



Land at Mill Lane and Green
Lane, Horsford

Landscape and Visual Appraisal

Prepared by
CSA Environmental

on behalf of
Barratt David Wilson Homes
(Eastern Counties)

Report No: CSA/4812/01

February 2020

Report Reference	Revision	Date	Prepared by	Approved by	Comments
CSA/4812/01	-	24/02/20	BS		DRAFT Issue
CSA/4812/01	A	16/03/20	KC	CA	Second Issue



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1.0 INTRODUCTION

- 1.1 CSA Environmental has been appointed by Barratt David Wilson Homes (Eastern Counties) to undertake a landscape and visual appraisal of land at Mill Lane and Green Lane, Horsford (the 'Site'). The Site occupies an area of predominantly arable farmland on the northern edge of Horsford, approximately 21 hectares in size. It lies in the jurisdiction of Broadland District Council. The Site location and context are shown on the Site Location Plan in **Appendix A** and on the Aerial Photograph at **Appendix B**.
- 1.2 This assessment describes the existing landscape character and quality of the Site and the surrounding area. The report then goes on to discuss the suitability of the Site to accommodate the development proposals, and the potential landscape and visual effects on the wider area.

Methodology

- 1.3 This assessment is based on a site visit undertaken by a suitably qualified and experienced Landscape Architect in February 2020. The weather conditions at the time were good and visibility was also good.
- 1.4 In landscape and visual impact assessments, a distinction is drawn between landscape effects (i.e. effects on the character or quality of the landscape irrespective of whether there are any views of the landscape, or viewers to see them) and visual effects (i.e. effects on people's views of the landscape from public vantage points, including public rights of way and other areas with general public access, as well as effects from any residential properties). This report therefore considers the potential impact of the development on both landscape character and visibility. The methodology utilised in this report is contained in **Appendix E**.
- 1.5 Photographs contained within this document (**Appendix C**) were taken using a digital camera with a lens focal length approximating to 50mm, to give a similar depth of vision to the human eye. In some instances images have been combined to create a panorama.

2.0 LANDSCAPE POLICY CONTEXT

National Planning Policy Framework (February 2019)

- 2.1 National policy is set out in the National Planning Policy Framework ('NPPF') and those parts relevant to this assessment are summarised below.
- 2.2 Paragraphs 10 and 11 of the NPPF state that at the heart of the Framework is a presumption in favour of sustainable development, which should be applied in relation to both plan-making and decision-taking.
- 2.3 Paragraph 20 of the NPPF states that strategic policies should set out an overall strategy for the pattern, scale and quality of development, and make sufficient provision for, among other elements, the '*(d) conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.*'
- 2.4 Section 12 of the NPPF sets out that planning policies and decisions should support the creation of high quality buildings and places. Paragraph 125 states that '*... design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics.*'
- 2.5 Paragraph 127 states that planning policies and decisions, should ensure that developments, amongst others:
- '*will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
 - '*are visually attractive as a result of good architecture, layout and effective landscaping;*
 - '*are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change...*'
- 2.6 Section 15 of the NPPF deals with conserving and enhancing the natural environment. Paragraph 170 of the document states that the planning system should contribute to the protection and enhancement of the natural and local environment through, among other things, protecting and enhancing valued landscapes, '*... (in a manner commensurate with their statutory status or identified quality in the development plan)*'.

The paragraph also outlines that the planning system should recognise the, '*...intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.*'

Planning Practice Guidance

2.7 The Planning Practice Guidance ('PPG') is in the process of being updated to reflect the changes following the publication of the revised NPPF. Any PPG paragraphs which have not been updated remain relevant until they are updated, insofar as they are consistent with the Revised NPPF 2019. The guidance as relevant to this assessment covers landscape and the natural environment, and the design of new developments.

2.8 Paragraph 001 (ID 26-001-20191001) of the Design: process and tools section sets out the purpose of the guidance, which aims to explain the process and tools that can be employed to achieve well-designed places. The guidance refers to paragraph 130 of the NPPF which relates to ensuring good design, and states that the section should be read in conjunction with the National Design Guide (published Oct, 2019), which it notes should be used in both plan-making and decision making. Ten good design characteristics are identified in the National Design Guide, and these are set out as follows in the PPG:

- Context
- Identity
- Built form
- Movement
- Nature
- Public places
- Uses
- Homes and buildings
- Resources
- Lifespan.

2.9 Paragraph 003 sets out that a plan's vision, objectives and strategic policies can be used to shape the types of places it aims to achieve, in order to contribute to sustainable development and to guide development expectations including design. It goes on to note that

strategic policies can be used to set out design expectations, including for strategic site allocations.

- 2.10 Paragraph 004 deals with the role of non-strategic policies and their use in guiding more local or detailed design principles, which it notes would be most effective when the historic, landscape or townscape character is evidenced.
- 2.11 Paragraphs 006 and 007 deal with masterplans, stating that they should be site specific and should '*... set the vision and implementation strategy for a development...* '. Paragraph 006 notes that they may need to be accompanied by other technical reports including landscape assessment and proposals for securing biodiversity net gain.
- 2.12 The Natural Environment section of the guidance aims to explain the key issues to consider in relation to the implementation of policies to protect and enhance the natural environment, including local requirements.
- 2.13 Paragraph 004 defines Green Infrastructure, while in paragraph 005 it explains its importance as a natural capital asset that provides multiple benefits, including enhanced biodiversity, landscapes and urban cooling. In paragraph 006 the guidance sets out the planning goals green infrastructure can assist in achieving, and these are:
- *Building a strong, competitive economy;*
 - *Achieving well-designed places;*
 - *Promoting healthy and safe communities;*
 - *Mitigating climate change, flooding and coastal change;*
 - *Conserving and enhancing the natural environment.*
- 2.14 The final paragraph (008) in the green infrastructure sub-section notes that:
- 'Green infrastructure opportunities and requirements need to be considered at the earliest stages of development proposals, as an integral part of development and infrastructure provision, and taking into account existing natural assets and the most suitable locations and types of new provision.'*
- 2.15 Within the Biodiversity, geodiversity and ecosystems section, the topic of net gain has been included. Paragraph 020 describes net gain as '*... an approach to development that leaves the natural environment in a measurably better state than it was beforehand. Net gain is an umbrella term for both biodiversity net gain and wider environmental net gain.'*

- 2.16 In the Landscape section of the guidance, paragraph 036 refers to that part of paragraph 170 of the NPPF which deals with the recognition of the intrinsic character and beauty of the countryside in local plans, and the need for strategic policies to '*... provide for the conservation and enhancement of landscapes. This can include nationally and locally-designated landscapes but also the wider countryside.*' Paragraph 036 goes on to note that:

'Where landscapes have a particular local value, it is important for policies to identify their special characteristics and be supported by proportionate evidence. Policies may set out criteria against which proposals for development affecting these areas will be assessed. Plans can also include policies to avoid adverse impacts on landscapes and to set out necessary mitigation measures, such as appropriate design principles and visual screening, where necessary. The cumulative impacts of development on the landscape need to be considered carefully.'

National Design Guide

- 2.17 The National Design Guide (2019) provides guidance to illustrate '*... how well-designed places that are beautiful, enduring and successful can be achieved in practice.*'

- 2.18 The guidance identifies ten good design characteristics and the following are of most relevance to landscape and visual assessment (our emphasis):

- Context is described as '*... the location of the development and the attributes of its immediate, local and regional surroundings.*' The Guide goes on to state that,

'An understanding of the context, history and cultural characteristics of a site, neighbourhood and region influences the location, siting and design of new developments. It means they are well grounded in their locality and more likely to be acceptable to existing communities. Creating a positive sense of place helps to foster a sense of belonging and contributes to well-being, inclusion and community cohesion.

- The identity or character of a place comes from the way that buildings, streets and spaces, landscape and infrastructure combine together and how people experience them. It is not just about the buildings and how a place looks, but how it engages with all of the senses. Local character makes places distinctive. Well-designed, sustainable places with a strong identity give their users, occupiers and owners a sense of pride, helping to create

and sustain communities and neighbourhoods.

- *Nature contributes to the quality of a place, and to people's quality of life, and it is a critical component of well-designed places. Natural features are integrated into well-designed development. They include natural and designed landscapes, high quality public open spaces, street trees, and other trees, grass, planting and water.'*

Local Policy Context

2.19 Planning policy for the District is set out in Broadland District Council's current Local Plan. The Local Plan is made up of several documents, including; the Joint Core Strategy DPD (amended 2014), the Development Management DPD (adopted 2015), and Horsford Neighbourhood Plan (adopted 2016). Those sections of these documents of relevance to the Site and this assessment are detailed below.

Joint Core Strategy DPD (amended 2014)

2.20 The Joint Core Strategy DPD was adopted in 2011 before being amended in 2014. The document sets out the strategic policies for the Greater Norwich Area and was developed in partnership between Broadland, Norwich and South Norfolk Councils.

