Lilburn Estates Proposals for a Forestry project at Threestoneburn Forest to Restore Open Moorland and Create Native Woodland

Application for Consent under the Environmental Impact Assessment (Forestry) (England and Wales) Regulations 1999

Background

The Forestry Commission (North East England Region) received an application to carry out the above deforestation project and associated works at Threestoneburn, Northumberland on 4th October 2007. This was an application for consent under the Environmental Impact Assessment (Forestry) (England and Wales) Regulations 1999 and included an Environmental Statement.

Forestry Commission Decision

The Forestry Commission has now considered the application, the information provided in the Environmental Statement and extensive comments received following three public consultation exercises. The Forestry Commission has now decided on the basis of the evidence submitted that the project will not result in a significant impact on the environment and has decided to grant consent for the proposals as outlined in the Environmental Statement subject to 22 conditions.

Conditions of Consent

Consent is granted for the proposals as outlined in the Environmental Statement subject to conditions a) to v) listed below.

Appeals

Appeals against the decision granting consent must be made to the High Court with a copy to the Forestry Commission within 6 weeks of 28th July 2011, the date that we notified the applicant with the details of our decision.

Brendan Callaghan
Regional Director
Forestry Commission North East England
25 July 2011

Copies of the full decision document, the application, Environmental Statement and further information about the Threestoneburn EIA case can be found at:

http://www.forestry.gov.uk/northeastengland

Further details about the Environmental Impact Assessment (Forestry) Regulations on the Forestry Commission's website:

http://www.forestry.gov.uk/england-eia

Conditions of Consent

General

Condition (**a**): The proposals hereby permitted shall be commenced before the expiration of two years from the date of this permission.

Reason: To ensure the development is commenced within a reasonable period of time from the date of the consent.

Condition (**b**): No work shall be carried out in relation to the relevant project after the expiration of ten years from the date of this permission.

Reason: To ensure the project is completed within a reasonable period of time from the date of the permission. Some of the environmental impacts are greatest during the felling and site restoration phase and a number of the mitigation measures will not deliver benefits until the development is complete.

Information note: The final phase of felling marked in italics in table 2 lies beyond the ten year time-scale of the EIA consent. At the time of the final phase of felling a further EIA Opinion will be required to assess the deforestation at this time. Note also that the award of felling permission for phase 5 will be subject to condition (**m**).

Condition (**c**): Works relating to the deforestation permitted by this consent shall not be carried out otherwise than in accordance with the plans and specifications approved by Forestry Commission unless otherwise agreed in writing with Forestry Commission. Specifically:

- The felling programme will adhere to the attached plan (Plan 1) and the schedule in Table 2.
- The replanting programme at Threestoneburn will adhere to the attached plan (Plan 2) and the schedule in Table 2.

Table 2: Schedule showing sequence and timing for felling and restocking.

Phase	**Felling area (hectares)**	**Time period for felling**	**Replanting and new Planting Areas detailed in ES (hectares)**	**Compensatory Replanting (locations still to be identified (hectares)**	**Time period for planting**
1	101.3	Jan 2012 to Dec 2013	69	0	Oct 2011 to April 2014
2	143.2	Jan 2014 to Dec 2015	59	0	Oct 2014 to April 2016
3	103.2	Jan 2016 to Dec 2017	8	75	Oct 2016 to April 2018
4	84.6	Jan 2017 to Dec 2018	0	45	Oct 2018 to April 2020
5	93.3	Jan 2019 to Dec 2020	9	50	Oct 2020 to April 2022
6	*41.8*	*Jan 2021 to Dec 2022*	*13*		*Oct 2022 to April 2024*
Total	**567.4**		**158**	**170**	

Reason: To ensure the deforestation and restocking is consistent with the Environmental Statement's analysis of the proposal and to enable control to be exercised over the project as it proceeds. Compliance with the felling and restocking programme is also required to ensure to mitigate against the transition from forest to open heathland and the associated change in landscape.

Information note: Forestry Commission will issue felling licences to permit these phases one phase at a time (i.e., FC would issue six felling licences, one for each phase of the course of the project).

