



Freeths LLP

Former Woodlands Hotel, Coupals Road, Haverhill

LANDSCAPE AND VISUAL APPRAISAL

June 2023

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Rev	Issue Status	Prepared/Date	Approved/Date
-	Draft	21.02.23 / LMF	27.02.23 / EAF
A	Issue	28.04.23 / LMF	02.05.23 / JPF
B	Issue	23.06.23 / LMF	23.06.23 / JPF

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1.0 INTRODUCTION

- 1.1 This Landscape and Visual Appraisal (LVA) has been carried out for the Former Woodlands Hotel, Coupals Road, Haverhill by FPCR Environment and Design Ltd (FPCR). The purpose of this LVA study is to provide an assessment of the likely landscape and visual effects of the proposed development. The landscape and visual effects have been considered in relation to the proposals detailed in the planning application and Design and Access Statement (DAS).
- 1.2 FPCR is a multi-disciplinary environmental and design consultancy established over 60 years, with expertise in architecture, landscape, ecology, arboriculture, urban design, masterplanning and environmental impact assessment. The practice is a member of the Landscape Institute and Institute of Environmental Management and Assessment and is frequently called upon to provide expert evidence on landscape and visual issues at Public and Local Plan Inquiries.

Site Location

- 1.3 Figures 1 and 2 show the location and context of the site. The site is occupied by the Former Woodlands Hotel. The Site is bound to the south by Coupals Road (the redline includes part of Coupals Road) with Haverhill Golf Club beyond. To the east is a residential property set in mature trees. To the north, the Site is bound by a track with open agricultural fields beyond. To the west of the Site is a field which forms part of the Golf Club with the settlement edge beyond. Houses to this edge are located off Roman Way and back onto the Golf course extension.

Proposed Development

- 1.4 The proposed development is for the demolition of the existing Woodlands Hotel to be replaced with a Care Home. Associated with this will be Car Parking, retained woodland and proposed gardens with footpaths, tree planting and swales. An outdoor activity area will also be included.

2.0 METHODOLOGY

2.1 This LVA has been prepared based upon the Guidelines for Landscape and Visual Impact Assessment, third edition (GLVIA3), published by the Landscape Institute and the Institute of Environmental Management and Assessment, in 2013. The assessment of Landscape Value also takes account of guidance in Landscape Institute Technical Guidance Note 02-21 "Assessing landscape value outside national designations".

2.2 In summary, the GLVIA3 states:

"Landscape and Visual impact assessment (LVIA), is a tool used to identify and assess the significance of and the effects of change resulting from development on both landscape as an environmental resource in its own right and on people's views and visual amenity." (GLVIA3 paragraph 1.1.)

2.3 There are two components of LVIA:

- *"Assessment of landscape effects; assessing effects on the landscape as a resource in its own right;*
- *Assessment of visual effects: assessing effects on specific views and on the general visual amenity experienced by people."* (GLVIA3 paragraph 2.21.)

2.4 The GLVIA3 states:

"LVIA can be carried out either as part of a broader EIA, or as a standalone 'appraisal' of the likely landscape and visual effects of a proposed development..."

- *As a standalone 'appraisal' the process is informal and there is more flexibility, but the essence of the approach – specifying the nature of the proposed change or development; describing the existing landscape and the views and visual amenity of the area that may be affected; predicting the effects, although not their likely significance; and considering how those effects might be mitigated – still applies".* (GLVIA paragraph 3.2)

2.5 The components of this report include: baseline studies; description and details of the landscape proposals and mitigation measures to be adopted as part of the scheme; and identification and description of likely effects arising from the proposed development.

2.6 In terms of baseline studies, the assessment provides an understanding of the landscape that may be affected, its constituent elements, character, condition and value. For the visual baseline, this includes an understanding of the area in which the development may be visible, the people who may experience views, and the nature of views.

Assessment of Landscape Effects

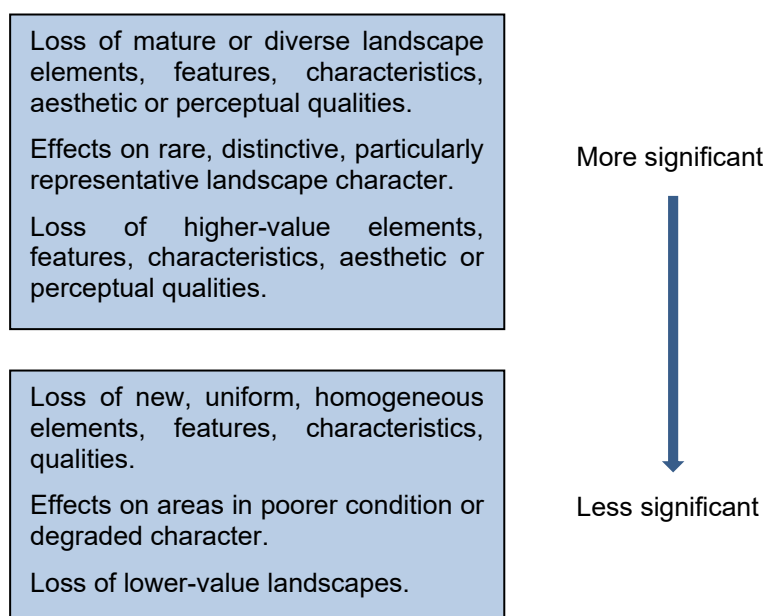
2.7 GLVIA3 states that *"An assessment of landscape effects deals with the effects of change and development on landscape as a resource"* (GLVIA3 paragraph 5.1).

2.8 The baseline landscape is described by reference to existing published Landscape Character Assessments and by a description of the site and its context.

2.9 A range of landscape effects can arise through development. These can include:

- Change or loss of elements, features, aesthetic or perceptual aspects that contribute to the character and distinctiveness of the landscape;

- Addition of new elements that influence character and distinctiveness of the landscape;
 - Combined effects of these changes.
- 2.10 The characteristics of the existing landscape resource are considered in respect of the susceptibility of the landscape resource to the change arising from this development. The value of the existing landscape is also considered.
- 2.11 Each effect on landscape receptors is assessed in terms of size or scale, the geographical extent of the area influenced and its duration and reversibility. In terms of size or scale of change, the judgement takes account of the extent of the existing landscape elements that will be lost or changed, and the degree to which the aesthetic or perceptual aspects or key characteristics of the landscape will be altered by removal or addition of new elements. Geographical extent is considered by reference to the extent of the area over which there will be a change. Duration is considered for the landscape effects, with short term effects being defined as those lasting less than 5 years, medium term effects lasting between 5 and 10 years and long-term effects being defined as anything over 10 years in duration.
- 2.12 The level of effect is determined by considering the sensitivity of the landscape receptors and the magnitude of effect on the landscape. Final conclusions on the overall landscape effects are drawn from the assessment components described. This appraisal describes the nature of the landscape effects, and whether these are adverse or beneficial, at the following stages of development; construction, completion (year 1) and longer term (year 15).
- 2.13 GLVIA3 sets out some guidance on the underlying principles, which are used in this appraisal. This includes Figure 5.10, Scale of significance. Whilst this scheme is not EIA development, and judgements on significance are not therefore required, the Figure does provide useful guidance on reaching an overall judgement on the level of effects. This is repeated below (note this includes the correction of a typo, from the published document).



- 2.14 The criteria used in the appraisal are set out in Appendix A.

Assessment of Visual Effects

- 2.15 An assessment of visual effects deals with the effects of change and development on the views available to people and their visual amenity. This appraisal describes the nature of the visual effects and, whether these are adverse or beneficial, at the following stages of development; construction, completion (year 1 Winter) and longer term (year 15 Summer).
- 2.16 The first stage in the assessment is to identify approximate visibility/ visibility mapping. This is done by either a computerised Zone of Theoretical Visibility (ZTV)¹, or by manual methods using map study and field evaluation. A series of viewpoints are included within the assessment that are representative of views towards the site from surrounding visual receptors. Other views of the site are included where it supports the description and understanding of the site's landscape and visual characteristics.
- 2.17 The views also typically represent what can be seen from a variety of distances from the development and different viewing experiences.
- 2.18 It is important to remember that visual receptors are all people. For each affected viewpoint, the assessment considers both the susceptibility to change in views and the value attached to views.

“The visual receptors most susceptible to change are generally likely to include:

- *Residents at home;*
 - *People, whether residents or visitors, who are engaged in outdoor recreation, including use of public rights of way, whose attention or interest is likely to be focused on the landscape and on particular views;*
 - *Visitors to heritage assets, or to other attractions, where views of the surroundings are an important contributor to the experience;*
 - *Communities where views contribute to the landscape setting enjoyed by residents in the area;*
- Travellers on road, rail or other transport routes tend to fall into an intermediate category of moderate susceptibility to change. Where travel involves recognised scenic routes awareness of views is likely to be particularly high.” (GLVIA3 paragraph 6.33.)*

“Visual receptors likely to be less sensitive to change include:

- *People engaged in outdoor sport or recreation which does not involve or depend upon appreciation of views of the landscape;*
 - *People at their place of work whose attention may be focused on their work or activity, not on their surroundings, and where the setting is not important to the quality of working life (although there may on occasion be cases where views are an important contributor to the setting and to the quality of working life).” (GLVIA3 paragraph 6.34.)*
- 2.19 Each of the visual effects is evaluated in terms of its size or scale, the geographical extent of the area influenced and its duration or reversibility.
- 2.20 In terms of size or scale, the magnitude of visual effects takes account of:

¹ Zone of Theoretical Visibility (ZTV): A map usually digitally produced, showing areas of land within which a development is theoretically visible. [GLVIA3]

- “The scale of the change in the view with respect to the loss or addition of features in the view and changes in its composition, including proportion of the view occupied by the proposed development;
- The degree of contrast or integration of any new features or changes in the landscape with the existing or remaining landscape elements and characteristics in terms of form, scale and mass, line height, colour and texture;
- The nature of the view of the proposed development, in terms of the relative amount of time over which it will be experienced and whether views will be full, partial or glimpses” (GLVIA3 paragraph 6.39).

2.21 The geographical extent of the visual effect in each viewpoint is likely to reflect:

- The angle of view in relation to the main activity of the receptor;
- The distance of the viewpoint from the proposed development;
- The extent of the area over which the changes would be visible.

2.22 As with landscape effects, the duration of the effect could be short to long term or permanent and the same definitions apply.

2.23 GLVIA3 states that there are no hard and fast rules about what makes a significant effect, and there cannot be a standard approach since circumstances vary with the location and context and with the type of proposal, but the following points should be noted;

- *Effects on people who are particularly sensitive to changes in views and visual amenity are more likely to be significant*
- *Effects on people at recognised and important viewpoints or from recognised scenic routes are more likely to be significant*
- *Large-scale changes which introduce new, non-characteristic or discordant or intrusive elements into the view are more likely to be significant than small changes or changes involving features already present within the view. (GLVIA3 paragraph 6.44)*

2.24 The criteria used in this appraisal are set out in Appendix A.

Overall Landscape and Visual Effects

2.25 The final conclusions on effects, whether adverse or beneficial, are drawn from the separate judgements on the sensitivity of the receptors and the magnitude of the effects. This overall judgement is formed from a reasoned professional overview of the individual judgements against the assessment criteria.

2.26 GLVIA3 notes, at paragraphs 5.56 and 6.44, that there are no hard and fast rules with regard to the level of effects, therefore the following terms have been used for this appraisal:

- **Major**
- **Moderate**
- **Minor**
- **Negligible**

- 2.27 Where it is determined that the assessment falls between or encompasses two of the defined criteria terms, then the judgement may be described as, for example, Major/ Moderate or Moderate/ Minor. This indicates that the effect is assessed to lie between the respective definitions or to encompass aspects of both.

