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CARE (LITTLE COURT) LIMITED

LITTLE COURT

LANDSCAPE AND VISUAL IMPACT ASSESSMENT

FEBRUARY 2021

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PROJECT Little Court

REPORT TITLE Landscape and Visual Impact Assessment

DJA Reference: 2892-4-4-4-LV-0001-S0-P1.1 LVIA

Report Number: T1

Revision: P1

Issue Date: 11 February 2021

REPORT REVISIONS

Revision	Date	Description	Prepared	Approved
P1.1	11.02.2021	FINAL	MCG	JM

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1. INTRODUCTION

Name and Qualification

1.1 This report has been prepared by Matt Golding BSc, MSc, MA of David Jarvis Associates (DJA) Limited. DJA are a firm of chartered landscape architects and town planning consultants established in 1982 and has extensive experience in the planning, assessment, design, and implementation of residential development. The firm is a Registered Practice of the Landscape Institute.

1.2 The report relates to the potential landscape and visual effects arising from a proposed 120 bed dementia home with ancillary accommodation on land at Little Court, Little Wratting, Haverhill, Suffolk.

Scope

1.3 A full methodology is provided at **Appendix 2**. The landscape and visual assessment considers landscape and visual matters as separate issues. Visual effects relate to changes in views, whereas landscape effects relate to physical changes to the landscape, that is, changes to landscape character, the historic landscape and landscape components such as trees, landform and water courses.

1.4 This assessment has been prepared in accordance with the published guidance provided by the Institute of Environmental Management and Assessment and the Landscape Institute (IEMA/LI)[1] and the Countryside Agency[2]. Guidance emphasises the responsibility of the landscape professional carrying out the assessment to ensure that the approach and methodology adopted is appropriate for the particular development to be assessed.

Site Description

1.5 A site location plan (drawing DR-0001) is provided at **Figure 1.** The site is located approximately 0.9km to the northeast of Haverhill and on the southern edge of the A143 (Haverhill Road). Little Wratting and Great Wratting are located approximately 0.5km to the northeast and 1.3km to the north respectively. The village of Kedington, bisected on its western edge by the B1061, is located approximately 1.5km to the southeast. The Suffolk/Essex county boundary is located approximately 2km to the south at its nearest point on the southern edge of Haverhill.

1.6 The area of the "redline" boundary of the site is approximately 1 hectare; the wider landholdings extend to approximately 2.34 hectares. The site is rectilinear in shape and is defined on its northern boundary by an established tree belt adjacent to the A143. The eastern and southern boundaries are defined by good quality hedgerows containing occasional mature trees. The site's western boundary is defined by a tree line which separates it from Hill's Farm.

1.7 The internal areas of the site comprise Little Court House, a large, two-storey detached building with cream rendered walls and a tall, thatched roof. The house is set within the immediate confines of its garden which contains mature shrubs and trees and is bordered by hedging. Land to the south, and forming part of the site, comprises three small fields which are currently used as a paddock and contain individual mature trees. A tennis court is located to the west.

1.8 A U-shaped block of 14 stables is located to the northeast of the house with timber weatherboard walls, a red brick plinth and a red pantile roof. A manège/riding school, enclosed with post and rail

[1] Institute of Environmental Management and Assessment and the Landscape Institute – 'Guidelines for Landscape and Visual Impact Assessment' Third Edition 2013.

[2] Countryside Agency and Scottish Natural Heritage – 'Landscape Character Assessment' 2002 and Topic Paper 6: Techniques and Criteria for Judging Capacity and Sensitivity (2004).

fencing, adjoins the stables. A single storey tack store (c. 4.3m high) with a red tiled pitched roof and black weatherboard walls is located between the dwelling and the riding school.

Description of the surrounding area

1.9 Land to the north, beyond the A143, comprises rectilinear small to medium-sized agricultural fields under arable management and defined by hedgerows, some of which are fragmented and exhibit localised sections of depletion.

1.10 Broadlands Hall, an independent school set within a semi-treed landscape and including accommodation and a farm, is located immediately to the east of the site. Further to the east, the land comprises large rectilinear and predominantly rectangular fields under arable management. The surrounding land is drained by the River Stour which flows north south and bisects the settlement of Kedington to the southeast.

1.11 Land immediately beyond the southern boundary of the site comprises large rectilinear fields. Great Field Plantation, an area of deciduous woodland, is located to the west of the Great Wilsey Farm complex. Further to the south the land becomes increasingly urbanised towards the north eastern edge of Haverhill.

1.12 A Public Right of Way (PRoW), a footpath, extends to the south from the A143 towards Great Wilsey Farm, passing the north eastern boundary of the site.

1.13 At the time of writing, *The Parklands*, part of a wider 2,500 unit approved residential development comprising Great Wilsey Park to the north eastern edge of Haverhill, was under construction to the west of the site. Residential development was also under construction to the northern edge of Wratting Road further to the west.

