will be no adverse effects arising from sources of pollution which would impact on the health, safety and amenity of the public and users of the development; and***
- ***Land stability can be achieved without causing unacceptable environmental or landscape impact…."***

8.18 Core Policy E Minerals focuses on the extraction of stone including aggregate production. It does however note that, the extraction of oil and gas:

> ***"should only take place in the Park in exceptional circumstances and will therefore be subject to rigorous examination. Proposals for oil and gas exploration, appraisal***

and production will be considered against the policy in Annex 4 of Minerals Policy Statement 1, which has since been superseded by the NPPF".

8.19 Core Policy G Landscape, Design and Historic Assets seeks high quality sustainable design:

"which conserves or enhances the landscape setting, settlement layout and building characteristics of the landscape character areas identified in the North York Moors Landscape Character Assessment. Particular protection will be given to those elements which contribute to the character and setting of:

- ***Conservation Areas;***
- ***Listed Buildings;***
- ***Historic Parks and Gardens; and***
- ***Scheduled Monuments and other sites of archaeological importance."***

8.20 Development Policy 3 Design specifies the need for a landscaping scheme as an integral part of development proposals, and sets out seven criteria which development is required to achieve in order to maintain and enhance the character of the National Park:

- ***"the siting, orientation, layout and density preserves or enhances views into and out of the site, spaces about and between buildings and other features that contribute to the character and quality of the environment;***
- ***the scale, height, massing, proportion, form, size, materials and design features of the proposal are compatible with surrounding buildings, and will not have an adverse effect upon the amenities of adjoining occupiers;***
- ***a high standard of design detailing is used which reflects, or complements that of the local vernacular;***
- ***provision is made for adequate storage and waste management facilities;***
- ***good quality sustainable design and construction techniques are incorporated in the development, including measures to minimise energy use and where possible use energy from renewable resources;***
- ***a satisfactory landscaping scheme forms and integral part of the proposal; and***
- ***the design takes account of the safety, security and access needs for all potential users of the development and provides car parking provision in line with the standards adopted by the Authority".***

8.21 Development Policy 5 Listed Buildings stipulates that development will only be permitted where it does not have an unacceptable effect on the special historic or architectural interest or setting of a listed building.

North York Moors National Park - Design Guide Supplementary Planning Document (SPD), 2008 (Ref 8.5)

8.22 In addition to North York Moors National Park Core Strategy and Development Policies Document (2008) (Ref. 8.3) discussed above, the North York Moors National Park – Design Guide SPD provides further guidance on landscape setting and sustainable design as well as treatment of trees and landscape in development proposals. The promotion of higher standard of design is promoted through:

- ***"Ensuring that the design of all development is consistent with the statutory purposes of the National Park.***
- ***Ensuring that all new development is of a high quality that respects local distinctiveness and conserves and where possible, enhances the character and special qualities of the area.***
- ***Encouraging good contemporary design where appropriate.***
- ***Minimising the unsustainable use of resources and the production of waste in the construction of new development.***
- ***Minimising the requirement for resource use during the operation of the development.***
- ***Ensuring that conditions for wildlife and natural habitats are maintained or enhanced.***
- ***Protecting the residential amenity of others.***
- ***Promoting design that reduces both the causes and effects of climate change".***

8.23 The Design Guide also provides advice on all aspects of hard and soft landscape proposals including species choice.

North York Moors National Park Management Plan, 2012 (Ref. 8.6)

8.24 The North York Moors was designated as a National Park in 1952. The 1995 Environment Act (Ref. 8.7) sets out two purposes for National Park Authorities:

- ***"To conserve and enhance the natural beauty, wildlife and cultural heritage of the National Parks; and***
- ***To promote opportunities for the understanding and enjoyment of the special qualities of the Parks by the public."***

8.25 The Management Plan has identified a number of aims and related policies for the National Park to achieve these. Of relevance to the Proposed Development, and in relation to landscape and visual considerations, are the following:

"AIM: The landscape character and quality will be maintained and reinforced, in particular the distinctiveness of the Landscape Character Areas will be conserved.
POLICIES

- ***E1. The landscape character of the National Park will be maintained and enhanced***
- ***E2. Traditional farmed landscape features will be conserved, enhanced and reinstated where possible***
- ***E3. New development will not have a detrimental impact on the landscape of the National Park...***

AIM: The archaeological and built heritage of the National Park will be conserved for future generations to understand and enjoy, and for its own intrinsic value.
POLICIES

- ***E7. New development in the National Park will seek to conserve and enhance heritage assets and their settings...***

AIM
The North York Moors will continue to be a place of tranquillity, remoteness and dark night skies, providing opportunities for spiritual refreshment.
POLICIES

- ***E19. Existing tranquil areas will be protected, and expanded where possible***
- ***E20. Dark skies will be protected and improved. New development in the National Park will not cause unacceptable light or noise pollution...***
- ***E23. New development outside the National Park will not affect tranquillity within the National Park..."***

Discussion

8.26 The implications of the Proposed Development should be measured against planning policy in relation to landscape and visual effects as set out above.

8.27 The planning context to the Proposed Development identifies that the Assessment Site has the ability to accommodate minerals development in accordance with the NPPF (Ref. 8.1) and Local Plan Polices. Landscape policies relevant to the Assessment Site include the incorporation of measures to mitigate the effect of the Proposed Development upon the environment; ensuring proposals reflect the sensitivity of the Assessment Site through protection and enhancement of the surrounding area, including the North York Moors National Park.

8.28 The Proposed Development has taken account of these policies and addresses effects on landscape character, visual amenity and protection of the National Park in accordance with national and local policies.

8.29 The key considerations emerging from policy at national, regional and local levels are grouped around a number of themes which are of relevance to the Proposed Development, as follows:

- Protection and enhancement of distinctive local character and amenity – this includes the avoidance and mitigation of adverse effects on views, landscape features and landscape character;
- Inclusion of an appropriate landscape strategy, reclamation conditions/scheme and aftercare management;
- Conservation and enhancement of the special qualities of the North York Moors National Park including tranquillity, remoteness and dark skies; and
- Ensuring a landscaping scheme forms an integral part of development proposals.

Assessment Methodology

Aims of the Assessment

8.30 The aims of the assessment are:

- To carry out a landscape and visual appraisal of the Assessment Site and its surroundings in order to assess its character and visibility, and its relationship with adjacent areas;
- To undertake a Landscape and Visual Impact Assessment (LVIA)of the Proposed Development in accordance with current best practice guidelines and to quantify the magnitude and significance of the effects, both before and after mitigation;
- To advise on a landscape strategy for the Assessment Site; and
- To give consideration to the Proposed Development in the context of planning policy, insofar as they refer to landscape and visual matters.

Methodology

8.31 The Scoping Opinion for the Ebberston to Knapton Pipeline scheme which encompasses this Assessment Site was adopted by North Yorkshire County Council on the 2nd July 2012 as discussed in Chapter 2 and provided in **Appendix 2.1**. Responses were received from the county landscape officer and Natural England and these have been taken account of in this assessment as they were deemed relevant to both the Proposed Development as well as the Ebberston to Knapton Pipeline scheme.

8.32 The LVIA has been prepared in accordance with the guidelines set out in the 3rd Edition of the Landscape Institute and Institute of Environmental Management and Assessment's

'Guidelines for Landscape and Visual Impact Assessment' (2013), (Ref. 8.8). Landscape and Visual Impact Assessment, in common with any assessment of environmental effects, includes a combination of objective and subjective judgements and it is therefore important that a structured and consistent approach is used and this is set out in the methodology in **Appendix 8.2**.

8.33 The initial step in any landscape or visual assessment is to review the existing landscape and visual resource in the vicinity of the Proposed Development. The purpose of the baseline studies is to record and analyse existing landscape features and characteristics, and the value or importance of the landscape and visual resources in the vicinity of the Proposed Development. Subsequent field survey work, including the assessment of the approximate visibility of the Assessment Site as existing (its Zone of Visual Influence), identifies and records specific sensitive receptors. The data collected will form the basis from which the magnitude of change and significance of the landscape and visual effects of the development may be identified and assessed.

8.34 Landscape effects include the direct and indirect effects of the Proposed Development on individual landscape elements and features, as well as the effect upon the general landscape character and quality of the surrounding area. Visual effects consider the changes in the character of the available views resulting from the Proposed Development and changes in the visual amenity of the visual receptors (which includes residents, users of public open spaces, PROWs, and roads). A study has been carried out which systematically identifies all the visual receptors that are likely to be affected by the Proposed Development and seeks to assess the effect of the Proposed Development on these receptors, including its magnitude of effect and significance. These have been recorded systematically within the Visual Impact Table in **Appendix 8.3**.

Limitations, Constraints and Assumptions

8.35 In undertaking the LVIA, there are a number of limitations and constraints affecting the outputs from this work. In addition to those assumptions and limitations set out in Chapter 2, these include:

- The baseline assessment has been based on information readily available at the time of undertaking the assessment using sources listed in the methodology – **Appendix 8.2**;
- During site visits, weather conditions, the time of day and seasonal factors have influenced the visual assessment and photographic record of the Assessment Site. Every

effort has been made to ensure that the photographs and their locations are 'representative' of the Assessment Site and its surroundings; and

- Access to assess the predicted visual effects from private individual properties was not carried out on the residential dwellings surrounding the Assessment Site. As such, the assessment of likely visual effects has been made from vantage points and representative views taken from the nearest available public viewpoint.

8.36 In undertaking the assessment of landscape and visual effects of the Proposed Development the following assumptions have been made:

- The establishment and growth rates for the landscape mitigation proposals are based on the assumption that new planting of trees and shrubs will achieve a height of up to 1m every 3 years unless planted as semi – mature specimens[1]; and
- The implementation of the landscape proposals will be phased and implemented either in advance (where possible) or immediately at the end of construction works.

Baseline Conditions

Topography

8.37 The Assessment Site is set within Dalby Forest on an elevated plateau on the southern slopes of the North York Moors National Park as illustrated with reference to **Figure 8.2.** The southern part of the forest is divided by a number of valleys creating a 'Rigg and Dale' landscape while the Assessment Site is set within woodland on the edge of a more open, elevated moor landscape. The Assessment Site and the wider moor area are located between approximately 240m – 250m AOD.

8.38 The topography of the Assessment Site is influenced by earthworks (bunds) approved under previous planning permissions as set out in Chapter 3. These bunds vary between approximately 2m along the southern boundary rising to approximately 4m along the western boundary. This creates a rectangular platform contained by bunds to the west and south and enclosed by peripheral fencing and gated access off Ebberston Common Lane.

Landscape Character

8.39 The Landscape Character Assessment approach is a descriptive approach which seeks to identify and define the distinct character of landscapes that make up the country. This

[1] It is noted that the life of the proposed development is for a period of 3-5 years; however any proposed planting will remain in place after the life of the project.

approach recognises the role of all landscapes, not just 'special' landscapes, as contributing factors in people's quality of life, in accordance with the European Landscape Convention. It also ensures that account is taken of the different roles and character of different areas, in accordance with the National Planning Policy Framework (Ref. 8.1). The description of each landscape is used as a basis for evaluation in order to make judgements to guide, for example, landscape management or development. **Figure 8.3** illustrates the extent of landscape character areas/types in the vicinity of the Assessment Site, as featured in published assessments, extracts from which are included in **Appendix 8.4**.

National Character Assessment

8.40 Natural England have produced a Countryside Character Map of England which includes broad-brush descriptions of the different character areas. The landscape which encompasses the Assessment Site is described in Volume 1: The North East, (Ref 8.9). Natural England is currently producing new National Character Area (NCA) profiles to update the previously published Joint Character Area (JCAs) and Countryside Character Area descriptions (1998-1999 by the Countryside Agency) and these are considered below.

8.41 The Ebberston Moor 'A' Well Site and Lockton Compound are located within Character Area 25: North Yorkshire Moors and Cleveland Hills. The detailed extracts of this assessment are included in **Appendix 8.4** with the key features relevant to this assessment identified below:

- ***"Upland plateaux, generally below 400m, dissected by a series of dales – some broad and sweeping but others narrow, steep sided and wooded – creating strong contrasts between open moors and enclosed valleys.***
- ***Extensive areas of heather moorland on plateaux and hills, largely under sporting ownership, including large expanses of upland heathland and blanket bog habitats, creating a sense of space, expansiveness and openness.***
- ***Upland plateau landscape underlain mainly by sandstone and mudstone of Middle Jurassic age and calcareous sandstone and limestone of Upper Jurassic age….***
- ***Some areas of extensive conifer and mixed plantations, especially in the south-east, and broadleaved woodland on steep valley sides.***
- ***Valley landscapes characterised by pastoral farming, with a clear demarcation and strong visual contrast between the enclosed fields with some species-rich grasslands and wetlands, farms and settlements, and the bracken-fringed moorlands above.***
- ***Drystone walls and hedgerows enclosing the small pastures and meadows in dales and fringing farmland, often replaced by fences in arable areas.***
- ***Large-scale arable landscapes to the south and east.***

- ***Jurassic sandstones, mudstones and limestone forming a dramatic coastal landscape of high cliffs, high vegetated maritime slopes, and small coves and bays, with coastal towns and compact fishing villages.***
- ***Sparsely settled, with scattered farmsteads and small villages, and traditional buildings constructed of local sandstone or limestone and with red pantile roofs, creating a strong visual unity.***
- ***A rich archaeological heritage from many different periods, especially on the moorland plateaux.***
- ***Panoramic views over moorland plateaux, ridges and dales and out over surrounding lowland landscapes and the North Sea****".*

8.42 Within the 'Statements of Environmental Opportunity' section, a number of management opportunity guidelines are provided, of which the following are of relevance to the Assessment Site:

- ***"SEO 1: Protect and positively manage the large areas of open, expansive moorland for the internationally important habitats and species that they support, for the sense of wildness and strong character of the areas, for their ability to sequester carbon, and for the benefits that well managed moorland brings for water quality and flood control…..***
- ***SEO 3: Protect and improve access to and quiet enjoyment of the countryside, particularly in the North York Moors National Park, conserving the sense of tranquillity and relative remoteness, maintaining public access to the landscape, encouraging specialist forms of recreation appropriate to the area, conserving and providing interpretation of its history and numerous archaeological, biological and geological assets, and protecting the strong sense of place"****.*

8.43 Further guidelines are provided in the 'Landscape Opportunities' Section, of which the following are of relevance to the Proposed Development:

- ***"Conserve and protect the open moorland, extensive views, sense of tranquillity and remoteness and the contrasts between enclosed pastoral and wooded valleys and the open moorland.***
- ***Maintain clear links between land use and underlying geology and conserve and protect the historic walled and hedged field patterns, and the unity of building materials and styles.***
- ***Conserve and protect the mosaics of moorland habitats, existing woodland and veteran trees, species rich grassland, wetlands and other semi-natural habitats.***
- ***Conserve and protect the strong network of public rights of ways, linking key landscape features. Also the extensive archaeological evidence and historic sites.***
- ***….Manage access, to protect sensitive sites, avoid impacting on sense of remoteness****".*

8.44 Overall, the character area is considered to be of high sensitivity due to a combination of the above characteristics.