3.0 PLANNING POLICY

National Planning Policy

National Planning Policy Framework (NPPF, July 2021)

- 3.1 The NPPF sets out the Government's economic, environmental and social planning policy and in combination these policies give the Government's vision of sustainable development. The NPPF emphasises the need for well-designed places, promoting healthy and safe communities and conserving and enhancing the natural environment.
- 3.2 Regarding landscape and green infrastructure, the Natural Environment section of the NPPF provides a policy context for the countryside and green infrastructure. The key objectives include protecting and enhancing valued landscapes and, minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.
- 3.3 Paragraph 174 states at part a) that planning policies and decisions should protect and enhance valued landscapes and goes on to clarify that this should be in a manner commensurate with their statutory status or identified quality in the development plan. Part b) states that planning policies and decisions should recognise "*the intrinsic character and beauty of the countryside*".
- 3.4 Paragraph 175 advises that:
"Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries".
- 3.5 Paragraph 176 goes on to add:
"Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues". And
"The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas."
- 3.6 The site is within an undesignated landscape with no special protected status and is not in the setting of a nationally designated landscape. The character of the site and its immediate context is assessed within this report to help inform decisions regarding "*the intrinsic character and beauty of the countryside*". The potential to enhance green infrastructure networks is also considered.

Planning Practice Guidance (PPG)

- 3.7 The PPG was first published on 6th March 2014 and is a regularly updated online planning resource which provides guidance on the NPPF and the planning system. The NPPF continues to be the primary document for decision making.

The Braintree District Local Plan 2013 - 2033

3.8 The Braintree District Local Plan 2013-2033 is made up of Section 1 (adopted on 22nd February 2021) and Section 2 (adopted on 25th July 2022). Relevant policy includes:

3.9 Policy SP 7 Place Shaping Principles

All new development must meet high standards of urban and architectural design. Development frameworks, masterplans, design codes, and other design guidance documents will be prepared in consultation with stakeholders where they are needed to support this objective.

All new development should reflect the following place shaping principles, where applicable:

- **Respond positively to local character and context to preserve and enhance the quality of existing places and their environs;**
- *Provide buildings that exhibit individual architectural quality within well-considered public and private realms;*
- *Protect and enhance assets of historical or natural value;*
- **Incorporate biodiversity creation and enhancement measures;**
- *Create well-connected places that prioritise the needs of pedestrians, cyclists and public transport services above use of the private car;*
- *Provide a mix of land uses, services and densities with well-defined public and private spaces to create sustainable well-designed neighbourhoods;*
- *Enhance the public realm through additional landscaping, street furniture and other distinctive features that help to create a sense of place;*
- *Provide streets and spaces that are overlooked and active and promote inclusive access;*
- *Include parking facilities that are well integrated as part of the overall design and are adaptable if levels of private car ownership fall;*
- *Provide an integrated and connected network of biodiverse public open space and green and blue infrastructure, thereby helping to alleviate recreational pressure on designated sites;*
- *Include measures to promote environmental sustainability including addressing energy and water efficiency, and provision of appropriate water and wastewater and flood mitigation measures including the use of open space to provide flora and fauna rich sustainable drainage solutions; and*
- *Protect the amenity of existing and future residents and users with regard to noise, vibration, smell, loss of light, overbearing and overlooking.*

3.10 Policy LPP 63 – Natural Environment and Green Infrastructure

Development proposals must take available measures to ensure the protection and enhancement of the natural environment, habitats, biodiversity and geodiversity of the District and to be acceptable, also taking climate change and water scarcity into account in their design. This will include protection from pollution. Proposals inside the District which are likely to adversely affect, either individually or cumulatively, International or Nationally designated nature conservation sites within and outside the District will not normally be acceptable.

The Council will expect all development proposals, where appropriate, to contribute towards the delivery of new Green Infrastructure which develops and enhances a network of multi-functional spaces and natural features throughout the District. This will be proportionate to the scale of the proposed development and the rural or urban context. **The Council will support and encourage development which contributes to the District's existing Green Infrastructure and where possible, enhances and protects networks and adds to their functions.** It will secure additional provision where deficiencies have been identified. Open space and green infrastructure may in some instances be required to provide alternatives to European sites and that such sites should be designed and managed appropriately to maximise their potential effectiveness in this role. Proposals which undermine these principles will not be acceptable.

3.11 Policy LLP 65 – Tree Protection

The Council will consider the protection of established healthy trees which offer significant amenity value to the locality by:

- Assessing the value and contribution made by trees to the Conservation Areas in which they are located when determining S211 notifications for works to trees, including their removal.
- Serving Tree Preservation Orders in response to an objection to such a notification or in other circumstances as detailed below.

Prominent trees which contribute to the character of the local landscape and are considered to have reasonable life expectancy will be protected by tree preservation orders particularly if they are considered to be under threat from removal.

Trees which make a significant positive contribution to the character and appearance of their surroundings will be retained unless there is a good arboricultural reason for their removal for example, they are considered to be dangerous or in poor condition. Similarly, alterations to trees such as pruning, or crown lifting should not harm the tree or disfigure it; any tree surgery should be carried out to reflect BS3998:2010 (as superseded).

When considering the impact of development on good quality trees the Council will expect developers to reflect the best practice guidance set out in BS5837:2012 (as amended). The standard recommends that trees of higher quality are a material consideration in the development process.

Where trees are to be retained on new development sites there must be a suitable distance provided between the established tree and any new development to allow for its continued wellbeing and ensure it is less vulnerable to pressures from adjacent properties for its removal. Planning conditions will be applied to protect trees during development. New landscape proposals for tree planting on development sites should reflect the recommendations set out in BS5837:2012 (as amended) and BS8545:2014 (as superseded).

In considering works to trees, new planting, and the trees in new development schemes the Council will expect proposals to be in general conformity to and contribute to the aims of Braintree District's Tree Strategy.

3.12 Policy LLP 66 – Protection, Management and Monitoring of Biodiversity

Development proposals shall provide for the protection of biodiversity and the mitigation or compensation of any adverse impacts. **Additionally, enhancement of biodiversity should be included in all proposals, commensurate with the scale of the development.** For example,

such enhancement could include watercourse improvements to benefit biodiversity and improve water quality, habitat creation, wildlife links (including as part of green or blue infrastructure) and building design which creates wildlife habitat (e.g. green roofs, bird or bat boxes as integral parts of buildings in partnership with organisations such as The Swift Conservation Group and Essex Wildlife Trust).

Previously developed land (brownfield sites) can harbour biodiversity. **The reuse of such sites must be undertaken carefully with regard to existing features of biodiversity interest.** Development proposals on such sites will be expected to include measures that maintain and enhance important features and appropriately incorporate them within any development of the site.

If significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or as a last resort, compensated for, then planning permission should be refused.

3.13 Policy LLP 67 – Landscape Character and Features

In its decision-making on applications, the Local Planning Authority will take into account the different roles and character of the various landscape areas in the District and recognise the intrinsic character and beauty of the countryside, in order to ensure that any development permitted is suitable for the local context. In doing so regard must be given to the hierarchy of designations as expressed in NPPF 2012 paragraph 113.

At a landscape scale, Braintree is located primarily in the South Suffolk and North Essex Clayland National Character Area and this character assessment is relevant in considering applications for development.

Proposals for new development should be informed by, and be sympathetic to, the character of the landscape as identified in the District Council's Landscape Character Assessments. Proposals which may impact on the landscape such as settlement edge, countryside or large schemes will be required to include an assessment of their impact on the landscape and should not be detrimental to the distinctive landscape features of the area such as trees, hedges, woodlands, grasslands, ponds and rivers. Development which would not successfully integrate into the local landscape will not be permitted.

Where development is proposed close to existing features, it should be designed and located to ensure that the condition and future retention/management will not be prejudiced but enhanced where appropriate.

Additional landscaping including planting of native species of trees, hedgerows and other flora may be required to maintain and enhance these features.

The restoration and enhancement of the natural environment will be encouraged through:

- Maximising opportunities for creation of new green infrastructure and networks in sites allocated for development.
- Creating green infrastructure networks to link urban areas to the countryside and creating and enhancing the biodiversity value of wildlife corridors.

Development proposals which result in harm to the setting of the AONB will not be permitted.

Other Relevant Strategies, Guidelines or Documents

Haverhill Vision 2031 (2014)

- 3.14 The Haverhill Vision document sets out a comprehensive plan to guide the overall direction of growth and service provision for a 20 year period. The Report sets out the current situation and a number of aspirations for the Town. Policies are included to guide development to provide a holistic approach to growth. Included in this are plans for significant development to the north west of the Site to include housing, employment, local centre and primary school. A potential link road will pass to the west of the Site between the existing housing edge and the Site boundary.

Policy Summary

- 3.15 The Local Plan policies of note relate to a positive response to the existing character and context to preserve the quality and sense of place. The District Councils Landscape Character Assessments provide detailed information on this. Green Infrastructure should form an important part of the proposals and existing trees should be protected and retained where possible. Biodiversity also plays an important part, both the existing biodiversity and any enhancements which can be made.

4.0 BASELINE CONDITIONS

Landscape Character

National Character

- 4.1 National Character Area (NCA) profiles have been prepared by Natural England for the 159 NCAs defined across England. These NCA profiles include a description of the natural and cultural features that shape the landscape, how the landscape has changed over time, the current key drivers for ongoing change, and a broad analysis of each area's characteristics. Figure 3 illustrates the NCAs and other defined character areas within the context of the site.
- 4.2 At this very broad landscape scale, the site lies within Natural England's National Character Area (NCA) 86 *South Suffolk and North Essex Clayland*. This NCA stretches from Bury St Edmunds in the north, Ipswich in the east, Chelmsford in the south to Stevenage in the west and therefore covers a very extensive landscape area. The Key Characteristics for the NCA are:
- *An undulating chalky boulder clay plateau is dissected by numerous river valleys, giving a topography of gentle slopes in the lower, wider valleys and steeper slopes in the narrower upper parts.*
 - *Fragments of chalk give many of the soils a calcareous character, which also influences the character of the semi-natural vegetation cover.*
 - *South-east-flowing streams and rivers drain the clay plateau. Watercourses wind slowly across flood plains, supporting wet, fen-type habitats; grazing marsh; and blocks of cricket-bat willows, poplars and old willow pollards. Navigation locks are present on some rivers.*
 - *Lowland wood pasture and ancient woodlands support the dormouse and a rich diversity of flowering plants on the clay plateau. **Large, often ancient hedgerows link woods and copses, forming wooded skylines.***
 - ***The agricultural landscape is predominantly arable with a wooded appearance.** There is some pasture on the valley floors. Field patterns are irregular despite rationalisation, with much ancient countryside surviving. Field margins support corn bunting, cornflower and brown hare.*
 - *Roman sites, medieval monasteries and castles and ancient woodlands contribute to a rich archaeology. Impressive churches, large barns, substantial country house estates and Second World War airfields dot the landscape, forming historical resources.*
 - *There is a dispersed settlement pattern of scattered farmsteads, parishes and small settlements around 'tyes' (commons) or strip greens and isolated hamlets. The NCA features a concentration of isolated moated farmsteads and numerous well-preserved medieval towns and large villages.*
 - *Larger 20th-century development has taken place to the south and east around Chelmsford, Ipswich and the new towns of Harlow and Stevenage.*
 - *Traditional timber-frame, often elaborate buildings with exposed timbers, colour-washed render, pargeting and steeply pitched roofs with pegtiles or long straw thatch. Sometimes they have been refronted with Georgian red brick or Victorian cream-coloured bricks ('Suffolk whites'). Clay lump is often used in cottages and farm buildings.*

- **Winding, narrow and sometimes sunken lanes are bounded by deep ditches, wide verges and strong hedgerows.** Transport infrastructure includes the A14, A12, M11 and Stansted Airport.
- **A strong network of public rights of way provides access to the area's archetypal lowland English countryside.**

Suffolk Landscape Character Assessment

4.3 The Suffolk Landscape Character Assessment has been undertaken at a regional level. It subdivides the landscape into 30 distinct types of landscape. The Site is located in:

Undulating Estate Farmlands – Undulating arable landscape with parkland plantations and ancient woodland. Within Suffolk this landscape character type stretches from Sicklesmere, on the south side of Bury St Edmunds, westward through Ickworth and Lidgate to the Cambridgeshire border and then southwards to the outskirts of Haverhill and Clare. Key Characteristics:

- **Undulating arable landscape**
- *Organic field pattern rationalised by estate ownership*
- *Oak, ash and field maple as hedgerow trees*
- *Complex arrangements of plantations especially in the north*
- *Ancient woodlands*
- *Landscape parks and ornamental tree species*
- *Substantial open areas created for airfields and by post WWII agricultural improvement*
- *Dispersed settlement pattern of loosely clustered villages, hamlets and isolated farmsteads especially in the north*
- *Settlements more clustered and less dispersed in the south*
- *Rich stock of mediaeval and Tudor timber-framed and brick buildings and moated sites*
- **A landscape of well wooded farmland in many places often with a well kept appearance**

4.4 *Trees and woodland cover - In the northern part of this landscape the woodland cover is extensive and interlocking, while in the south, around Kedington, Hundon and Clare the cover is much more fragmentary. The tree cover is a mix based around oak, ash and field maple. However, the influence of estates and their ornamental planting is pervasive – sycamore, beech, larch, chestnut and conifers all recur throughout the landscape. Beech is particularly noticeable on the western edge of the landscape in places like Dalham.*

4.5 *Visual experience - **The views in this landscape are often full of well-treed farmland and woodland.** The influence of parkland and ornamental planting in the undulating landscape creates some very pleasant views. Just to the south of Bury St Edmunds the view is often confined by woodland, **while in the southern part of this landscape the views are more open. Without the interlocking woodland cover and fewer hedgerows the larger scale and shape of the landform is more evident.***

4.6 *Condition - **Much of the area has a rather well kept appearance with strong linkages of hedgerows and woodland** maintained by the influence of shooting on these estates. However, in*

the south, the pressure of industrial farming on the management of land and the larger field size has modified this landscape, removing much of the detail of the field pattern.