2. LANDSCAPE RELATED PLANNING POLICY

National Planning Policy Framework (NPPF) - 2019

2.1 Relevant to landscape and visual assessment are those aspects of policy relating to the promotion of healthy communities, achieving well-designed places and conserving and enhancing the natural and historic environment.

Achieving well-designed places

2.2 Good design is regarded as a "*key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities."*

2.3 Guidance requires that planning policies and decisions should ensure that developments:

a) "*will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (Including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience."

2.4 Landscape assessment will determine whether proposed development within the allocation site is appropriate in terms of its location, scale and extent through prior assessment of landscape condition, sensitivity and capacity.

Conserving and enhancing the natural environment

2.5 Guidance requires that the planning system should contribute to and enhance the natural environment by:

a) "protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);

b) Recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services- including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;

c) Maintaining the character of the undeveloped coast, while improving public access to it where appropriate;

d) Minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;

e) Preventing new and existing development from contributing to, being put at inacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability, taking into account relevant information such as river basin management plans;

f) Remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate."

2.6 The potential effects of development on all aspects of landscape value will be identified and appropriate mitigation or enhancement devised.

West Suffolk Local Plan JDMPD

Policy DM5- Development in the Countryside

2.7 Proposed development would occur in the countryside, a principal element of the rural character of West Suffolk enjoyed by both residents and visitors. Policy requires that the quality and character of the countryside be protected and where possible enhanced. It also recognises that "..*some form of new development will help to support the rural economy, meet local housing needs and provide for particular uses such as renewable energy, community facilities, recreation and leisure."*

2.8 Landscape assessment has addressed specific aspects of policy, namely, whether proposed development will preserve the openness, appearance and character of the countryside as well as outdoor leisure activities such as walking, horse riding and golf. Also considered will be any potentially significant detrimental impact on the designated historic environment, nature conservation and biodiversity interests and character and visual amenity of the landscape.

Policy DM13- Landscape Features

2.9 Policy requires that all proposals for development should be informed by, and be sympathetic to, the character of the landscape. This includes the character of the site and its local setting. Policy advises that areas of particular landscape sensitivity (such as Special Landscape Areas) have a very limited capacity to absorb change. Whilst there are no such areas in the vicinity of proposed development, local landscape and settlement character and issues such as landscape capacity and the requirement to avoid unacceptable adverse impact on the character of the landscape, landscape features, wildlife, or amenity value form part of this assessment.

Policies DM15, DM16, DM17, DM18

2.10 These policies refer to the protection of cultural heritage including listed buildings, local heritage assets and conservation areas. The application site does not contain any such assets, nor are there any in the wider locality that are likely to be indirectly affected by proposed development. Consequently, this aspect of landscape value has been excluded from further consideration.

2.11 Policy DM19- Development Affecting Parks and Gardens of Special Historic or Design Interest. There are no known Parks or Gardens in the locality that would be affected by proposed development and this aspect has been excluded from consideration.

Policy DM22- Residential Design

2.12 Proposed development would incorporate ancillary accommodation. Policy requires that all residential development proposals should be of a high architectural quality and maintain or create a sense of place and/or character. The principles by which this can be achieved and which have been adopted include:

- *"basing design on an analysis of existing buildings, landscape or topography, and fully exploiting the opportunities that these present;*
- *utilising the characteristics of the locality to create buildings and spaces that have a strong sense of place and distinctiveness, using an appropriate innovative design approach and incorporating a mix of housing and unit sizes that is appropriate for the location;*
- *creating or contributing to a coherent and legible place that is structured and articulated so that it is visually interesting and welcoming;* and
- *creating and supporting continuity of built form and enclosure of spaces."*

3. LANDSCAPE BASELINE

Published Landscape Character Assessments

3.1 The landscape of England has been classified into a series of 'National Character Areas' (NCAs) based on broad recognisable characteristics such as geology, soils, vegetation, land use and settlement pattern. The site falls within NCA 86 – *South Suffolk and North Essex Clayland*. However, the geographical scope of the character area is considered to be too broad to be a useful strategic planning tool for a development of the modest scale proposed. Therefore, NCA 86 has been omitted from further assessment and analysis.

3.2 The Landscape Context and Value Plan (drawing DR-002) in **Figure 2** shows the site's landscape context and includes the geographical scope of the county character areas in the locality of the site. Plan LV-0003 in **Figure 3** shows the settlement character within the context of the site. Extracts from the Suffolk County Council Landscape Character Assessment, published in 2008 are provided at **Appendix 4.**

County Character Assessment

Suffolk County Council Landscape Character Assessment (2008)

3.3 The County assessment provides the most detailed and contextually relevant description of character. The character types and other relevant context are shown on Drawing DR-0001 overleaf.