2.21 **Policy 1: Addressing climate change and protection environmental assets** sets out objectives in order for future development to address climate change and promote sustainability. Among other things, the policy states that development should contribute to providing a multi-functional green infrastructure network as well as making provision for its long term maintenance, through the provision of open space and wildlife resources.

2.22 **Policy 2: Promoting good design** requires development to be of the highest possible standard, creating a strong sense of place. The policy sets out objectives for new development in order to respect local distinctiveness including;

- *'the landscape setting of settlements including the urban/rural transition and the treatment of 'gateways';*
- *The landscape character and historic environment, taking account of conservation area appraisals and including the wider countryside and the Broads area;*
- *townscape, including the city and the varied character of our market towns and villages; and*

- *provision of landscaping including public art*'.

Development Management DPD (adopted 2015)

- 2.23 **Policy GC4: Design** states that development will be expected to achieve a high standard of design and avoid any significant detrimental impacts. The policy also notes that proposals should pay adequate regard to a number of aspects including, among other things the environment, character and appearance of an area, considering the impact of proposals on the amenity of existing properties and reinforcing local distinctiveness through the scale and appearance of development and landscaping.
- 2.24 **Policy EN1: Biodiversity and Habitats** states that development will be expected to protect and enhance the District's biodiversity, avoiding fragmentation of habitats and supporting the delivery of a co-ordinated green infrastructure network across the District.
- 2.25 **Policy EN2: Landscape** states that development should have regard to the Landscape Character Assessment SPD, with particular consideration to protecting and enhancing a number of factors, including visually sensitive skylines, gaps between settlements, conservation areas and natural and semi natural greenspaces.
- 2.26 **Policy EN3: Green Infrastructure** states that development will be expected to maximise opportunities for the creation of a well-managed green infrastructure network, including adequate arrangements for its maintenance.

Neighbourhood Plan (adopted 2018)

- 2.27 **Policy HBE3: High Quality Design** states that all development proposals should be of high-quality design and should seek to demonstrate how they will respect and enhance the character of the local area. It goes on to say that development should, wherever possible, deliver enhancements to the landscape character.
- 2.28 **Policy ENV1: Woodland and Heathland** states that development proposals which protect or enhance the natural environment will be supported and notes the significance of county wildlife sites including Horsford Woods, which lies directly to the north of the Site. It goes on to say that new dwellings should be built a sufficient distance from woodland to ensure the biodiversity and amenity value of the area is not impacted.
- 2.29 **Policy ENV4: Views and Vistas** seeks to protect views of community importance, including the view looking north east from Green Lane

towards the rifle range and Horsford Woods. This view looks directly across the northern part of the Site (north of Green Lane). The policy states that overly intrusive or prominent development within these views will not be supported.

2.30 **Policy ENV5: Trees and Site Boundaries** states that development proposals should seek to retain mature or significant trees, groups of trees and woodland where appropriate. The policy goes on to state that *'where site boundaries and entrances are adjacent to the countryside or near woodland, they should be soft, using trees and native hedgerows, giving a rural character to the development edge'*.

2.31 **Policy BUS3: Attractive Village** states that development proposals will be supported where they respond positively to creating an attractive local townscape and enhance the village's aesthetic qualities.

Local Plan Review

2.32 A new Local Plan for the Greater Norwich Area is currently being prepared. This will supersede the Joint Core Strategy DPD but not the Development Management DPD or Neighbourhood Plan.

3.0 SITE CONTEXT

Site Context

- 3.1 The Site lies to the immediate north west of Horsford. The Site comprises two parcels of land intersected by Green Lane, which for the purposes of this report have been labelled Areas A and B as illustrated on the Aerial Photograph at **Appendix B**. The Site Location and its immediate context are illustrated on the Location Plan and Aerial Photograph in **Appendices A and B**, and on the photographs contained within **Appendix C**.
- 3.2 Area A comprises the Site's southern, triangular shaped land parcel. It is bound by Green Lane to the north, beyond which lies a triangular shaped area of agricultural land (part of which comprises Area B). This area includes a cluster of buildings at Green Lane Farm, beyond which lies a rifle range and the extensive area of woodland known as Horsford Woods. Area A is bound to the east by Mill Lane, beyond which lies an area of woodland in the north and an arable field in the south. To the west, Area A is bound by the cluster of farm buildings at Sharpe's Hall Farm in the south, and by a field which has planning consent for residential development and is currently under construction, in the north. A small grassland field adjoins the northern tip of the Site's western boundary and appears to be associated with the adjacent property on Green Lane.
- 3.3 Area B comprises the Site's northern land parcel, and is bound to the south by Green Lane, beyond which lies Area A. To the east, Area B is bound by the cluster of buildings and associated grounds of Green Lane Farm, which extend up to the junction with Mill Lane. A small area of public open space known as Green Lane Watering Pit lies to the immediate north east of the Green Lane / Mill Lane junction. To the north of Area B is a rifle range and the extensive woodland known as Horsford Woods. To the west Area B is bound by a small grassland field, which appears to be associated with the small cluster of properties located just beyond at North Farm. Beyond, Horsford Woods surrounds these properties, extending up to Green Lane.
- 3.4 The main built up area of Horsford, including several recently constructed housing sites, lies to the south west of the Site, extending up to Green Lane in the north and up to Mill Lane in the east. The Horsford Church of England Primary School lies a short distance to the south west of the Site, beyond Sharpe's Hall Farm.

National Landscape Character

- 3.5 Natural England has produced profiles for England's National Character Areas ('NCAs'), which divides England into 159 distinct natural areas, defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. The Site is located in NCA 78, Central North Norfolk. This character area stretches from the slightly flatter, more open land of Mid Norfolk NCA to the Norfolk coastal cliffs. The Site lies within the south part of the NCA.
- 3.6 The NCA profile describes the area as a gently undulating, sometimes flat, landscape dissected by river valleys. It is described as being dominated by tranquil agricultural landscapes with extensive areas of arable land and some pastures along valley floors as well as ancient countryside, sinuous lanes and mixed hedges with hedgerow oaks. The landscape is noted to be relatively well-wooded, with ancient oak and beach woodland as well as areas of conifer plantation. It is described as having a mix of villages and many farmhouses with a traditional pattern of market towns connected by main roads. There is also a dense network of public rights of way.

District Landscape Character

- 3.7 In 2007 Broadland District Council commissioned Chris Blandford Associates to undertake a Landscape Character Assessment of the District, excluding the Broads Authority Executive Area (which was subsequently updated in 2013). The assessment is supplementary to Policy 1 of the Joint Core Strategy DPD; Addressing Climate Change and Protection of Environmental Assets. The assessment divides the District into 16 character areas, with the Site identified as lying within the southern part of character area B1, Horsford Woodland Heath Mosaic.
- 3.8 The assessment describes area B1 as a simple plateau landscape covered in large scale woodland and plantations, interspersed with small areas of remnant heathland contained within the woodland, and large arable fields. The area is described as having a general absence of settlements, other than sporadic 20th century settlements that line straight roads which cut across the landscape. Views are described as being strongly contained by the large woodland blocks which also form distinctive wooded horizons.
- 3.9 Inherent Landscape Sensitivities of the Horsford Woodland Heath Mosaic character area identified by the assessment include:
- Mature landscape structure, including blocks of deciduous and plantation woodland, providing close horizons and a strong sense of enclosure;

- Remnant patches of heathland and fen within interior parts of the woodland;
- SSSI protected habitats;
- Coherent, small-scale settlement density and pattern;
- Extensive blocks of woodland within the area contribute to distinctive wooded horizons viewed from the wider landscape; and
- Wide and expansive views out from the edge of this area to the Bure valley.

3.10 Landscape planning guidelines for the Horsford Woodland Heath Mosaic character area include:

- Seek to ensure the sensitive location of development involving tall structures in relation to prominent woodland skyline locations;
- Seek to conserve the landscape setting of seventeenth and eighteenth century estates;
- Seek to ensure any new development consider the effect on wide and expansive views from the edge of this area to the Bure valley; and
- Seek to conserve the sparse settlement pattern characteristic of the area.

Statutory and Non-Statutory Designations

3.11 The Multi Agency Geographic Information for the Countryside Map ('MAGIC') and the adopted Broadland District Council Polices Map, indicate that the Site is not covered by any statutory or non-statutory designations for landscape character or quality (please refer to MAGIC Map and Local Plan Extract in **Appendix D**).

Conservation Area and Listed Buildings

3.12 There are no heritage assets located within or immediately adjacent to the Site. The nearest listed building is the Grade II Listed Corn Mill located off Mill Lane approximately 500m south west of the Site (please refer to **Appendix D**).

Public Rights of Way

- 3.13 There are no public rights of way crossing or running along the boundaries of the Site. Public rights of way within the surrounding landscape are shown on the Site Location Plan mapping at **Appendix A**.