County Character Assessment

North Yorkshire and York Landscape Characterisation Project (2011) (Ref. 8.10)

8.45 The County-wide Landscape Character Assessment was undertaken by Chris Blandford Associates and published in 2011. The study area includes four character areas and the Assessment Site lies within the Limestone Foothills and Valleys landscape character type which is summarised below. The detailed extracts of this landscape character type are included in **Appendix 8.4** and illustrated with reference to **Figure 8.3**.

Limestone Foothills and Valleys (4)

8.46 This landscape character type is predominantly situated in the southern part of the North York Moors National Park which encompasses the Ebberston Moor 'A' Well Site. Key characteristics are:

- ***"Flat, open summits of the Tabular Hills;***
- ***Ancient woodlands which occupy valley sides;***
- ***Prehistoric mounds and burial sites preserved within moorland or woodland;***
- ***Strong visual unity within settlements and sense of harmony with the surrounding landscape;***
- ***Traditional farm buildings constructed of pale limestone walls and red pantile roofs;***
- ***Distinctive cultural landscape with medieval villages located at the spring line, common arable fields at the base of the hill, and summer pastures above;***
- ***Extensive coniferous plantations are a key feature of the current landscape;***
- ***Contrast between the very narrow wooded valleys, giving a very strong sense of enclosure, with the open arable tops of the Tabular Hills."***

8.47 Sensitivity to change issues include:

- ***"Overall high visual sensitivity as a result of extensive long distance views to adjacent Landscape Character Types, strong intervisibility with surrounding landscapes and the flat open summits of the Tabular Hills;***
- ***Views to and from this Landscape Character Types are sensitive to the introduction of tall vertical structures such as wind turbines or communications masts;***

- ***High ecological sensitivity as a result of the numerous linear belts of ancient woodland lining the dale sides, coupled with numerous SSSI…***
- ***High landscape sensitivity as a result of the strong landscape and settlement pattern, with strong visual unity in settlement and distinctive cultural patterns comprising medieval villages located at spring lines."***

8.48 Overall, the landscape character type is considered to be of high sensitivity due to a combination of the above characteristics.

National Park Character Assessment - North York Moors Landscape Character Assessment (2003) (Ref 8.11)

8.49 White Young Green Environmental, in association with the North York Moors National Park Authority has produced a Landscape Character Assessment for the National Park and this was adopted in September 2004. The Landscape Character Assessment has also been referred to in the North York Moors National Park Authority Design Guide, Part 3: Trees and Landscape Supplementary Planning Document, Adopted June 2008 (Ref. 8.12). Within the Landscape Character Assessment, the Assessment Site is identified as being contained within the Forest Landscape Character Area, specifically, Dalby Forest (Area 3C). The detailed extracts of this assessment are included in **Appendix 8.4**. This includes the following landscape characteristics of Dalby Forest (Area 3C) which are apparent in the vicinity of the Assessment Site:

- ***"A large and diverse area of coniferous and deciduous forest, situated on the Tabular Hills and overlying Middle and Lower Calcareous Grit from the Corallian Group.***
- ***Landform is typical of the Tabular Hills landscape; a gently graded plateau towards the north of the forest (at a maximum height of 240m) falls away towards the Vale of Pickering in the south. The plateau is deeply incised by river valleys with steep sides and occasional clifflines and by shallow dry valleys mainly orientated in a north east to south west direction. The forest extends down the edge of the north facing scarp with its irregular wavelike form, the top edge of which allows views across Langdale Forest to the north.***
- ***The extensive forestry includes large area of recently felled and newly planted areas. The forest contains a diverse range of habitats, including sizable blocks and linear belts of deciduous woodland are present particularly within valleys and on steeper slopes. Species present include larch, Scots pine, birch, cherry, ash, rowan and oak. A small area of upland heath – Troutsdale Moor – is included to the east of the character area. Small areas of rough pasture and fen occur. In some areas there is an abrupt geometric edge to the forest.***

- ***Some areas of remnant farmland occur within openings in the forest. Fields of pasture are divided by both stone walls and fences.***
- ***The public vehicular access to the forest is via Dalby Forest Drive, a toll road, with numerous car parking, picnic areas and other facilities for tourists located along its length, or via Ebberston. Tracks through the woodland, in a loose grid pattern, provide access for forestry vehicles.***
- ***The small hamlet of Low Dalby is the main settlement in the area situated in a narrow opening in the forest in the valley of Dalby Beck. Other settlements are limited to very occasional isolated farms within the open areas."***

8.50 Overall, the character area is considered to be of high sensitivity due to a combination of the above characteristics.

Tree Condition Survey (Ref. 8.13)

8.51 A tree condition survey of existing vegetation on and surrounding the Assessment Site has been undertaken by Forbes-Laird Arboricultural Consultancy. The condition and management recommendations for woodland, tree belts, individual trees and hedgerows has been provided for the vegetation that occurs at the existing Ebberston Moor 'A' Well Site and adjacent Lockton Compound. The tree condition survey classifies trees within the Assessment Site according to the following grading system:

- Category A – Trees of high quality;
- Category B – Trees of moderate quality; and
- Category C – Trees of low quality.

8.52 The survey is included in **Appendix 8.5** and identifies the majority of trees within the Assessment Site as moderate quality. Small woodland groups surrounding the Assessment Site to the north are a mixture of broadleaves and conifer regeneration and planting and are in relatively good health and form. Between Ebberston Common Lane and the Assessment Site there are groups of broadleaves and conifers at whip stage with mature trees interspersed between them. The majority of these are in good health; however two have been identified in the management recommendations to be felled.

Tree Preservation Orders

8.53 There are no trees covered by Tree Preservation Orders (TPOs) either within or immediately adjoining the Assessment Site.

Site Appraisal

8.54 The Assessment Site comprises the existing Ebberston Moor 'A' Well Site and part of the adjacent Lockton Compound as described in Chapter 3. A number of photographs of the Assessment Site were taken, and these are enclosed as the **Site Appraisal Photographs** in **Appendix 8.1**. These photographs serve to demonstrate the character of the Assessment Site and the locations from which the photographs were taken are shown on **Figure 8.4**.

8.55 The Ebberston Moor 'A' Well Site and adjacent Lockton Compound have already been constructed for the purpose of gas extraction as illustrated with reference to the **Site Appraisal Photographs** and **Figure 8.4**. Access to the Assessment Site is provided by Ebberston Common Lane which links to the A170 via Ebberston Lane to the south. This track also provides access to Ebberston Common Farm and the nearby Dalby Forest Drive. The Assessment Site is set within woodland on the edge of the open moor landscape. It is enclosed on three sides (south-west, west and north) by mature woodland which rises up to a maximum height of 15m. The site visit indicated that much of the area immediately surrounding the Assessment Site boundaries has been planted in accordance with proposals for previous planning applications at the well site. These areas of new vegetation have begun to provide an element of screening in more open views from the east along Ebberston Moor Lane. The eastern boundary is defined by the access track, beyond which lie medium sized agricultural fields within Ebberston Low Moor. The moor comprises mainly remnant farmland, divided by small clusters of woodland surrounding Ebberston Common Farm, low stone walls and fencing which are characteristic of the area.

8.56 The character of the immediate area is influenced by a number of man-made features including the existing infrastructure on the Assessment Site, Ebberston Common Lane, Dalby Forest Drive and associated buildings at Ebberston Common Farm. To the west of the Assessment Site, mature woodland screens views from Dalby Forest Drive which runs north – south across the area. The wider area is undeveloped and displays characteristics of a rural forested landscape with individual properties and farmstead scattered throughout.

8.57 The Assessment Site presently consists of a modified area of landscape associated with existing gas exploration activity. The Ebberston Moor 'A' Well Site includes a rectangular drilling platform covered by crushed hardcore compacted over a geotextile membrane and bentonite mat connected into a lined drainage ditch which separates drainage within the Assessment Site from the surrounding watercourses. Along the boundaries of the Assessment Site, two separate bunds on the southern and western boundaries comprise previously excavated superficial soil and weathered bedrock. The bunding varies in height between approximately 2m on the south-west to 4m along the western boundary.

8.58 Immediately to the east of the drilling platform, a gravel surface within the Assessment Site was previously used to accommodate temporary parking and buildings associated with drilling operations. This is separated from Ebberston Common Lane by a corridor of semi mature vegetation approximately 10m wide. The tree survey has identified this area as accommodating whips and semi-mature rowan, goat willow and silver birch trees which provide an element of screening. On the opposite side of the Ebberston Common Lane the area opens out to remnant farmland. This area also contains the location of a capped flare associated with gas exploration previously undertaken on the Assessment Site.

8.59 Access to the Assessment Site is provided from the existing gate on the south-east corner, and the Assessment Site is surrounded by a high wire mesh fence set back approximately 10m from the road margin (approximately 2m in height).

Summary

8.60 An appraisal of the Assessment Site reveals that its existing character is influenced by former gas exploration and production activity. The area predominately appears enclosed by established and regenerating woodland to the south, west and north while it is more open to the east. Access to the Assessment Site is provided in the south-east corner. Vegetation along the eastern margin of the Assessment Site between the Assessment Site and Ebberston Common Lane was planted as part of previous planning applications and provides an element of screening in open views from the east and enables the Assessment Site to remain partially screened from the adjacent Public Right of Way (Tabular Hills Walk).

Visual Appraisal

8.61 A visual appraisal has been undertaken to determine the relationship of the Assessment Site with its surroundings and its visibility within the wider landscape. An assessment of the visibility of the Assessment Site from existing properties (nearest publically accessible locations), roads, footpaths and within the National Park was carried out in January and March 2013 and a set of annotated photographic panoramas are included in the supporting illustrative material. The photographs also represent the 'worst case scenario' with regard to screening afforded by intervening vegetation with the majority of such vegetation within the landscape devoid of foliage (deciduous vegetation).

8.62 The effectiveness of vegetation as a screen depends to a considerable extent on its scale. A large mature feature such as Dalby Forest will form a significant screen throughout the year, but a hedge or an intermittent tree belt may only be effective during the summer months.

Whilst smaller features, such as hedgerows and individual trees can be very important, particularly when their cumulative effect is taken into account, they cannot be considered to be substantial or wholly effective screening features or visual barriers, in part due to the seasonal nature of their effect. Of the larger features adjacent to the Assessment Site, the coniferous plantation planting within Dalby Forest and the clusters of woodland within Ebberston Low Moor surrounding the farm buildings are considered dense visual barriers within the local landscape. These are illustrated on **Figure 8.5**.

8.63 The visibility study of the Assessment Site commenced with desktop identification of areas of land from which potentially there could be views of the Assessment Site. This was followed by visits to the Assessment Site and surrounding area to check the extent of the visual envelope, and to confirm the most exposed/contained parts of the Assessment Site in visual terms. Due to the degree of screening from Dalby Forest, distant views of the Assessment Site are not afforded and visibility is therefore limited to near and middle distance views, primarily from within the open clearing of Ebberston Low Moor. Elsewhere within the National Park views are screened by mature woodland.

8.64 While the surrounding land comprises Forestry Commission woodland enabling public access on foot, the effect of development has focussed on visibility from adjacent roads and tracks given the understanding that these areas are significantly more likely to attract public use and are afforded greater visibility than areas enclosed within dense forestry.

8.65 As identified above, much of the vegetation surrounding the Assessment Site comprises designated forestry blocks in various stages of maturity. Established forestry to the west of the Assessment Site includes mature and semi-mature conifers and is effective in curtailing views in the vicinity of Dalby Forest Drive. Vegetation enclosing this area of the Assessment Site is not anticipated to be felled until at least 2052 and will outlive any proposed temporary gas field development activity in this area. Accordingly this enables the potential visual impact from public vantage points to the west of the Assessment Site to be disregarded.

8.66 The wider area to the south-west of the Assessment Site has recently been felled and now comprises regenerating native broadleaf species. The establishment of vegetation in this area will be monitored by the Forestry Commission and may include enrichment planting should regeneration prove unsuccessful over the next 5-10 years. Although the area currently has a relatively open character (set within woodland), woodland immediately south-west of the Assessment Site screens views in that direction.

8.67 When passing directly adjacent to the Assessment Site along Ebberston Common Lane, visual cues of development in this area typically comprise security fencing, a partially regenerating sub-soil bund and associated scrub planting and a cleared level drilling platform which are visible through intervening vegetation along the eastern boundary. In addition, the built form within Lockton Compound and exposed gas pipes are visible through 2m high security fencing and vegetation on the north-east perimeter of the Assessment Site.