3.4 The site lies entirely within the *Undulating Estate Farmland* Landscape Character Type (LCT), the Key Characteristics of which are cited below:

(author's interpretation of the characteristics described below and exhibited within the study area following the field survey are shown in underlined text)

- *"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;* and

- *A landscape of well wooded farmland in many places often with a well-kept appearance."*

3.5 The condition of the landscape type is described as:

> *"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."*

3.6 The description is accompanied by a Guidance Note[3] which covers issues such as landscape sensitivity, key forces for change and development management. Land Management Guidelines for the area are described thus:

- "*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;* and
- *Maintain and restore the stock of moats and ponds in this landscape."*

Suffolk County Council-Historic Landscape Study- *Managing a Masterpiece*[4]

3.7 This document includes a study of the Historic Landscape of the Stour Valley. The report was developed to *guide the delivery of landscape restoration and enhancement during the implementation phase of the Scheme* and drew on the Landscape Description Units data of the county-wide LCTs.

3.8 A summary of the Key Characteristics is re-iterated below.

- *"Undulating arable landscape;*
- *Large villages on the edges of the area, but within it only scattered hamlets and occasional farmsteads;*
- *Important stock of medieval moated sites, and of medieval and Tudor timber-framed and brick buildings;*
- *Large fields, often with insubstantial hedges, resulting from 19th-century enclosure of extensive common, especially in the western half;*
- *Field pattern elsewhere rationalised by estate ownership;*

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[3] 24 Guidance Note Undulating Estate Farmlands EP/Edit1/1.10.10

[4] http://www.suffolklandscape.org.uk/managing%20a%masterpice.aspx

- *Oak, ash and field maple as hedgerow trees;*
- *Plantation woods in the areas of late enclosure, but some significant ancient woods in the northern parts."*

3.9 The visual experience of the area is described as:

"The views in this landscape are often of open, undulating, farmland, reflecting its former common field origins. Scattered woodland cover (or none at all) and a sparse hedge network mean the large scale and shape of the landform is the key visual characteristic.

In the east here are very long views, including over the river valley, which in the south is very shallow and tends to lack riparian vegetation. To the north there is more vegetation and views are of riparian trees rather than the (small) river itself. Field boundaries tend to the minimal, with gappy tree rows, sometimes silhouetted against the skyline, but are quite variable.

To the west the gently undulating arable farmland is often open and occasionally bleak, but occasionally with views framed by woods. There are ditches to the roadsides with unmanaged shrubby vegetation and some hedges with hedgerow trees, mainly young.

To the south, there are again arable fields on undulating terrain. Long views are available, filtered by tree rows along some field boundaries, which are generally in poor condition with few hedges. These fields are of medium size, sub-regular to irregular in form. Parts are very bleak with few hedgerows or trees, just the occasional distant tree line and a few field boundary oaks. There are also a few small woods and their sparse distribution and the open terrain increases their prominence."

3.10 The implied condition of the character type is poor:

"In much of this landscape 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."

3.11 The study includes a range of land management issues and options:

"Geology, soils, landform and drainage

Archaeology

- *Conservation of upstanding heritage assets. The medieval moated sites are important visible archaeological features of this landscape and they need to be safeguarded and supported with appropriate grant aid and management advice, especially relating to the control of scrub and trees, as this has the potential to cause considerable damage to these sites.*
- *Identify priority sites for arable reversion to protect buried heritage assets.*

Settlement and the built environment

- *Maintain and enhance the landscape setting through sensitive and appropriate development control.*

Landholding and enclosure pattern

- *Maintain the historic pattern of field boundaries and ditches. There is some potential for restoration and replanting of hedges in this landscape. However the form and species should be selected with care as the areas of late enclosure in the west of the area will require a different form and species mix from those towards the eastern side.*

- *The undulating nature of this landscape means that carefully located woodland and hedge planting could have a significant landscape impact over a wide area.*

- *Support the continued sensitive management of existing grass land, especially parkland.*

Trees and woodland cover

- *Maintain the balance of tree cover. There are opportunities to support the management of woodlands and to restore the former size of some of the woodland blocks in this landscape."*

Study Area

3.12 The study area for the proposed development was established as part of the desktop survey and refined as part of the field assessment. The extent of the study area is shown on drawings DR-0002 – DR-0004 in **Figures 2-4** respectively. The study area covers approximately 2km^2 and extends to Little Wratting (northeast), to the western edge of Dane Common (southwest), to the northern edge of Great Wilsey Farm and Great Field Plantation (south) cand to the north western edge of Haverhill (west).

Landscape Elements and Features

3.13 The internal areas of the site contain both individual and grouped mature trees. The northern and eastern boundaries of the site are defined by established trees. The southern portion of the site comprises three small fields used as paddocks. The remainder of the site comprises built form constituting existing buildings associated with a mènage/riding school and areas of hardstanding.