Condition (**d**): The areas of woodland planted or retained under this project will be managed in accordance with good forestry practice as outlined in the UK Forestry Standard, published Forestry Commission best practice guidelines, and all relevant legislation.

Reason: To draw the applicant's attention to the ongoing need to follow best practice, manage the woodland and associated habitats sustainable and abide by all relevant legislation.

Condition (**e**): The working arrangements, including the times for timber traffic, road construction and tree felling operations, on the site will be agreed with Forestry Commission before work begins.

Reason: To ensure consideration is made to the potential impacts on local residents.

Hydrology

Condition (**f**): The applicant will undertake water sampling at the location shown in Figure 2.1, ES Appendix 21. In addition to this the applicant will undertake water sampling on water courses outside of the Threestoneburn catchment at locations agreed with the Environment Agency. The sampling will assess the determinands listed in ES Appendix 21[i] but with Phosphorous measured in micrograms. Sampling will be conducted each month throughout the year over the period of this EIA consent (see conditions (**a**) and (**b**)). Sampling start prior to the first phase of tree felling. Water sampling results will be supplied to Environment Agency at a predetermined frequency with notification of these results the supplied to Forestry Commission. If the levels of determinands (such as phosphorus, ammonia and aluminium) do not meet Environment Agency guidelines the applicant must cease felling immediately and undertake actions to rectify water quality to satisfy these guidelines.

Reason: This water sampling will provide information on the water quality of the head waters of the River Till. The River Till has been identified as having national significance for the exposed riverine sediment quality score and is a UK BAP site. This data will allow the impact of the project on water quality to be assessed to protect the conservation value of the River Till.

Condition (**g**): A 100 metre buffer zone will be established around any private water supplies where machinery usage will be restricted and no subsequent mulching or drainage will be carried out.

Reason: To protect private water supplied from disruption during felling operations.

Ecology and nature conservation

Condition (**h**): The restoration of the open habitat sites within Threestoneburn forest will be carried out following the methods and specifications contained in the Environmental Statement. De-stumping will only be carried out after a detailed site risk assessment has been prepared and accepted by Forestry Commission. No mulching that would lead to significant soil disturbance will be carried out unless a detailed site risk assessment has been prepared and accepted by Forestry Commission.

Reason: To ensure that the blanket bog and upland heath habitats are successful restored within a reasonable timescale, and that site restoration techniques do not adversely impact on soils, soil carbon or water quality.

Condition (**i**): The applicant will keep interested parties, including NNPA, Natural England, NWT and Forestry Commission informed about the progress of the project through submission of an annual report and will consult with them on an annual basis as the project is implemented. This report will be made public with the exception of agreed confidential information, e.g., reference to any raptor nests.

Reason: To take account of consultation responses from key interested parties who wished to be consulted by the applicant during long period over which the habitat restoration will take place.

Condition (**j**): Before each coupe of tree felling begins a survey for nesting raptors will be made and the applicant will adhere to the guidance provided in Forestry Commission Bulletin 115: Ecology and Conservation of Raptors in Forests (Petty, 1998)[ii].

Reason: To ensure the protection of any birds of prey at Threestoneburn prior to and during tree felling operations.

Condition (**k**): Any deer fences used to protect the young trees during their establishment will be erected following the relevant recommendation in Black Grouse Recovery Project North Pennies Information Sheet 1: Fence Collisions and marking[iii].

Reason: To protect birds at the site during the replanting and establishment of trees at the Threestoneburn and the other sites identified for compensatory planting.

Red squirrels

Condition (**l**): The applicant will follow all the recommendations in Appendix III to the ES Annex (Red Squirrel Survival Survey)[iv] and within 12 months of commencing the first phase of felling the applicant will carry out the first phase of planting at Threestoneburn as per approved plan (Plan 2). At least 30% of the replanting mixture at Threestoneburn (at least 15% by area with understorey planting to ensure 30% hazel)) will be hazel to create a food source for red squirrels. Before felling operations a survey will be undertaken to locate red squirrel dreys. In planning and carrying out tree harvesting the guidance in section 4 of Forestry Commission Scotland Guidance Note 33: Forest operations and red squirrels, will be followed[v].