8.68 The visual appraisal concludes that the combination of subtle changes in topography across the plateau and extensive woodland (west, south and north of the Assessment Site) is effective in curtailing views from most surrounding publicly accessible areas. Where vegetation is less established along the eastern boundary of the Assessment Site, visibility is more apparent. As such, views are obtained from a brief section of Ebberston Common Lane as it passes immediately adjacent to the Assessment Site for a length of approximately 200-250m.

8.69 In the sections which follow, the character and visibility of the Assessment Site are described. **Figure 8.5** illustrates the location of the photographic viewpoints and identifies the key views towards the Assessment Site from properties, roads and PROW within the surrounding landscape. The visibility of the Assessment Site is largely determined by land cover which plays a significant role in determining visibility, as areas of woodland, tree belts within the landscape contribute to blocking, filtering or controlling views towards the Assessment Site.

Near Distance Views (0 – 400 metres)

8.70 Near distance views of the existing Assessment Site are obtained from the access road immediately adjacent to the eastern boundary (**Site Context Photographs 3, 6, 7,** and **10** in **Appendix 8.1**).

8.71 **Site Context Photograph 3** provides glimpsed views into the Assessment Site through intervening vegetation along Ebberston Common Lane. Fencing associated with Lockton Compound and the small utility building (approximately 3m in height) within the fenced area is visible to the right of the photograph through vegetation. The Ebberston Moor 'A' Well Site is partially visible beyond intervening vegetation between both fenced areas.

8.72 To the south, **Site Context Photograph 6** illustrates the transient nature of views travelling along Tabular Hills Walk, a long distance route which crosses through Dalby Forest via Ebberston Common Lane and continues to the south. Tabular Hills Walk (77 miles) provides a link through the Tabular Hills which connects with the Cleveland Way at Helmsley and the

coast near Scalby, completing the circuit of the North York Moors with a direct way marked route. Views towards the Assessment Site from this location at the entrance to Ebberston Common Farm are curtailed due to the presence of trees within Dalby Forest.

8.73 **Site Context Photograph 7** illustrates the nature of views from the entrance to the Assessment Site. Bunding associated with the well site, is approximately 2m high close to the entrance and is also visible in the view which partially screens the Assessment Site. Distant views beyond the Assessment Site are screened by Dalby Forest. To the left of the photograph, arable fields within Ebberston Low Moor are visible, while Ebberston Common Farm is screened by mature plantation woodland within the moor.

8.74 **Site Context Photograph 10** illustrates the nature of views for users travelling along Dalby Forest Drive immediately to the west of the Assessment Site. Mature woodland limits visibility; however glimpsed views in winter are afforded towards the western boundary of the Assessment Site. Bunding along the western boundary of the well site, approximately 4m high is partially visible; however the remainder of the Assessment Site is screened from view.

Middle Distance Views (400 – 1000 metres)

8.75 Middle distance views towards the Assessment Site are limited to areas immediately to the north and south of Ebberston Low Moor. This is due to the nature of the undulating topography and mature vegetation associated with Dalby Forest.

8.76 **Site Context Photographs 2, 8** and **9** provide open views but with limited visibility of the Assessment Site.

8.77 **Site Context Photograph 2** is taken from PROW No. 510509 to the north of the Assessment Site at the junction with Dalby Forest Drive and affords open views across medium scale arable fields within the moor. South Moor Farm is partially visible in the mid-ground, filtered through woodland. Distant views are curtailed by hedgerows which define field boundaries across Ebberston Low Moor and also by Dalby Forest to the right of the photograph. The Assessment Site is screened from view beyond woodland.

8.78 **Site Context Photograph 8** is taken from PROW No. 510509 to the south-west of South Moor Farm. Views are open across Ebberston Low Moor, although distant views are limited by intervening stone walls and vegetation. South Moor Farm (B&B) and associated farm buildings (which include a small scale wind turbine) are visible in the left of the photograph, while electricity poles cross the moor. Dalby Forest Drive is visible to the right of the

photograph and is apparent due to a clearing in the trees. The Assessment Site is screened from view to the left of Dalby Forest Drive.

8.79 **Site Context Photograph 9** is taken from further south along PROW No. 510509 and affords more open views across the moor. Distant views are screened by a woodland plantation running east - west across the moor. Electricity poles and fencing also influence the nature of views to the south while the Assessment Site is screened from view by Dalby Forest.

8.80 To the south, **Site Context Photographs 4 and 5** illustrate the transient nature of views travelling along Tabular Hills Walk to the south of the Assessment Site. Views are relatively open due to the large clearing in the forest to the south of the Assessment Site and views are obtained across medium scale arable fields within Ebberston Low Moor. Distant views are curtailed by forestry to the east and subtle changes in topography across the moor which limits distant views to the north. The Assessment Site is curtailed from view due to screening afforded by woodland.

8.81 **Site Context Photograph 1** provides open views from Dalby Forest Drive through an area of clear felled woodland to the south of the Assessment Site. Views north towards the Assessment Site are however curtailed by remaining forestry and as such, the Assessment Site is screened from view from this location.

8.82 A summary of the visual appraisal is shown on **Figure 8.5**, and this drawing demonstrates the features which control views towards the Assessment Site. The combination of the wooded character of Dalby Forest and the pattern of hedgerow and stone walls within Ebberston Low Moor act as visual barriers, partially screening views towards the Assessment Site from surrounding PROWs, roads and residential properties.

Summary of Visual Appraisal

8.83 In summary, the visibility study demonstrates that the Assessment Site is generally well screened to the south, north and west. Views of the existing Ebberston Moor 'A' Well Site and Lockton Compound are contained in the immediate vicinity by existing woodland vegetation. Woodland plantations effectively curtail views to the Assessment Site from within the North York Moors National Park, with views limited to the fringes of Dalby Forest and limited locations on the edge of the North York Moors National Park immediately adjacent to the Assessment Site i.e. Tabular Hills Way – Ebberston Common Lane.

Sensitivity of Visual Receptors to Change

8.84 When considering the potential visibility of the Proposed Development, a number of visual receptors have been identified within the visual envelope of the Assessment Site, including residential properties, PROW's and roads with potential to observe the Proposed Development. The methodology used to determine their corresponding sensitivity to visual effects is outlined in **Appendix 8.2** and their sensitivity is identified in **Appendix 8.3**.

Lighting

8.85 As part of the landscape and visual assessment, potential light sources were noted during a night time site visit in May 2013. The assessment of dark skies and existing lighting has been carried out in accordance with the Institute of Lighting Professionals (ILP) Environmental Zones (Ref. 8.14). These zones are described in the methodology (**Appendix 8.2**) and should be used to guide detailed lighting design by controlling levels of lighting to ensure they are appropriate to the surrounding area.

Assessment of dark landscapes and existing lighting

8.86 The character of the night sky in the area surrounding the Assessment Site has been assessed in a night-time light sources assessment which identified the visibility of existing light sources from a representative selection of receptors noted in the visual appraisal. Indicative information on the nature and prominence of the existing light sources has been plotted on **Figure 8.6**.

8.87 During the night time visit, the night sky immediately surrounding the Assessment Site was experienced in the form of an intrinsically dark landscape and is representative of areas of 'dark skies' associated with the wider National Park. Few light sources are present within Ebberston Moor and those that are emanate from individual residential properties (South Moor Farm and Ebberston Common Farm) and are noticeable as direct glare from particular points of light. Roads are unlit and light sources within the immediate area, and as such there is no 'sky glow' experienced within the area.

Landscape Character and sensitivity to lighting

8.88 The appraisal demonstrates that the landscape surrounding, and including the Assessment Site, is subject to a very limited number of light sources. The Assessment Site is unlit and the only sources of direct glare noticeable from surrounding publically accessible locations are

residential properties on Ebberston Moor. This is reflected elsewhere within the National Park where individual residential properties are scattered throughout a wooded landscape with increasing opportunities for 'dark skies'. As such, the Environmental Zone in which the Assessment Site is located is representative of Environmental Zone E1 – an 'Intrinsically Dark' landscape in accordance with ILP guidance. The night-time character of this landscape is therefore considered to be of high sensitivity to the introduction of further sources of lighting.

Likely receptors of lighting associated with the Proposed Development

8.89 Although the Assessment Site is well enclosed due to the wooded nature of the landscape, there remains a small range of receptors of lighting associated with the Proposed Development. These receptors include:

- Residential receptors within Ebberston Moor immediately to the east of the Assessment Site(Ebberston Common Farm and South Moor Farm);
- Scattered residential properties within close proximity outside of Ebberston Moor within Dalby Forest;
- Users of Dalby Forest Drive; and
- Recreational users of Tabular Hills Walk PROW.

Likely Significant Effects

8.90 In this section, an assessment of the predicted landscape and visual effects of the Proposed Development without mitigation beyond that incorporated directly into the design of the Proposed Development has been undertaken during construction, operation as well as during and following decommissioning and restoration.

8.91 The effects are assessed at three stages during the course of the life of the Proposed Development. These include:

- Construction - Retention and protection of existing vegetation, site clearance, ground clearance and construction of bund around the flare, erection of temporary construction plant and compounds, and the installation of gas conditioning and treatment facilities;
- On completion (Year 1) – It is assumed that all landscape mitigation measures will have been implemented;
- Decommissioning/Restoration (Year 5) – Two separate scenarios discussed further below.

Visual Effects

8.92 The visual effect of a development on a viewer will depend upon a number of factors. These can be summarised as:

- The nature of the proposal;
- Its siting in the landscape;
- Its size and design parameters; and
- The position and distance from which it is viewed.

8.93 The visual appraisal has been carried out encompassing properties, roads and PROW that lie within the visual envelope of the Proposed Development. The visual impact table which quantifies the effect of the Proposed Development on sensitive visual receptors surrounding the Assessment Site is included as **Appendix 8.3** with the primary effects identified in the table described in the following sections.

Construction

Effects on Landscape Features during Construction

8.94 It is anticipated that the construction of the Proposed Development will include the following which are summarised below and set out in further detail in **Chapter 6**.

- Site preparation (including excavation and grading);
- Provision of infrastructure;
- Construction; and
- Landscaping.

8.95 Site preparation will result in landscape effects which include the temporary erection of the construction compound including the site office to the southwest of the Ebberston Moor 'A' Well Site, construction of a laydown area, ground modelling works including topsoil stripping and stockpiling for later use and installation of surface water management measures.

8.96 The construction phase will involve ground excavation for foundations of building envelopes for the site office, separation and water holding tanks and flare.

8.97 Landscaping will involve the retention of existing earth bunds surrounding the Assessment Site. Construction will also involve the removal of regenerating vegetation to the south-west

of the Assessment Site where the flare is located. Following the clearance of vegetation in this area, the excavated material and the existing southern most bund will be used to form a 1.3m high bund surrounding the flare within this same area. This will also include soil preparation, tree and vegetation planting and seeding. The existing landscape features including woodland and mature trees immediately adjoining the Assessment Site will be protected during construction. These will be identified and protected in accordance with the requirements of the relevant British Standard and arboriculture advice notes.

8.98 Within the Assessment Site boundary, approximately 6,635m^2 of regenerating woodland (mixture of broadleaves and conifer regeneration plantation ranging in height between 2m and 4.5m) will be clear felled in order to accommodate the flare and Gas Conditioning Building. Surrounding the flare, construction of a bund 1.3m in height will enclose this area while the Gas Conditioning Building (8.5m) will be set back from Ebberston Common Lane against mature woodland vegetation (15m). It will however result in a noticeable deterioration in the view from immediately adjacent to the Assessment Site.

8.99 The potential effects of construction activities on the landscape will be mitigated to some extent by the retention of existing boundary vegetation within the Assessment Site, particularly between Ebberston Common Lane and the Assessment Site, where it could be accommodated without compromising construction activity (i.e. two new access points).

8.100 The construction period will generate a number of landscape changes, some of which will be temporary during construction (i.e. stockpiles, machinery and associated construction activity), while some will be longer term and for the life of the Proposed Development (up to five years). The principle activities that could have an effect upon the fabric, quality and character of the landscape during the enabling works and construction phases of the Proposed Development are set out in **Table 8.1** below. The table facilitates a brief consideration of the potential landscape changes for each identified construction activity.

Table 8.1: Construction Phase – Predicted Landscape Changes and Effects

Identified Activity	Predicted Changes and Consequent Landscape Effects (Construction Phase)
Loss of landscape elements and features due to construction activities	Loss of some existing landscape elements such as recently planted trees between the Lockton Compound and the Ebberston Moor 'A' Well Site. Loss of trees surrounding the flare immediately to the south-west of the Assessment Site and loss of trees immediately adjacent to the Lockton Compound and at the two new access points.
Introduction of new temporary elements including materials stockpiles, pipeline laying plant and site compounds and lighting around the perimeter of the	Introduction of new, contrasting temporary elements within the Assessment Site which will form a new landscape pattern and temporary change to the character of the Assessment Site.

Identified Activity	Predicted Changes and Consequent Landscape Effects (Construction Phase)
existing well site and processing facility.	
Increased movement of plant and vehicles on public roads and within the Assessment Site and surrounding area.	Increases in movement and noise levels will generate a series of shifting patterns across the Assessment Site with a change for the Ebberston Moor 'A' Well Site, Lockton Compound and associated access track.
Introduction of a flare and associated bunds.	The introduction of a flare will require the construction of a 1.3m high bund which will replicate and continue the existing bunds across the Assessment Site.