3.14 Locally, landscape features of potential interest to the casual observer include the established tree line along the site's north western boundary which extends beyond the site to the northwest along the south eastern edge of the A143. Established trees within the site and within the adjoining Broadlands Hall School site collectively provide the appearance of a small block of woodland. An avenue of horse chestnut trees, located on the south western boundary of the Broadlands Hill School site, provide a degree of uniformity and interest.

3.15 Individual trees within existing or on the historical line of hedgerows on the arable farmland to the south of the site provide a semi-parkland perception at a local level. Viewing west from the site, the eye tends to be drawn to the evolving urbanising effect of residential development under construction and the existing built form of Haverhill beyond in distant views. The skyline commonly provides the perception of a wooded character due to the sequential visual effect of hedgerows over a gently undulating and low-lying landscape.

3.16 The local road and PRoW network are frequently flanked by hedgerows. These have frequently become fragmented and depleted, providing the perception of a reduced and undermanaged landscape. The strength and intactness of the landscape is further reduced to the west of the site by the presence of ununiformed building styles and materials, outbuildings and non-native established coniferous tree species to the rear of residences on Haverhill Road.

3.17 Whilst the field assessment confirmed that the overall the condition of the *Undulating Estate Farmland* LCT surrounding the site is of **Low** susceptibility, value and sensitivity, the landscape features and elements within the site are considered to be of **Medium** susceptibility, value and sensitivity.

Landscape Value

3.18 The Landscape Context and Value Plan (drawing DR-0002) in **Figure 2** shows the designated and other assets surrounding the application site which contribute to landscape value.

3.19 Landscape value relates to the value or importance society attaches to a landscape or view, which expresses national or local consensus and because of its quality, special qualities, cultural associations or ecological status. IEMA/LI guidance identifies a number of reasons why a landscape may be valued:

landscape condition: a measure of the physical state of the landscape. It may include the extent to which typical character is represented in individual areas, the intactness of the landscape and the condition of individual elements;
scenic quality: the term used to describe landscapes that appeal primarily to the visual senses;
rarity: the presence of rare features or elements in the landscape, or the presence of a rare landscape character type;
representativeness: whether the landscape contains a particular character and/or features or elements which are considered particularly important examples;
conservation interests: the presence of features of particular wildlife, earth science or archaeological, historical and cultural interest can add to the value of a landscape as well as having value in their own right;
recreation value: evidence that the landscape is valued for recreational activity where experience of the landscape is important;
perceptual aspects: a landscape may be valued for its perceptual qualities, notably wildness and/or tranquillity.
associations: some landscapes are associated with particular people, such as artists or writers, or events in history that contribute to perceptions of the natural beauty of the area.

3.20 Assessment of landscape value is based on the consideration of:

- landscape designation i.e. Area of Outstanding Natural Beauty (AONB);
- nature conservation designation i.e. Site of Special Scientific Interest (SSSI);
- published literature relating to local cultural heritage, recreation and tourism;
- published landscape assessment; and
- the inter-relationship of the above.

Landscape Designations

3.21 There are no statutory or non-statutory landscape designations within the site or within the study area.

Local Landscape Condition

3.22 The land to the north, east and south of the site comprises farmland, predominantly under arable management. Fields are generally medium to large, open and are defined by often depleted sections of hedgerows providing the perception of a reduced landscape condition. At the time of the field survey, the landscape immediately to the west of the site exhibited a reduced landscape condition due to the presence of the *Parklands* development which is currently under construction. It should be noted that this reduced landscape condition is temporary and will improve as this development

nears completion. Land further to the west largely comprises the developed, urbanised edge of Haverhill.

3.23 In the wider context of the site, the landscape condition improves locally in the vicinity of Great Wratting and includes higher quality and managed field boundary hedgerows.

3.24 Overall, the value of local landscape condition is assessed as **Medium-Low**, with a **Low** susceptibility to change posed by residential development, thus presenting a **Medium-Low** sensitivity.

Scenic Quality

3.25 Viewing from the site towards the south, scenic quality is considered to be reasonably high where distant, rural views show gently undulating farmland, interrupted and punctuated by occasional woodland blocks including Great Field Plantation.

3.26 Views to the east from the immediate vicinity of the site show trees and buildings within the Broadlands Hall School complex which, with the exception of the intervening car park, present a reasonably high quality, managed landscape containing individual parkland trees.

3.27 Scenic quality to the north and to the west of the site is compromised by poor quality field boundaries, the presence of the local road network and the urban edge of Haverhill.

3.28 Overall, the scenic quality surrounding the site is considered to be **Medium**, with a **Medium** susceptibility to change posed by residential development, thus presenting a **Medium** sensitivity.