4.7 Land Management Guidelines

- Reinforce the historic pattern of sinuous field boundaries.
- Recognise localised areas of late enclosure hedges when restoring and planting hedgerows.
- Maintain and restore greens and commons.
- Maintain and increase the stock of hedgerow trees.
- Maintain the extent, and improve the condition, of woodland cover with effective management.
- Restore, maintain and enhance the historic parklands and the elements within them.
- Maintain and restore the stock of moats and ponds in this landscape.

Landscape Character of Braintree District (2006)

4.8 The Landscape Character of Braintree shows the Site lies in Landscape Character Type A – River Valley Landscapes and Landscape Character Area A2 – Stour River Valley Landscapes.

4.9 River Valley Landscapes – The key characteristics are:

- V shaped or u-shaped landform which dissects Boulder Clay/ Chalky Till plateau
- Main river valley served by several tributaries.
- Flat or gently undulating valley floor
- Intimate character in places
- **Wooded character in places**

4.10 A2 Stour River Valley – The Key characteristics are:

- Gentle rounded arable valley sides
- Valley sides dissected by tributary valleys
- Several small settlements are located near the top of the slope or within adjoining valleys.
- Mostly tranquil, secluded character away from settlements.
- **Sinuous pattern of lanes and roads are generally located at the edges of the valley floor and valley sides.**

Overall Character

4.11 The Stour Valley is a wide valley with a broad flat valley floor with a mixture of well drained and sticky soils for much of its length. In Braintree District the valley starts at Haverhill and ends at Bures with only the western half of the valley within the District. The Stour Valley also includes tributaries such as Belchamp Brook. In the north and west, arable farmland tends to dominate the valley, but it becomes more pastoral south of Sudbury. **Here there is a patchwork of pasture, arable farmland and woodland on the valley sides and mainly meadows divided by hedgerows and/or wet ditches on the valley floor.** Plantations of cricket bat willows and hybrid poplars are also common on the floodplain. A mixture of settlement sizes characterise the valley floor from farmsteads to large sprawling settlements with modern extensions and industrial units and derelict water mills. On the valley sides, traditional small settlements and isolated farmsteads

with limited modern development occur. Where the landscape is more open, such as south of Sudbury, there are panoramic views of the valley. **In more enclosed parts, east of Haverhill, views are framed and focused.** Church towers, traditional villages, farmsteads, barns and mills form distinctive features. Away from the larger settlements, there is an overall sense of tranquillity, with a network of quiet rural lanes and public rights of way winding through the landscape.

Visual Characteristics

- The River Stour forms a key focal point throughout the valley and surrounding slopes.
- The key landmarks are the sewage works and industrial estates scattered along the valley floor
- Churches form the key landmarks on the valley slopes such as Great Henny and Borley.
- Panoramic views occur from valley slopes and channelled views along valley floor.

Sensitivities to Change

- 4.12 Sensitive key characteristics and landscape elements within this **character area include the patchwork of pasture and woodland on the valley sides and meadows** (divided by hedges and/or wet ditches) on the valley floor, which would be sensitive to changes in land management. The secluded and relatively tranquil character of the network of quiet rural lanes and public rights of way is also sensitive to change. The skyline of the valley slopes is visually sensitive, with potential new development being highly visible within views across and along the valley floor. Views to the valley sides from adjacent Landscape Character Areas are also sensitive. There is a relatively strong sense of historic integrity within the character area as a result of the presence of historic features (such as derelict water mills and churches), meadows within the valley floor and also isolated historic farmsteads and structures. Several important habitats for wildlife and biodiversity are scattered throughout the area (including 29 sites of importance for nature conservation, comprising a mixture of ancient woodland, unimproved grassland, and scrub and wetland habitats). Overall, this character area has relatively high sensitivity to change.

Proposed Landscape Strategy Objectives

- 4.13 **Conserve** - seek to protect and enhance positive features that are essential in contributing to local distinctiveness and sense of place through effective planning and positive land management measures.

Enhance – seek to improve the integrity of the landscape, and reinforce its character, by introducing new and/or enhanced elements where distinctive features or characteristics are absent.

Suggested Landscape Planning Guidelines

- Consider the visual impact of new residential development and farm buildings upon valley slopes.
- Maintain cross-valley views and characteristic views across and along the valley.
- Ensure any new development on valley sides is smallscale, responding to historic settlement pattern, landscape setting and locally distinctive building styles.
- Conserve the tranquil undeveloped character of the intimate tributary valley of Belchamp Brook.

Suggested Land Management Guidelines

- *Conserve and enhance the existing hedgerow pattern and strengthen through planting where appropriate to local landscape character.*
- *Encourage the planting of native alder, willow, ash, oak and Black Poplar in groups along the riverside where appropriate.*
- *Conserve and manage areas of ancient and seminatural woodland as important historical, landscape and nature conservation features.*
- **Conserve and manage the ecological structure of woodland, copses and hedges within the character area.**
- *Conserve and promote the use of building materials which are in keeping with local vernacular/landscape character.*

Character Summary

- 4.14 Both studies identify a number of key characteristics of the area in which the Site is located. These include undulating land with a flat valley floor, well wooded areas, sinuous field boundaries and dispersed settlements. Both studies also identify the importance of maintaining and enhancing hedgerow and tree planting. Development should be kept away from ridgelines and slopes and longer views along the valley floor and across the valley should be retained.

Designations

- 4.15 The following should be read in conjunction with Figure 4.
- 4.16 The Site itself is not subject to any Landscape Designations.
- 4.17 There are heritage designations within the vicinity of the Site. Woodlands Cottage, A Grade II Listed Building is located adjacent to the Site off Coupals Road. The Haverhill Conservation Area is located approximately 1.1km to the south west. A number of Listed Buildings are located within the Conservation Area.
- 4.18 A Scheduled Monument – Roman settlement northwest of Cotton Hall is located approximately 1.7km to the northeast of the Site. Approximately 0.6km to the south is Bowl Barrow 500m north-west of Sturmer Hall and Sturmer Hall moated Site and complex.

Topography

- 4.19 The following should be read in conjunction with Figure 5.

Context – Landform

- 4.20 The local topography indicates a number of ridges with Haverhill occupying a higher position. The Site is located on a gentle southeast facing slope with the ridge top to the north west. The A1017 runs along a valley to the south before the land begins to rise again. Northeast of the Site the land is also lower before rising again to the north.

Site - Landform

- 4.21 The Site slopes gently to the south with the most northern corner at approximately 78m AOD and the southern boundary at approximately 67m AOD.

Site and Immediate Context

- 4.22 An assessment of landscape character of the site and its immediate context has been carried out, providing a finer level of assessment than the published studies.
- 4.23 The Site comprises the former Woodlands Hotel set within a number of mature trees. The Site is located on the eastern edge of Haverhill with the Golf Club extension to the west and the existing residential edge beyond. To the south is Coupals Road with Haverhill Golf Club beyond. To the east is a large residential property also set within mature planting. To the north is a track with open rolling countryside beyond. The Site is influenced by the settlement edge and Golf Course.

Site Features

- 4.24 The Site is well treed and has a number of large mature trees. To the east the boundary is mostly planted creating a well vegetated edge. The eastern and southern boundaries are more open. To the north mature vegetation encloses the Site. Intermittent tree planting is located around the Site giving it a well screened and green appearance.

Landscape Value

- 4.25 In terms of "landscape value" it is appropriate to examine the role of the site and its immediate context in terms of the range of local factors set out in LI TGN 02-21, and summarised in the methodology. This considers the landscape in terms of a range of factors as set out below. As a starting point, landscape designations have been considered.
- 4.26 Landscape Designations: The site and its wider landscape context (including its Zone of Theoretical Visibility (ZTV) are not subject to any national, local or other landscape designations.
- 4.27 Natural Heritage: The immediate context does not hold any statutory designations.
- 4.28 Cultural Heritage: The Site does not hold any known specific cultural heritage features. The Haverhill Conservation Area lies to the southwest approximately 1.1km from the Site. A Grade II listed building lies adjacent to the Site to the east.
- 4.29 Landscape Condition: The Site is currently the location for a former hotel. There are a significant number of trees on the Site giving a well wooded appearance. Overall, the Site appears to be in a moderate condition.
- 4.30 Associations: As far as it is known, the Site and the immediate landscape are not subject to any specific cultural associations in terms of artists or writers, nor known events in history.
- 4.31 Distinctiveness: The Site does not lie within a rare Landscape Character Area or Type at either a national or local level and does not contain any unusual landscape features. The Site does contain a number of mature trees.
- 4.32 Recreational Value: There is currently no public access to the Site.
- 4.33 Perceptual (Scenic): The Site is edge of settlement character, influenced by the eastern edge of Haverhill. Visibility of the Site is generally restricted to the immediate landscape. Overall the Site and the immediate context is considered to be of medium scenic value.

- 4.34 Perceptual (Wildness and tranquillity): Due to the location of the Site, which is at the settlement edge, it is not considered either tranquil or wild. Despite being located on the rural fringe.
- 4.35 Functional aspects: The Site and the immediate landscape do not feature any special functional aspects, it is not part of a flood plain, not an identified part of a green infrastructure network and does not form a setting to a designated landscape.
- 4.36 In conclusion and having appraised the above factors it is judged that the site and the immediate landscape is of Medium landscape value.

Visual Baseline

- 4.37 A visual appraisal has been undertaken for the site. This has explored the nature of the existing visual amenity of the area and sought to establish the approximate visibility of the site from surrounding locations and receptors. A series of photo viewpoints have been selected which support this analysis.
- 4.38 Photographs have been taken to illustrate a view from a specific vantage point, or to demonstrate a representative view for those receptors that are moving through the landscape, e.g. rights of way users. The photographs may demonstrate varying degrees of visibility and include both short and long range views. The photographs were taken on the 9th February 2023 and seasonal differences have been taken into account when determining the visual effects on these receptors.
- 4.39 'Photo Viewpoints', as referred to in this report are 'Type 1 Visualisations' or 'Annotated Viewpoint Photographs', as referred to in the Landscape Institute Technical Guidance Note on 'Visual Representation of Development Proposals' (TGN 06/19).

Photo Viewpoints

- 4.40 An assessment of the likely visual effects of the proposed development upon surrounding receptors is detailed in the subsequent section. Figure 6 details the location of the Photo Viewpoints and Figure 7-12 illustrates the photo viewpoints. They are briefly described below.

Viewpoint 1 – View north from Coupals Road

- 4.41 Photo viewpoint 1 is taken from Coupals Road and represents the views of vehicle users travelling along the road. From this point, adjacent to the Site, the well wooded nature of the Site is evident. The former Woodlands Hotel can be seen above the vegetation in the mid ground with larger trees to the rear. The land rises to the north of the Site resulting in the former hotel occupying a slightly elevated position. The former car park entrance can also be seen in the view.