8.101 As there is currently an existing well site and compound within the Assessment Site, the magnitude of landscape change will be medium across parts of the Assessment Site during the construction phases. The removal of trees from the area surrounding the flare and adjacent to the Lockton Compound will however result in adverse effects, increasing the degree to which the Assessment Site is perceived by users of Ebberston Common Lane and Dalby Forest Drive. However, as this will mainly occur in an area of regenerating vegetation which has not yet matured, it will result in a minor - moderate adverse effect on surrounding receptors with a high level of sensitivity to such change due to the physical containment provided by surrounding woodland. The effects of construction works on the landscape will generally be adverse due to the introduction of plant, lighting, earthworks and the increase in vehicular activity associated with construction across the Assessment Site. Overall, construction activity is assessed to have a moderate adverse significance of effect on landscape features during construction.

Effects on Landscape Character during Construction

8.102 As identified above, the Assessment Site is considered within the North Yorkshire Moors and Cleveland Hills Countryside Character Assessment Report (No. 25) at the national scale and within the Dalby Forest Landscape Character Assessment (Area 3C) at the district scale. Construction activity, although discordant with the locality, will not change the character of the wider area due to its localised impact. The Assessment Site will however experience a low - medium degree of change due to the clear-felling of regenerating woodland outside of the development platform, the introduction of machinery and the movement of materials across the Assessment Site. The extent of landscape features affected during construction works is limited to the area immediately surrounding the Assessment Site, (specifically surrounding the flare and adjacent to the Lockton Compound) such that the loss of landscape components will not have a significant adverse effect on the wider landscape character. It is therefore considered that there will be a moderate adverse effect on local character surrounding the Assessment Site during construction due to the ability of surrounding woodland to contain and reduce the extent to which the loss of trees is perceptible from the wider area.

Effects on the North York Moors National Park during Construction

8.103 The reasons for designation of the North York Moors National Park are to conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park and to promote opportunities for the understanding and enjoyment of the special qualities of the Parks by the public. In addition, the management plan states that the landscape character and quality should be maintained, reinforced and conserved and that the National Park continues to be a place of tranquillity, remoteness and dark night skies.

8.104 The National Park, as a place of tranquillity, remoteness and dark night skies will be adversely affected by the Proposed Development; however this change will be contained within the immediate area surrounding the Assessment Site due to the degree to which the woodland reduces the ability of the Assessment Site to be perceived from elsewhere within the National Park. During construction however a noticeable change will occur over a localised area resulting in adverse effects on the perception of tranquillity and remoteness.

8.105 As stated, the character of the existing site is one of utilitarian nature and proposals for development of the scale proposed will be consistent with the existing use. However, during construction, the movement of plant and the clear felling of regenerating woodland will be a noticeable change over a temporary period and therefore this will result in a moderate adverse effect on the objectives of the designated National Park landscape (temporary effect). The effect of lighting on the character of the night sky is further considered below.

Visual Effects

8.106 The visual effects arising from construction activity will be temporary and of greater significance than that of the operational components of the Assessment Site.

8.107 Sensitive receptors nearest to the Assessment Site are likely to experience the greatest impact to their visual amenities. These include users of Tabular Hills Walk long distance path (Ebberston Common Lane); PROWs on the edge of the North York Moors National Park and within the immediate vicinity of the Assessment Site, including those traversing Ebberston Low Moor; residential receptors at Ebberston Common Farm and South Moor Farm; and recreational receptors using Dalby Forest Drive within the North York Moors National Park. However, where apparent, these effects will be short term during the construction period. The most noticeable change in views will result from the clear felling of woodland and the introduction of built form.

Visual Effect on residential properties during Construction

8.108 Two residential properties within the visual envelope of the Assessment Site (Ebberston Common Farm and South Moor Farm) have the potential to experience adverse visual effects during construction. Views of the Assessment Site from South Moor Farm are curtailed by landform, stone walls and intervening vegetation, resulting in a very low magnitude of change. The extent to which this will influence the view is considered negligible adverse due to the temporary nature of effects, changes in topography and distance (approximately 660m) from the Assessment Site.

8.109 Views of the Assessment Site from Ebberston Common Farm, located closer at approximately 240m, are screened by dense intervening vegetation (Ebberston Common Plantation). Visual effects relating to the construction phase will generally be limited to areas surrounding the property and to views from the property's access road where the Assessment Site is partially visible through vegetation. Views of the area surrounding the flare are screened from view from Ebberston Common Farm by existing woodland; however it is likely that views of the existing well site will increase when regenerating woodland is cleared to the south-west of the Assessment Site. The existing bund on the southern boundary of the Assessment Site will be excavated to form part of the new bund surrounding the flare and it is therefore considered that construction of the new bund may also be glimpsed through existing vegetation from Ebberston Common Farm.

8.110 Ebberston Common Farm is therefore likely to experience glimpsed views of construction activity through existing vegetation. However these effects are short term and due to the combination of distance and intervening vegetation are considered to be of minor adverse significance.

8.111 The effect on adjacent residential properties will also be minimised by mitigation measures which area discussed further below – i.e. controlling the lighting, control of arisings and therefore the movement of surplus excavated material, the use of soil improvement techniques to treat subsoils, therefore resulting in the re-use of materials on site.

Visual Effect on Listed Buildings during Construction

8.112 No Listed Buildings will be affected by the Proposed Development.

Visual Effect on Other buildings during Construction

8.113 The only buildings in the vicinity of the Assessment Site with the potential to experience adverse visual effects include working farm buildings scattered through the surrounding landscape. No significant adverse visual effects are identified on these receptors.

Visual Effect on PROW and Roads during Construction

8.114 Tabular Hills Walk PROW which adjoins the Assessment Site will experience a medium magnitude of change due to the removal of vegetation and construction of a new bund (1.3m high) surrounding the flare which will increase the degree of visibility of the Assessment Site from Ebberston Common Lane. This change however will be localised in its extent along the immediate boundary of the Assessment Site (approximately 300m). In addition, this will be a short term effect and will be seen in transient views immediately adjacent to the existing well site where there are already existing bunds. Immediately adjacent to the Assessment Site boundary, this will however be a clearly perceptible change resulting in a moderate adverse significance of effect on these views.

8.115 Recreational users of PROW No. 510509 to the east of the Assessment Site will experience transient views of the Assessment Site and associated construction activity when travelling between South Moor Farm and Ebberston Common Farm. Due to the temporary and transient nature of views from this location, the Proposed Development is considered to result in a low - medium magnitude of change. Although views will be partially screened by vegetation on the Assessment Site boundary, open views across the moor are afforded and this will inevitably result in a moderate adverse significance of effect.

8.116 Dalby Forest Drive, the primary road within the study area will experience a low magnitude of change in transient views immediately to the west of the Assessment Site. The clear felling of regenerating woodland immediately adjacent to the Lockton Compound may increase the extent to which construction activities is visible, however this will be screened by intervening vegetation along Dalby Forest Drive. This will result in a minor adverse significance of effect due to the extent of visibility afforded through mature woodland and the temporary nature of construction activities.

Visual Effect on Character of the Night Sky during Construction

8.117 Construction activity will only take place during daylight hours and as such there will be a negligible magnitude of change on the character of the night sky with a negligible significance of effect. However during winter months, lighting will be perceived emanating

from the Assessment Site in the form of luminance. This is likely to be experienced by nearby residential receptors, users of the Tabular Hills Walk and PROW's within Ebberston Low Moor and users of Ebberston Common Lane, Dalby Forest Drive and local roads.

8.118 This will be a visible change to the existing 'dark skies' experienced within this area of the National Park, and as such, it is therefore considered to cause a low degree of change, resulting in a moderate adverse significance of effect on the character of the night sky.

Operation (Year 1)

Effects on Landscape Features on Completion (Year 1)

8.119 As much of the Proposed Development is associated with an existing Ebberston 'A' Well Site and Lockton Compound in an area previously cleared of woodland, landscape effects during operation will result in a low magnitude of change due primarily to the increased area of regenerating woodland which will be clear felled. This however will be localised and contained within existing woodland. In addition, the introduction of a new bund and the building (8.5m) will also increase the extent to which these man-made features are apparent within the woodland. This will result in a low magnitude of change due to the small extent of regenerating woodland cleared to accommodate the extension to the development platform. This type of change to landscape features (i.e. clear felling of woodland) is typical within the surrounding areas as is evident immediately to the south of the Assessment Site; however this will result, at worst in a moderate adverse effect on landscape features due to its containment within a localised area.

Effects on Landscape Character on Completion (Year 1)

8.120 The change in character will be from an existing cleared well site and Lockton Compound with bunding to that of built development (e.g. site office, wells, flare and a Gas Conditioning Building) which will be utilitarian in nature rising to a height than 8.5m – flare and Gas Conditioning Building. The principle activities that will have an effect upon the fabric, quality and character of the landscape on completion are set out in **Table 8.2** below.

Table 8.2: Operation - Predicted Landscape Changes and Effects

Identified Activity	Predicted Changes and Consequent Landscape Effects (On Completion)
Introduction of above ground engineering plant associated with the extraction, conditioning and transport of gas	The arrangement of engineering features will generate a utilitarian character in contrast to the surrounding landscape. However the proposals will reinstate a brownfield site previously utilised for such activities.

Identified Activity	Predicted Changes and Consequent Landscape Effects (On Completion)
Introduction of lighting to provide security for the engineering installations	The introduction of additional utilitarian components into an existing brownfield site where the most visible elements of the proposal will be the Gas Conditioning Building and the flare which both are 8.5m in height.
Introduction of a built form (i.e. Gas Conditioning Building – 8.5m)	
Introduction of a flare and associated bunding	The introduction of the flare will require clear felling of woodland to the south-west of the Site and a new bund up to 1.3m in height. This will however replicate and continue the form and design of the existing bunds across the Assessment Site.

8.121 As identified above, the Proposed Development will not significantly change the character of the existing Ebberston Moor 'A' Well Site and Lockton Compound, although it will increase in size. The introduction of new built form will introduce further utilitarian compounds within the landscape which do not currently exist. Although the Assessment Site currently contains a disused gas well site, the character will change to a small degree with the introduction of plant, machinery and built form. Although, a noticeable change will occur (new built form, woodland clearing and new bund), the character of the Assessment Site will retain its existing landscape framework resulting in a medium - low change to landscape character due to its containment in a localised area.

8.122 The Proposed Development will introduce further utilitarian components (i.e. built form up to 8.5m in height) into an existing brownfield site with a subsequent moderate - minor adverse significance of effect on landscape character.

Effects on the North York Moors National Park (Year 1)

8.123 Upon completion, the Assessment Site will remain in a utilitarian state. This is considered consistent with that which currently exists, however the addition of built form (8.5m) will be clearly perceptible from within close proximity. Due to the area's rural character and the sensitivity of the National Park, built form in this area will result in a noticeable change to the reasons for which the National Park was designated. It is considered that the use of the Assessment Site for the Proposed Development will result in a moderate adverse effect on the reasons for designation of the National Park (i.e. tranquillity and remoteness). However this change will only be perceived from within in a localised area and as such, the significance of effect will be reduced to minor adverse on the wider National Park when considered in its entirety.

Visual Effects

Visual Effect on residential properties (Year 1)

8.124 The assessment of the effects on views from residential properties is set out in the visual impact table in **Appendix 8.3**. This assesses the effects of the Proposed Development on properties during operation, assuming that planting will have limited visual benefits. The introduction of planting forms an intrinsic part of the Proposed Development and aims to assist setting the Proposed Development within the wider landscape; however at Year 1 planting will not have matured to a significant degree.

8.125 From the adjacent residential properties, any change in views is limited to the area surrounding the properties rather than the properties themselves (i.e. farm buildings, access roads).

8.126 Views from Ebberston Common Farm are filtered by dense vegetation between the Assessment Site and the property (Ebberston Common House). As such, visibility of the Proposed Development will only be afforded through gaps in vegetation. Due to distance and screening from the proposed bund and vegetation along the eastern boundary of the Assessment Site, any change will be of a low magnitude. The most visible element of the Proposed Development will be the upper parts of the Gas Conditioning Building and the exposed flare (8.5m); however these will be seen against a backdrop of up to 15m high coniferous trees (Scots Pine) which will help reduce its visibility. The use of recessive colours which enable the built form to assimilate within its surroundings further reduce the magnitude of change. From the Ebberston Common Farm it is likely that given the high degree of screening afforded towards the main compound, that the flare will be the most likely element of the Proposed Development to be visible. However this due to the glimpsed views potentially afforded from the property, it is therefore considered to result in a minor adverse significance of effect.

8.127 Views from South Moor Farm are curtailed by gently rising topography and low stone walls which effectively screen views towards the Assessment Site from the property. This will cause a negligible magnitude of change and a subsequent negligible significance of effect.

Visual Effect on Listed Buildings (Year 1)

8.128 No Listed Buildings will be affected by the Proposed Development.

Visual Effect on Other Buildings (Year 1)

8.129 The only buildings in the vicinity of the Assessment Site with the potential to experience adverse visual effects include working farm buildings adjacent to the residential properties. No significant adverse visual effects are identified on these receptors.

Visual Effect on PROW and Roads (Year 1)

8.130 The assessment of the effect of the Proposed Development on views from Dalby Forest Drive and PROW's are set out in the visual impact tables in **Appendix 8.3**. The Proposed Development will be perceived in views from PROW's No. 510509 and Tabular Hills Walk. However, the Proposed Development will be largely screened by existing vegetation on the eastern boundary of the Proposed Development and as such the visual effects will be limited to views of the upper parts of the building, representing a medium magnitude of change at Year 1 with a subsequent moderate adverse significance of effect on the Tabular Hills Walk PROW immediately adjacent to the Assessment Site. Effects on PROW No. 510509, although at a distance of over 200m are also considered to experience moderate adverse effects for a short duration where views of Assessment Site are afforded. Elsewhere along the route, this effect will reduce to minor – negligible due to the containment afforded from Dalby Forest.