Reason: To safeguard the red squirrel population and mitigate for the loss of a food source for the animals caused the by felling conifers of seed bearing age by ensuring that the food source is available before the final coupes are felled.

Condition (**m**): Phase 5 of the felling programme (see table 2, plan 2) may not commence until the first phase of trees planted at Threestoneburn are producing seed and Forestry Commission is satisfied the woodland is capable of sustaining a population of red squirrels. Failing this the applicant will need to satisfy Forestry Commission that an alternative strategy is in place to sustain the local population of red squirrels.

Reason: To ensure that an adequate food source for red squirrels is available before the final coupes are felled and of this is not successful, make provision for an alternative approach to safeguard the local red squirrel population.

Condition (**n**): Within 12 months of commencing the project a strategy for grey squirrel control in the vicinity of Threestoneburn, including an appropriate contribution to landscape scale monitoring, will be

agreed with the Red Squirrel Northern England project and the Forestry Commission. The strategy will be implemented on an ongoing basis.

Reason: To safeguard the local red squirrel population by ensuring grey squirrels are controlled in the vicinity of Threestoneburn in order to reduce the risk of them coming into contact with the red squirrel population at Threestoneburn.

Landscape

Condition (**o**): Access ramps constructed during the felling period to allow forwarder access from the forest roads to the felling sites will be removed, backfilled and reinstated. This will be done as soon as they are no longer needed for site restoration or timber extraction.

Reason: To stabilise the soils and remove and reduce the risk of negative impacts on the landscape that may occur from soil and water movement.

Condition (**p**): The applicant will comply with all requirements of NNPA's planning consent, under the General Permitted Development Order 1995, to construct the access track between South Middleton and Threestoneburn forest[vi].

Reason: To mitigate the visual impact of the development of the new forest road across Ilderton Common - landscaping will return the common to its previous condition by ensuring the new road is blended into the existing landscape and to minimise disturbance to breeding birds and unknown archaeological sites.

Condition (**q**): Following the felling of the high level coupes at the eastern side of Threestoneburn and before the expiration of 9 years from the date of EIA consent the applicant will prepare and submit a detailed assessment, including a landscape assessment, covering the decommissioning options for the existing high level road line. The applicant will carry out and complete the road decommissioning agreed with Forestry Commission, before the expiration of ten years from the date of EIA consent.

Reason: The detailed assessment of the landscape impact of the high level road line would not be possible until the surrounding trees have been felled. Carrying out this assessment will allow the applicant and the Forestry Commission to ensure that the most appropriate decommissioning strategy is followed in order to minimise any potential long term negative impacts on the landscape.

Cultural Heritage

Condition (**r**): The applicant will implement both the recommendations included in the Archaeological Survey of Threestoneburn forest and the Written Scheme of Investigation: Archaeological Watching Brief, prepared by ARS Ltd.

Reason: The area surrounding Threestoneburn has been identified as an area with considerable archaeological interest this condition is to protect and safeguard both known and unknown archaeological features with the appropriate measures, identified in the ES. Crucially, to manage the effect on any unknown or known archaeological features, site staff undertaking the ground work will follow the watching brief to ensure no damage is caused to the visible, upstanding archaeology and so that any unknown archaeological features encountered during the groundworks are treated appropriately and fully recorded.

Condition (**s**): Archaeological assets exposed during the tree felling will have long-term management plans prepared by an appropriately qualified person.

Reason: To provide long-term management plans to safeguard archaeological remains once exposed.

Carbon and Compensatory Planting

Condition (**t**): Within five years from the EIA consent, the applicant will identify and secure approval from Forestry Commission for the location(s) intended for the planting of a minimum of 170 hectares (net planted area) of new woodland. The site or sites will be planted within five years of obtaining Forestry Commission approval, i.e., the locations will be planted within ten years of the EIA consent. The locations should not be more than 160 km from Threestoneburn. The proposed planting areas should include at least 60% productive conifers by area to compensate for the loss of carbon storage at Threestoneburn. It will be the applicant's responsibility to identify a site or sites where this planting mix would be appropriate, taking into account any consultation responses received. If the proposal includes a lower proportion of productive conifers the applicant will carry out a carbon assessment of the proposed woodland and increase the planting area in order to achieve an amount of carbon storage equivalent to a 170 hectare woodland (net planted area) with 60% productive conifers at yield class 12.