Viewpoint 2 – View northwest from Haverhill Golf Club/ PROW 112 2

- 4.42 Photo viewpoint 2 represents views for users of Public Right of Way 112 2 and users of the Haverhill Golf Course. This photo is taken from an elevated position looking towards the Site. The Club House can be seen in the view. From this location, the former Woodlands Hotel is not visible due to the intervening vegetation and vegetation to the Site itself.

Viewpoint 3 – View southwest from PROW W-301 037/0

- 4.43 Photo viewpoint 3 is taken from Public Right of Way W-301 037/0 and represents the views of users of this route. The footpath passes directly adjacent to the Site. From this location, the former Woodlands Hotel is not visible. Mature tree planting to the Site is evident, with scrub and grassland also visible in the view.

Viewpoint 4 – View south from PROW W-301 037/0

- 4.44 Photo viewpoint 4 is taken from Public Right of Way W-301 037/0 and represents views for users of this route. From this location the dense boundary planting is evident with the former Woodlands Hotel screened by existing trees and vegetation. The woodland belt to the north of the Site can be seen to the left of the Photo viewpoint.

Viewpoint 5 – View southwest from PROW W-343 001/0

- 4.45 Taken from higher ground to the north, photo viewpoint 5 represents views for users of the PROW W-343 001/1 and the wider footpath network in the area. From this location the tree belt to the north of the Site is evident providing effective screening to the Site. Further to the right of the image, glimpsed views are available of residential properties located to the west of the Site through the trees.

Viewpoint 6 – View west from the B1061

- 4.46 Taken from the B1061, Photo viewpoint 6 represents views for road users. The tree block to the north is visible in the view along with further intervening vegetation to field boundaries. The former Woodlands Hotel is not visible in the viewpoint. Coupals Road can be seen to the left of the image.

Viewpoint 7 and 8 – View west from Coupals Road

- 4.47 Taken from Coupals Road, photo viewpoints 7 and 8 represent views for vehicle users travelling along the road. In viewpoint 7 the land is lower than the Site and the tree band to the north of the Site can be seen along the field parcel edge. The former Woodland Hotel is not visible from this location. The mature trees that form part of the Site can be seen as part of the vegetation. In viewpoint 8, in closer proximity to the Site, the wooded nature of the Site is evident providing effective screening from this location.

Viewpoint 9 – View east from Permissive Path to Golf Club extension

- 4.48 Taken from the Permissive Path to the west of the proposed Site, Photo viewpoint 9 represents views for pedestrians using the footpath. The Permissive Path passes across the edge of the open parcel which can be seen in the view. This forms part of the Golf Club and is indicated as private land. This view also illustrates possible views for residents of the properties to the west of this parcel and Golf Club users. The vegetated edge of the Site is apparent in the photograph, filtering views for users of this parcel of land.

Viewpoint 10 – View north from Coupals Road

- 4.49 Taken from the existing Site access point on Coupals Road, photo viewpoint 10 represents views for users of the road and the adjacent Golf Club. The former Woodlands Hotel is clear in the view with significant mature vegetation to the background. An area of hardstanding can be seen in the foreground with some further vegetation.

Summary of Visual Baseline

- 4.50 The baseline analysis results in a number of reasoned conclusions which are summarised below:
- The visual envelope is restricted by the existing mature trees located to the Site and surrounding vegetation, particularly the tree belt to the north.
 - Views are available from receptors in proximity of the Site, namely Coupals Road, Haverhill Golf Club and Public Rights of Way 112 2 and W-301 037/0.
 - Views from receptors further away from the Site including the footpath network to the north are generally screened by existing vegetation.
 - The Site occupies a visually well contained position.

5.0 LANDSCAPE PROPOSALS

Introduction

- 5.1 The development proposals are described in the Design and Access Statement and other information accompanying the planning application. The existing landscape resource and the visual receptors and amenity of the site have been considered by the planning and design process and have informed the resultant scheme. This approach has entailed collaboration between landscape, urban design, ecological and other professionals. The landscape components of the scheme are an important integral part of the proposals.

Landscape Design and GI Objectives

- 5.2 The key objectives of the landscape and GI proposals for the scheme are to:
- Retain and protect existing trees and hedgerow where possible.
 - Enhance the Site through the introduction of a greater range of tree planting, grassland and vegetation to increase biodiversity.
 - Create a safe, appropriate, and varied sensory experience for residents to interact with the landscape in a diverse range of habitats and spaces.

Landscape and Green Infrastructure (GI) Proposals

- 5.3 The landscape and GI proposals for the scheme are detailed in the Design and Access Statement accompanying the planning application. In summary these proposals include:
- Retained and enhance existing landscape features with new tree planting, vegetation and grassland.
 - A variety of functional destination spaces within the landscape offering sensory experiences and connecting footways to allow residents to travel safely between them.
 - Drainage features with a variety of plant species to create texture and varied form along with encouraging a wide range of insect life.
- 5.4 The landscape and GI proposals will seek to establish a harmonious balance between the landscape, environment and built form. The landscape will respond to the building, working to provide an extension to the built form, reflecting elements of the design and enhancing the quality of the spaces that surround it. The landscape will enhance the biodiversity of the site through greater variety of planting whilst providing a safe and rich environment for residents to interact, providing a valuable connection with the environment.

Landscape Management

- 5.5 All of the landscape areas and public open space features will be managed and maintained. This would be achieved through the implementation of a comprehensive Landscape Management Plan (LMP), to ensure the successful establishment and continued thriving of the landscape proposals.

6.0 LANDSCAPE AND VISUAL EFFECTS

- 6.1 The following section outlines the likely landscape and visual effects that would arise from proposed development on the site. Schedules detailing these likely landscape and visual effects for the receptors are included in Appendices B and C respectively. Please refer to these in conjunction with the following descriptions.

Landscape Effects

- 6.2 The following provides a summary of the Landscape effects assessment included at Appendix B.

Construction

- 6.3 During the construction phase there would be some short-term adverse landscape effects, resulting from the construction work. This will include traffic movements into and out of the Site, temporary storage of materials and installation of a contractor's compound to enable the construction of new built form. Considering the location of temporary compounds, and signage, combined with effective project management, would seek to ensure that the potential landscape effects are minimised during the construction phase. It is considered effects would be similar to and not exceed those experienced at completion (Year 1).

Operation (following Completion)

National

- 6.4 At a national level the Site lies within the *86 South Suffolk and North Essex Clayland* Character Area. This large character area '*...is predominantly arable with a wooded appearance*'... '*An undulating chalky boulder clay plateau is dissected by numerous river valleys, giving a topography of gentle slopes in the lower, wider valleys and steeper slopes in the narrower upper parts*'. The primary change would be the replacement of the former Woodlands Hotel with the proposed Care Home and associated landscaping. The majority of the existing trees will be retained wherever possible with additional tree and hedgerow planting providing as part of the landscape scheme remaining in keeping with the well wooded nature of the Site. Due to the Site having been developed previously, the retention of most of the existing vegetation and the small scale of the Site in relation to the Character Area, the assessed effect is considered to be **Negligible**.

Suffolk Landscape Character Assessment

- 6.5 The Site falls within *Undulating Estate Farmlands* Landscape Character Type. It is described as an '*Undulating arable landscape*', '*the views in this landscape are often full of well-treed farmland and woodland*'. The proposals seek to retain the characteristics of the Site with the majority of the existing trees to be retained. The proposed development will not be introducing uncharacteristic elements into the wider landscape as the proposals are similar to the scale and nature of the existing building on the Site. The initial assessed effect is considered to be **Negligible**.

Braintree Landscape Character Assessment

- 6.6 The Site falls within *Stour River Valley* Landscape Character Type. It is described as an '*A wide valley with a flat valley floor*', '*Panoramic views occur from valley slopes and channelled views along valley floor*'. Proposals will be in keeping with existing trees and hedgerow retained where possible. The Site has an edge of settlement character. The initial assessed effect is considered to be **Negligible**.

Site and immediate context

- 6.7 The Site is not covered by any highly sensitive designations, but it does contain some features of landscape merit. An analysis of landscape value has determined that the Site has a **Medium** landscape value overall.
- 6.8 The landscape is not recognised by any national or local designations such as National Park or AONB.
- 6.9 The proposed scheme will be introducing a high-quality Residential Care Home to a previously developed, now derelict, Site. The existing settlement edge of Haverhill is in proximity and is felt within the immediate context. The adjacent Haverhill Golf Club also influences the local character.
- 6.10 To enable the construction of the proposed building, some mature trees will be removed, however, the majority are to be retained. The proposals include new planting to provide a more varied selection of species and provide both ecological and aesthetic benefits.
- 6.11 The proposals incorporate existing features of merit where possible and will provide a comprehensive landscape scheme, enhancing the Sites biodiversity and providing a rich environment for residents. At completion, the landscape effects are judged to be **Minor Adverse/Negligible**. By year 15 as the new landscape becomes established and existing trees are maintained, effects are judged to be **Minor Beneficial**.

Visual Effects

Visual Envelope (VE)

- 6.12 The VE (Figure 6) of the proposed development identifies the surrounding land from within which views towards any part of the proposed development are likely to be possible. The VE is not however, an indicator of the effect of the proposed development on the view but simply, its visible extent in the surrounding landscape.
- 6.13 A hand drawn VE for the proposed development was initially prepared based upon the local topography context and proposed building heights. This has then been reviewed on site and refined to take account of the visual 'screening' provided by buildings, trees and other features.
- 6.14 The VE of the proposed development is relatively contained. The tree belt to the north contains views from this direction and from the wider Public Right of Way network. Views are generally limited to receptors in close proximity to the Site, along Coupals Road and on the edge of the Golf Course.
- 6.15 There could be some limited locations (beyond the extent of the VE shown) that could have a potential distant or very limited view to a part of the development. Equally, there could be some locations shown within the VE that would not experience any views to the resultant development.
- 6.16 The following provides a summary of the visual effects assessment included at Appendix C.

Construction

- 6.17 During construction there would be some short term adverse visual effects, resulting from the construction work, and the views to partially completed works and construction activity. Mitigation could include the erection of appropriate hoardings around the development Site and the consideration of siting of temporary machinery and equipment. Construction visual effects are

broadly similar to effects receptors will experience at Completion (Year 1) as set out later in this document. There are some exceptions, and these include Woodland Green/ Cottage, users of Coupals Road and users of the Public Rights of Way in the immediate vicinity.

Operation (following Completion)

Residential Properties and Settlement

- 6.18 Woodland Green/ Cottage is located directly to the east of the Site (Grade II Listed). The property is set within robust vegetation. It is expected that views from this property would be filtered by existing vegetation to both the property and the proposed Site, however, due to the proximity of the property to the Site, glimpsed views of proposed built form are likely to be possible from some parts of the property and garden. The property is expected to experience a higher degree of change during the construction phase with effects reducing as new trees mature.
- 6.19 For Woodland Green/ Cottage, visual effects are deemed to be **Minor Adverse** at completion reducing to **Negligible** at year 15. This is referenced as **Receptor A** on the Visual Effects Table and illustrated in **Photo viewpoint 1**.
- 6.20 Roman Way (road) is located to the west of the Site beyond the Golf Club extension. Approximately 16 No properties back on to the Golf Club extension, an open area of land approximately 80m wide with vegetation to its perimeter. The combining effects of the boundary vegetation and vegetation within the Site would result in views from these properties being filtered. Glimpsed views of proposed development will however be possible from some locations.
- 6.21 For Roman Way, visual effects are deemed to be **Minor Adverse** at completion reducing to **Negligible** at year 15. This is referenced as **Receptor B** on the Visual Effects Table and illustrated in **Photo viewpoint 9**.