8.131 Views from the Dalby Forest Drive to the east of the Assessment Site will experience a low magnitude of change and a subsequent minor adverse significance of effect at Year 1 as existing mature woodland provides a strong visual and physical barrier between the road and the Assessment Site.

Visual Effect on Character of the Night Sky (Year 1)

8.132 The lighting proposals for the Proposed Development are described in detail in 'The Lighting and Assessment Strategy' included in **Appendix 8.6**. The facility will not be lit at night except in emergencies or for urgent maintenance. During the winter months, it will be necessary for part of the Proposed Development to be lit during late afternoon and early evening when deliveries and loading takes place for health and safety reasons. 'The Lighting Assessment and Strategy' concludes that from within the surrounding landscape, views towards the Assessment Site will generally be filtered and interrupted by existing intervening tree and shrub planting. However motorists passing on local roads will be aware of the presence of the Proposed Development at night when the lighting is operational, as light cast down from luminaries will illuminate the faces of lighting columns on which they are fixed,

and will also be reflected off dust particles and moisture in the air, an effect that will be more obvious in misty conditions.

8.133 During operation of the Proposed Development, where visible, lighting emanating from the Proposed Development will predominantly be visible in the form of luminance rather than 'sky glow' from within National Park. The lit features, as described above, will therefore be visible from individual residential properties within Ebberston Low Moor (notably Ebberston Common Farm and South Moor Farm), users of the Tabular Hills Walk and PROW's within Ebberston Low Moor and from users of Ebberston Common Lane, Dalby Forest Drive and local roads. This effect will however be localised and light emanating from the Assessment Site will not be perceived elsewhere within the National Park.

8.134 The magnitude of effect is considered to be low and the significance of effect moderate adverse within this high sensitivity landscape.

Mitigation Measures

Construction

8.135 In order to manage environmental issues related to construction, a Construction Environmental Management Plan (CEMP) will be agreed and this is set out in Chapter 6. The design of the Proposed Development has aimed to minimise the height of the Gas Conditioning Building and other structures and provide a sensitive landscape strategy which will be incorporated as part of the Proposed Development during construction. In addition, storage tanks have been positioned east-west rather than north-south so as to reduce visibility from Ebberston Common Lane and Dalby Forest Drive.

8.136 During construction there are a number of measures which will be incorporated to minimise adverse effects including:

- Retention of existing hedgerows and woodland between the boundary of the Assessment Site and Ebberston Common Lane to keep an established screen between activity within the Assessment Site and adjacent sensitive receptors, all trees to be retained will be protected in accordance with BS5837:2012 - Trees in Relation to Construction (Ref. 8.15);
- Establishment of the landscape proposals at an early stage of the construction phase where possible;

- Location of contractor's compounds and material stockpiles away from nearby sensitive receptors i.e. mature trees;
- Control of the lighting of construction compounds and machinery to minimise upward and outward light pollution. In addition, ensure that the minimum area only is lit, for the minimum period of time;
- Limit movements of material between stockpiles so that these do not shift over time thereby adding to the sense of fragmentation and instability of the landscape;
- Minimisation of the duration of construction activities which require cranes, scaffolding, and use of designated routes within and around the Assessment Site; and
- Agreeing appropriate working hours as proposed (07:00 to 18:00 Monday to Friday and 07:00 to 13:00 on Saturdays) with North York Moors National Park Authority to ensure that adverse visual effects of construction experienced by the closest residential receptors (Ebberston Moor and South Moor Farms) are minimised at times when they could reasonably expect a cessation of construction activity, for example evenings, weekends and bank holidays.

Landscape Strategy

8.137 The main landscape features within the context of the Assessment Site are the covering network of woodland, tree belts, open fields and low stone walls. Landscape proposals include the enhancement of existing planting along Ebberston Common Lane adjacent to the flare and further enhancement of planting surrounding the existing well site and Lockton Compound. Any planting proposals within the Assessment Site and along the access road will be in line with Design Guidance for the National Park and will be subject to prior agreement with the North York Moors National Park Authority. New planting will reinforce and enhance the existing landscape framework and compensate for limited areas of vegetation loss.

8.138 In order to mitigate the identified visual effects, a landscape strategy has been devised and included as **Figure 8.7**. This builds upon the existing landscape strategy which has been implemented at Ebberston Moor 'A' Well Site as part of the past planning applications and as such aims to enhance the previous proposals with additional planting. The plan shows areas of additional planting designed to reduce the visual effect of the Assessment Site from surrounding public vantage points and enable the Proposed Development to be assimilated within the character of the area.

8.139 In summary the landscape strategy has been designed to achieve the following objectives:

- Enhance existing vegetation enclosing the eastern periphery of the Assessment Site;

- Enhance the establishment of broadleaf vegetation along the southern boundary of the Assessment Site;
- Provide further screening with an extension to the existing bunds within the Assessment Site boundary to aid in the assimilation of the Proposed Development i.e. enclose the flare with a 1.3m high bund;
- Reduce the effect of fencing observed from Ebberston Common Lane by enhanced planting particularly adjacent to the flare;
- Establish a recessive colour / material pallet for permanent built elements or structures as part of the proposals. Dark Colours (dark green, brown, or dark grey) are generally more acceptable as they complement the natural environment throughout the seasons and the different characteristics of daylight during the year. Consideration will also be given to the general colour of the backdrop against which the building will be seen. As a general rule the roof of an agricultural building should be darker than the walls to bring out the building's form. Dark roofs reflect less light and generally make buildings look smaller and less conspicuous;
- Retain existing landscape features such as woodland, tree belts and hedgerows on or adjacent to the Assessment Site, and to ensure the long term management of these features;
- Restore the landscape character to that existing following decommissioning, reflecting the objectives set out in national and regional landscape character assessments, and in particular with reference to the Design Guidance for the National Park;
- Provide a landscape setting to the Proposed Development through the provision of a robust landscape infrastructure that reflects the existing landscape character and assimilates the proposals within the wider landscape; and
- Provide ecological and amenity enhancement through the introduction and appropriate management of landscape features linked to existing landscape features wherever possible.

8.140 The area extending to the west and north of the Assessment Site includes coniferous plantation forestry that provides an effective screen from public vantage points in the area. The area immediately to the south-west of the Assessment Site (approximately 150m from the Assessment Site boundary), within Forestry Commission ownership, has recently been felled and left to regenerate. However there remains a significant wooded buffer adjacent to the Assessment Site. Given the screening benefit of re-establishing broadleaf species within these areas, natural regeneration is proposed to be assisted with the addition of broadleaf species of local provenance along the eastern periphery of the Assessment Site as set out in the **Figure 8.7**.

8.141 The eastern boundary of the Assessment Site provides a narrow corridor of regenerating vegetation that enables partial views from public vantage points in this area including, in particular, the adjacent section of Ebberston Common Lane. Views from Ebberston Common Lane at this point comprise views of peripheral fencing and vegetation enclosing an open drilling platform. Such visibility is proposed to be reduced through a vegetated screen and by enhancing the level of vegetation established along the road margin and along the eastern margin of the Assessment Site. Due to the temporary nature of the Proposed Development (up to five years) the proposed vegetation will not have fully matured within the operational life of the Proposed Development. Although vegetation will have not reached maturity, the Assessment Site will appear more effectively assimilated within its vegetated context. The retention of existing vegetation between the Assessment Site and Ebberston Lane allows for reduced visibility of the proposals when viewed from Ebberston Common Lane.

8.142 Bunds enclosing the southern and western boundaries of the Assessment Site currently contain exposed soil and represent a slight visual detractor that contrasts with the texture and colour of vegetation surrounding the Assessment Site. Additional planting on the existing bunds will contribute to a reduction in the visual presence of development and enhance the effective integration between the Assessment Site and the wider natural character of the National Park.

8.143 Further south-west, adjacent to the flare, the new bund will provide visual screening and will incorporate new planting along this boundary to partially replace that which will be clear felled during construction. As noted in the North York Moors National Park Design Guide earth mounds (which historically have been used for screening) will ‘marry’ into the surrounding landform and avoid appearing as an alien or discordant feature in themselves. The proposed bund will therefore incorporate a naturalistic curved form to reduce the extent to which it is perceived.

8.144 Planting to be included within the overall landscape strategy will be predominately native and will reflect the native woodland types of the North York Moors as per the recommendation in the North York Moors Supplementary Planning Document Design Guide. In addition, a landscape maintenance programme will be adopted to ensure the long-term survival of existing and proposed features in order to enhance their biodiversity and amenity value. The details of the landscape maintenance programme will be agreed with the North York Moors National Park Authority at the appropriate time.

8.145 Generally smaller plants will establish more quickly than larger plants. Therefore for instant effect and good long term success a number of larger trees (feathered, standards/semi-

mature) will be planted at key locations, with smaller plants (such as transplants, undercuts or cell grown stock) making up the bulk in the planting.

Management and Monitoring

8.146 The monitoring of the successful establishment and growth of the proposed planting measures is a long term process. This will be ensured through the establishment of an ongoing management regime in respect of the landscape infrastructure and open spaces associated with the development. Part of the management regime plan will be to monitor the successful establishment of new planting and to replace plant failures for up to five years until the tree and shrub areas are well established. The long term objectives will be:

- To allow selected trees to grow on to maturity;
- To encourage 'wildlife corridors' which will provide important nature conservation benefits; and
- To create a high degree of screening to the Proposed Development without adversely affecting the character of the National Park.

8.147 The aim is to promote a sensitive management approach, which protects and improves landscape and visual amenity value and the nature conservation interests of the Assessment Site in a manner that is compatible with the proposed land uses.

Residual Effects

Construction

Landscape Effects

8.148 During construction, retention and protection of existing trees surrounding the Assessment Site in accordance with '*BS5837:2012 - Trees in Relation to Construction'* (Ref. 8.15) will reduce the potential for adverse effects on character and the setting of the National Park. Control of movements of material and lighting will also reduce adverse effects on the character of the Assessment Site during construction. However, construction activity will remain apparent due to the shifting patterns of machinery and movement within the Assessment Site and as such will result in a moderate adverse significance of effect during construction.

Visual Effects

8.149 Mitigation measures introduced during construction to reduce the potential for adverse effects include the retention of vegetation, the control of lighting, careful siting of construction compound and limiting of working hours on site. In addition, the introduction of planting proposals during the construction phase will further limit the potential for adverse visual effects. Views from Ebberston Common Lane and the adjacent residential properties will however be influenced by construction activity. The retention of existing vegetation and the introduction of proposed planting between Ebberston Common Lane and the Assessment Site will limit the extent to which these activities will be visible. There will remain a minor adverse effect on these receptors during construction.

Operation

Landscape Effects

8.150 The existing forestry structure on the boundaries of the Assessment Site will be retained providing a landscape framework encompassing the Proposed Development. The gapping-up of existing boundary vegetation adjacent to Ebberston Common Lane will respond to local landscape character, the character of the National Park and the appropriate management of existing landscape features and will ensure that the landscape structure will be retained. As a result, the pattern or 'grain' of the existing landscape framework will be reflected within the landscape mitigation proposals for the Assessment Site, and this will serve to retain local distinctiveness and landscape character.

8.151 The mitigation measures proposed will also 'soften' the edge of the Proposed Development, and assist in assimilating it into its landscape setting by increasing tree cover on the boundaries of the Assessment Site. Accordingly, the residual effect of the Proposed Development on landscape character and the National Park is assessed as having a low magnitude of change on an area of high sensitivity. Once established the overall landscape mitigation proposals will reduce the effect to minor adverse.

Visual Effects

8.152 The effectiveness of the measures proposed in mitigating the effects on the visibility from properties, roads and PROW is demonstrated by assessing the visual effects of the Proposed Development during the operational life of the Proposed Development.

8.153 During operation of the Proposed Development (up to five years) there will be a small, albeit a noticeable reduction in the effect on views from receptors in close proximity to the Assessment Site as proposed landscape measures are further assimilated into the Assessment Site (bunds, groundcover planting and vegetation). A combination of the existing and proposed landscape buffers will provide an effective screen in views towards the Permanent Development, during both the summer and in winter months reducing adverse visual effects.

8.154 From longer distance views, in particular, from the east across the moor to the Assessment Site, it is considered that the significance of the effect of the Proposed Development will generally be minor to negligible during the later stages of the life of the Proposed Development. This is due primarily to the degree of screening afforded by Dalby Forest from identified properties, roads and PROW. Intervening vegetation and topography within the landscape surrounding the Assessment Site are also of considerable assistance in curtailing views towards the Proposed Development. Tabular Hills Walk PROW will however experience moderate adverse effects due to its proximity.

Decommissioning and Restoration Effects

8.155 As set out in Chapter 6, there are two potential scenarios for the decommissioning and restoration phase of the Proposed Development which depend on whether planning permission for future use of the well site is secured prior to the end of the life of this Proposed Development (nominally up to five years). Further detail on this is provided in Chapter 6, however for the purposes of the landscape and visual assessment both scenarios have been assessed. This includes:

- **Scenario 1**: Future planning permission secured for the second phase of Ebberston Moor 'A' Well Site e.g. continued gas production from Ebberston Moor – 1 well and piping the gas to the KGS.
- **Scenario 2**: Future planning permission not secured for the second phase of Ebberston Moor 'A' Well Site. During this scenario a restoration scheme for the well site will be agreed in writing with the NYMNPA six months prior to the decommissioning and restoration commencing.

Scenario 1

8.156 At the end of the operational life of the Proposed Development (up to five years) the well site will remain in situ along with the existing bunds and landscape features while the flare and Lockton Compound are decommissioned and restored. The implications and description

of any future development on the well site will be discussed in a separate planning application and is not considered further in this Chapter.