Tree Preservation Orders

- 3.14 There are no trees within the Site or adjacent to its boundaries which are covered by a Tree Preservation Order ('TPO'). This was confirmed by correspondence with Broadland District Council on the 6th February 2020.

4.0 SITE DESCRIPTION AND VISIBILITY

Site Description

- 4.1 The Site comprises two parcels of farmland, which have been separated into Areas A and B (as shown on the Aerial Photograph at **Appendix B**).
- 4.2 Area A comprises a large, broadly triangular shaped area of farmland, which has been divided into 4 fields. The north eastern field is in pastoral use and is currently grazed by sheep. The south eastern field is also grazed by sheep as well as being used to keep several horses. The remaining central and north western fields are in arable use. The fields are separated by post and stock fencing, with very little vegetation along the internal field boundaries, except for some intermittent hedgerow vegetation along the western edge of the north eastern field. There are no built structures within the Site.
- 4.3 The northern boundary of Area A comprises a line of predominantly mature trees, with scattered understorey of varying form and density, separating the Site from Green Lane. Post and stock fencing also runs along this boundary. A field gate is located in the north western corner of this boundary, although it appears to no longer be in use. The south eastern boundary of Area A is defined by scattered tree and scrub vegetation, which separates the Site from Mill Lane. A post and stock fence also defines this boundary, with field gates located at the southern corners of both the north eastern and south eastern fields. The south western boundary of Area A is defined by a combination of post & rail and post & wire fencing adjoining Sharpe's Hall Farm, and Heras fencing adjoining the housing construction site.
- 4.4 Area B comprises an irregular shaped arable field, with no landscape features or built structures within the interior of the field.
- 4.5 The southern boundary of Area B is largely defined by tree and hedgerow vegetation, with two breaks in this vegetation at the eastern and western ends of the boundary, allowing field access off Green Lane. The eastern boundary of Area A is defined by a combination of timber panel fencing and brick wall along the boundary of Green Lane Farm. The northern and western boundaries of Area B are defined by a combination of post & wire and post & rail fencing, together with the vegetated edge of Horsford Woods.

Topography

- 4.6 The landform of the Site is relatively flat, falling gradually from a highpoint on the south western boundary of approximately 35m Above Ordnance Datum ('AOD'), to a low point at the north eastern corner of the Site of

approximately 30m AOD. The vast majority of Horsford sits at between 35m and 25m AOD, as does much of the surrounding landscape, with some gentle undulation around narrow watercourses.

Visibility

- 4.7 An assessment of the visibility of the Site was undertaken and a series of photographs taken from public vantage points, rights of way and public highways. The viewpoints are illustrated on the Location Plan and Aerial Photograph contained in **Appendices A and B** and on the photographs in **Appendix C**.
- 4.8 From our assessment, it is apparent that the Site is very well contained by dense woodland to the north and east, and existing built form to the south and west, which together with the flat topography of the surrounding landscape, limit the opportunities for views of the Site. Views of the Site are generally limited to the adjoining roads of Mill Lane and Green Lane, as well as properties within the recently constructed adjoining housing sites and at Green Lane Farm and Sharpe's Hall Farm.
- 4.9 The site visit was undertaken in winter, when vegetation was without leaf and the Site was at its most visible. During summer months, the Site will be further screened when vegetation is in leaf. The key views of the Site are summarised below.

North

- 4.10 Views from the section of Green Lane immediately adjacent to the Site look southwards towards Area A, with vegetation along Green Lane filtering, and in place screening, views. Occasional breaks in the understorey vegetation allow more open views across Area A, with the adjacent housing together with farm buildings at Sharpe's Hall Farm, visible beyond the Site. Views from the section of Green Lane immediately adjacent to Area B look north into this parcel, with vegetation along the lane filtering views. Two framed views into Area B are possible at the south eastern and south western corners of the field, where there are breaks in the boundary vegetation (**photographs 09-14**). Views on both the eastern and western approaches towards the Site along Green Lane are screened by the dense intervening vegetation.
- 4.11 Views of the Site from the Green Lane Watering Pit are largely prevented by the dense intervening woodland vegetation, although a glimpsed framed view towards the north eastern corner of Area A is possible from the south western edge of the open space (**photograph 15**).
- 4.12 Views from Horsford Woods are generally prevented by the dense woodland vegetation, although views from the southernmost edge of

the woods look towards Area B. Area A is screened in these views by vegetation along Green Lane, although glimpsed views of the roofs of the houses to the immediate south west of the Site are possible (**photographs 21 & 22**).

- 4.13 Views from Green Lane Farm look southwards across Area A and westwards across Area B, with first floor views possible, and ground floor views partially obscured by the property's boundary wall. Vegetation along Green Lane also provides some partial filtering of views across Area A (reciprocal views at **photographs 01, 04 & 06**).

South West

- 4.14 Views from properties within the recently constructed housing site to the immediate south west look across Area A, with views generally limited to first floor and second floor windows, with farm buildings and earth mounding at Sharpe's Hall Farm restricting the majority of ground floor views (reciprocal views at **photographs 01 & 03**). Area B is screened in these views, by vegetation along Green Lane.
- 4.15 Views of the Site from the roads and areas of open space within the adjacent housing site are generally prevented by the farm buildings and boundary fencing associated with Sharpe's Hall Farm, although a view across Area A is possible from the road on the north western edge of this estate (**photographs 18 & 19**). This view is likely to become screened once construction of the consented housing in the adjacent field is complete. Area B is screened in these views, by vegetation along Green Lane.
- 4.16 Views from the property at Sharpe's Hall Farm look north across Area A, with both ground and first floor views possible (reciprocal view at **photograph 03**). Area B is screened in these views, by vegetation along Green Lane.
- 4.17 Views from properties on the eastern edge of Olive Crescent look across the intervening field towards Area A. These views will become screened once construction of the consented housing in the adjacent field is complete (reciprocal view at **photograph 01**). Area B is screened in these views, by vegetation along Green Lane.
- 4.18 Views of the Site from Olive Crescent are prevented by the properties and garden vegetation on the eastern edge of the road (**photograph 20**).

South East

- 4.19 Views from Mill Lane look west into Area A, with the majority of views filtered by vegetation along the western edge of the lane. More open, framed views of Area A are possible at the two farm access gates into the Site (**photographs 16 & 17**). Area B is screened in these views, by vegetation along Green Lane.
- 4.20 Framed views across the western part of Area A are possible from the property at Mill Lane Farm to the immediate south east of the Site, with views limited to first floor windows.
- 4.21 The Site is not visible from public footpath Horsford FP9 to the south east, with intervening landform and vegetation screening views (**photograph 24**).

Landscape Quality, Value and Sensitivity

- 4.22 The Site comprises two parcels of agricultural land, sub-divided into smaller arable and pastoral fields, with vegetation limited to the Site boundaries and generally comprising tree lines, with varied understorey vegetation. Area A is bordered by recently constructed housing to the south west, extending between Mill Lane in the south east and Green Lane in the north. The adjacent housing on the northern edge of Horsford is visible from much of the Site, exerting an urban influence over Area A, which will be further exaggerated once the full extent of consented development is complete. Area B has a more rural character, being enclosed by Horsford Woods and vegetation along Green Lane.
- 4.23 The Site's existing landscape features are confined to the Site boundaries, save for some low quality intermittent hedgerow along the internal field boundary of Area A. The boundary vegetation comprises mature trees, which contribute to the vegetated character of the local area and are considered to be of medium – high landscape quality. The interior of the Site has a pleasant character, although there are views of adjacent housing to the south west. It is therefore considered to be of medium landscape quality.
- 4.24 Paragraph 170 of the NPPF states that Valued Landscapes should be protected and enhanced '*in a manner commensurate with their statutory status or identified quality in the development plan*'.
- 4.25 The Site is not covered by any designations for landscape character or quality, nor is it identified in the Local Plan for its character or landscape quality. It is not publically accessible and does not contain or lie in proximity to any designated heritage assets. The Site's containment

afforded by the mature boundary trees and surrounding woodland limit the opportunities for views into the Site, which are largely limited to views from Mill Lane and Green Lane. These include a locally important view from Green Lane looking across Area B in the north of the Site, as identified in the Horsford Neighbourhood Plan. The Site is relatively pleasant farmland, bordered by housing at the edge of Horsford and is considered to be of medium landscape value.

- 4.26 Overall the Site could not be considered to form part of a Valued Landscape for the purposes of Paragraph 170 of the NPPF.
- 4.27 Landscape sensitivity is judged according to the type of development proposed, in this case medium scale residential development. The Site lies in close proximity to existing built development which borders it to the south west, with mature vegetation and woodland within the wider landscape providing containment to the Site. The tree lined boundaries of the Site are sensitive features which should be retained. These features are all capable of retention, assuming proposed access into the Site is taken off the adjacent housing area to the south west. The Site's northern field (Area B) is more sensitive to development, given its rural character and detachment from the existing built up area. Accordingly, the southern parcel of the Site (Area A) is considered to have a medium-low sensitivity to the type of development envisioned, whilst the northern parcel is considered to have a medium-high sensitivity to built development.