Public Rights of Way (PROW) and Other Footpaths etc

- 6.22 PROW 112 2 runs through the Haverhill Golf Course. The footpath travels along elevated land when leaving Coupals Road before dropping down towards the centre of the Golf Course. Individual trees and tree groups planted within the Golf Course assist with screening views. From the location the photo viewpoint is taken, the Golf Clubhouse can be seen adjacent to the Site. Mature planting located within the Site can be identified in the tree group. From this location, the Former Woodlands Hotel is not visible however it may be possible that glimpsed views of proposed built form are available from this location. The footpath becomes more screened as it travels across the Golf Course as a result of topography and vegetation therefore views are less likely when further away from the Site.
- 6.23 For PROW 112 2, visual effects are deemed to be **Minor Adverse** at completion reducing to **Negligible** at year 15. This is referenced as **Receptor C** on the Visual Effects Table and illustrated in **Photo viewpoint 2**.
- 6.24 PROW W-301 037/0 bounds the Site to the north. Mature vegetation to the Site is visible from the footway however the former Woodlands Hotel is not visible from this route. Retained existing trees and proposed planting will assist in screening proposed built form and assimilating the building into the landscape. The aesthetics of the building have been considered to ensure it complements the

landscape it is being located within. Due to the proximity of the footpath to the Site, it is considered glimpsed views will be available in some locations.

- 6.25 For PROW W-301 037/0, visual effects are deemed to be **Minor Adverse** at completion reducing to **Negligible** at year 15. This is referenced as **Receptor D** on the Visual Effects Table and illustrated in **Photo viewpoints 3 and 4**.
- 6.26 PROW W-343 001/0 is located to the north of the Site. This footpath covers higher ground to the north allowing elevated views south towards the Site. The tree band to the north of the Site is clearly visible within the photo viewpoint. As a result of this and additional field boundaries, although some of the taller trees are identifiable within the Site, it is considered that the proposed built form would be screened from this direction. Any glimpsed views of the upper parts of the building would be minor and experienced transiently.
- 6.27 For PROW W-343 001/0 (and the wider footpath network to the north), visual effects are deemed to be **Negligible** at completion reducing to **None** at year 15. This is referenced as **Receptor E** on the Visual Effects Table and illustrated in **Photo viewpoint 5**.
- 6.28 To the west of the Site is an area of land owned by the Golf Club. To avoid walking along the road there is a Permissive Path which runs adjacent to the road to the southern end of the parcel. The Permissive Path has hedgerow to both sides and meets the road at the western corner of the proposed Site. From this location, tree planting to the western perimeter of the Site is evident bounding the Golf Club extension. The Former Woodlands Hotel is not visible therefore it is considered the proposed built form would be screened from this location. From some locations within the Golf Club extension field parcel, filtered views of the proposals may be visible however the design of the building along with further proposed planting would help to assimilate the proposals into the landscape.
- 6.29 For the Golf Club extension Permissive Path, visual effects are deemed to be **Negligible** at completion reducing to **None** at year 15. This is referenced as **Receptor F** on the Visual Effects Table and illustrated in **Photo viewpoint 9**.

Roads & Transport Users

- 6.30 Coupals Road lies to the Site to the south. Proposals include new planting to the front of both the Site and the built form helping to assimilate the building into the landscape. The vertical timber elements of the building will soften the built form and assist in integrating the building into the landscape proposals. Views would be filtered and experienced transiently. The current white façade of the derelict Woodlands Hotel is clearly visible from Coupals Road however it is expected that the new proposals will provide a softer and more coherent aesthetic.
- 6.31 For Coupals Road, visual effects are deemed to be **Minor Adverse/ Negligible** at completion reducing to **Minor Beneficial** at year 15. This is referenced as **Receptor G** on the Visual Effects Table and illustrated in **Photo viewpoints 1, 7, 8 and 10**.
- 6.32 The B1061 lies to the east of the Site at Calford Green. Calford Green occupies higher ground than the Site allowing views across the lower land. The tree belt to the north provides effective screening resulting in the Site being well contained from this direction. Upper sections of the building may be visible in the tree line however these would be minor and experienced transiently.
- 6.33 For the B1061, visual effects are deemed to be **Negligible** at completion. This is referenced as **Receptor H** on the Visual Effects Table and illustrated in **Photo viewpoint 6**.

Other Visual Receptors

- 6.34 Haverhill Golf Club is located adjacent to the Site beyond Coupals Road. The Golf Club itself has a number of trees and tree groups providing visual screening. To the east of the Golf Club, the land is higher (PROW 112 2), this allows some elevated views back towards the Site with vegetation within the Site visible. The Golf Club House building lies directly opposite the Site and so it is expected that views from this location would be clearer leading to a higher degree of change.
- 6.35 For Haverhill Golf Club overall, visual effects are deemed to be **Minor Adverse** at completion reducing to **Negligible** at year 15. This is referenced as **Receptor I** on the Visual Effects Table and illustrated in **Photo viewpoint 2**.

Cumulative Effects

- 6.36 Proposals for a significant development of 138ha of land to the northwest of the Site are included in the Haverhill Vision Document. The northeast Haverhill Strategic Site (Policy HV4) sets out areas for residential, employment, Local Centre, Primary School and Community Centre. Initial plans indicate the area directly to the north of the Site is currently indicated as a green buffer with a link road shown through the parcel immediately to the west of the Site.
- 6.37 The Proposed Site does not form part of the Haverhill Strategic Site (Policy HV4) however, as a result of the Site's former development, and the generally contained nature of the Site, it is not anticipated that there will be cumulative effects as a result of the proposals.

7.0 SUMMARY AND CONCLUSIONS

- 7.1 The Site is located to the eastern edge of Haverhill, adjacent to the Haverhill Golf Course. To the west is a private field parcel owned by Haverhill Golf Course with the existing settlement edge beyond. To the south is Coupals Road which provides access to the Site with Haverhill Golf Club beyond and to the east is a residential property set within a well treed plot. To the north, the Site is bound by a footpath with a tree belt and open arable fields further to the north.
- 7.2 The Site is currently occupied by the former Woodlands Hotel, a dilapidated building located towards the centre of the Site with associated hardstanding.
- 7.3 Views of the Site are generally well contained. The woodland belt to the north limits long distance views in this direction. As a result of the local topography and existing vegetation, views are generally restricted to the immediate area.
- 7.4 The Site's context is reflective of the character type. Aspects of the Site itself are displayed in the local character, such as its well wooded nature, however it has been previously developed and currently occupies a derelict building.
- 7.5 Proposals seek to retain the majority of the mature vegetation and tree planting wherever possible. Where it is necessary for planting is to be removed, a wider variety of vegetation will be introduced to provide ecological and aesthetic benefits. The building design has been considered to provide a coherent and holistic approach.

Landscape Summary

- 7.6 At a national level the Site lies within the *86 South Suffolk and North Essex Clayland*. Character Area. This large character area '*...is predominantly arable with a wooded appearance*'. The assessed effect is considered to be **Negligible**.
- 7.7 In the Suffolk Landscape Character Assessment, the Site falls within *Undulating Estate Farmlands* Landscape Character Type. It is described as an '*Undulating arable landscape*', '*the views in this landscape are often full of well-treed farmland and woodland*'. The initial assessed effect is considered to be **Negligible**.
- 7.8 In the Braintree Landscape Character Assessment, the Site falls within *Stour River Valley* Landscape Character Type. It is described as an '*A wide valley with a flat valley floor*', '*Panoramic views occur from valley slopes and channelled views along valley floor*'. The initial assessed effect is considered to be **Negligible**.
- 7.9 The Site is not covered by any highly sensitive designations such as '*Area of Outstanding Natural Beauty*' nor does it contain any features of landscape merit. An analysis of landscape value has determined that the Site has a **Medium** landscape value overall.
- 7.10 The proposed development incorporates existing features and new landscaping. The landscape and GI proposals will seek to establish a harmonious balance between the landscape, environment and built form. The landscape will respond to the building, working to provide an extension to the built form, reflecting elements of the design and enhancing the quality of the spaces that surround it. The landscape will enhance the biodiversity of the Site through greater variety of planting whilst providing a safe and rich environment for residents to interact, providing a valuable connection with the environment. At completion the landscape effects are judged to be **Negligible** with **Minor Beneficial** effects expected at year 15.

Visual Summary

- 7.11 The visual envelope is restricted by a tree belt to the north and the settlement edge to the west.
- 7.12 Primary receptors include Woodland Green/ Cottage, properties to Roman Way, PROW W-301 037/0, Coupals Road and Haverhill Golf Club. It is expected that views will generally be filtered as a result of existing and proposed vegetation. Visual effects on these receptors are expected to be no higher than **Minor Adverse** at completion.
- 7.13 Other receptors include footpaths to the north of the Site; however, views are generally restricted by existing vegetation and the well treed nature of the Site. Visual effects on the wider area are expected to be **Negligible**.
- 7.14 Proposals include retaining existing trees and the implementation of new tree planting to maintain the wooded nature of the Site which will effectively screen and break up built form within the Site. The removal of the former Woodlands Hotel and the introduction of a well designed and cohesive building with associated landscaping will provide a **Minor Beneficial** visual effect overall at year 15.


Conclusions

- 7.15 In conclusion, it is assessed that the Site's landscape character has the ability in which to absorb development of the scale and type proposed. The proposed development of a new Residential Care Home with associated landscaping is not out of character, reflecting the scale and nature of the development currently located within the Site. The proposals are considered to provide an appropriate design approach within this landscape context.
- 7.16 Design and mitigation measures are adopted and embedded within the scheme as identified within the application drawings. The proposed development includes the provision of new planting and considered landscaped spaces. The GI would be multifunctional in its design and management, so that it performs a range of functions, to include benefits for residents, screening, biodiversity and climate change mitigation. These landscape strategies will minimise the level of adverse effects on landscape character and visual amenity.
- 7.17 It is assessed that the design and mitigation approaches adopted by the proposed development through its design are appropriate and would minimise impacts on landscape and visual receptors in the longer term. In conclusion, it is assessed that the proposed development would not result in any unacceptable long-term landscape and visual effects and would in fact provide some benefits in the longer term.



NOTES
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KEY

 Site Boundary



fpcr

client
Freeths LLP

project
Former Woodlands Hotel
Coupals Rd, Haverhill

drawing title
SITE LOCATION

scale
1:12500 @ A3

dim
JCK


chk
EAF

date created
23rd June 2023

drawing figure number
Figure 1

issue
A

Figure 1





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NOTES


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KEY

-  Site Boundary
-  Public Right of Way (footpath)

Scale: 1:12500 @ A3





client
Freeths LLP

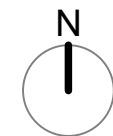
project
Former Woodlands Hotel
Coupals Rd, Haverhill