Landscape Effects

8.157 The decommissioning and restoration of the Lockton Compound and flare will result in temporary adverse landscape effects arising from the temporary introduction of plant and lighting required for the dismantling of structures and the removal of areas of hardstanding within the Lockton Compound, and the associated increase in movement of plant and vehicles on the public roads and within the Assessment Site and surrounding area. The replacement of structures and hardstanding within the Lockton Compound with restoration proposals, to restore the area to its current condition, which is assumed to comprise regenerating woodland, will result in the progressive reduction of discordant utilitarian features and an increase in landscape features typical of the surrounding landscape character.

8.158 Following decommissioning, the proposed vegetation will continue to mature on the Assessment Site boundary, providing an increase in the degree of screening currently afforded as vegetation matures, such that any future proposals will be further contained within the existing site boundary.

8.159 Once vegetation matures, the effect on local character will remain localised and will be contained within the immediate Assessment Site boundary.

8.160 Accordingly, the effect of Scenario 1 on landscape character and the National Park will have a noticeable change over a temporary period with a moderate adverse effect on the designated National Park landscape (temporary). However once decommissioning and restoration of the Lockton Compound is complete there will be a low - very low magnitude of change on an area of high sensitivity. As such there would be a minor adverse effect on character.

Visual Effects

8.161 The visual effects arising from decommissioning activity associated with Scenario 1 will be temporary, of greater significance than that of the operational components of the Assessment Site, and of similar magnitude as for the construction period, but for a shorter duration.

8.162 The existing bunds and landscape features will remain in situ which combined with the maturing proposed vegetation will provide screening of lower elements of the decommissioning activity from adjacent receptors.

8.163 Sensitive receptors nearest to the Assessment Site are likely to experience the greatest impact to their visual amenities. These include users of Tabular Hills Walk long distance path (Ebberston Common Lane); PROWs on the edge of the North York Moors National Park and within the immediate vicinity of the Assessment Site, including those traversing Ebberston Low Moor; residential receptors at Ebberston Common Farm and South Moor Farm; and recreational receptors using Dalby Forest Drive within the North York Moors National Park. However, where apparent, these effects will be short term during the decommissioning period.

Visual Effect on residential properties

8.164 Two residential properties within the visual envelope of the Assessment Site (Ebberston Common Farm and South Moor Farm) have the potential to experience adverse visual effects during decommissioning. Views of the Assessment Site from South Moor Farm are curtailed by landform, stone walls and intervening vegetation, resulting in a very low magnitude of change. The extent to which this will influence the view is considered negligible adverse due to the temporary nature of effects, changes in topography and distance (approximately 660m) from the Assessment Site.

8.165 Views of the Assessment Site from Ebberston Common Farm, located closer at approximately 240m, are screened due to dense intervening vegetation (Ebberston Common Plantation). Visual effects relating to the decommissioning will generally be limited to areas surrounding the property and to views from the property's access road where the Assessment Site is partially visible through vegetation.

8.166 Ebberston Common Farm is therefore likely to experience glimpsed views of decommissioning activity, seen through existing vegetation. However these effects are short term and due to the combination of distance and intervening vegetation are considered to be of minor adverse significance.

Visual Effect on Listed Buildings

8.167 No Listed Buildings are affected by the Proposed Development.

Visual Effect on Other buildings

8.168 The only buildings in the vicinity of the Assessment Site with the potential to experience adverse visual effects include working farm buildings scattered through the surrounding landscape. No significant adverse visual effects are identified on these receptors.

Visual Effect on PROW and Roads

8.169 Tabular Hills Walk PROW which adjoins the Assessment Site will experience a medium magnitude of change due to views of the decommissioning activity seen above the Assessment Site boundary vegetation and an increase of vehicular activity on Ebberston Common Lane. This change however will be localised in its extent along the immediate boundary of the Assessment Site (approximately 300m). This will be a clearly perceptible change of short term transient effect, resulting in a moderate adverse significance of effect on these views.

8.170 Recreational users of PROW No. 510509 to the east of the Assessment Site will experience transient views of the decommissioning activity when travelling between South Moor Farm and Ebberston Common Farm, seen above the Assessment Site boundary vegetation. The temporary and transient nature of views from this location result in a low - medium magnitude of change. Although views will be partially screened by vegetation on the Assessment Site boundary, open views across the moor are afforded and this will result in a minor adverse significance of effect.

8.171 Dalby Forest Drive will experience a low magnitude of change in temporary transient views immediately to the west of the Assessment Site, arising from views of the decommissioning activity seen above the Assessment Site boundary vegetation. This will result in a minor – adverse - negligible significance of effect due to the extent of visibility afforded through mature woodland and the temporary nature of decommissioning activities.

Scenario 2

Landscape Effects

8.172 For Scenario 2, at the end of the operational life of the Proposed Development (up to five years), all the wells will be plugged and abandoned and the whole Assessment Site will be restored to forestry in a condition as close as practicable to its original state or to a combination of forestry and amenity uses. As described in Chapter 6, it is anticipated that the structures and equipment on the well site will be dismantled, removed and decommissioned. At the same time, the equipment and structures on the Lockton Compound and the flare will be removed from the Assessment Site to enable restoration of these areas to their current condition.

8.173 The decommissioning and restoration of the Ebberston Moor 'A' Well Site and Lockton Compound will result in temporary adverse landscape effects arising from the temporary

introduction of plant required for the dismantling of structures and the removal of areas of hardstanding, and the associated increase in movement of plant and vehicles on the public roads and within the Assessment Site and surrounding area. The replacement of hardstanding and structures with restoration proposals, comprising regenerating woodland, will result in the progressive reduction of discordant utilitarian features and an increase in landscape features typical of the surrounding landscape character. For the duration of decommissioning, anticipated to require several months, the effect of Scenario 2 on landscape character and the National Park will have a noticeable change over a temporary period with a moderate adverse effect on the designated National Park landscape.

8.174 Following decommissioning and the implementation of restoration measures it is considered that the landscape proposals, although not fully mature, will be of a sufficient size to enable the restored site to assimilate into the surrounding woodland. In time, the proposed landscape measures will mature, allowing the Assessment Site to form part of the adjacent woodland. The effect on local character is considered to be no greater than existing areas of clear felled woodland which are a common feature throughout Dalby Forest. Accordingly the effect of decommissioning on landscape character and the National Park is assessed as having a very low to very low beneficial magnitude of change on an area of high sensitivity.

8.175 Therefore, following the restoration of the landscape within the Assessment Site, the Proposed Development is assessed as having no detrimental effect when assessed against the current baseline and could result in beneficial effects once the landscape proposals have matured and the Assessment Site returned to forestry – i.e. an improvement from the current baseline.

Visual Effects

8.176 The visual effects arising from decommissioning activity for Scenario 2 will be similar to those of Scenario 1 but covering a greater extent and of longer duration, although this is still anticipated to be a matter of months. They will therefore also be temporary, of greater significance than that of the operational components of the Assessment Site, and of similar magnitude as for the construction period.

8.177 The existing bunds and landscape features will remain in situ which combined with the maturing proposed vegetation will provide screening of lower elements of the decommissioning activity from adjacent receptors.

8.178 Again, sensitive receptors nearest to the Assessment Site are likely to experience the greatest impact to their visual amenities. However, where apparent, these effects will be short term during the decommissioning period.

Visual Effect on residential properties

8.179 Two residential properties within the visual envelope of the Assessment Site (Ebberston Common Farm and South Moor Farm) have the potential to experience adverse visual effects during decommissioning. Views of the Assessment Site from South Moor Farm are curtailed by landform, stone walls and intervening vegetation, resulting in a very low magnitude of change. The extent to which this will influence the view is considered negligible adverse due to the temporary nature of effects, changes in topography and distance (approximately 660m) from the Assessment Site.

8.180 Views of the Assessment Site from Ebberston Common Farm, located closer at approximately 240m, are screened due to dense intervening vegetation (Ebberston Common Plantation). Visual effects relating to the decommissioning will generally be limited to areas surrounding the property and to views from the property's access road where the Assessment Site is partially visible through vegetation.

8.181 Ebberston Common Farm is therefore likely to experience glimpsed views of decommissioning activity, seen through existing vegetation. However these effects are short term and due to the combination of distance and intervening vegetation are considered to be of minor adverse significance.

Visual Effect on Listed Buildings

8.182 No Listed Buildings are affected by the proposals.

Visual Effect on Other buildings

8.183 The only buildings in the vicinity of the Assessment Site with the potential to experience adverse visual effects include working farm buildings scattered through the surrounding landscape. No significant adverse visual effects are identified on these receptors.

Visual Effect on PROW and Roads

8.184 Tabular Hills Walk PROW which adjoins the Assessment Site will experience a medium magnitude of change due to views of the decommissioning activity seen above the boundary

vegetation and an increase of vehicular activity on Ebberston Common Lane. This change however will be localised in its extent along the immediate boundary of the Assessment Site (approximately 300m). This will be a clearly perceptible change of short term transient effect, resulting in a moderate adverse significance of effect on these views.

8.185 Recreational users of PROW No. 510509 to the east of the Assessment Site will experience transient views of the decommissioning activity when travelling between South Moor Farm and Ebberston Common Farm, seen above the Assessment Site boundary vegetation. The temporary and transient nature of views from this location result in a low- medium magnitude of change. Although views will be partially screened by vegetation on the Assessment Site boundary, open views across the moor are afforded and this will result in a minor adverse significance of effect.

8.186 Dalby Forest Drive will experience a low magnitude of change in temporary transient views immediately to the west of the Assessment Site, arising from views of the decommissioning activity seen above the Assessment Site boundary vegetation. This will result in a minor adverse significance of effect due to the extent of visibility afforded through mature woodland and the temporary nature of decommissioning activities.

8.187 Following the restoration of the Assessment Site and the removal of plant, built form and associated development, the visual effects resulting from the Proposed Development will be reduced such that the Assessment Site will be barely perceptible in wider views. As noted the Assessment Site will visually appear as an area of clear felled woodland, however the existing and proposed planting measures introduced as part of the Proposed Development will have begun to mature in so far as they will provide a greater degree of screening from adjacent receptors. Views from Ebberston Common Lane and the adjacent residential properties of the cleared area within the Assessment Site boundary will be partially screened. As a result of the restoration of the Assessment Site it is considered that there will be a minor beneficial effect on these receptors following restoration i.e. the Assessment Site will be returned to its initial state (forestry).

Visual Effect on Character of the Night Sky

8.188 Decommissioning activity for both Scenario 1 and Scenario 2 will only take place during daylight hours and as such there will be a negligible magnitude of change on the character of the night sky with a negligible significance of effect. However during winter months lighting will be perceived emanating from the Assessment Site in the form of luminance, where visible above the Assessment Site boundary vegetation. This is likely to be experienced by nearby

residential receptors, users of the Tabular Hills Walk and PROW's within Ebberston Low Moor and users of Dalby Forest Drive.

8.189 This will be a visible change to the existing 'dark skies' experienced within this area of the National Park, and as such, it is therefore considered a cause low degree of change, resulting in a moderate adverse significance of effect on the character of the night sky.

Cumulative Effects

8.190 In terms of landscape and visual effects, the only scheme with potential to result in cumulative effects is the Ryedale Gas Project. However, due to a combination of distance (approx. 2.4 km), intervening forestry and steep changes in topography between the Assessment Site and the Ryedale 'Ebberston South Well Site' to the south, it is considered that there will be no cumulative landscape and visual effects as a result of the Proposed Development.

Summary

8.191 The Assessment Site comprises Ebberston Moor 'A' Well Site and Lockton Compound development platforms as well as the surrounding undeveloped land. The Assessment Site occupies a cleared area of woodland within Dalby Forest and forms part of the larger North Yorkshire National Park. With the exception of the wider National Park Designation, the Assessment Site is not subject to any additional landscape designations.

8.192 The Assessment Site is enclosed on three sides (south, west and north) by mature woodland dominated by coniferous trees. The topography of the Assessment Site is influenced by bunds which define the well site's western and southern boundaries and create a rectangular hard-surfaced platform enclosed by peripheral fencing and gated access off Ebberston Common Lane. The area immediately surrounding the Assessment Site's boundaries has been planted in accordance with proposals for previous planning applications at the well site. These areas of new vegetation have begun to provide an element of screening in more open views from the east along Ebberston Moor Lane. The eastern boundary is defined by the access track, beyond which lie medium sized agricultural fields within Ebberston Low Moor. The moor comprises mainly remnant farmland, divided by small clusters of woodland surrounding Ebberston Common Farm, low stone walls and fencing which are characteristic of the area.

8.193 A visual appraisal of the Assessment Site reveals that visibility is effectively restricted to its eastern periphery (Ebberston Common Lane). The main visual indicators of development

include peripheral fencing, raised soil bunds and levelled areas accommodating the existing drilling platform and former car-parking which are viewed through gaps in peripheral vegetation along the eastern boundary.

8.194 The Proposed Development will develop the existing Ebberston Moor 'A' Well Site and Lockton Compound, expanding upon the existing development platforms as shown on **Figure 4.1**. These areas will be utilised for the most visible components of the Proposed Development i.e. the Gas Conditioning Building and flare. In landscape and visual terms the Proposed Development will require the removal of localised areas of regenerating woodland surrounding the proposed flare and the Gas Conditioning Building. The highest elements (8.5m) of the proposed built form are the Gas Conditioning Building and flare which will however be set against the existing backdrop of mature vegetation (11.5m – 15m).

8.195 Due to the temporary nature of the operational phase of the Proposed Development (up to five years), mitigation by design has formed an important part of the process having regard for the fact that vegetation will inevitably take time to mature. For example, the Proposed Development responds to guidelines set out in the North York Moors Design Guide in terms of its design and careful consideration to the colour and treatment of the built form.