Reason: The proposal described in the Environmental Statement identifies 158.5 hectares of replanting and new planting that will be carried out as mitigation for the loss of woodland habitat and long term carbon storage.

The Environmental Statement also commits to planting a further 170ha of woodland, which would include a significant element of productive conifers to mitigate against the reduction in long-term carbon storage in trees at Threestoneburn.

Informative note: None of the compensatory planting will be eligible for funding for new planting under the England Woodland Grant Scheme's Woodland Creation Grant. Any grant payment under England Woodland Grant Scheme (EWGS), if available at the time the compensatory planting takes place, will be limited to the relevant rate that would have applied had the planting been taking place as restocking on the Threestoneburn site.

Funding under EWGS does not incentivise deforestation with replanting in new locations. Ineligibility for woodland creation grant will also help ensure the compensatory planting does not include any areas that would have been planted regardless of EIA consent and its conditions because of the incentives available under EWGS.

Condition (**u**): The applicant will not apply for, seek to obtain or accept carbon related funding or carbon offsetting payments in relation to the compensatory planting area.

Reason: To ensure the carbon storage delivered by the compensatory planting is accounted for as compensation for the loss of long term carbon storage resulting from the deforestation of Threestoneburn forest and not used to 'offset' other projects or emissions.

Information Note: Because the compensatory woodland must be planted as a condition of consent under the EIA (Forestry) Regulations the planting would not satisfy the additionality criteria of The Woodland Carbon Code or comply with UK Government's position on voluntary carbon offsetting.

Condition (**v**): The planting to provide compensatory carbon storage will take place over no more than three sites. The planting at each site must be approved by the Forestry Commission and will take account of any consultation responses received.

Reason: To ensure the compensatory planting is appropriately located and designed and delivers the maximum bio-diversity benefit whilst also delivering the mitigation for the lost carbon storage at Threestoneburn required by condition (**s**).

Footnotes to Conditions of Consent

[i] **Determinands of water quality:** pH (pH value), Biochemical Oxygen Demand (BOD) (milligrams per litre), Dissolved Oxygen (DO) (milligrams per litre), suspended solids (SS) (micrograms per litre), ammoniacal-nitrogen (milligrams per litre), nitrate-nitrogen (milligrams per litre), phosphate (micrograms per litre), aluminium (milligrams per litre), iron (micrograms per litre) and potassium (micrograms per litre).

[ii] **FC Bulletin 115: Ecology and Conservation of Raptors in Forests (Petty, 1998)**

Controlling Disturbance
Disturbance to raptors can be caused directly through forestry operations or recreational activities in the vicinity of nest sites. It can also be caused by carelessly advertising the presence of rare breeding species, which may then lead to disturbance from bird watchers or the theft of eggs and chicks buy egg collectors and falconers.

Forestry Operations
Most forestry operations, such as planting, harvesting, road building and maintenance, and recreational activities can lead to desertions if these are undertaken too close to occupied nests. It is illegal to cause intentional disturbance to Schedule 1 species, and undesirable to disturb other raptors. While most raptors will accept short, infrequent nest visits, few will accept more persistent disturbance. The worst type of disturbance is when a sudden change occurs in the nesting environment, such as the start of a harvesting operation. Raptors can sometimes become conditioned to more regular disturbance. Pairs will occasionally nest close to busy main roads or recreation areas, but in these cases disturbance was present from the start of nesting.

The levels of disturbance which are tolerated vary, and depend on a number of factors including species, food-supplies and stage of breeding. Golden eagle, buzzard and tawny owl are very sensitive to disturbance and some individuals will easily desert during incubation if flushed from the nest, sometimes after only one visit.

Within the same species, desertions are more frequent when food is scarce, either in poor food years or when parents are inexperienced. There is also a trend for desertion to be more frequent early in the breeding cycle, when birds are nest building or incubating, compared to later on when large chicks are in the nest (Newton, 1979; Petty, 1996c).