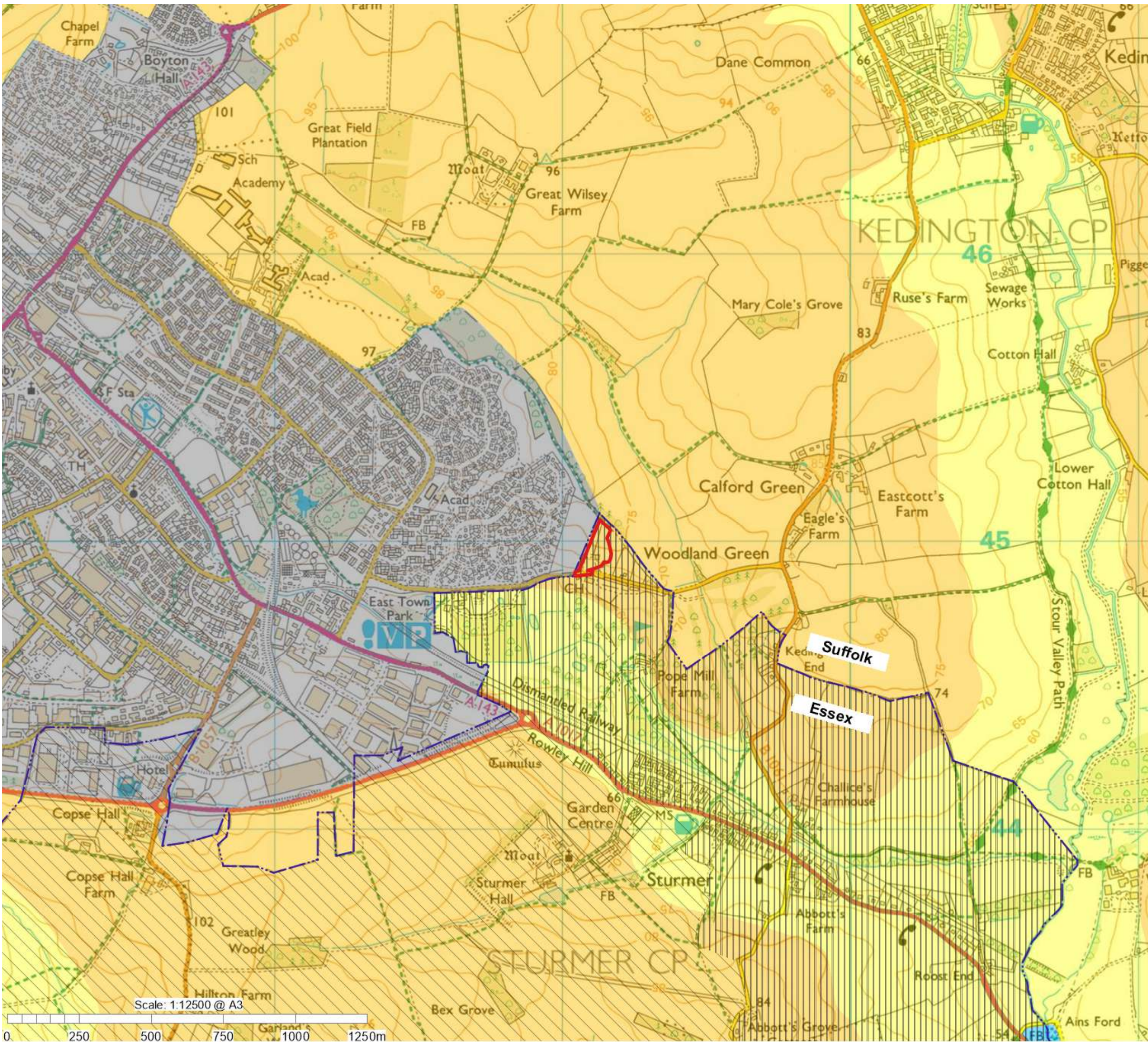
drawing title
AERIAL PHOTOGRAPHY

scale 1:12500 @ A3 drn JCK chk EAF date created 23rd June 2023



drawing/figure number
Figure 2 issue A

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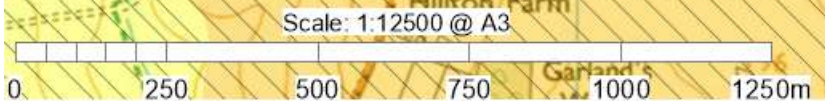
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- KEY**
-  Site Boundary
 -  Administrative Boundary

* Site and context falls within NCA 86 South Suffolk and North Essex Clayland

- Suffolk Landscape Character Assessment (2008)**
-  Undulating Estate Farmlands
 -  Rolling Valley Farmlands
 -  Valley Meadowlands
 -  Urban

- Braintree Landscape Character Assessment (2006)**
-  Bumpstead Farmland Plateau
 -  Stour River Valley




fpcr client
 Freeths LLP

project
 Former Woodlands Hotel
 Coupals Rd, Haverhill

drawing title
LANDSCAPE CHARACTER






scale 1:12500 @ A3 dm JCK date created 23rd June 2023
 drawing figure number **Figure 3** issue A



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- KEY**
-  Site Boundary
 -  Listed Buildings
 -  Scheduled Monuments
 -  Conservation Area
 -  Ancient Woodland



fpcr client
 Freeths LLP

project
 Former Woodlands Hotel
 Coupals Rd, Haverhill

drawing title
DESIGNATIONS

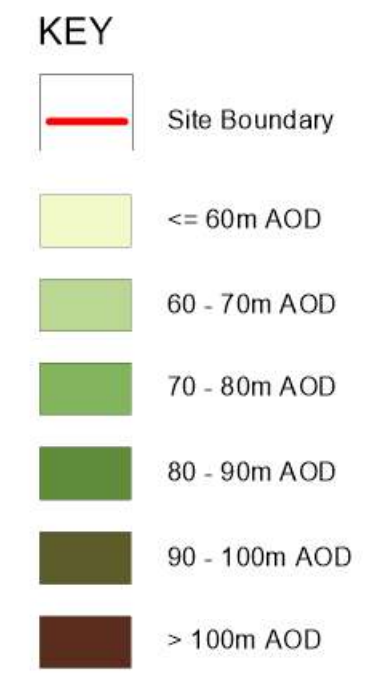
scale 1:12500 @ A3 dm JCK date created 23rd June 2023
 drawing figure number issue A

Figure 4

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fpcr client
 Freeths LLP

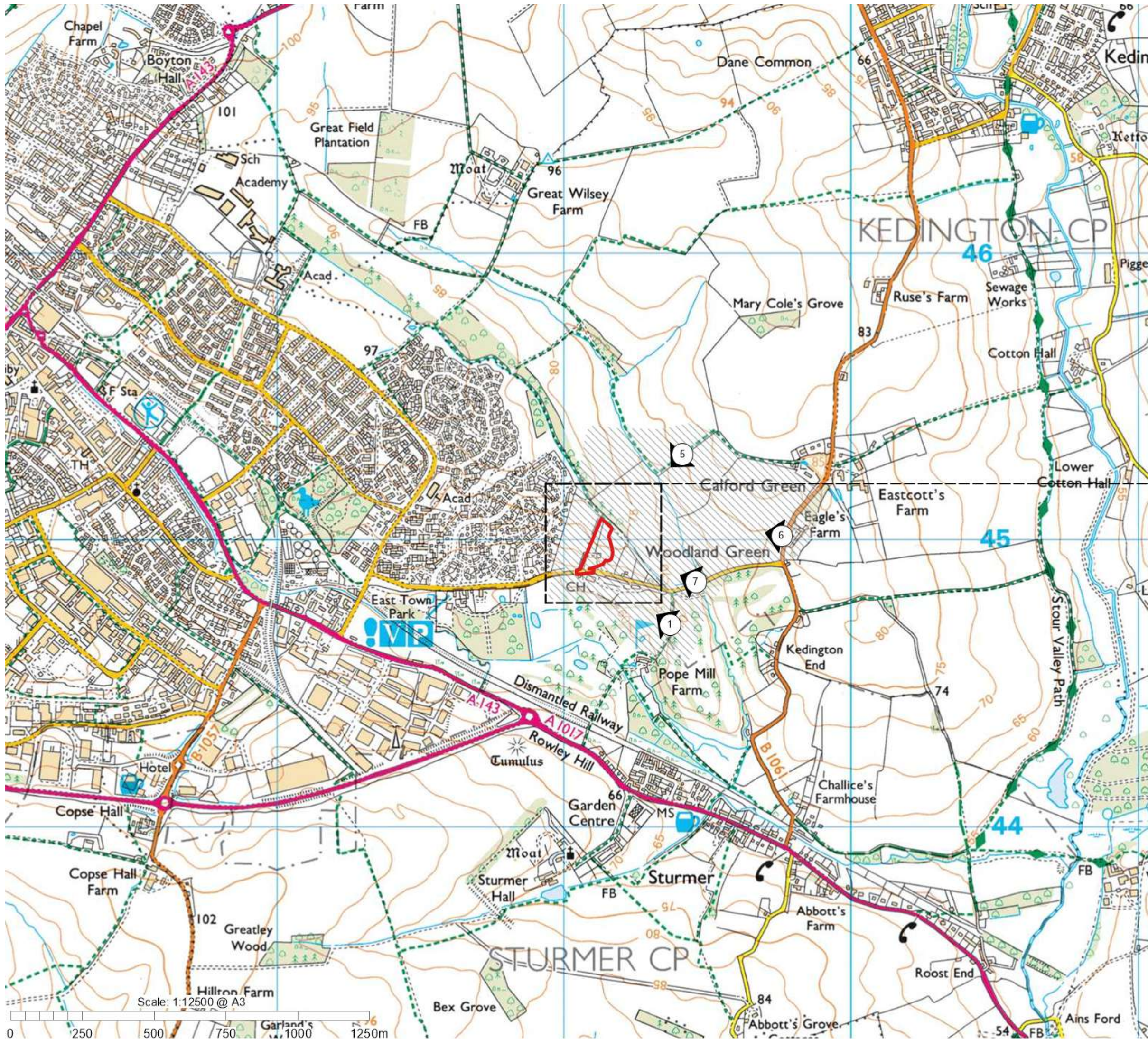
project
 Former Woodlands Hotel
 Coupals Rd, Haverhill

drawing title
 TOPOGRAPHY




scale 1:12500 @ A3 dm JCK date created EAF 23rd June 2023

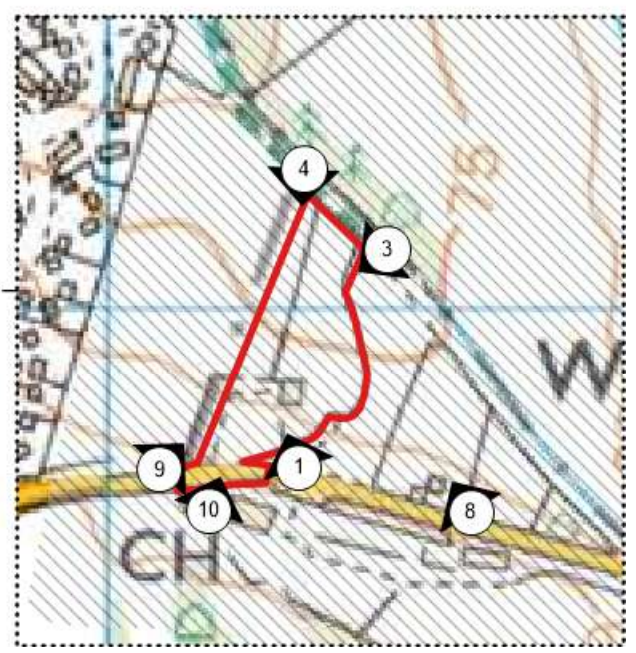
drawing figure number
Figure 5 issue A

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- KEY**
-  Site Boundary
 -  Photoviewpoint Receptors
 -  Approximate Extents of Visual Envelope



INSET MAP

Note:
 The visual envelope provides a representative boundary and representative area of visual influence. Within the visual envelope, existing landscape and/or physical features such as woodland planting and topography, provide localised screening effects.

Further distant views may occur outside the visual envelope boundary, although the significance of these views is considered to be negligible as a result of the distance screening effects provided by intervening elements.



fpcr client
 Freeths LLP

project
 Former Woodlands Hotel
 Coupals Rd, Haverhill

drawing title
VISUAL APPRAISAL

scale 1:12500 @ A3 dim JCK crk date created EAF 23rd June 2023

drawing figure number issue A

Figure 6

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Coupals Road

Approximate Visible Extents of Site

Former Woodlands Hotel



Photo Viewpoint 1: View north from Coupals Road



Photo Viewpoint 1 continued.