5.0 SUITABILITY OF THE SITE TO ACCOMMODATE DEVELOPMENT

5.1 This section considers the ability of the Site to accommodate the proposed residential development, in terms of the landscape and visual constraints and effects.

5.2 It is anticipated that the proposed development, which is in draft form, will comprise approximately 350 residential dwellings, with vehicular access off the adjacent housing site to the south west, together with new public open space including sports pitches, landscaping, earthworks, drainage and associated infrastructure. The houses are assumed to be predominantly 2 storeys in height, with some 2.5 storey houses. An Illustrative Concept Masterplan is included in the Savills Vision Document and shows how development could be delivered on the Site.

5.3 The key landscape and visual principles used in developing the proposals include:

- Concentrating the new built form in the south western part of the Site, where it is most closely related to the existing built up edge of Horsford;
- Setting back of the development from the vegetated boundaries along Mill Lane and Green Lane, respecting views from these rural lanes and providing a peripheral open space surrounding the new development;
- Creation of natural greenspace within Area B to the north of Green Lane, with native woodland edge planting, meadow grassland and tree planting enhancing the biodiversity of this part of the Site and creating an attractive open space for the benefit of local residents and retaining the locally important view from Green Lane;
- Sensitively site housing to respect the amenity of neighbouring residents at Green Lane Farm, Sharpe's Hall Farm and Mill Lane Farm as well as residents within the neighbouring housing area to the south west; and
- Creation of open space including children's play in the north eastern part of the Site, with new pedestrian links between Green Lane and Mill Lane, as well as to the Green Lane Watering Pit to the north east.
- Creation of a formal central green at the heart of the development.

Relationship to Settlement

- 5.4 The Site's southern parcel (Area A) adjoins the existing built up edge of Horsford to the south west including recent and currently under construction housing. Area A is also contained to the north and east by established vegetation along Green Lane and Mill Lane. Area B lies to the north of Green Lane and is contained to the north and west by Horsford Woods.
- 5.5 The existing built up area extends up to Green Lane to the north west of the Site, and along Mill Lane, to the south of the Site. By concentrating the new built form within the western and southern parts of Area A only, the proposals will create a logical extension to the existing built up area, contained by the retained well vegetated boundaries along Mill Lane and Green Lane. Sensitive design of Area B as new natural greenspace, will ensure the character of the land to the north of Green Lane remains rural.

Impact on Landscape Features

- 5.6 The Site comprises a series of pastoral and arable fields, with the Site's landscape features comprising mature trees and understorey vegetation located along the Site boundaries, with some low quality scattered hedgerow vegetation along the internal field boundary of Area A.
- 5.7 The development proposals have been sensitively designed to retain all of the Site's boundary vegetation, with development set back from these boundaries. Proposed access into the Site will be taken off the adjacent housing site to the south west, avoiding any tree losses along both Mill Lane and Green Lane. The low quality internal hedgerow vegetation within Area A will be removed as part of the development, in order to create usable public open space and development parcels. The proposals will also include substantial new planting, to reinforce the existing vegetated boundaries, to provide filtering of views from adjacent properties and to enhance the landscape structure and biodiversity of the new open space in Area B and in the north eastern part of Area A. There will be an overall net increase in the tree cover across the Site, as a result of the proposals.

Visual Impact and Effects

- 5.8 The visual appraisal in Section 4 identifies that the Site is very well contained by the vegetated field boundaries, surrounding woodland and adjacent built form with very few opportunities to view the Site from its surroundings. Where views of the Site are possible, these are predominantly limited to the adjoining residential properties, as well as

Mill Lane and Green Lane to the immediate south east and north respectively. A summary of the impact of the proposals on key views of the Site is described below.

North

- 5.9 Views of the proposals from Green Lane will be limited to the section of lane which adjoins the Site boundary, with views from further afield becoming screened by dense intervening vegetation. Views looking north will look towards the natural greenspace within Area B, whilst views looking south will look towards the new housing in the western part of the Site and the new public open space in the eastern part of the Site. Retained vegetation along the northern Site boundary, together with new tree planting within the areas of open space will filter these views.
- 5.10 Views from the Green Lane Watering Pit will be limited to a heavily filtered glimpsed view looking towards the new open space in the east of the Site, with the new houses in the west of the Site not discernible in the view.
- 5.11 Views from Horsford Woods will be limited to the southernmost edge of the woods, from where views across the new natural greenspace within Area B will be possible. Filtered views of the upper floors and roofs of the new houses in the north western part of the Site will also be possible, seen beyond the retained vegetation along Green Lane.
- 5.12 Views from Green Lane Farm will look towards the new houses in the north western part of the Site and the new public open space in the east of the Site. Retained vegetation along Green Lane will be augmented with new structural vegetation, helping to filter these views.

South West

- 5.13 Views from properties within the recently constructed housing site to the immediate south west, will look towards the new houses at the Site, with first floor and occasional ground floor views possible. New structural planting along the south western boundary will provide filtering of these views as it matures.
- 5.14 Views from the roads and open spaces within the adjacent housing site will be predominantly screened by intervening properties and farm buildings at Sharpe's Hall Farm. Where views are possible they will be limited to the roofs of the new houses, seen beyond the existing intervening buildings and filtered by new structural planting along the Site boundary. Many of these views will also become screened once the adjacent consented housing is constructed.

- 5.15 Views from Sharpe's Hall Farm will look towards the new houses in the south of the Site, with structural planting along the Site boundary providing some filtering of views.
- 5.16 Views from properties on Olive Crescent will look across the intervening field towards the new houses in the north west of the Site. These views will become screened once the consented development on the intervening field is constructed. Views at road level from Olive Crescent will be limited to glimpsed views of the rooftops of the new houses, becoming screened once the intervening consented development is constructed.

South East

- 5.17 Views from Mill Lane will look towards the new houses in the south eastern part of the Site and the new open space in the north eastern part of the Site. Retained vegetation along the Site boundary, together with new structural planting to existing gaps in this vegetation will filter these views.
- 5.18 Framed views of the new houses in the south east of the Site will be possible from Mill Lane Farm, with retained vegetation, augmented with new structural planting, filtering these views.
- 5.19 The proposed development will not be visible from public footpath Horsford FP9, with intervening landform and vegetation preventing views.

Landscape Effects

- 5.20 As set out in Section 4, the Site is not covered by any statutory or non-statutory designations for landscape character or quality.
- 5.21 Development of the Site would result in the loss of a series of pastoral and arable fields on the northern edge of Horsford. This will extend the settlement edge further north eastwards, although there is already built development extending up to Green Lane (to the north west) and along Mill Lane (to the south). Development at the Site would therefore be compatible with the surrounding and consented development on the northern edge of Horsford. The retained framework of existing vegetation to the Site boundaries, together with the surrounding woodland, will provide containment to the development, limiting the landscape effect of the proposed development to the immediate vicinity of the Site.
- 5.22 The proposals will also deliver a number of landscape enhancements, including sports pitches and children's play within the north eastern part of the Site and natural greenspace within the land to the north of Green Lane. In addition the vegetated field boundaries will be enhanced with

structural native planting and incorporated into linear areas of public open space around the periphery of the Site. New SUDs features will also be incorporated into the open spaces and will be sown with species rich grassland and marginal planting, to provide new wildlife habitats.