Disturbance may also cause other problems apart from desertions. If the adult is kept off the nest, eggs may become chilled which can lead to reduced hatching success due to embryonic deaths. Small chicks (which cannot regulate their own body temperature) may die as a result of either chilling or overheating (Fyffe and Olendorff, 1976; Giron Pendleton *et al,* 1987), or the nest contents can be predated by crows.

To avoid these problems birds should not be flushed from occupied nests and disturbance-free zones around around known nests should be observed for all potentially disturbing activities during the

breeding season (Figure 3.5).

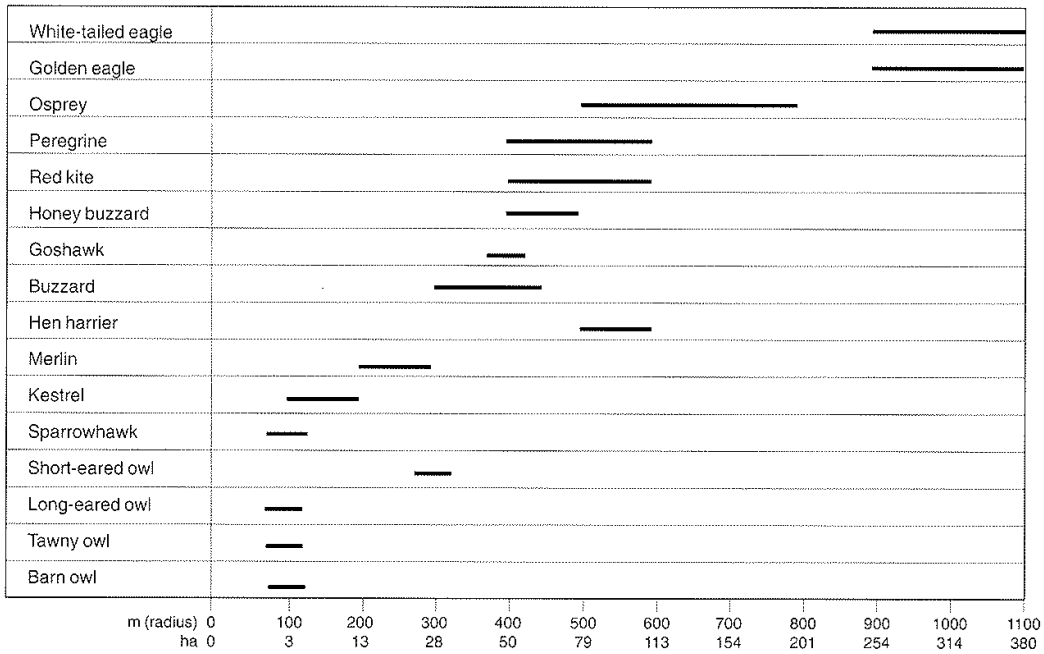

Figure 3.5 Recommended disturbance free zones around occupied raptor nests (March- July inclusive). The bars give the radius of zones for closed habitat (woodland) at the left end of the bar and for open habitats (moorland and very open forest) at the right hand of the bar. These distances are intended as a guide and will vary depending on topography and habitat, and stage of breeding cycle. It is sometimes possible to decrease the radius of zones by 25%-50% once chicks are present (for example, see Petty (1996c) for goshawks) but this varies between species. If in doubt use the distances in the above and seek advice.

Harvesting operations occasionally result in the accidental felling of a raptor nest. If the nest contains eggs then little can be done. If the nest contains unharmed chicks then remedial action is often successful. This involves building an artificial nest in a nearby tree and placing the chicks in it. Providing all disturbance ceases immediately, there is a good chance that the parents will continue to care for the chicks.

These problems can be avoided if areas to be thinned or clear-felled during the breeding season (March-July inclusive) are searched for signs of active nests before operations commence.

Security of Information
Forest managers need to know the nesting locations of at least the rarer raptors within their forests if these sites are to be effectively safeguarded. Therefore, it is helpful if those licensed to work on raptors, such as members of Raptor Study Groups, provide forest managers with nest locations. For this process to be successful, forest managers need to show that such information is treated confidentially and used in an effective way. Nest locations of Schedule 1 raptors should be the responsibility of one person within each forest who will ensure that other staff are informed only when necessary. They should not be included on the design plans which are widely circulated, either within or outside the forest, but must be included in the design planning process.

