

Appendix 15.2

Additional Views

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Landscape and Visual Impact Assessment Additional Viewpoints

- 1.0 St Edmundsbury Borough Council were consulted on 25th February and 2nd April with regard to the selection and location of representative viewpoints to be included within the Landscape and Visual Impact Assessment (LVIA). As well as the locations identified as part of the desk study, the Ecology, Tree and Landscape Officer for the council requested additional areas be included. These areas were therefore visited as part of the field assessment on 3rd and 4th March and the following provides a summary of the findings:

The visual impact from the small hamlets to the east including Barnardiston (church), Brockley Green (pub) and Boyton End, and from Withersfield and Burton End to the north west.

- 2.0 These locations were all visited as suggested. The site was not visible from Barnardiston itself but was visible from further along the public footpath south of Leys Farm (see photograph 1). Views towards the site are possible from Buntry Lane between Highfield Farm and Brockley Green (illustrated by photograph 2), but not from Brockley Green village itself. At Boyton End, views are only possible from the footpath leading out of the village to the west (photograph 3). The situation is similar from Withersfield and Burton Green to the north west. The site is not visible from these locations, but a photograph was taken from the public footpath leading towards Burton Ley Plantation, where the site is just visible in the distance (photograph 4).
- 3.0 Where visible these views are all long distance and the site is visible against a backdrop of Haverhill. Given that the ES should only provide a discussion with regard to impacts that are considered to give rise to significant effects, it is considered that due to the distance involved, existing landform and vegetation, impacts from these locations would be negligible and as such should not therefore be included within the visual assessment.

The impact from the Stour Valley Path

- 4.0 The Zone of Theoretical Visibility (ZTV) drawing (Figure 15.7) indicated that there might be some visibility from the Stour Valley Path. Areas were visited which were picked up by the ZTV drawing to the north west of Malting Farm and to the north west of Kedington. The site was just visible in the distance but visibility was very limited largely due to distance, landform and vegetation (photograph 5 & 6).
- 5.0 It is considered that impacts from these locations would again be minimal and should not therefore be included within the visual assessment.

The impact from the south western side of Haverhill in particular the paths through Puddle Brook Playing Field and from Chivers Road and Chimswell Way

- 6.0 These locations were all visited however visibility was extremely limited mainly due to development and vegetation (see photographs 7-9). It is suggested that these locations are not suitable for inclusion within the visual assessment.

The impact from Sturmer Hall

- 7.0 The site is just visible from the public footpath leading from the A1017 towards Sturmer Hall. The top of Great Field Plantation is just visible on the horizon and Mary Cole's Grove (photograph 10). The site is likely to give rise to minor adverse impacts within these views and as such should be scoped out of the ES.

The impact from the public open space off Shetland Road

- 8.0 Photograph 11 shows that the existing tree belt along the south western site boundary effectively screens any future development. This tree belt is to be retained and reinforced so visual impacts would be minimal and it is therefore suggest that this viewpoint not be included in the visual assessment.

Public footpath to the east of Eastcotts Farm

- 9.0 This location was visited along the public footpath. Whilst trees at Mary Cole's Grove and around Eastcott's Farm and Eagle's Farm are visible, the site itself is located on falling land beyond and would therefore not be visible. It is therefore suggested that this location is not included within the visual assessment.



PHOTO 1: From south of Barnardiston



PHOTO 2: From Buntry Lane

fpcr

client
Hallam Land Ltd

project
Great Wilsey Park,
Haverhill

drawing title
ADDITIONAL PHOTO VIEWPOINTS 1 & 2

scale
NTS @ A3

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issue date
July 2015

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rev

Figure 1



PHOTO 3: From footpath from Boyton End



PHOTO 4: From footpath leading towards Burton Ley Plantation.

 client
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project
Great Wilsey Park,
Haverhill
ADDITIONAL PHOTO VIEWPOINTS 3 & 4
scale
NTS @ A3
drawing / figure number
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July 2015
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-



PHOTO 5: From Stour Valley Path north west of Malting Farm



PHOTO 6: From Stour Valley Path north west of Kedington

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ADDITIONAL PHOTO VIEWPOINTS 5 & 6

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Figure 3

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PHOTO 7: From Puddle Brook Playing Fields



PHOTO 8: From Chivers Road

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ADDITIONAL PHOTO VIEWPOINTS 7 & 8

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PHOTO 9: From Chimswell Way



PHOTO 10: From footpath leading towards Sturmer Hall

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ADDITIONAL PHOTO VIEWPOINTS 9 & 10

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Figure 5



PHOTO 11: From public open space off Shetland Road

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ADDITIONAL PHOTO VIEWPOINTS 11 & 12

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Figure 6

rev