6.0 CONCLUSION

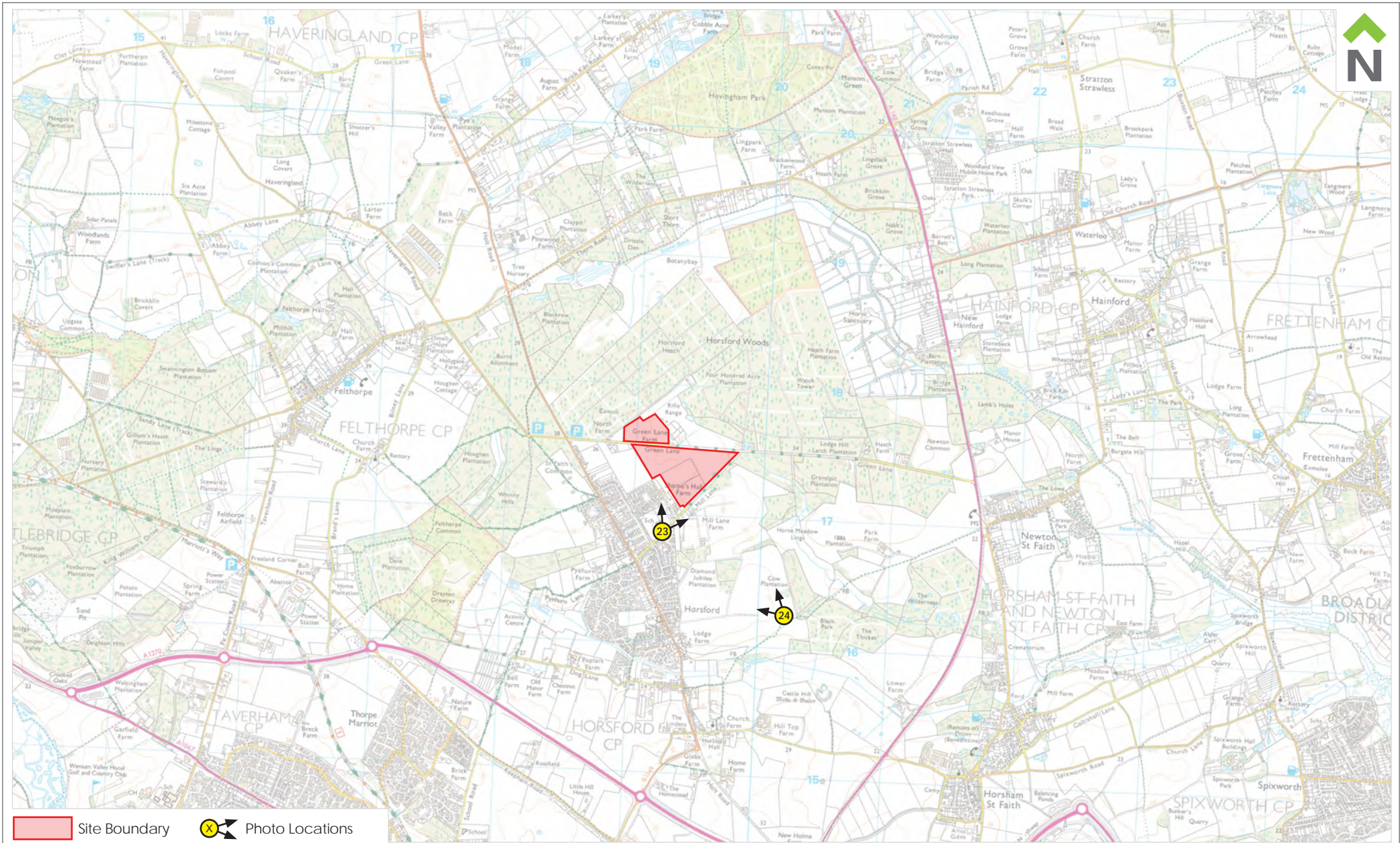
- 6.1 The Site is located on the northern edge of Horsford, on land between Mill Lane and Green Lane. It also adjoins the built up northern edge of Horsford, including several recently completed and currently under construction housing sites. It comprises a series of pastoral and arable fields with a total area of approximately 21 hectares.
- 6.2 The Site is very well contained by dense woodland to the north and east, and existing built form to the south and west, resulting in very few opportunities to view the Site from its surroundings. Where views of the Site are possible, these are generally limited to the adjoining roads of Green Lane and Mill Lane, and neighbouring properties at Green Lane Farm, Sharpe's Hall Farm and within the recently constructed housing sites.
- 6.3 The Site's landscape features are confined to the Site boundaries (with the exception of some low quality internal hedgerow vegetation) and generally comprise mature trees with understorey vegetation along Mill Lane and Green Lane. These boundary trees provide an established landscape framework to the Site and are assessed as being of medium – high landscape quality. The Site is assessed as being of overall medium landscape quality and value, and although open in its character, is influenced by its proximity to the adjacent residential area. The southern part of the Site (Area A) is assessed as being of medium – low landscape sensitivity to the type of development proposed given its unconstrained nature and containment from the surrounding landscape. The northern part of the Site (Area B) is assessed as being of medium – high landscape sensitivity, owing to its rural character, detachment from the existing built up area and the identified locally important views looking across it from Green Lane.
- 6.4 The proposed development comprises approximately 350 dwellings and associated public open space including sports pitches, with proposed access off the adjacent housing site to the south west. The Illustrative Concept Masterplan illustrates how the layout has been sensitively designed to concentrate the built development in the south western part of the Site, where it is closely related to the existing built up area. New areas of public open space are proposed within the eastern part of the Site, whilst natural greenspace is proposed within the land north of Green Lane, respecting the rural character of this part of the Site.
- 6.5 All of the Site's existing boundary vegetation, including the mature trees which line Green Lane and Mill Lane will be retained within the development proposals. The low quality internal hedgerow vegetation will be removed in order to create usable open space and

development parcels. The proposals will include new mitigation planting including new structural planting to reinforce the Site boundaries and to soften views from neighbouring properties, as well as new tree planting and wildflower grassland within the areas of open space.

- 6.6 Given the visual containment of the Site, public views of the new houses will be limited to filtered views from Mill Lane and Green Lane, with retained boundary vegetation and new structural planting to these boundaries increasingly filtering and screening these views as it matures. The new houses will also be visible from neighbouring farm properties at Sharpe's Hall Farm, Green Lane Farm, as well as framed views from Mill Lane Farm, with the proposed development set back from these properties behind new mitigation planting, which will help to filter these views as it matures.
- 6.7 The assessment found that the proposed development would be compatible with the surrounding and planned development on the northern edge of Horsford, set within an established landscape framework of mature trees and surrounding woodland. In summary, the Site is capable of accommodating development in line with that shown on the Illustrative Concept Masterplan, without resulting in significant harm to the local landscape character, or views from the surrounding area.

Appendix A

Site Location Plan
(Showing middle to long distance photo locations)



 Site Boundary  Photo Locations



Dixies Barns, High Street,
Ashwell, Hertfordshire SG7 5NT

t 01462 743647
e ashwell@csaenvironmental.co.uk
w csaenvironmental.co.uk

Project Land at Mill Lane and Green Lane, Horsford

Drawing Title Site Location Plan

Client Barratt David Wilson Homes

Date February 2020

Drawing No. CSA/4812/100

Scale @ A4 NTS

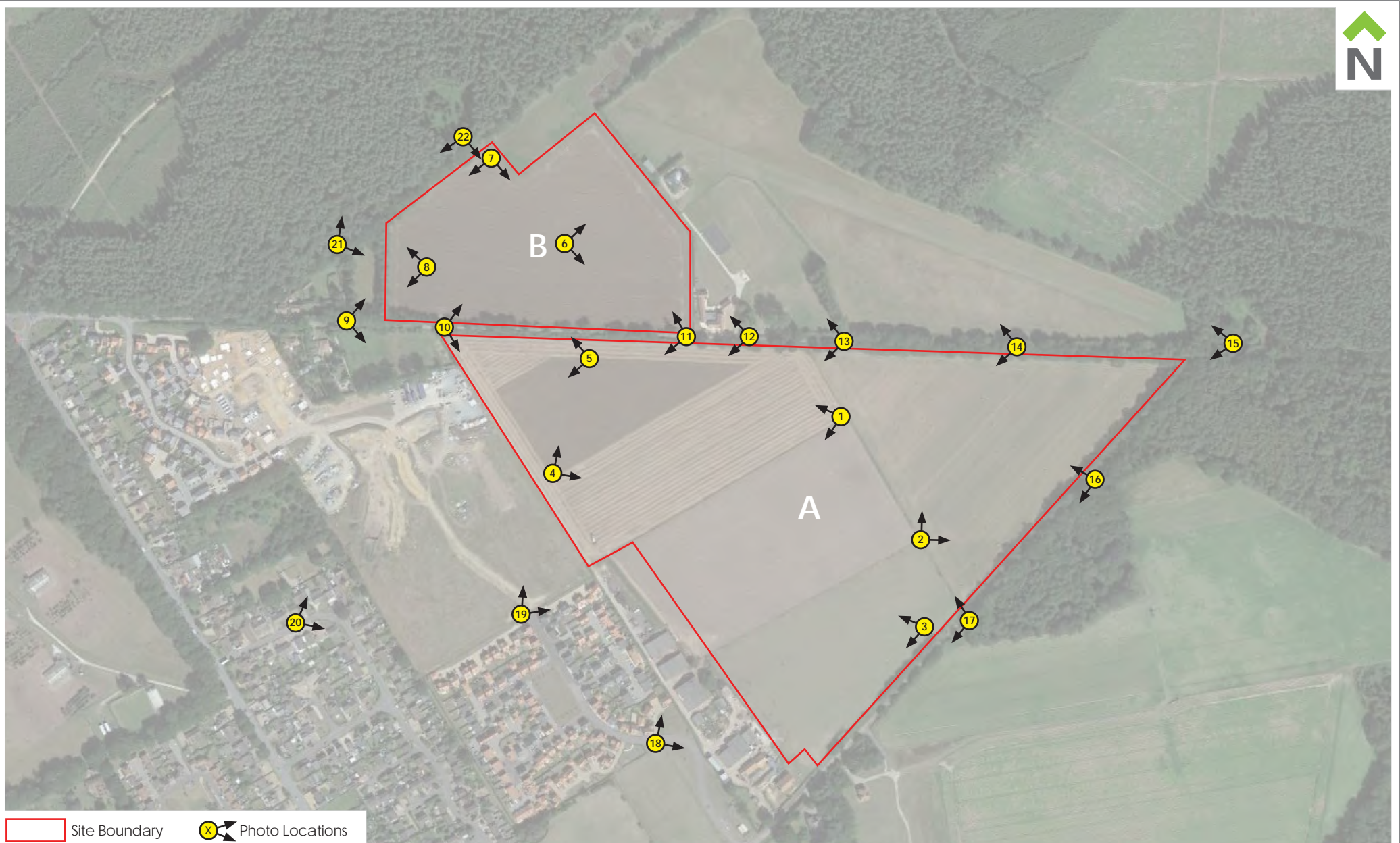
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Appendix B