Rarity Value

3.29 The application site contains characteristic landscape elements that are broadly typical of and common to those described in the published landscape character assessments.

Representativeness

3.30 The local landscape, including the application site, is generally representative of those described in the published landscape character assessments.

Nature Conservation

3.31 Neither the site or the study area contains any statutory on non-statutory nature conservation assets by designation.

3.32 A Preliminary Ecological Appraisal (PEA) Report[5] has been carried out by Green Willows Associates Limited which identified a number of aquatic and terrestrial habitats within the site with suitability to support protected species. The PEA identifies the peripheral hedgerows, trees and the larger pond as of particular note – these are retained as part of the proposals.

[5] Preliminary Ecological Appraisal Report, Little Court, Little Wratting (Green Willow Associates, December 2020)

3.33 A BS:5837 Tree Survey and Constraints Plan for the site has been produced and is provided at **Appendix 5.** The report identified two individual category "B" trees (lime and field maple), two category "B" tree groups (mixed plantation and horse chestnut), three category "C" trees (yew, western red cedar and walnut), and one category "C" group (horse chestnut). There are no Tree Preservation Orders (TPOs) within the site and the site does not fall within a Conservation Area or designated landscape. Collectively the trees and vegetation documented on-site are consequently assessed as **Medium** value, susceptibility and sensitivity.

Recreational Value

3.34 Drawing LV-0004 in **Figure 4** shows the PRoW network with the study area. The site has no public accessibility. The study area contains a number of PRoW. The closest PRoW to the site are identified below:

- Footpath SK/W-382/009/0 which aligns to the south from the A143 and passes the north eastern boundary of the site towards Great Wilsey Farm;
- Footpath SK/W-382/008/0 which aligns to the south from the A143 and connects with footpath SK/W-382/012/0 to the south of Great Field Plantation and to the north of the A143 towards Withersfield Road to the west of Great Wratting;
- Footpath SK/W-382/005/0 which bisects the Great Wilsey Farm complex; and
- Footpath SK/W-343/002/0 which aligns to the southwest from Kedington and crosses Dane Common.

3.35 The PRoW listed above serve as an important recreational resource for local inhabitants and connect local settlements and are deemed as inherently of **High** value, susceptibility and sensitivity. However, susceptibility may be reduced depending on the extent of the view available and the elements visible within that view.

3.36 There are no areas of Access Land in the study area.

Cultural Heritage

3.37 The Cultural Heritage chapter identifies a Scheduled Monument (SM) comprising a rectangular field earth work and moat located at the Great Wilsey Farm complex to the south of the site. Whilst the SM is considered to be of "very high" sensitivity, the relationship of its setting and the wider landscape is compromised by trees and scrub to its north eastern and north western edge and by buildings associated with the farm complex beyond. These prevent intervisibility between the site and SM. The SM is approximately 0.7k to the south of the site which further reduces the effect of the development on its setting.

3.38 The cultural heritage assessment states that the SM "does not currently form an obvious feature within the landscape". In landscape and visual terms, in the context of the scale of the far larger approved Great Wilsey residential development to the northwest would likely render any significant effects of proposed development on the altered setting of the SM to a negligible level.

3.39 The remaining cultural heritage assets in the study area are located within the settlements of Great Wratting to the north, Little Wratting to the northeast and Kedington to the southeast. With no intervisibility between these cultural heritage assets and the site due to distance, landform and tree cover, these have been omitted from further assessment. For further details on the assessment of these assets, refer to the Cultural Heritage Chapter.

Perceptual Aspects

3.40 The application site is located to the north west of Haverhill and to the southeast of the A143. Consequently, tranquillity levels are reasonably low as a result of the motion of traffic. At the time of survey with residential development taking place to the site, tranquillity levels were reduced further.

3.41 In the site's wider context, tranquillity levels increase with distance away from the A143 and the developed edge of Haverhill but decrease slightly in the local vicinity of hamlets and villages including Little Wratting, Great Wratting and Kedington.

3.42 Overall, the value and the susceptibility of the tranquillity of the application site and surrounding area is deemed **Medium** with **Medium** susceptibility to change posed by residential development.

Associations

3.43 There are no known notable people or historic events in history that contribute to perceptions of the natural beauty of the landscape on or in the vicinity of the application site.

Landscape Receptors

3.44 The study area is perceived as both a living and working landscape comprising agricultural, commercial and residential development. The area is traversed by the principal route of the A143 and by a local network of minor roads.

3.45 For the purposes of assessing landscape receptor sensitivity, a judgement needs to be made on the relative value or importance to society of its various aspects or components. This is a complex task as the landscape is valuable to people in different ways hence only broad judgements can be made.

3.46 Identified sensitive receptors described above are summarised in **Table 3.1** together with an assessment of value, susceptibility, sensitivity and rationale for the judgement.