Photo Viewpoint 1
 Date & time of photo: 09 Feb 2023, 11:44
 Camera make & model, & sensor format:
 Canon EOS 6D, FFS
 Horizontal Field of View: 126°
 Direction of View: 70°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
 Projection: Cylindrical
 Enlargement factor: 100%

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Haverhill Golf Club

Haverhill Golf Club (House)

Approximate location of Site beyond Screening

Coupals Road beyond hedge

PROW 112 2
PROW W-301 037/0



Photo Viewpoint 2: View north west from Haverhill Golf Club/ PROW 112 2

Approximate Visible Extents of Site

PROW W-301
037/0



Photo Viewpoint 3: View south west from PROW W-301 037/0

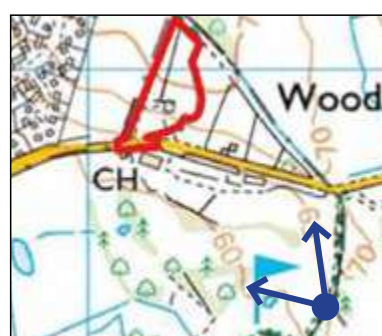


Photo Viewpoint 2
Date & time of photo: 09 Feb 2023, 11:50
Camera make & model, & sensor format:
Canon EOS 6D, FFS
Horizontal Field of View: 87°
Direction of View: 300°, bearing from North



Photo Viewpoint 3
Date & time of photo: 09 Feb 2023, 12:04
Camera make & model, & sensor format:
Canon EOS 6D, FFS
Horizontal Field of View: 87°
Direction of View: 240°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
Projection: Cylindrical
Enlargement factor: 100%

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PROW
W-301 037/0

Site located beyond screening



Photo Viewpoint 4: View south from PROW W-301 037/0

Approximate location of Site
beyond Screening

PROW
W-343 001/0



Photo Viewpoint 5: View south west from PROW W-343 001/0



Photo Viewpoint 4
Date & time of photo: 09 Feb 2023, 12:08
Camera make & model, & sensor format:
Canon EOS 6D, FFS
Horizontal Field of View: 87°
Direction of View: 170°, bearing from North

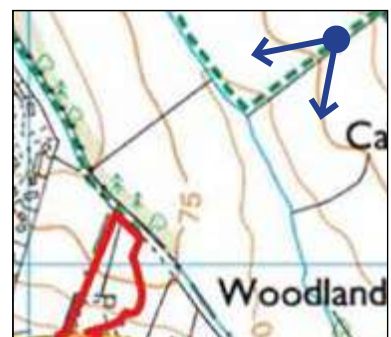


Photo Viewpoint 5
Date & time of photo: 09 Feb 2023, 12:36
Camera make & model, & sensor format:
Canon EOS 6D, FFS
Horizontal Field of View: 87°
Direction of View: 220°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
Projection: Cylindrical
Enlargement factor: 100%

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Coupals Road

Approximate location of Site beyond Screening



Photo Viewpoint 6: View west from the B1061

Coupals Road

Approximate location of Site beyond Screening



Photo Viewpoint 7: View west from Coupals Road

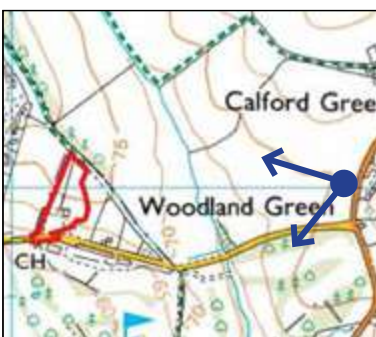


Photo Viewpoint 6
 Date & time of photo: 09 Feb 2023, 12:49
 Camera make & model, & sensor format:
 Canon EOS 6D, FFS
 Horizontal Field of View: 87°
 Direction of View: 285°, bearing from North



Photo Viewpoint 7
 Date & time of photo: 09 Feb 2023, 12:54
 Camera make & model, & sensor format:
 Canon EOS 6D, FFS
 Horizontal Field of View: 87°
 Direction of View: 280°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
 Projection: Cylindrical
 Enlargement factor: 100%

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Coupals Road

Site beyond Screening



Photo Viewpoint 8: View west from Coupals Road

PROW W-301 037/0
beyond hedgerow

Golf Course
Extension

Western
Extents of Site



Photo Viewpoint 9: View east from Permissive Path to Golf Club extension

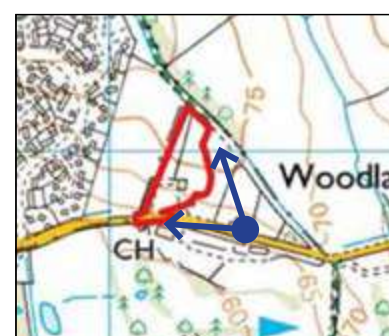


Photo Viewpoint 8
Date & time of photo: 09 Feb 2023, 12:57
Camera make & model, & sensor format:
Canon EOS 6D, FFS
Horizontal Field of View: 87°
Direction of View: 315°, bearing from North



Photo Viewpoint 9
Date & time of photo: 09 Feb 2023, 13:03
Camera make & model, & sensor format:
Canon EOS 6D, FFS
Horizontal Field of View: 87°
Direction of View: 55°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
Projection: Cylindrical
Enlargement factor: 100%

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Photo Viewpoint 10: View north from Coupals Road

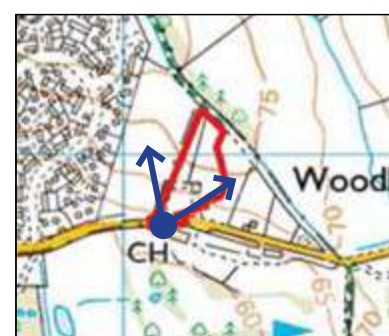


Photo Viewpoint 10
Date & time of photo: 09 Feb 2023, 13:04
Camera make & model, & sensor format:
Canon EOS 6D, FFS
Horizontal Field of View: 87°
Direction of View: 40°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
Projection: Cylindrical
Enlargement factor: 100%

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Appendix A

Landscape and Visual Appraisal – Methodology and Assessment Criteria

Introduction

- 1.0 The methodology for the Landscape and Visual Appraisal (LVA) undertaken for the proposed development is detailed in the LVA report. The following information should be read in conjunction with this methodology.
- 1.1 As advised in the Guidelines for Landscape and Visual Impact Assessment (3rd Edition) (GLVIA3), the judgements made in respect of both landscape and visual effects are a combination of an assessment of the sensitivity of the receptor and the magnitude of the landscape or visual effect. The following details the definitions and criteria used in assessing sensitivity and magnitude for landscape and visual receptors.
- 1.2 Where it is determined that the assessment falls between or encompasses two of the defined criteria terms, then the judgement may be described as High/ Medium or Moderate/ Minor etc. This indicates that the assessment lies between the respective definitions or encompasses aspects of both.

Landscape

Landscape Sensitivity

- 1.3 Landscape receptors are assessed in terms of their 'Landscape Sensitivity'. This combines judgements on the value to be attached to the landscape and the susceptibility to change of the landscape from the type of change or development proposed. The definition and criteria adopted for these contributory factors is detailed below.
- 1.4 There can be complex relationships between the value attached to landscape receptors and their susceptibility to change which can be especially important when considering change within or close to designated landscapes. For example, an internationally, nationally or locally valued landscape does not automatically or by definition have a high susceptibility to all types of change. The type of change or development proposed may not compromise the specific basis for the value attached to the landscape.

Landscape Value

- 1.5 Value can apply to a landscape area as a whole, or to the individual elements, features and aesthetic or perceptual dimensions which contribute to the character of the landscape. The following criteria have been used to categorise landscape value. Where there is no clear existing evidence on landscape value, an assessment is made based on the criteria/ factors identified below (based on the guidance in the Landscape Institute Technical Guidance Note 02/21 "Assessing landscape value outside national designations", (which provides more up to date guidance than Box 5.1 of GLVIA3).

- Natural Heritage
- Cultural Heritage
- Landscape Condition
- Associations
- Distinctiveness
- Recreational
- Perceptual (scenic)
- Perceptual (Wildness and tranquillity)
- Functional

Landscape Value	Definition
High	Landscape receptors of high importance based upon factors of natural and cultural heritage, condition, distinctiveness, recreational value, perceptual qualities associations and functional aspects.
Medium	Landscape receptors of medium importance based upon factors of natural and cultural heritage, condition, distinctiveness, recreational value, perceptual qualities and quality, rarity, representativeness, conservation interest, recreational value, perceptual qualities, associations and functional aspects.
Low	Landscape receptors of low importance based upon factors of natural and cultural heritage, condition, distinctiveness, recreational value, perceptual qualities and quality, rarity, representativeness, conservation interest, recreational value, perceptual qualities, associations and functional aspects.

Landscape Susceptibility to Change

- 1.6 This means the ability of the landscape receptor (overall character type/ area or individual element/ feature) to accommodate the change (i.e. the proposed development) without undue consequences for the maintenance of the baseline position and/ or the achievement of landscape planning policies and strategies. The definition and criteria for the assessment of Landscape Susceptibility to Change is as follows:

Landscape Susceptibility to Change	Definition
High	A highly distinctive and cohesive landscape receptor, with positive characteristics and features with no or very few detracting or intrusive elements. Landscape features intact and in very good condition and/ or rare. Limited capacity to accept the type of change/ development proposed.
Medium	Distinctive and more commonplace landscape receptor, with some positive characteristics/ features and some detracting or intrusive elements. Landscape features in moderate condition. Capacity to accept well planned and designed change/ development of the type proposed.
Low	Landscape receptor of mixed character with a lack of coherence and including detracting or intrusive elements. Landscape features that may be in poor or improving condition and few that could not be replaced. Greater capacity to accept the type of change/ development proposed.

Magnitude of Landscape Effects

- 1.7 The magnitude of landscape effects is the degree of change to the landscape receptor in terms of its size or scale of change, the geographical extent of the area influenced and its duration and reversibility. The table below sets out the categories and criteria adopted in respect of the separate considerations of Scale or Size of the Degree of Change, Reversibility the geographical extent and duration of change are described where relevant in the appraisal.

Scale or Size of the Degree of Landscape Change

Scale or Size of the Degree of Landscape Change	Definition
High	Total loss of or substantial alteration to key characteristics / features and the introduction of new elements totally uncharacteristic to the receiving landscape. Overall landscape receptor will be fundamentally changed.
Medium	Partial loss of or alteration to one or more key characteristics / features and the introduction of new elements that would be evident but not necessarily uncharacteristic to the receiving landscape. Overall landscape receptor will be obviously changed.
Low	Limited loss of, or alteration to one or more key characteristics/ features and the introduction of new elements evident and/ or characteristic to the receiving landscape. Overall landscape receptor will be perceptibly changed.
Negligible	Very minor alteration to one or more key characteristics/ features and the introduction of new elements characteristic to the receiving landscape. Overall landscape receptor will be minimally changed.
None	No loss or alteration to the key characteristics/ features, representing 'no change'.

Geographical Extent

Geographical extent	Definition
Extensive	Notable change to an extensive proportion of the geographic area.
Moderate	Notable change to part of the geographic area,
Minimal	Change over a limited part of the geographic area.
Negligible	Change over a very limited part of the geographical area

Duration

Duration	Definition
Short term	The change will occur for up to 5 years.
Medium Term	The change will occur for between 5 and 10 years.
Long term	The change will occur for over 10 years

Reversibility

Reversibility	Definition
Irreversible	The development would be permanent and the assessment site could not be returned to its current/ former use.

Reversible	The development could be deconstructed/ demolished and the assessment site could be returned to broadly its current/ historic use (although that may be subject to qualification depending on the nature of the development).
------------	---

Visual

Sensitivity of Visual Receptors

- 1.8 Visual sensitivity assesses each visual receptor in terms of their susceptibility to change in views and visual amenity and also the value attached to particular views. The definition and criteria adopted for these contributory factors is detailed below.

Visual Susceptibility to Change

- 1.9 The susceptibility of different visual receptors to changes in views and visual amenity is mainly a function of; firstly, the occupation or activity of people experiencing the view at particular locations; and secondly, the extent to which their attention or interest may therefore be focussed on the views and visual amenity they experience.

Visual Susceptibility to Change	Definition
High	Residents at home with primary views from ground floor/garden and upper floors. Public rights of way/ footways where attention is primarily focussed on the landscape and on particular views. Visitors to heritage assets or other attractions whose attention or interest is likely to be focussed on the landscape and/ or on particular views. Communities where views make an important contribution to the landscape setting enjoyed by residents. Travellers on recognised scenic routes.
Medium	Residents at home with secondary views (primarily from first floor level). Public rights of way/ footways where attention is not primarily focussed on the landscape and/ or particular views. Travellers on road, rail or other transport routes.
Low	Users of outdoor recreational facilities where the view is less important to the activities (e.g. sports pitches). Travellers on road, rail or other transport where views are primarily focussed on the transport route. People at their place of work where views of the landscape are not important to the quality of the working life.

Value of Views

- 1.10 The value attached to a view takes account of any recognition attached to a particular view and/ or any indicators of the value attached to views, for example through guidebooks or defined viewpoints or references in literature or art.

Value of Views	Definition
High	A unique or identified view (e.g. shown as such on Ordnance Survey map, guidebook or tourist map) or one noted in literature or art. A view where a heritage asset makes an important contribution to the view.
Medium	A typical and/ or representative view from a particular receptor.
Low	An undistinguished or unremarkable view from a particular receptor.