8.196 The design aims to reflect the existing characteristics of the landscape and treatment of built form within the National Park. Dark Colours (dark green, brown, or dark grey) are generally more acceptable as they complement the natural environment throughout the seasons and the different characteristics of daylight during the year. Consideration was given to location of built form within the Assessment Site and the general colour of the backdrop against which the building will be seen (woodland – primarily Scot's Pine). As such, the choice of recessive colours (browns, greys and greens) allow the built form to assimilate within the surrounding woodland, thus reducing the extent to which it is perceivable. As a general rule, the roof of an agricultural building should be darker than the walls to bring out the buildings form as dark roofs reflect less light and generally make buildings look smaller and less conspicuous. It is considered that the Proposed Development, as much as is possible for a development of this nature, responds well to the surrounding landscape context in which it is located.

8.197 In addition, the design process for the Proposed Development has aimed to reduce the height of proposed buildings and provide a sensitive landscape strategy which will be incorporated as part of the scheme during construction. In addition, elements such as the storage tanks have been positioned east-west rather than north-south so as to reduce visibility from Ebberston Common Lane and Dalby Forest Drive and the Gas Conditioning

Building has been set back from the nearby Tabular Hills Walk to reduce the extent of visibility.

8.198 In order to further reduce the visual effect of development from identified public areas, a landscape strategy has been proposed to improve the quality of vegetation enclosure and reduce visibility of fencing and proposed built form. Once established, the visual effect of temporary Proposed Development (< 5 years) will represent a minimal intrusion to the wider character of Dalby Forest and the National Park to the extent that it will be appropriately absorbed on the Assessment Site.

8.199 The findings of the LVIA identify that the scale and nature of Proposed Development will be effectively absorbed within the Assessment Site and the wider Dalby Forest. This however requires the enhancement of existing screen planting along the eastern boundary which will reduce the visibility of security fencing and built form. Once established, this will enable the visual effect of development to be minimised when viewed from the limited public vantage points adjacent the Assessment Site.

8.200 The Proposed Development will not significantly alter the character of the existing Ebberston Moor 'A' Well Site as it currently functions as a former gas well site, albeit without plant, machinery or built form. The adjacent Lockton Compound does however contain built form which will remain in situ. The longer term effects (> 5years) of the Proposed Development are limited to the loss of a small areas of regenerating woodland within Dalby Forest which will be felled to accommodate the flare and Gas Conditioning Building. This however is also contained within existing forestry and so the landscape framework provides a visual buffer. Elsewhere, any vegetation removed to accommodate the Proposed Development will be reinstated, resulting in short to medium term adverse effects.

8.201 The wider National Park, as a place of tranquillity, remoteness and dark night skies will not be adversely effected by the Proposed Development. Any change to this peception will be contained within the immediate area surrounding the Assessment Site due to the degree to which the woodland reduces the ability of the Assessment Site to be perceived from elsewhere within the National Park. The wider area of Dalby Forest and National Park will be unaffected due to the containment provided from the forestry and the loss of regenerating woodland within the Assessment Site is a characteristic of the surrounding woodland.

8.202 The Proposed Development will introduce utilitarian components into an existing cleared well site, although the Assessment Site is contained within the existing landscape framework, such that the overall effect on landscape character during operation is assessed as having a

moderate adverse significance of effect. However, once the proposed landscape improvements are established, the residual effect is assessed being minor.

8.203 Very few residential properties (Ebberston Common Farm and South Moor Farm) experience views of the Proposed Development.

8.204 From the adjacent residential properties, any change in views is limited to the area surrounding the properties rather than the properties themselves (i.e. farm buildings, access roads). Views from Ebberston Common Farm are filtered by dense vegetation between the Assessment Site and the property (Ebberston Common Plantation). As such, visibility of the Proposed Development will only be afforded through gaps in vegetation. Due to distance and screening from the proposed bund and vegetation along the eastern boundary of the Assessment Site, any change will be of a low magnitude. The most visible element of the Proposed Development will be the upper parts of the Gas Control Building and the exposed flare (8.5m); however these will be seen against a backdrop of up to 15m high coniferous trees (Scots Pine) which will help reduce its visibility. The use of recessive colours which enable the built form to assimilate within its surroundings further reduce the magnitude of change. From the property it is likely that given the high degree of screening afforded towards the main compound, that the flare will be the most likely element of the Proposed Development that will be visible. However, due to glimpsed views, it is considered to result in a minor adverse significance of effect.

8.205 Views from South Moor Farm are curtailed by gently rising topography and low stone walls which effectively screen views towards the Assessment Site from the property. This will cause a negligible magnitude of change and a subsequent negligible significance of effect

8.206 Where PROW's (PROW No. 510509 and Tabular Hills Walk) are located in close proximity to the Assessment Site, visual effects will represent a range of effects varying between low - medium magnitude of change along the course of the routes. The highest degree of change will occur immediately adjacent to the Assessment Site for approximately 300m along its eastern boundary. The views from Tabular Hills Walk and PROW No. 510509 adjacent to the Assessment Site would experience, at worst, a moderate adverse effect at Year 1. Dalby Forest Drive however will result in a low magnitude of change due to the effect of woodland which screens views towards the Assessment Site.

8.207 Once decommissioned, the landscape will be restored and existing vegetation will be allowed to mature whereby the existing landscape character would be reinstated so that there will be no significant change in view and landscape buffers would provide an effective screen in views towards the Assessment Site.

8.208 The planning context to the Proposed Development identifies that the Assessment Site has the ability to accommodate minerals development in accordance with the NPPF and Local Plan Polices. Landscape policies relevant to the Assessment Site include the incorporation of measures to mitigate the effect of the Proposed Development upon the environment; ensuring proposals reflect the sensitivity of the Assessment Site through protection and enhancement of the surrounding area, including the North York Moors National Park.

8.209 The Proposed Development has taken account of these policies and addresses effects on landscape character, visual amenity and protection of the National Park in accordance with national and local policies.

8.210 In summary, it is considered that the Proposed Development will be effectively assimilated successfully within the landscape and visual context of the National Park. Given the existing condition of the Assessment Site and the low degree of change which will occur (i.e. reinstatement of the well site), it is considered that there will be no long term significant landscape or visual adverse effects as a result of the Proposed Development.

Table 8.3: Table of Significance – Landscape and Visual

Potential Effect	Nature of Effect (Permanent/ Temporary)	Significance (Major/Moderate/Minor) (Beneficial/Adverse/ Negligible)	Mitigation / Enhancement Measures	Geographical Importance*							Residual Effects (Major/Moderate/Minor) (Beneficial/Adverse/ Negligible)
				I	UK	E	R	C	NP	L	
Construction											
Landscape Features	Temporary	Moderate Adverse	Retention of existing vegetation, control of lighting and movement of stockpiles and materials and limiting working hours.							*	Moderate Adverse
Landscape Character	Temporary	Moderate Adverse						*	*	*	Moderate Adverse
National Park	Temporary	Moderate Adverse					*	*	*	*	Moderate Adverse
Visual Effects – Residential Properties	Temporary	Minor Adverse								*	Minor Adverse
Visual Effects - Roads	Temporary	Minor Adverse								*	Minor Adverse
Visual Effects - PROW	Temporary	Moderate Adverse							*	*	Moderate Adverse
Visual Effects – Night Sky Character	Temporary (up to five years	Moderate- Major Adverse							*	*	Moderate Adverse
Operation											
Landscape Features	Temporary (up to five years)	Moderate Adverse	Proposed vegetation beginning to mature and bund along eastern boundary of the Assessment Site providing an element of screening. Lighting will not be used at night, however during winter months in the early evening lighting will be visible.							*	Minor Adverse
Landscape Character	Temporary (up to five years)	Moderate – Minor Adverse						*	*	*	Minor Adverse
National Park	Temporary (up to five years)	Moderate - Minor Adverse					*	*	*	*	Minor Adverse
Visual Effects – Residential Properties	Temporary (up to five years)	Minor Adverse								*	Minor Adverse
Visual Effects - Roads	Temporary (up to five years)	Minor Adverse								*	Minor Adverse
Visual Effects - PROW	Temporary (up to five years)	Moderate Adverse							*	*	Moderate Adverse
Visual Effects – Night Sky Character	Temporary (up to five years)	Moderate Adverse							*	*	Moderate Adverse

Potential Effect	Nature of Effect (Permanent/ Temporary)	Significance (Major/Moderate/Minor) (Beneficial/Adverse/ Negligible)	Mitigation / Enhancement Measures	Geographical Importance*							Residual Effects (Major/Moderate/Minor) (Beneficial/Adverse/ Negligible)
				I	UK	E	R	C	NP	L	
Decommissioning and Restoration –Scenario 1											
Landscape Features	Temporary	Moderate Adverse	Proposed vegetation surrounding the Assessment Site continues to mature providing a higher degree of visual containment.							*	Minor Adverse
Landscape Character	Temporary	Moderate Adverse						*	*	*	Minor Adverse
National Park	Temporary	Moderate Adverse					*	*	*	*	Minor Adverse
Visual Effects – Residential Properties	Temporary	Minor Adverse - Negligible								*	Negligible
Visual Effects - Roads	Temporary	Minor Adverse – Negligible								*	Negligible
Visual Effects - PROW	Temporary	Moderate Adverse							*	*	Minor Adverse
Visual Effects – Night Sky Character	Temporary	Negligible							*	*	Negligible
Decommissioning and Restoration –Scenario 2											
Landscape Features	Permanent	Moderate Adverse	Reinstatement of the Assessment Site to its original state i.e. forestry and proposed vegetation continuing to mature providing a high degree of visual containment – improvement of current condition of the Assessment Site.							*	Minor Beneficial
Landscape Character	Permanent	Moderate Adverse						*	*	*	Minor Beneficial
National Park	Permanent	Moderate Adverse					*	*	*	*	Minor Beneficial
Visual Effects – Residential Properties	Permanent	Minor Adverse - Negligible								*	Minor Beneficial
Visual Effects - Roads	Permanent	Minor Adverse								*	Minor Beneficial
Visual Effects - PROW	Permanent	Moderate Adverse							*	*	Minor Beneficial
Visual Effects – Night Sky Character	Permanent	Negligible							*	*	Negligible
Cumulative Effects											
No cumulative effects											

*** Geographical Level of Importance**

I = International; UK = United Kingdom; E = England; R = Regional; C = County; NP = National Park; L = Local

The scaling of this drawing cannot be assured

Revision	Date	Drn	Ckd
-	-	-	-

Legend

N

- Assessment Site Boundary
- Existing Woodlands, Copses and Tree Belts ^
- Ancient Woodland #
- Existing Scrub ^
- Existing Water Courses ^
- Contours/Spot Heights (Metres AOD) ^ (110M +)
- Public Rights of Way * (No.)
- Tabular Hills Walk **
- Local Authority Boundary #
- Listed Buildings ~
- Scheduled Monument ~
- Sites of Special Scientific Interest #
- North York Moors National Park #
- Area of High Landscape Value +

Sources:
^ OS Mapping
# Natural England GIS Data Set
~ English Heritage National Monument Record GIS Data Set
* North Yorkshire County Council
+ Rydale District Council Local Plan Proposals Map 2002
** Ordnance Survey Map 1:25,000 Scale

Figure 8.1

Project
Ebberston EDS Scheme
North Yorkshire

Drawing Title
Site Context Plan

Date	Scale	Drawn by	Check by
10.07.2013	1:10,000 @ A1	MK	FF

Project No	Drawing No	Revision
19819	L201	-

0 100 200 300 400 500m

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Revision	Date	Drn	Ckd
-	-	-	-

Legend

N

Assessment Site Boundary

Existing Water Courses ^

Contours/Spot Heights (Metres AOD) ^

Elevation

- 240 to 250m (AOD)
- 230 to 240m (AOD)
- 220 to 230m (AOD)
- 210 to 220m (AOD)
- 200 to 210m (AOD)
- 190 to 200m (AOD)
- 180 to 190m (AOD)
- 170 to 180m (AOD)
- 160 to 170m (AOD)
- 150 to 160m (AOD)
- 140 to 150m (AOD)
- 130 to 140m (AOD)
- 120 to 130m (AOD)
- 110 to 120m (AOD)
- 100 to 110m (AOD)
- 090 to 100m (AOD)
- 080 to 090m (AOD)
- 070 to 080m (AOD)
- 060 to 070m (AOD)

Sources:
^ OS Mapping

Figure 8.2

Project
Ebberston EDS Scheme
North Yorkshire

Drawing Title
Topographical Features Plan

Date	Scale	Drawn by	Check by
10.07.2013	1:10,000 @ A1	MK	FF

Project No	Drawing No	Revision
19819	L202	-

0 100 200 300 400 500m

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Revision	Date	Drn	Ckd
-	-	-	-

Legend

- Assessment Site Boundary
- District Boundary #
- North York Moors National Park #

National Landscape Character Areas #
The whole area shown lies within Character Area 25, North Yorkshire Moors and Cleveland Hills

County Landscape Character Types *
- Limestone Foothills and Valleys

North York Moors National Park Character Areas +
- 3 Forest
  - 3(b) Landdale/Harwood Dale/Newton House
  - 3(c) Dalby
  - 3(d) Wykeham
- 5 Limestone Hills
  - 5(b) Tabular Hills - Pickering to Lockton
- 7 Limestone Dale
  - 7(a) Hackness

District Landscape Landscape Character Areas
- G High Eastern Farmland **
- I Moors Fringe North of Snainton and Brompton ++

Sources:
- # Natural England GIS Data Set
- * North Yorkshire and York Landscape Characterisation Project 2011
- + North York Moors National Park Landscape Character Assessment 2003
- ** Ryedale District Council 'The Landscapes of Northern Ryedale' 1999
- ++ Scarborough Borough Local plan Landscape Appraisal 1994