Aerial Photograph
(Showing near distance photo locations)



 Site Boundary  Photo Locations

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	Drawing Title Aerial Photograph	Scale @ A4 NTS	Rev -
	Client Barratt David Wilson Homes	Drawn AJ	Checked BS

Appendix C

Photosheets

Properties on Memorial Road

Properties on Olive Crescent

Recently constructed housing site

Green Lane Farm



View from within the northern part of Area A, looking west. **Photograph 01**



View from within the eastern part of Area A, looking north east. **Photograph 02**



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Sharpe's Hall Farm

Properties on Memorial Road

Recently constructed housing site



View from within the eastern part of Area A, looking south west. **Photograph 03**

Green Lane Farm



View from within the western part of Area A, looking north east. **Photograph 04**



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Housing site under construction

Property on Green Lane



View from within the north western part of Area A, looking west. **Photograph 05**

Green Lane Farm



View from within the centre of Area B, looking east. **Photograph 06**



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Green Lane Farm

Properties on Memorial Road



View from within the northern part of Area B, looking south. **Photograph 07**

Property on Green Lane



View from within the western part of Area B, looking west. **Photograph 08**



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View from Green Lane, looking east towards the Site. **Photograph 09**



View from Green Lane, looking east towards the Site. **Photograph 10**



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View from Green Lane, looking west towards the Site. **Photograph 11**



View from Green Lane, looking south west towards the Site. **Photograph 12**



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View from Green Lane, looking south west towards the Site. **Photograph 13**



View from Green Lane, looking south west towards the Site. **Photograph 14**



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View from the Green Lane Watering Pit, looking west towards the Site. **Photograph 15**



View from Mill Lane, looking south west towards the Site. **Photograph 16**



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Mill Lane

Properties on Memorial Lane

Housing site under construction



View from Mill Lane, looking west towards the Site. **Photograph 17**
Agricultural buildings at Sharpe's Hall Farm

Property on Dyer Close



View from Memorial Road, looking north east. **Photograph 18**



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Housing site under construction

Green Lane Farm

Area A

Properties on Aldridge Way



View from Broom Close, looking north east towards the Site. **Photograph 19**
Properties on Olive Crescent Properties on Memorial Road



View from Olive Crescent, looking north east. **Photograph 20**



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View from the southern edge of Horsford Woods, looking east towards the Site. **Photograph 21**
Horsford Woods



View from the southern edge of Horsford Woods, looking south west towards the Site. **Photograph 22**



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Properties on Memorial Road

Sharpe's Hall Farm

Properties on Mill Lane



View from Mill Lane, looking north east. **Photograph 23**



View from public footpath Horsford FP9 looking north west towards the Site. **Photograph 24**



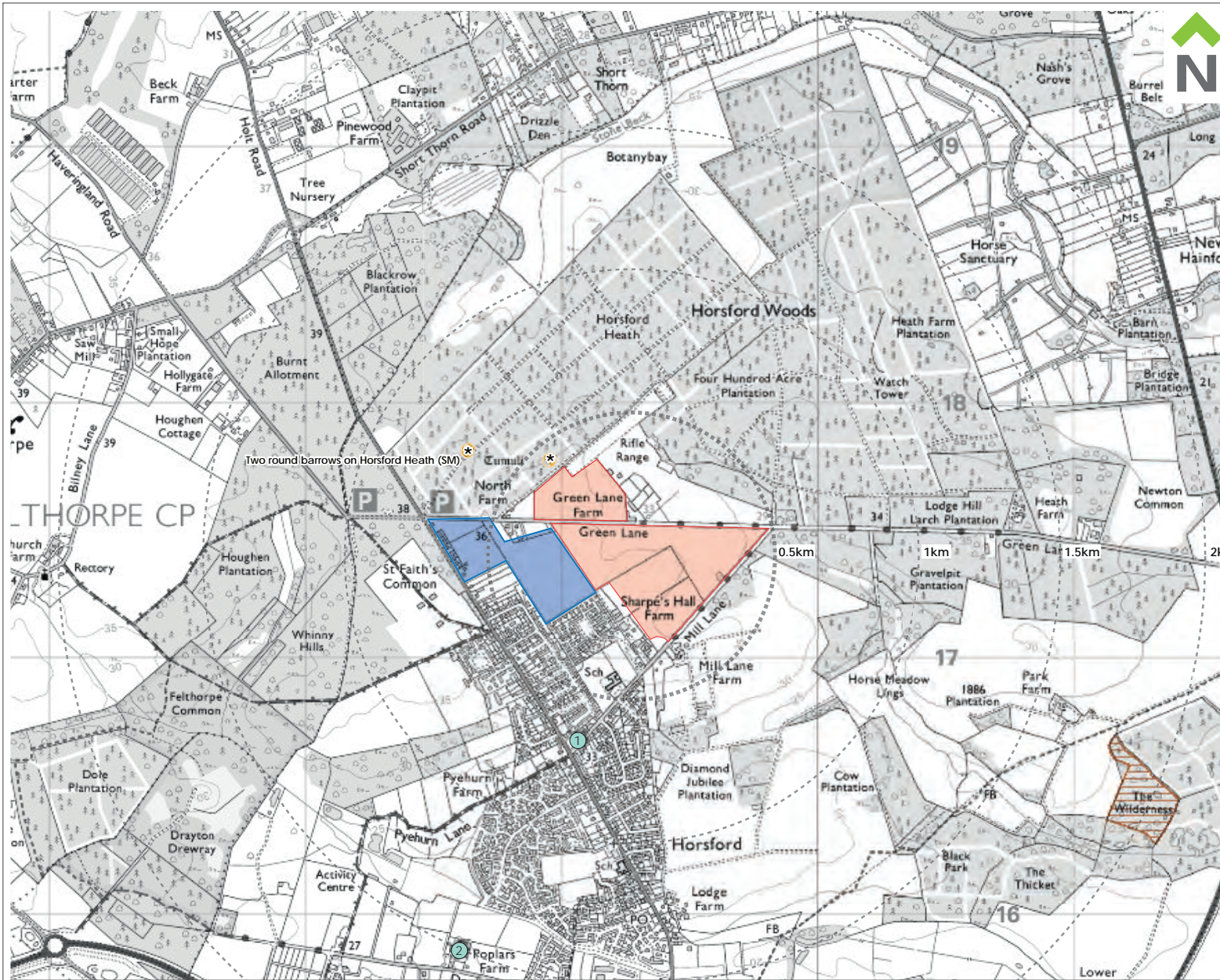
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Appendix D

MAGIC map and Local Plan Extract



-  Site Boundary
-  Consented Development
-  Scheduled Monuments (SM)
-  Ancient Replanted Woodland
-  Grade II Listed Buildings & Structures within 1.5km (Outside Conservation Areas)
 1. *Corn Mill, 32 metres north of Mill House*
 2. *Poplars Farm House*



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Ashwell, Hertfordshire SG7 5NT

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e ashwell@csaenvironmental.co.uk
w csaenvironmental.co.uk

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Appendix E

Methodology

METHODOLOGY FOR LANDSCAPE AND VISUAL IMPACT ASSESSMENTS

- M1 In landscape and visual impact assessment, a distinction is normally drawn between *landscape/townscape effects* (i.e. effects on the character or quality of the landscape (or townscape), irrespective of whether there are any views of the landscape, or viewers to see them) and *visual effects* (i.e. effects on people's views of the landscape, principally from public rights of way and areas with public access, but also private views from residential properties). Thus, a development may have extensive landscape effects but few visual effects if, for example, there are no properties or public viewpoints nearby. Or alternatively, few landscape effects but substantial visual effects if, for example, the landscape is already degraded or the development is not out of character with it, but can clearly be seen from many residential properties and/or public areas.
- M2 The assessment of landscape & visual effects is less amenable to scientific or statistical analysis than some environmental topics and inherently contains an element of subjectivity. However, the assessment should still be undertaken in a logical, consistent and rigorous manner, based on experience and judgement, and any conclusions should be able to demonstrate a clear rationale. To this end, various guidelines have been published, the most relevant of which, for assessments of the effects of a development, rather than of the character or quality of the landscape itself, form the basis of the assessment and are as follows:
- 'Guidelines for Landscape & Visual Impact Assessment', produced jointly by the Institute of Environmental Assessment and the Landscape Institute (GLVIA 3rd edition 2013); and
 - 'An Approach to Landscape Character Assessment', October 2014 (Christine Tudor, Natural England) to which reference is also made. This stresses the need for a holistic assessment of landscape character, including physical, biological and social factors.