Magnitude of Visual Effects

- 1.11 Magnitude of Visual Effects evaluates each of the visual effects in terms of its size or scale, the geographical extent of the area influenced and its duration and reversibility. The table below sets out the categories and criteria adopted in respect of the Scale or Size (including the degree of contrast) of Visual Change. The distance and nature of the view and whether the receptor's view will be stationary or moving are also detailed in the Visual Effects Table.

Scale or Size of the Degree of Visual Change	Definition
High	The proposal will result in a large and immediately apparent change in the view, being a dominant and new and/ or incongruous feature in the landscape.
Medium	The proposal will result in an obvious and recognisable change in the view and will be readily noticed by the viewer.
Low	The proposal will constitute a minor component of the wider view or a more recognisable component that reflects those apparent in the existing view. Awareness of the proposals will not have a marked effect on the overall nature of the view.
Negligible/ None	Only a very small part of the proposal will be discernible and it will have very little or no effect on the nature of the view.

Level of Effect

- 1.12 The final conclusions on effects, whether adverse or beneficial, are drawn from the separate judgements on the sensitivity of the receptors and the magnitude of the effects. This overall judgement is formed from a reasoned professional overview of the individual judgements against the assessment criteria.
- 1.13 GLVIA3 notes, at paragraphs 5.56 and 6.44, that there are no hard and fast rules with regard to the level of effects, therefore the following descriptive thresholds have been used for this appraisal:
- **Major**
 - **Moderate**
 - **Minor**
 - **Negligible**

- 1.14 Where it is determined that the assessment falls between or encompasses two of the defined criteria terms, then the judgement may be described as, for example, Major/ Moderate or Moderate/ Minor. This indicates that the effect is assessed to lie between the respective definitions or to encompass aspects of both.

APPENDIX B: LANDSCAPE EFFECTS TABLE (LET)									
Landscape Receptor and Reference	Judged Sensitivity of Landscape			Judged Magnitude of Landscape Effect		Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion	Overall Effect at 15 Years Post Completion
	Susceptibility to Change	Landscape Value	Overall Sensitivity	Scale or Size of the Degree of Change including degree of contrast/ integration) at Stages of Project	Where applicable, are the Effects Reversible?		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
	High Medium Low	High Medium Low	High Medium Low	High Medium Low Negligible None	Yes No N/A		Adverse Beneficial	Adverse Beneficial	Adverse Beneficial
National Landscape Character									
Natural England, National Character Area Profile <i>NCA 86 South Suffolk and North Essex Clayland</i>	Medium	Medium	Medium	Construction: Negligible Completion: Negligible Year 15: Negligible	No	At a national level the Site lies within the <i>86 South Suffolk and North Essex Clayland</i> Character Area. This large character area ‘..is predominantly arable with a wooded appearance’.... ‘An undulating chalky boulder clay plateau is dissected by numerous river valleys, giving a topography of gentle slopes in the lower, wider valleys and steeper slopes in the narrower upper parts’. The primary change would be the replacement of the former Woodlands Hotel with the proposed Care Home and associated landscaping. The majority of the existing trees will be retained wherever possible with additional tree and hedgerow planting providing as part of the landscape scheme remaining in keeping with the well wooded nature of the Site.	Negligible	Negligible	Negligible
Landscape Character Assessment (LCA): County/District									
<i>Suffolk Landscape Character Assessment</i>	Medium	Medium	Medium	Construction: Negligible Completion: Negligible Year 15: Negligible	No	The Site falls within <i>Undulating Estate Farmlands</i> Landscape Character Type. It is described as an ‘ <i>Undulating arable landscape</i> ’, ... ‘ <i>the views in this landscape are often full of well-treed farmland and woodland.</i> ’ The proposed development will not be introducing uncharacteristic elements into the wider landscape as the proposals are similar to the scale and nature of the existing building on the Site.	Negligible	Negligible	Negligible
<i>Braintree Landscape Character Assessment</i>	Medium	Medium	Medium	Construction: Negligible Completion: Negligible Year 15: Negligible	No	The Site falls within <i>Stour River Valley</i> Landscape Character Type. It is described as an ‘ <i>A wide valley with a flat valley floor</i> ’, ‘ <i>Panoramic views occur from valley slopes and channelled views along valley floor</i> ’. Proposals will be in keeping with existing trees and hedgerow retained where possible. The Site has an edge of settlement character.	Negligible	Negligible	Negligible

APPENDIX B: LANDSCAPE EFFECTS TABLE (LET)									
Landscape Receptor and Reference	Judged Sensitivity of Landscape			Judged Magnitude of Landscape Effect		Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion	Overall Effect at 15 Years Post Completion
	Susceptibility to Change	Landscape Value	Overall Sensitivity	Scale or Size of the Degree of Change including degree of contrast/ integration) at Stages of Project	Where applicable, are the Effects Reversible?		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
	High Medium Low	High Medium Low	High Medium Low	High Medium Low Negligible None	Yes No N/A		Adverse Beneficial	Adverse Beneficial	Adverse Beneficial
Landscape Character: Site and Immediate Context									
Site and Immediate Context	Low	Medium	Medium	Construction: Low Completion: Low/ Negligible Year 15: Negligible	No	<p>The Site is not covered by any highly sensitive designations, but it does contain some features of landscape merit. An analysis of landscape value has determined that the Site has a medium landscape value overall.</p> <p>The landscape is not recognised by any national or local designations such as National Park or AONB.</p> <p>The proposed scheme will be introducing a high quality residential home to a previously developed, now derelict Site. The existing settlement edge of Haverhill is in proximity and is felt within the immediate context. The adjacent Haverhill Golf Club also influences the local character.</p> <p>To enable the construction of the proposed building, some mature trees will be removed however the majority are to be retained. The proposals include new planting to provide a more varied selection of species and provide both ecological and aesthetic benefits.</p> <p>The proposals incorporate existing features of merit where possible and will provide a comprehensive landscape scheme which enhances the Site's biodiversity and provides a rich environment for residents.</p>	Minor Adverse	Minor Adverse/ Negligible	Minor Beneficial

APPENDIX C: VISUAL EFFECTS TABLE (VET)												
Ref	Receptor Type, Location and photographs <small>(including approx no. of dwellings where applicable)</small>	Judged Sensitivity of Visual Receptor			Judged Magnitude of Visual Effects				Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion (Winter)	Overall Effect at 15 Years Post Completion (Summer)
		Susceptibility to Change	Value	Overall Sensitivity	Distance from Site Boundary (or Built Development where stated) <small>(approx. m/km)</small>	Nature of View	Is the View Temporary or permanent?	Size/Scale of Visual Effect (including degree of contrast/integration) at Stages of Project		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
		High Medium Low	High Medium Low	High Medium Low		Full Partial Glimpse None		High Medium Low Negligible/ None		Adverse or Beneficial	Adverse or Beneficial	Adverse or Beneficial
A	Woodland Green/ Cottage	High	Medium	High/ Medium	Adjacent	Partial	Permanent	Construction: Medium Completion: Low Year 15: Negligible	Woodland Green/ Cottage is located directly to the east of the Site (Grade II Listed). The property is set within robust vegetation. It is expected that views from this property would be filtered by existing vegetation to both the property and the proposed Site, however, due to the proximity of the property to the Site, views of proposed built form are likely to be possible from some parts of the property and garden. The property is expected to experience a higher degree of change during the construction phase with effects reducing as new trees mature.	Moderate Adverse	Minor Adverse	Negligible
B	Properties to Roman Way and associated streets <small>(16No properties approx.)</small>	Medium	Medium	Medium	80m at closest point	Glimpse	Permanent	Construction: Low Completion: Low Year 15: Negligible	Roman Way (road) is located to the west of the Site beyond the Golf Club extension. Approximately 16No properties back on to the Golf Club extension, an open area of land approximately 80m wide with vegetation to its perimeter. The combining effects of the boundary vegetation and vegetation within the Site would result in views from these properties being filtered. Glimpsed views of the proposed development will however be possible from some locations.	Minor Adverse	Minor Adverse	Negligible
C	PROW 112 2	Medium	Medium	Medium	200m at closest point	Glimpse	Permanent	Construction: Low Completion: Low Year 15: Negligible	PROW 112 2 runs through the Haverhill Golf Course. The footpath travels along elevated land when leaving Coupals Road before dropping down towards the centre of the Golf Course. Individual trees and tree groups planted within the Golf Course assist with screening views. From the location the photo viewpoint is taken, the Golf Clubhouse can be seen adjacent to the Site. Mature planting located within the Site can be identified in the tree group. From this location, the Former Woodlands Hotel is not visible however it may be possible that glimpsed views of proposed built form are available from this location. The footpath becomes more screened as it travels across the Golf Course as a result of topography and vegetation therefore views are less likely when further away from the Site.	Minor Adverse	Minor Adverse	Negligible

D	PROW W-301 037/0	Medium	Medium	Medium	Adjacent	Partial	Permanent	Construction: Low Completion: Low Year 15: Negligible	PROW W-301 037/0 bounds the Site to the north. Mature vegetation to the Site is visible from the footway however the Former Woodlands Hotel is not visible from this route. Retained existing trees and proposed planting will assist in screening proposed built form and assimilating the building into the landscape. The aesthetics of the building have been considered to ensure it complements the landscape it is being located within. Due to the proximity of the footpath to the Site, it is considered glimpsed views will be available in some locations.	Minor Adverse	Minor Adverse	Negligible
E	PROW W-343 001/0	Medium	Medium	Medium	240m at closest point	Glimpse	Permanent	Construction: Low Completion: Negligible Year 15: None	PROW W-343 001/0 is located to the north of the Site. This footpath covers higher ground of the Site allowing elevated views south towards the Site. The tree band to the north of the Site is clearly visible within the photo viewpoint. As a result of this and additional field boundaries, although some of the taller trees are identifiable within the Site, it is considered that the proposed built form would be screened from this direction. Any glimpsed views of the upper parts of the building would be minor and experienced transiently.	Minor Adverse	Negligible	None
F	Permissive Path to Golf Course extension	Low	Low	Low	Adjacent	Glimpse	Permanent	Construction: Low Completion: Negligible Year 15: None	To the west of the Site is an area of land owned by the Golf Club. To avoid walking along the road there is a Permissive Path with runs adjacent to the road to the southern end of the parcel. The Permissive Path has hedgerow to both sides and meets the road at the western corner of the proposed Site. From this location, tree planting to the western perimeter of the Site is evident bounding the Golf Club extension. The Former Woodlands Hotel is not visible therefore it is considered the proposed built form would be screened from this location. From some locations within the Golf Club extension field parcel, filtered views of the proposals may be visible however the design of the building along with further proposed planting would help to assimilate the proposals into the landscape.	Minor Adverse	Negligible	None
G	Coupals Road	Low	Low	Low	Adjacent	Partial/ Full	Permanent	Construction: Low Completion: Low/ Negligible Year 15: Negligible	Coupals Road bounds the Site to the south. Proposals include new planting to the front of both the Site and the built form helping to assimilate the building into the landscape. The vertical timber elements of the building will soften the built form and assist in integrating the building into the landscape proposals. Views would be filtered and experienced transiently. The current white façade of the derelict Woodlands Hotel is clearly visible from Coupals Road however it is expected that the new proposals will provide a softer and more coherent aesthetic.	Minor Adverse	Minor Adverse/ Negligible	Minor Beneficial
H	B1060	Low	Low	Low	560m at closes point	Glimpse	Permanent	Construction: Negligible Completion: Negligible Year 15: Negligible	The B1061 lies to the east of the Site at Calford Green. Calford Green occupies higher ground than the Site allowing views across the lower land. The tree belt to the north provides effective screening resulting in the Site being well contained from this direction. Upper sections of the building may be visible in the tree line however these would be minor and experienced transiently.	Negligible	Negligible	Negligible

I	Haverhill Golf Club	Low	Low	Low	10m at closest point	Glimpse/ Partial	Permanent	Construction: Low Completion: Low Year 15: Negligible	Haverhill Golf Club is located adjacent to the Site beyond Coupals Road. The Golf Club itself has a number of trees and tree groups providing visual screening. To the east of the Golf Club, the land is higher (PROW 112 2), this allows some elevated views back towards the Site with upper vegetation within the Site visible. The Golf Club building lies directly opposite the Site and so it is expected that views from this location would be clearer.	Minor Adverse	Minor Adverse	Negligible
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