Table 3.1 Landscape Receptor Sensitivity

Receptor	Susceptibility	Value	Sensitivity	Rationale
Landscape Character				
Undulating Estate Farmland Landscape Character Type (LCT)	Medium	Medium	Medium	Not subject to statutory landscape designation. Susceptibility reduced at a local level by existing residential development and residential development under construction. Value reduced by depleted and undermanaged landscape elements and features.
Landscape Elements and Features	Medium	Medium	Medium	Determined through interpretation of the published landscape character assessments and confirmed by field assessment. Elements and features of low quality and locally depleted**.**
Landscape Value				
Local Landscape Condition	Medium	Medium	Medium	Determined through interpretation of the published landscape character assessments and confirmed by field assessment. Susceptibility reduced at a local level by depleted and under-managed landscape features and uniformed built form.
Scenic Quality	Medium	Medium	Medium	Susceptibility reduced at a local level by depleted and undermanaged landscape elements and features and visibility of the urban edge of Haverhill.
Perceptual Aspects				
Tranquillity	Medium	Medium	Medium	Valued at a local level, with reduced susceptibility as a result of the motion of traffic on the A143 and from the urban edge of Haverhill.

Summary of Landscape Value

3.47 The application site comprises a parcel of developed land contains buildings, hardstandings and fields bordered by hedgerows and mature trees.

3.48 The site and the study area do not host any landscape, heritage or nature conservation assets by designation, however the features and elements within the site inherently hold some value to landscape and nature conservation.

3.49 Overall, the site and the study area, including their contextual landscape character, value and perceptual aspects are deemed as **medium** value.

4. VISUAL BASELINE

Visual Receptors

4.1 Two categories of Visual Receptor have been identified within the existing and predicted ZSV. These are:

- Users of PRoW; and
- Users of roads.

4.2 People occupied at their place of work are considered to be least likely to be affected by development and have not been included in the assessment.

4.3 Locations of sensitive receptor viewpoints are shown on the Key Viewpoint Location and Public Rights of Way Plan (drawing DR-0004) in **Figure 4**. These represent the two receptor categories above at locations with the greatest potential to experience views towards the proposed development. A photographic record of the broad extents of visibility is provided at **Appendix 3**.

DJA Field Assessment

4.4 DJA carried out a visual assessment of the site and its surroundings on 15th January 2021. The visual assessment was initially based on a desktop analysis of Ordnance Survey (OS) mapping of the area surrounding the site. The preliminary analysis was subsequently reviewed and refined during the field survey where views were captured from public receptors. A generated Zone of Theoretical Visibility (ZTV) was produced for the desktop assessment and is provided on the Key Viewpoint Location and Public Rights of Way Plan (drawing DR-0004) in **Figure 4.**

4.5 Proportionate to the scale of the proposed development, and therefore in regard to GLVIA3, a total of seven viewpoints have been used as part of the visual assessment. These include views from locations within the study area from the two receptor types above at varying directions and distances from the site.

Technical Photography

4.6 The photographic assessment was carried out in accordance with the Landscape Institute's Advice Note 01/11, Scottish Natural Heritage Scottish Natural Heritage Visual Representation of Wind Farms Good Practice Guidance v2.1, and LI Technical Note 06/19 (September 2019).

4.7 All photographic fieldwork was carried out in appropriate conditions for LVIA with suitable visibility.

4.8 All photographs were taken with a Canon EF 50mm fixed lens mated to a Canon EOS 6D MKII camera incorporating a full-frame sensor.

4.9 Photographs were taken with the lens at 1.5m above ground level in *Manual* mode with the lens set at its fixed focal length throughout the assessment. Photographs were taken in portrait format at increments of approximately 20° with an approximately 50% overlap. From each photograph location a full 360° field of view was taken centred around a nodal point. The nodal point was set to avoid any problems of foreground parallax.

Limitations

4.10 The field survey was carried out during the winter and therefore an absence of foliage on trees, hedgerows and vegetation thereby presenting a "worst-case" scenario in terms of visual containment of site.

4.11 Conversely, views toward the site (and therefore the proposed development) are likely to diminish during the summer months with intervening trees and hedgerows in full leaf.

4.12 Although every effort has been made to include viewpoints in sensitive locations and locations from which the proposed development may be most visible, not all public viewpoints from where the proposed development would potentially be seen have been included in the assessment. No private residences or land has been accessed during the assessment. Therefore, where relevant, views from private residences have been necessarily estimated.

4.13 Receptor sensitivity is described in **Table 4.1**. The sensitivity of visual receptors varies according to category and the context of the view as described above.

Zone of Significant Visibility (ZSV)

4.14 The ZSV for the proposed development is shown in Key Viewpoint Location and Public Rights of Way Plan (drawing DR-0004) in **Figure 4.** The ZSV is influenced by presence of trees on the northern and eastern boundaries of the site and by the relatively modest scale of the proposals.