Figure 8.3

Project
Ebberston EDS Scheme
North Yorkshire

Drawing Title
Landscape Character Plan

Date	Scale	Drawn by	Check by
10.07.2013	1:10,000 @ A1	MK	FF

Project No	Drawing No	Revision
19819	L204	-

0 100 200 300 400 500m

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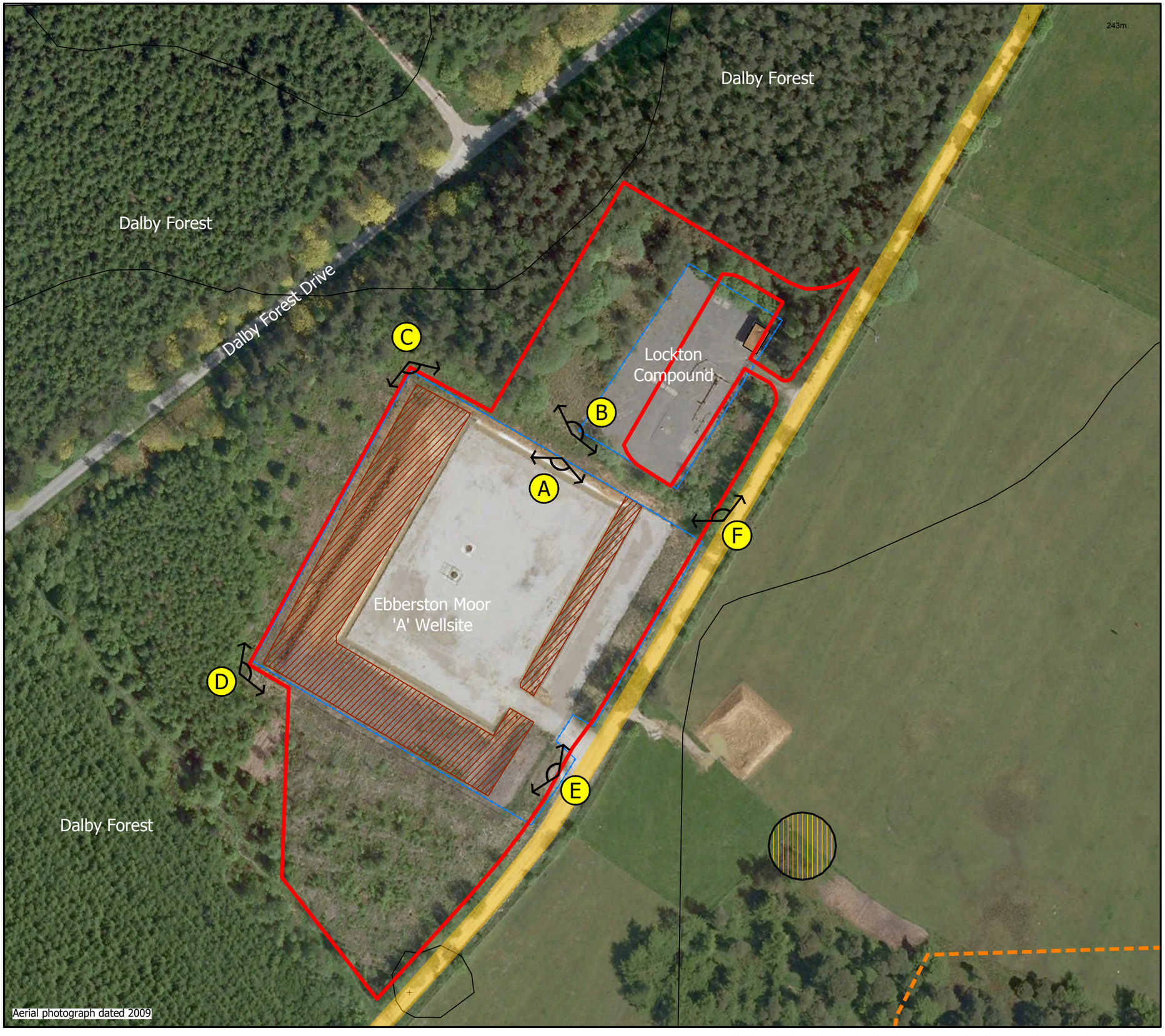

The scaling of this drawing cannot be assured

Revision	Date	Drn	Ckd
-	-	-	-

Legend

N

- Assessment Site Boundary
- Contours/Spot Heights (Metres AOD) ^
- Public Rights of Way *
- Scheduled Monument ~
  Round barrow on Ebberston Low Moor,
- Approximate extent of Existing Bunding within the Site
- Access Road/Tabular Hills Walk/ Ebberston Common Lane
- Existing Building within the Site
- Existing Security Fence
- Location of Photographic Viewpoints (Site Appraisal Photographs A-F)

Sources:
^ OS Mapping
~ English Heritage National Monument Record GIS Data Set
* North Yorkshire County Council

Figure 8.4

Project
Ebberston EDS Scheme
North Yorkshire

Drawing Title
Site Appraisal Plan

Date	Scale	Drawn by	Check by
10.07.2013	1:1,250 @ A3	MK	FF

Project No	Drawing No	Revision
19819	L205	-

0 10 20 30 40 50m

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The scaling of this drawing cannot be assured

Revision	Date	Drn	Ckd
-	-	-	-

Legend

- Assessment Site Boundary
- Existing Woodlands, Copses and Tree Belts ^
- Ancient Woodland #
- Existing Scrub ^
- Existing Water Courses ^
- Contours/Spot Heights (Metres AOD) ^
- Public Rights of Way *
- Tabular Hills Walk **
- Local Authority Boundary #
- Listed Buildings ~
- Scheduled Monument ~

Visual Appraisal

- Location of Photographic Viewpoints (Site Context Photographs 1-10)
- Partial Views
- Truncated /No Views

Sources:
^ OS Mapping
# Natural England GIS Data Set
~ English Heritage National Monument Record GIS Data Set
* North Yorkshire County Council
** Ordnance Survey Map 1:25,000 Scale

Figure 8.5

Project
Ebberston EDS Scheme
North Yorkshire

Drawing Title
Visual Appraisal Plan

Date	Scale	Drawn by	Check by
10.07.2013	1:5,000 @ A1	MK	FF
Project No	**Drawing No**		**Revision**
19819	L203		-

0 50 100 150 200m

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Revision	Date	Drn	Ckd
-	-	-	-

Legend

N

- Assessment Site Boundary
- Existing Woodlands, Copses and Tree Belts ^
- Existing Scrub ^
- Existing Water Courses ^
- Contours/Spot Heights (Metres AOD) ^ (110M +)

Existing Light Sources - Indicative Locations

- Single Dwelling / Small Collection of Buildings

Sources:
^ OS Mapping

Figure 8.6

Project
Ebberston EDS Scheme
North Yorkshire

Drawing Title
Night Time Light Sources Plan

Date	Scale	Drawn by	Check by
10.07.2013	1:10,000 @ A1	AS	FF

Project No	Drawing No	Revision
19819	L206	-

0 100 200 300 400 500m

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1 - Existing Woodland - Dalby Forest
Offsite mixed broadleaf plantation edge/buffer with adjacent spruce/larch stand with an average height of 10 - 15m. All woodland which is in a fair physiological condition (managed by the Forestry Commission) is to be retained and protected on the site boundary. This seeks to provide an established vegetated setting and continuation of existing habitats surrounding the Proposed Development and it is the basis of a landscape framework for the assimilation of the Proposed Development within the landscape.

1A
Offsite Scots pine plantation with an approximate height of 15m and varied ground flora which provides a moderate habitat value. There is little evidence of post planting management but no evidence of systemic problems. Natural regeneration of rowan, holly and ash is evident, although there is no significant regeneration of pine.

1B
Offsite mixed broadleaf edge plantation with an approximate height of 10m. This woodland which was probably planted as screening from commercial forestry provides a feature of moderate landscape value and moderate habitat value.

1C
Remnants of woodland edge within the site with several multi-stemmed trees, especially rowans reach to an approximate height of 11.5m. Trees appear unkempt and have suffered flail mower wounds on the edge adjacent to road. This woodland provides a moderate habitat value.

1D
Broadleaf multi-stemmed trees in small stand which appear to be remnants of old woodland with an approximate height of 9-10.5m and moderate landscape value.

1E
Woodland planted edge of plantation that no longer exists, with remnants of some conifers as well as native broadleaves, reaches to approximately 13.5m in height . Some natural regeneration is evident with birch, willow and holly being particularly prevalent. This woodland provides moderate landscape and habitat value.

2 - Existing Broadleaf and Conifer Regeneration
Offsite mixture of broadleaves and conifer regeneration, and planting, ranging in height between 2 and 4.5m. The creation of new 1.3m high bund around the proposed flare will require removal of regenerating broadleaf and conifer trees within the site boundary and where possible this will be replaced by No. 4 (Whip and Transplant Planting).

3 - Proposed Structural Planting (Canopy Tree)
Planting of areas surrounding the flare the new bund and along Ebberston Common Lane. Where feasible, woodland should be replaced and interplanted with additional understorey trees to increase structural and species variety as per the existing mix. The area should achieve a density of 1 plant per m² selected from the following species - Silver Birch, Goat Willow and Rowan.

Sorbus aucuparia	Rowan
Betula pendula	Silver Birch
Salix caprea	Goat Willow

4 - Proposed Whip and Transplant Planting (Understorey layer)
A mix of native species to provide a rich layer of structural diversity and canopy cover around the development edge.

Crataegus monogyna	Hawthorn (30%)
Cornus sanguinea	Dogwood (20%)
Corylus avellana	Hazel (15%)
Ilex aquifolium	Holly (15%)
Salix caprea	Goat Willow (20%)

5- Proposed Grass mixture (EG9)
EG9 contains a selection of species that are tolerant of a degree of shade.

Agrostis capillaries	Common Bent (12.5%)
Anthoxanthum odoratum	Sweet Vernal-grass (1.25%)
Brachypodium sylvaticum	False Brome (7.5)
Cynosurus cristatus	Crested Dogstail(43.75%)
Deschampsia cespitosa	Tufted Hair-grass (2.5%)
Festuca rubra	Slender-creeping Red-fescue (32.5%)

6- Proposed Hedgerow
To be planted with double staggered row at 0.3 centres selected from the following species:
Crataegus monogyna
Ilex aquifolium

The scaling of this drawing cannot be assured

Revision	Date	Drn	Ckd
-	-	-	-

Legend

- Assessment Site Boundary
- Existing Planting to be Retained
- Existing Planting to be Removed
- Proposed Canopy Tree
- Proposed Whip and Transplant Planting
- Proposed Hedgerow
- Proposed Grassland Mix

Note:
Base on Barton Willmore Proposed Site Layout drawing P_12 Rev H June 2013

PROTECTION OF EXISTING VEGETATION

(i). No existing trees and vegetation to be retained shall be cut down, uprooted or destroyed, nor shall any retained tree be pruned in any manner, be it branches, stems or roots, other than in accordance with BS5837:2012 and the approved plans and particulars, without the prior written approval of the LPA.
(ii). If any retained tree is cut down, uprooted, destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the LPA.

PLANTING NOTES

(iii). Plant material shall conform to the National Plant Specification. All plant stock shall originate from within the UK and be obtained from the nearest provenance seed source. Planting operations shall be in accordance with BS 4428:1989.
(iv). All tree, shrub and hedge planting shall be carried out in accordance with the approved specification and in accordance with BS3936 (parts 1, 1992, Nursery Stock, Specification for trees and shrubs, and 4, 1984, Specification for forest trees);

Topsoil depths

(v). All understorey/shrub planting shall have a minimum depth of 300mm topsoil over 150mm broken up ground with all stones over 50mm removed. Transplants and shrubs shall be planted in pits 150mm wider and deeper than root spread, backfilled with topsoil mixed with peat free compost and slow release fertiliser.

Planting densities and layout
(vi). Shrubs shall be planted in groups of 3, 5 and 7 of the same species, with the first line of planting 0.45m from adjacent fencing.
All planting areas shall be seeded with wildflower meadow seeding.

Planting setting out
(vii). The following restrictions apply adjacent to services:-
Gas pipes: Do NOT plant trees or shrubs within 10m
Water pipelines: Do NOT plant trees within 5m
Electricity cables: Do NOT plant trees within 2m and shrubs 1m.
Overhead transmission lines: Do NOT plant trees within 10m of line and trees/shrubs within 5m of a pylon.

Phasing of Planting
(viii). All planting shall be carried out during the recommended planting season (Oct-Mar). Any planting not carried out within this season shall be container grown stock.

LANDSCAPE MANAGEMENT

Pruning generally
(ix). All dead, damaged or diseased tree branches shall be removed and arisings removed fromsite. Shrubs shall be pruned in the appropriate season to maintain health and vigour and to prevent encroachment on roads / car parking areas etc.
All areas of planting and grass shall be maintained, to include:
- Watering
- Weed control (herbicide application or hand weeding).
- Litter picking
- Application of an appropriate fertiliser in spring in Years 1, 2 and 3
- Topping up of mulch

Bunds
(x). These shall be mown bi-annually to supress weed growth. An appropriate fertiliser shall be applied to the grass in spring of Year 2.

General
(xi). Existing and new tree planting shall be inspected annually by an approved arboriculturist and tree works carried out as necessary to ensure the continued health and safety of the trees.
(xii). Regular weed control and litter picking operations will be required.

Figure 8.7

Project
Ebberston ADS Scheme
North Yorkshire

Drawing Title
Landscape Strategy Plan

Date	Scale	Drawn by	Check by
10.07.2013	1:500 @ A1	MK	LT

Project No	Drawing No	Revision
19819	L207	-

0 5 10 15 25m

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