LANDSCAPE/TOWNSCAPE EFFECTS

- M3 Landscape/townscape quality is a subjective judgement based on the condition and characteristics of a landscape/townscape. It will often be informed by national, regional or local designations made upon it in respect of its quality e.g. AONB. Sensitivity relates to the inherent value placed on a landscape / townscape and the ability of that landscape/townscape to accommodate change.

Landscape sensitivity can vary with:

- (i) *existing land uses;*
- (ii) *the pattern and scale of the landscape;*
- (iii) *visual enclosure/openness of views, and distribution of visual receptors;*
- (iv) *susceptibility to change;*
- (v) *the scope for mitigation, which would be in character with the existing landscape; and*
- (vi) *the condition and value placed on the landscape.*

- M4 The concept of landscape/townscape value is considered in order to avoid consideration only of how scenically attractive an area may be, and thus to avoid

undervaluing areas of strong character but little scenic beauty. In the process of making this assessment, the following factors, among others, are considered with relevance to the site in question: landscape quality (condition), scenic quality, rarity, representativeness, conservation interest, recreation value, perceptual aspects and associations.

- M5 Nationally valued landscapes are recognised by designation, such as National Parks and Areas of Outstanding Natural Beauty ('AONB') which have particular planning policies applied to them. Nationally valued townscapes are typically those covered by a Conservation Area or similar designation. Paragraph 170 of the current NPPF outlines that planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes '*...in a manner commensurate with their statutory status or identified quality in the development plan*'.
- M6 There is a strong inter-relationship between landscape/townscape quality, value and sensitivity as high quality/value landscapes/townscapes usually have a low ability to accommodate change.
- M7 For the purpose of our assessment, landscape/townscape quality, value and sensitivity is assessed using the criteria in Tables LE1 and LE2. Typically, landscapes/townscapes which carry a quality designation and which are otherwise attractive or unspoilt will in general be more sensitive, while those which are less attractive or already affected by significant visual detractors and disturbance will be generally less sensitive.
- M8 The magnitude of change is the scale, extent and duration of change to a landscape arising from the proposed development and was assessed using the criteria in Table LE3.
- M9 Landscape/townscape effects were assessed in terms of the interaction between the magnitude of the change brought about by the development and the quality, value & sensitivity of the landscape resource affected. The landscape/townscape effects can be either beneficial, adverse or neutral. Landscape effects can be direct (i.e. impact on physical features, e.g. landform, vegetation, watercourses etc.), or indirect (i.e. impact on landscape character as a result of the introduction of new elements within the landscape). Direct visual effects result from changes to existing views.
- M10 In this way, landscapes/townscapes of the highest sensitivity, when subjected to a high magnitude of change from the proposed development, are likely to give rise to 'substantial' landscape/townscape effects which can be either adverse or beneficial. Conversely, landscapes of low sensitivity, when subjected to a low magnitude of change from the proposed development, are likely to give rise to only 'slight' or neutral landscape effects. Beneficial landscape effects may arise from such things as the creation of new landscape features, changes to management practices and improved public access. For the purpose of this assessment the landscape/townscape effects have been judged at completion of the development and in year 15. This approach acknowledges that landscape/townscape effects can reduce as new planting/mitigation measures become established and achieve their intended objectives.

VISUAL EFFECTS

- M11 Visual effects are concerned with people's views of the landscape/townscape and the change that will occur. Like landscape effects, viewers or receptors are categorised by their sensitivity. For example, views from private dwellings are generally of a higher sensitivity than those from places of work.

- M12 In describing the content of a view the following terms are used:
- No view - no views of the development;
 - Glimpse - a fleeting or distant view of the development, often in the context of wider views of the landscape;
 - Partial - a clear view of part of the development only;
 - Filtered - views to the development which are partially screened, usually by intervening vegetation - the degree of filtering may change with the seasons;
 - Open - a clear view to the development.
- M13 The sensitivity of the receptor varies according to its susceptibility to a particular type of change, or the value placed on it (e.g. views from a recognised beauty spot will have a greater sensitivity). Visual sensitivity was assessed using the criteria in Table VE1.
- M14 The magnitude of change is the degree in which the view(s) may be altered as a result of the proposed development and will generally decrease with distance from its source, until a point is reached where there is no discernible change. The magnitude of change in regard to the views was assessed using the criteria in Table VE2.
- M15 Visual effects were then assessed in terms of the interaction between the magnitude of the change brought about by the development and also the sensitivity of the visual receptor affected.
- M16 As with landscape effects, a high sensitivity receptor, when subjected to a high magnitude of change from the proposed development, is likely to experience 'substantial' visual effects which can be either adverse or beneficial. Conversely, receptors of low sensitivity, when subjected to a slight magnitude of change from the proposed development, are likely to experience only 'slight' or neutral visual effects, which can be either beneficial or adverse.
- M17 Photographs were taken with a digital camera with a lens that approximates to 50mm, to give a similar depth of view to the human eye. In some cases images have been joined together to form a panorama. The prevailing weather and atmospheric conditions, and any effects on visibility are noted.
- M18 Unless specific slab levels of buildings have been specified, the assessment has assumed that slab levels will be within 750mm of existing ground level.

MITIGATION AND RESIDUAL EFFECTS

- M19 Mitigation measures are described as those measures, including any process or activity, designed to avoid, reduce and compensate for adverse landscape and/or visual effects resulting from the proposed development.
- M20 In situations where proposed mitigation measures are likely to change over time, as with planting to screen a development, it is important to make a distinction between any likely effects that will arise in the short-term and those that will occur in the long-term or 'residual effects' once mitigation measures have established. In this assessment, the visual effects of the development have been considered at completion of the entire project and at 15 years thereafter.
- M21 Mitigation measures can have a residual, positive impact on the effects arising from a development, whereas the short-term impact may be adverse.

ASSESSMENT OF EFFECTS

- M22 The assessment concisely considers and describes the main landscape/townscape and visual effects resulting from the proposed development. The narrative text demonstrates the reasoning behind judgements concerning the landscape and visual effects of the proposals. Where appropriate, the text is supported by tables which summarise the sensitivity of the views/landscape/townscape, the magnitude of change and describe any resulting effects.

CUMULATIVE EFFECTS

- M23 Cumulative effects are *'the additional changes caused by a proposed development in conjunction with other similar developments or as the combined effect of a set of developments, taken together.'*
- M24 In carrying out landscape assessment it is for the author to form a judgement on whether or not it is necessary to consider any planned developments and to form a judgement on how these could potentially affect a project.

ZONE OF THEORETICAL VISIBILITY (ZTV)

- M25 A ZTV map can help to determine the potential visibility of the site and identify those locations where development at the site is likely to be most visible from the surrounding area. Where a ZTV is considered appropriate for a proposed development the following methodology is used.
- M26 The process is in two stages, and for each, a digital terrain model ('DTM') using Key TERRA-FIRMA computer software is produced and mapped onto an OS map. The DTM is based on Ordnance Survey Landform Profile tiles, providing a digital record of existing landform across the UK, based on a 10 metre grid. There is the potential for minor discrepancies between the DTM and the actual landform where there are topographic features that are too small to be picked up by the 10 metre grid. A judgement will be made to determine the extent of the study area based on the specific site and the nature of the proposed change, and the reasons for the choice will be set out in the report. The study area will be determined by local topography but is typically set at 7.5km.
- M27 Different heights are then assigned to significant features, primarily buildings and woodland, thus producing the first stage of an 'existing' ZTV illustrating the current situation of the site and surrounding area. This data is derived from OS Open Map Data, and verified during the fieldwork, with any significant discrepancies in the data being noted and the map adjusted accordingly. Fieldwork is confined to accessible parts of the site, public rights of way, the highway network and other publicly accessible areas.
- M28 The second stage is to produce a 'proposed' ZTV with the same base as the 'existing' ZTV. The proposed development is introduced into the model as either a representative spot height, or a series of heights, and a viewer height of 1.7m is used. Illustrating the visual envelope of the proposed development within the specific site.
- M29 The model is based on available data and fieldwork and therefore may not take into account all development or woodland throughout the study area, nor the effect of smaller scale planting or hedgerows. It also does not take into account areas of recent or continuous topographic change from, for instance, mining operations.