4.15 Contextually, views towards the site from the southeast are visually contained by the sequential screening effect of woodland within and in the vicinity of Broadlands Hall School, whilst distant views towards the site from the east and northeast are contained by intervening landform.

Visual Susceptibility

4.16 The degree by which a visual receptor is judged to be sensitive however also depends on the actual quality of the existing view and its susceptibility to change. Accordingly, when the sensitivity to the change actually being proposed is assessed, matters such as the context and extent of existing view as well as the proximity of the receptor to the proposed works need to be considered.

4.17 Visual receptor susceptibility criteria are set out in the Methodology in **Appendix 2**.

Visual Value

4.18 In order to determine the sensitivity of representative viewpoints the value of each view should be established. Viewpoints are valued in different ways depending upon the expectations of the viewer. The LI/IEMA guidelines currently provide examples of broad categories including recreation, residence, employment or passing through on roads or other modes of transport. The guidelines stress that these are only examples and that every project will require its own set of criteria and thresholds.

4.19 Visual receptor value criteria is set out in the Methodology in **Appendix 2**.

Visual Sensitivity

4.20 To determine the sensitivity of the representative visual receptors the value of each should be considered in relation to its susceptibility. The sensitivity matrix and sensitivity criteria are set out in the Methodology in **Appendix 2**. The sensitivity of each representative viewpoint is shown in **Table 4.1** below.

Table 4.1 Selected Representative Visual Receptors

Reference	Receptor and location	Susceptibility	Value	Sensitivity
Users of PRoW				
VP 2	View northwest from footpath SK/W-382/005/0 at the south eastern boundary of the site	Medium	High	Medium-High
VP 3	View north from footpath SK/W-382/005/0 to the south of the site	Medium	High	Medium-High
VP 5	View southeast from footpath SK/W-382/008/0 to the northeast of Haverhill	Medium-Low	High	Medium
VP 6	View north from footpath SK/W-382/008/0 to the northeast of Haverhill	Medium	High	Medium-High
VP 7	View northwest from footpath SK/W-343/002/0 to the northeast of Great Wilsey Farm	High	High	High
Users of Local Roads				
VP 1	View southwest from the A143 (Haverhill Road)	Medium	Medium	Medium
VP 4	View east from the A143 (Haverhill Road)	Medium-Low	Medium	Medium-Low

5. PROPOSED DEVELOPMENT AND MITIGATION MEASURES

General

5.1 The site layout plan and accompanying elevations for the proposed development are provided at **Appendix 6**. Of the scheme options provided, a potential design was selected that incorporated elements of local rural distinctiveness referred to above in terms of scale, style and use of materials. Given the critical layout and density requirements, the overall height and built character of the selected scheme are considered the most appropriate response to the wider rural context.

5.2 The selected scheme allows for the preservation of existing mature trees and boundary hedging wherever practicable. This will better enable the development to be absorbed into the wider scene from the outset. New tree and other planting would add to this effect. The aim being not to create a 'green wall', but a carefully integrated approach with appropriate architectural styles and finishes to reduce massing and reveal the most attractive and interesting components. Full screen planting measures should only be adopted in the event the architectural style does not respond sympathetically to the location.

5.3 The "redline" boundary of the site is 1ha and is located on the eastern portion of the site. The existing house and its curtilage would be retained. The principal elements of the proposals would comprise the following:

- 120 bed dementia home with ancillary accommodation including provision for respite, intermediate care, community outreach, convalescence and bungalows;
- Car parking for up to 65 vehicles; and
- New site access.

Landscape Mitigation and Enhancement

5.4 The existing site entrance from the A143 on the north eastern boundary of the site to Little Court House would be retained and repurposed for site access to the proposed car park. New, separate vehicular access to Little Court House would be provided further to the west on the northern boundary of the site from the A143.

5.5 The proposals would necessitate the removal of the existing stable block, manège and the existing dwelling to allow for the construction of site access to the proposed car park and the principal care home building.

5.6 Primary and secondary mitigation measures and enhancement form an integrated part of the proposed development and have been informed by the landscape assessment and includes inherent and foreseeable mitigation.

5.7 The landscape mitigation and enhancement strategy is summarised in **Table 5.1** below and shown on the Landscape and Mitigation Strategy Plan (drawing DR-0005) in **Figure 5**. Collectively the mitigation measures will serve the dual-purpose of reducing any perceived residual visual effects during and post-development, provide a long-term visual and ecological net-gain and contribute to the objectives set in the landscape guidelines in the published county and local landscape character assessments.

5.8 The proposed development's built form will be located entirely within the existing boundaries of the site within its eastern portion against the backdrop of the higher tree belt immediately beyond. The

peripheral trees on the north western boundary flanking the A143 would be retained, preventing views of the proposals from the landscape to the north and west.