[iii] **Recommendations for deer fence location and marking from the Black Grouse Recovery Project:**

- Seek advice on the siting of new fences within the occupied range of black grouse from the Black Grouse Recovery Project Officer.

- All identified problem stretches of fencing should be removed if possible. Alternatively mark them and lower the wire.
- To maximise visibility to flying birds, the top wire should be marked at least once between each upright post with reflective metal plates or bundles of heather.
- All new grant-aided fences (for grazing management and tree planting) within areas occupied by black grouse (information available from Black Grouse Recovery Project Officer) should incorporate the costs of marking.
- Relevant agencies should consider making grants available for repositioning, marking and lowering top wires on existing problem fences.

[iv] **Recommendations from red squirrel survival survey (ES Annex, Appendix V):**
- The proportion of hazel planted as an understorey should be a significant component (no less than 30%) of the native broadleaves planted at Threestoneburn. Cultivated varieties of hazel could also be planted which would produce nuts more quickly.
- Include other shrub species that are known to be secondary food for red squirrels such as hawthorn and dog rose
- Include small amounts of Scots pine within the native broadleaf planting to further diversify the food supply
- Provide nest boxes in relation to estimated population size (~21 animals) to pr0vide nesting opportunities
- Number of best boxes should exceed estimated carrying capacity and there should be a minimum of 30 nest boxes distributed at Threestoneburn and Ilderton Dod
- Provide stepping stones between isolated woodland blocks to facilitate movement within Threestoneburn woodland complex.

[v] **FCS Guidance Note 33: Forest operations and red squirrels:**
4. PLANNING HARVESTING TO MINIMISE DISTURBANCE
Management options for felling need to be flexible and adapted to local conditions. The advice here focuses on conifer plantations that have been surveyed and are known to contain red squirrels, although the concepts are transferable to other woodland types.

4.1 Where and when to fell
Red squirrels tend to follow the food supply and likely feeding and drey building areas can be predicted based on knowledge of the tree species and coning sequences (see Box 3). Where possible plan to ***avoid clearfelling in the richest red squirrel habitat***, particularly Norway spruce during mast years (including the summer before the cones are ripe and extending until the following summer). Adjacent or mixed stands of Norway spruce and Scots pine generally provide the best red squirrel habitat and should be surveyed with extra caution.

Although harvesting operations may disturb red squirrels and damage dreys at any time, the potential impacts are higher during the breeding season. Squirrels will breed twice in years when food supplies are good, although in poor cone years there may be one brood and the young will be weaned by the end of June. ***Ideally, avoid clearfelling in the breeding season from February – September. Where this is not possible, try to zone felling away from the richest red squirrel areas*** **and the** ***period up to the end of June*** (see 4.2 for more about felling during the breeding season).

BOX 3. CONIFERS AND RED SQUIRRELS
Red squirrel habitat depends entirely on the presence of suitable food supplies and trees for drey building. Knowledge of coning is a useful way to predict good feeding areas in the forest.
Norway spruce (NS)
- preferred species for dreys
- cone production fluctuates dramatically between years,
- provides abundant food in high mast years
- crucial component for red squirrels in forests dominated by SS
- cones ripen later than SS and most seed is shed the following spring
- caution: masting in NS and SS tend to be synchronous so include an alternative food supply such as larch
- good crop interval every 3-11 years

Scots pine (SP)
- retains cones and seeds until the following summer, provides food supply in cone failure years for other species
- crucial component in forests dominated by SS
- good crop interval every 2-5 years

Douglas fir (DF)
- useful to provide a continuity of seed
- good crop interval every 4-7 years
- most seed shed in autumn

Sitka spruce (SS)
- less preferred food source
- tends to shed most of seeds from cones in first 4 months after maturing in September,
- only provides a source of food in autumn with a shortage from December onwards
- cone production fluctuates dramatically between years
- good crop interval every 3-5 years
- in SS plantations alternative food supplies should be available (see NS and SP)

Corsican pine (CP)
- less favourable for red squirrels than SP as cones less heavily
- good crop interval every 3-4 years
- cone and seed retention as for Scots pine

Lodgepole pine (LP)
- holds cones for over 12 months and coning is less erratic than in SS and NS
- provides a dependable food supply in cone failure years for SS and NS
- good crop every 1-3 years.

