

Appendix 15.3

Landscape Effects Table

APPENDIX 15.3: 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	Is the overall effect Significant?
	Susceptibility to Change	Landscape Value	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	Yes No
	High Medium Low	High Medium Low	High Medium Low Negligible None	Yes No N/A		Adverse Beneficial	Adverse Beneficial	Adverse Beneficial	Yes No
National Landscape Character									
Natural England, National Character Area Profile (NCA) 86 South Suffolk and North Essex Clayland	There will be variation in susceptibility to change across the NCA. It is considered to be Medium at a local scale as there are no landscape designations on the site itself.	There will be variations in landscape value across the NCA but it is considered to be Medium at the local scale.	Negligible-None (Due to the scale of the development within the large NCA. No key characteristics of the area will be lost).	No	<ul style="list-style-type: none"> The site and the study area lie within NCA86. The NCA covers an extensive area of the landscape that extends from Bury St Edmunds in the north, Ipswich in the east, Chelmsford to the south and Stevenage in the west. The Dedham Vale Area of Outstanding Natural Beauty lies to the south east of the area but is located over 25km from the site at Haverhill. The South Suffolk and North Essex Clayland is a distinctive national landscape character area within which the site forms a relatively small part. The site demonstrates some of the key characteristics of the landscape type. The landform of gentle slopes within the site will not be affected by the development and the woodland blocks and hedgerow network will be retained and incorporated into the development design proposals. The arable farmland will be lost to development but the field structure will largely be retained with hedgerows and footpaths incorporated into the development layout through the creation of development blocks. Despite the urban extension to Haverhill, the overall pattern of small villages, scattered farmsteads and small settlements within the area will not be affected due to the development being restricted by the ridge around the north and western boundaries. The overall magnitude of change is considered to be Negligible – None (i.e., overall landscape receptor will be minimally changed/no change). 	Negligible for the NCA as a whole.	Negligible for the NCA as a whole.	None for the NCA as a whole.	No
Landscape Character Assessment (LCA): County/District ¹									

¹ Where sensitivity and value has been described by the LCA this is included within the table. Where this is not the case, professional judgment on sensitivity and landscape value has been determined.

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	High Medium Low	High Medium Low	High Medium Low Negligible None	Yes No N/A		Adverse Beneficial	Adverse Beneficial	Adverse Beneficial	Yes No
Wooded Village Farmlands LCA [Landscape East Regional Landscape Framework]	There will be variation in susceptibility to change across the LCA. It is considered to be Medium at a local scale as there are no landscape designations on the site itself.	There will be variations in landscape value across the LCA but it is considered to be Medium at the local scale.	Negligible -Low (Due to the scale of the development within the relatively large LCA. No key characteristics of the area will be lost).	No	<ul style="list-style-type: none"> The site is located within the Wooded Village Farmlands LCA and forms a relatively small parcel of land within the area. The site reflects the key characteristics within the description of the typology. The gentle rolling landform will not be affected by the development proposals but the arable land use will be lost to development. The woodland blocks will be retained and incorporated into the overall green infrastructure proposals. The pattern of small nuclear villages will not be affected due to the development being contained by the topographical ridge to the north and west of the site. The inter-visibility of the landscape will be affected at the local level, but within the character area as a whole, it will not be affected. The overall magnitude of change is considered to be Negligible – Low (i.e. overall landscape receptor will be minimally/perceptibly changed) 	Minor-Adverse for the LCA as a whole.	Minor Adverse-Negligible for the LCA as a whole.	Minor Adverse-Negligible for the LCA as a whole. Some beneficial aspects will be included within the design such as the provision of additional GI features.	No
Undulating Estate Farmlands LCA [Suffolk County Council Landscape Character Assessment]	There will be variation in susceptibility to change across the LCA. It is considered to be Medium at a local scale as there are no landscape designations on the site itself.	There will be variations in landscape value across the LCA but it is considered to be Medium at the local scale.	Negligible-Low (Due to the scale of the development within the relatively large LCA. No key characteristics of the area will be lost).	No	<ul style="list-style-type: none"> The site is located wholly within the Undulating Estate Farmlands LCA and forms a relatively small land parcel within the area. The site reflects a number of the key characteristics of the typology. The site currently consists of an undulating arable landscape which will be affected by the proposed built development, however the landform will remain unchanged. The woodland plantations and pattern of hedgerows will be retained and incorporated into the design of the Green Infrastructure and managed through an agreed management plan. This will retain the robust structure of the landscape, the pattern and well-kept appearance of the area. The dispersed settlement pattern will not be affected due to the development being restricted to the south west of the topographical ridge which retains separation from Kedington and Little Wratting. The overall magnitude of change is considered to be Negligible – Low (i.e. overall landscape receptor will be minimally/perceptibly changed) 	Minor-Adverse for the LCA as a whole.	Minor Adverse-Negligible for the LCA as a whole.	Minor Adverse-Negligible for the LCA as a whole. Some beneficial aspects will be included within the design such as the provision of additional GI features.	No

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	High Medium Low	High Medium Low	High Medium Low Negligible None	Yes No N/A		Adverse Beneficial	Adverse Beneficial	Adverse Beneficial	Yes No
Rolling Valley Farmlands LCA [Suffolk County Council Landscape Character Assessment]	There will be variation in susceptibility to change across the LCA. It is considered to be Medium at a local scale as there are no landscape designations in the vicinity of the site itself.	There will be variations in landscape value across the LCA but it is considered to be Medium at the local scale in the vicinity of the site.	None (Due to the lack of intervisibility between this LCA and the site).	N/A	<ul style="list-style-type: none"> The Rolling Valley Farmlands character type lies to the east and south east of the site. The area in the vicinity of the site follows the Stour Valley and there is therefore limited intervisibility and no direct relationship between the character type and the site. The overall magnitude of change is considered to be none (i.e. no loss or alteration to the key characteristics/features, representing 'no change'). In conclusion, it is considered that the Proposed Development would not lead to any significant effects upon the overall characteristics of the wider LCA. The key characteristics and features of the landscape receptor would not be fundamentally changed. 	None	None	None	No