Table LE 1

LANDSCAPE / TOWNSCAPE QUALITY AND VALUE

	Very High	High	Medium	Low
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Description of Landscape/Townscape Quality and Value</p>	<p>Landscape Quality: Intact and very attractive landscape which may be nationally recognised/designated for its scenic beauty. e.g. National Park, Area of Outstanding Natural Beauty or World Heritage Site.</p> <p>Townscape Quality: A townscape of very high quality which is unique in its character, and recognised nationally/internationally, e.g. World Heritage Site</p> <p>Value: Very high quality landscape or townscape with Statutory Designation for landscape/townscape quality/ value, e.g. National Park, World Heritage Site, Registered Park or Garden. Contains rare elements or significant cultural/historical associations.</p>	<p>Landscape Quality: A landscape, usually combining varied topography, historic features and few visual detractors. A landscape known and cherished by many people from across the region. e.g. County Landscape Site such as a Special Landscape Area.</p> <p>Townscape Quality: A well designed townscape of high quality with a locally recognised and distinctive character e.g. Conservation Area</p> <p>Value: High quality landscape/townscape or lower quality landscape with un-fettered public access, (e.g. commons, public park) or with strong cultural associations. May have important views out to landmarks/designated landscapes and few detracting features. May possess perceptual qualities of tranquility or wildness.</p>	<p>Landscape Quality: Non-designated landscape area, generally pleasant but with no distinctive features, often displaying relatively ordinary characteristics. May have detracting features.</p> <p>Townscape Quality: A typical, pleasant townscape with a coherent urban form but with no distinguishing features or designation for quality.</p> <p>Value: An ordinary landscape/townscape of local value which may have some detracting features. No recognised statutory designations for landscape/townscape quality. A landscape which may have limited public access and/ or have pleasant views out, or be visible in public views.</p>	<p>Landscape / Townscape Quality: Unattractive or degraded landscape/townscape, affected by numerous detracting elements e.g. industrial areas, infrastructure routes and un-restored mineral extractions.</p> <p>Value: Landscape/townscape generally of lower quality. A landscape with limited public access, no designations or recognised cultural significance. Limited public views.</p>

Table LE 2

LANDSCAPE / TOWNSCAPE SENSITIVITY

	Very High	High	Medium	Low
Description of Sensitivity	<p>A landscape/townscape with a very low ability to accommodate change such as a nationally designated landscape.</p>			
	<p>A landscape/townscape with limited ability to accommodate change because such change may lead to some loss of valuable features or elements. Development of the type proposed could potentially be discordant with the character of the landscape/townscape.</p>			
		<p>A landscape/townscape with reasonable ability to accommodate change. Change may lead to a limited loss of some features or characteristics. Development of the type proposed would not be discordant with the character of the landscape/townscape.</p>		
			<p>A landscape/townscape with good ability to accommodate change. Change would not lead to a significant loss of features or characteristics, and there would be no significant loss of character or quality. Development of the type proposed would not be discordant with the landscape/townscape in which it is set and may result in a beneficial change.</p>	

Table LE 3 LANDSCAPE / TOWNSCAPE MAGNITUDE OF CHANGE

	Substantial	Moderate	Slight	Negligible	Neutral
Description of the Change predicted	Total loss of or significant impact on key characteristics, features or elements				
	Partial loss of or impact on key characteristics, features or elements				
	Minor loss of or alteration to one or more key landscape/ townscape characteristics, features or elements				
	Very minor loss or alteration to one or more key landscape/ townscape characteristics, features or elements				
	No loss or alteration of key landscape/ townscape characteristics, features or elements				

Table LE 4 LANDSCAPE / TOWNSCAPE EFFECTS

	Substantial	Moderate	Slight	Negligible	Neutral
Description of the Effect	<p>The proposals will alter the landscape/ townscape in that they:</p> <ul style="list-style-type: none"> • will result in substantial change in the character, landform, scale and pattern of the landscape/townscape; • are visually intrusive and would disrupt important views; • are likely to impact on the integrity of a range of characteristic features and elements and their setting; • will impact a high quality or highly vulnerable landscape; • cannot be adequately mitigated. 				
	<p>The proposals:</p> <ul style="list-style-type: none"> • noticeably change the character, scale and pattern of the landscape/townscape; • may have some impacts on a landscape/townscape of recognised quality or on vulnerable and important characteristic features or elements. • are a noticeable element in key views; • not possible to fully mitigate. 				
	<p>The proposals:</p> <ul style="list-style-type: none"> • do not quite fit the landform and scale of the landscape/townscape and will result in relatively minor changes to existing landscape character; • will impact on certain views into and across the area; • mitigation will reduce the impact of the proposals but some minor residual effects will remain. 				
	<p>The proposals:</p> <ul style="list-style-type: none"> • complement the scale, landform and pattern of the landscape/townscape; • development may occupy only a relatively small part of the Site; • maintain the majority of landscape features; • incorporates measures for mitigation to ensure the scheme will blend in well with the landscape/townscape and mitigates any loss of vegetation. 				
	<p>The proposals:</p> <ul style="list-style-type: none"> • maintain existing landscape/townscape character; • has no impact on landscape features, such as trees, hedgerows, watercourses, etc.; • utilises a highly degraded landscape or brownfield site. 				

Footnote:

1. Each level (other than neutral) of change identified can be either regarded as 'beneficial' or 'adverse'. The above table relates to adverse landscape effects, however where proposals complement or enhance landscape character, these will have a comparable range of beneficial landscape effects.

Table VE 1

VISUAL SENSITIVITY

	High	Medium	Low
Description of the Receptor	<p>Residential properties with predominantly open views from windows, garden or curtilage. Views will normally be from ground and first floors and from two or more windows of rooms mainly in use during the day.</p> <p>Users of Public Rights of Way in sensitive or generally unspoilt areas.</p> <p>Predominantly non-motorised users of minor or unclassified roads in the countryside.</p> <p>Views from within an Area of Outstanding Natural Beauty, National Park, World Heritage Site or Conservation Area and views for visitors to recognised viewpoints or beauty spots.</p> <p>Users of outdoor recreational facilities with predominantly open views where the purpose of that recreation is enjoyment of the countryside - e.g. Country Parks, National Trust or other access land etc.</p>	<p>Residential properties with partial views from windows, garden or curtilage. Views will normally be from first floor windows only, or an oblique view from one ground floor window, or may be partially obscured by garden or other intervening vegetation.</p> <p>Users of Public Rights of Way in less sensitive areas or where there are significant existing intrusive features.</p> <p>Users of outdoor recreational facilities with restricted views or where the purpose of that recreation is incidental to the view e.g. sports fields.</p> <p>Schools and other institutional buildings, and their outdoor areas.</p> <p>Users of minor or unclassified roads in the countryside, whether motorised or not.</p>	<p>People in their place of work.</p> <p>Users of main roads or passengers in public transport on main routes.</p> <p>Users of outdoor recreational facilities with restricted views and where the purpose of that recreation is unrelated to the view e.g. go-karting track.</p>

Table VE 2		VISUAL MAGNITUDE OF CHANGE				
		Substantial	Moderate	Slight	Negligible	Neutral
Description of the Change predicted	Large and dominating changes which affect a substantial part of the view.					
	Clearly perceptible and noticeable changes within a significant proportion of the view.					
	Small changes to existing views, either as a minor component of a wider view, or smaller changes over a larger proportion of the view(s).					
	Very minor changes over a small proportion of the view(s).					
	No discernible change to the view(s).					

Table VE 3		VISUAL EFFECTS				
		Substantial	Moderate	Slight	Negligible	Neutral
Description of the Effects	The proposals would have a significant impact on a view from a receptor of medium sensitivity, or less damage (or improvement) to a view from a highly sensitive receptor, and would be an obvious or dominant element in the view.					
	The proposals would impact on a view from a medium sensitive receptor, or less harm (or improvement) to a view from a more sensitive receptor, and would be a readily discernible element in the view.					
	The proposals would have a limited effect on a view from a medium sensitive receptor, but would still be a visible element within the view, or a greater effect on a view from a receptor of lower sensitivity.					
	The proposals would result in a negligible change to the view but would still be discernible.					
	No change in the view.					

Footnote:

1. Each level (other than neutral) of change identified can be either regarded as 'beneficial' or 'adverse'.



Dixies Barns, High Street, Ashwell,
Hertfordshire SG7 5NT

t 01462 743647

e ashwell@csaenvironmental.co.uk

w csaenvironmental.co.uk

Suite 1, Deer Park Business Centre, Eckington,
Persore, Worcestershire WR10 3DN

t 01386 751100

e persore@csaenvironmental.co.uk

w csaenvironmental.co.uk

Gallery 1, Citibase, 95 Ditchling Road,
Brighton BN1 4ST

t 01273 573871

e brighton@csaenvironmental.co.uk

w csaenvironmental.co.uk