4.2 Detailed operational planning

When drawing up a harvesting schedule the accessibility of nearby feeding and shelter areas to which red squirrels can escape should always be taken into account. If felling or thinning during the breeding season is unavoidable, trees containing red squirrel breeding dreys should be marked and where practical left unfelled, together with immediately adjacent trees. Ideally connection should be retained to breeding dreys by means of remaining tree crowns linking to adjacent woodland areas. However it will often not be possible to avoid loss or damage to dreys in clearfelling harvesting operations.

• ***Thinning*** operations disturb red squirrels. They will move to nearby feeding areas but remain within 200m and return after operations cease. To minimise disturbance, consider splitting larger (> 30ha) sites into smaller sections and thin them in different years.

• **Low impact silvicultural systems** in sheltered locations should cause less disturbance to squirrels and dreys than clear-felling because they maintain an almost continuous canopy layer. These systems will probably also result in improved habitat value in future by stimulating coning and provide a mix of age classes for continuity of food sources. It should be possible to plan small group fellings or thinning operations to avoid most dreys. Most areas are not currently suited to these systems but FCS is encouraging their development for the long term.

• **Clear felling and group felling** will create the highest disturbance/damage risk, but these systems are the only practical option at present in most conifer forests. Retaining small clumps of unfelled trees around dreys should be considered, but these are likely to blow over on exposed or wet sites and it may not be practical, nor effective for red squirrel conservation, to retain them. In unthinned sitka spruce plantations, dreys may be almost impossible to find before trees are felled.

4.3 During Felling

Harvesting operators should be instructed to look for dreys as they work. Forked trees in areas of Norway spruce should be treated with extra caution as these are favoured drey trees. If suspected active red squirrel dreys are encountered during operations:

- Where practical, leave the tree standing (see 4.2).
- Consider whether to delay or relocate operations.
- If a tree containing an active drey with young is felled and the drey is still intact, try to place the drey in another nearby retained tree where practical.

- Record all such incidents and the action taken when red squirrels or their dreys are encountered during operations.

[vi] **Conditions of NNPA's Permitted Development Order consent:**

- The development hereby permitted shall be begun before the expiration of three years from the date of this permission [18 August 2011].
- The development hereby permitted shall be carried out in accordance with the following approved plans and specification: Proposed hill road drawing and specification received by NNPA on 21st June 2010
- Construction works shall not be undertaken during the bird nesting season (i.e., 15th March – 31st July inclusive) and the timing of tree felling shall not be undertaken during the bird breeding season and the trees to be felled should be assessed by an appropriately qualified person to ensure there are no risk to bats.
- The developer shall (A) give a minimum of two weeks notice in writing or commencement of works to the archaeologist nominated by the Local Planning Authority and no works shall commence on site until the tow week notice period has expired (B) shall afford access to the site to the archaeologist at all reasonable times and allow the archaeologist to observe the excavations and record items of interest of finds.
- No development shall take place until a scheme specifying the methods of recording or preserving archaeological deposits which may be affected by the approved works and including time table for such recording has been submitted to and been approved in writing buy the Local Planning Authority. The development shall not be carried out otherwise than in strict accordance of the agreed scheme.
- Before the track is brought into use a scheme shall be submitted to and approved in writing by the Local Planning Authority to show how the use of the track by unauthorised vehicles will be controlled.
- The track hereby permitted shall be soiled over and planted with appropriate moorland species within 12 months of completion of timber extraction from Threestoneburn forest in accordance with a scheme of work submitted to and approved by the Local Planning Authority.

Informative Note:
No action should be undertaken to disturb the surface of the path, obstruct the oath or in anyway prevent or deter public use of the path without the necessary legal diversion or closure order having been made. Northumberland County Council is the relevant authority for such applications to divert or temporarily close rights of way.