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Rolling Estate Farmlands LCA [Suffolk County Council Landscape Character Assessment]	There will be variation in susceptibility to change across the LCA. It is considered to be Medium at a local scale as there are no landscape designations in the vicinity of the site itself.	There will be variations in landscape value across the LCA but it is considered to be Medium at the local scale in the vicinity of the site.	None (Due to the lack of intervisibility between this LCA and the site).	N/A	<ul style="list-style-type: none"> The Rolling Estate Farmlands character type lies to the north of the site. The area in the vicinity of the site follows the Stour Valley and there is therefore limited intervisibility and no direct relationship between the character type and the site. The overall magnitude of change is considered to be none (i.e. no loss or alteration to the key characteristics/features, representing 'no change'). In conclusion, it is considered that the Proposed Development would not lead to any significant effects upon the overall characteristics of the wider LCA. The key characteristics and features of the landscape receptor would not be fundamentally changed. 	None	None	None	No

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Stour Valley LCA [Essex Landscape Character Assessment]	There will be variation in susceptibility to change across the LCA. It is considered to be Medium at a local scale as there are no landscape designations in the vicinity of the site itself.	There will be variations in landscape value across the LCA but it is considered to be Medium at the local scale in the vicinity of the site.	None (Due to the very limited association of this LCA with the site)	No	<ul style="list-style-type: none"> The Stour Valley character area lies to the south of the site and extends extensively to the east following the River Stour. There is a minimal relationship between the LCA and the site as the LCA abuts a small part of the south western site boundary and covers an area to the south of the site. Intervisibility is very limited due to existing mature trees adjacent to the site boundary and a well treed golf course to the south. The area of the site closest to the LCA will consists of a Country Park with small car park and access road but additional tree planting and boundary hedgerow. The overall magnitude of change is considered to be none (i.e. no loss or alteration to the key characteristics/features, representing 'no change'). In conclusion, it is considered that the Proposed Development would not lead to any significant effects upon the overall characteristics of the wider LCA. The key characteristics and features of the landscape receptor would not be fundamentally changed. 	Negligible	Negligible	None	No

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Landscape Character: Site and Immediate Context									
Site and Immediate Context	Medium	Medium	Construction: High Completion: High – Medium Year 15: Medium	No	<ul style="list-style-type: none"> The site consists of large open arable fields with woodland blocks and hedgerows. The well-kept condition gives a moderate to good landscape condition. The site has a number of distinctive features including woodland blocks, a tributary to the River Soar and Great Wilsey Farm which will be retained and incorporated into the development proposals. The site has been used for recreation uses due to its location adjacent to residential properties on the urban edge of Haverhill and its accessibility. This access is to be retained and incorporated into the design proposals. The gentle topography forms containment and separation from surrounding villages. The development proposals give opportunities for the existing features to be retained and incorporated into the design of the green infrastructure. The loss of open arable land will be mitigated through the provision of an extensive open green recreation network through the centre of the development. 	Moderate Adverse	Moderate Adverse	Moderate/Minor Adverse (due to the loss of intervisibility and openness of the site, although some beneficial GI features will be provided as a result of the development).	No
Site Landscape Features/ Characteristics									
Site Landscape Features <i>Landform</i>	Medium	Medium	Construction: Medium Completion: Low Year 15: Low	No	<ul style="list-style-type: none"> The landform is gently undulating with a gentle valley following a water course through the centre of the site and rising land towards Haverhill to the south west. The land also rises to a ridgeline to the north east which provides containment to the site. The landform will not change as a result of the development and will still be perceptible on completion. 	Minor adverse	Minor adverse	Minor adverse	No

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Site Landscape Features <i>Woodland, Trees, Hedgerows and Vegetation</i>	High	High	Construction: Medium Completion: Medium Year 15: Low	No	<ul style="list-style-type: none"> The network of hedgerows and woodland blocks provide distinctive features of the landscape and are a characteristic of the local area. Hedgerows are to be retained and incorporated into the development proposals as part of the GI for the proposals. Woodland is also to be largely retained and incorporated into the design to provide mature GI for the masterplan. 	Moderate adverse	Moderate adverse	Minor adverse	No
Site Landscape Features <i>Water Features and Watercourses</i>	High	High	Construction: Medium Completion: Low Year 15: Low	No	<ul style="list-style-type: none"> A tributary of the River Stour runs through the centre of the site and is associated with a tree belt which breaks up the site. The watercourse will be retained and the corridor enhanced with SuDS and wetland areas. This will contribute to the formation of a Green Spine through the centre of the proposed development. 	Moderate adverse	Minor adverse	Moderate beneficial	No
Site Landscape Features <i>Land Use and Open Space</i>	Medium	Medium	Construction: High Completion: High Year 15: Medium	No	<ul style="list-style-type: none"> The landuse is currently open arable farmland which is typical of the landscape character of the area. The arable land use will be mostly lost to built development but a central corridor will be retained to form the Green Spine through the development and the land to the south will be retained as open, but will form the Country Park with grassland, wetland habitats and tree planting. 	Major adverse	Moderate adverse	Moderate adverse	No