5.9 Similarly, the peripheral trees on the south western boundary of the site, to the south of Hill's Farm would be retained and continue to provide visual containment of the proposals from the south and west.

Table 5.1 Summary of Landscape Mitigation and Enhancement Strategy

Mitigation	Purpose
Primary Mitigation (Inherent)	
Repurposing of a visually contained "brownfield" site	• To negate the requirement to develop greenfield land and reducing the landscape and visual effects of the proposals
Repurposing of existing site access arrangements	• To negate the requirement of unnecessary loss of landscape elements on the site boundary
Locating the proposed development within the eastern portion of the site	• To utilise existing trees and woodland cover in the vicinity of the site to integrate the buildings into the wider landscape and thereby reducing landscape and visual effects.
Retention of existing boundary hedgerows and trees	• To eliminate the loss of landscape features, to provide visual containment of the proposed development and to retain ecological connectivity and visual coherence
Secondary Mitigation (Foreseeable)	
Restricting the height of the proposed development's built form	• To reduce landscape and visual effects of the proposed development and to assist with its integration into the wider landscape
Use of a muted palette of exterior material colour	• To visually integrate and assimilate the proposed development into the wider surrounding landscape
Enhancements	
Tree, hedgerow and amenity planting within the site's internal area	• To the soften any perceived massing of the proposed development's built form in local and contextual views. • To increase visual containment of the proposed development • To enhance biodiversity, nature conservation and ecological connectivity with the site and the surrounding area • To provide visual interest and internal privacy
Enhanced hedgerow management regime to the south western and south eastern boundary hedgerows	• To maximise the screening effect from the landscape to the south and west

6. PREDICTED LANDSCAPE EFFECTS

Construction Phase – Assessment of Landscape Effects

Mitigation Measures

6.1 Mitigation measures during the proposed development's construction phase would include the protection of all trees to be retained in accordance with BS 5387:2012 Trees in Relation to Design, Construction and Demolition and in accordance with the arboriculturist's recommendations.

6.2 In addition to the internal trees to be felled to necessitate the construction of the buildings, a short section of trees would be removed along the site's north western boundary to allow for the improvement/upgrading of the existing site access.

Effects on Landscape Elements and Fabric

6.3 The effects on landscape elements and fabric as a result of the proposed development's construction phase are summarised in **Table 6.1** below.

Effects on Landscape Character

Undulating Estate Farmlands LCT

6.4 The magnitude of effect on the Undulating Estate Farmlands LCT would **Negligible** due to the very modest scale of the proposals in relation to the geographical scale of the LCT. With a Medium sensitivity, the significance of effect would also be **Negligible**.

Landscape Elements and Features

6.5 The magnitude of effect for on-site landscape and features is assessed as **Medium** as the construction phase would principally necessitate the loss of previously developed land including buildings and hardstanding. With medium sensitivity, the significance of effect would be **Moderate adverse** and limited to the internal areas of the site only.

Landscape Value

Local Landscape Condition

6.6 The effect on the local landscape condition as a result of the proposed development's construction phase would generally be limited to the site and would be reduced due to the existing and retained trees and hedgerows enclosing the site. The internal areas of the site would experience a temporary reduction in landscape condition due to the activities associated with the demolition of buildings, the storage of materials, earthworks and the evolution of the proposed development.

6.7 The condition of the landscape would improve slightly as the proposed development progresses towards completion with the introduction of landscape features including tree, hedgerow and amenity planting. The local landscape condition outside of the site would not materially change structural elements of note. Overall, the magnitude of effect would be **Low** and with a medium sensitivity the significance of effect would be **Minor adverse**.

Scenic Quality

6.8 Similarly, the screening effect provided by peripheral trees and hedgerows and retained trees within the western portion of the site would limit effects on scenic quality to areas within the site and its immediate vicinity. There would a temporary effect resulting from the motion of construction plant

within the site from a short section of PRoW footpath SK/W-382/005/0 for receptors moving towards the site from the south.

6.9 There would also be a temporary slight increase in vehicular activities to and from the site from the A143.

6.10 It is not anticipated that there would be any further effects of note from areas beyond those described above. Consequently, the overall magnitude of effect on scenic quality is assessed as **Low** and, with Medium sensitivity, a **Minor** adverse effect.

Perceptual Aspects

Tranquillity

6.11 The effect on tranquillity would be temporary and generally be confined to the site and its immediate context resulting from the motion of construction plant, on site building activities and construction traffic moving to and from the site. Overall, it is anticipated that this would present a **Medium** magnitude of effect and with medium sensitivity, the significance of effect is assessed as **Moderate adverse** in areas in the immediate vicinity of the site only.

Table 6.1 The effects on landscape elements and fabric as a result of the construction phase To be read in conjunction with Table 1 in Appendix 1

Receptor	Sensitivity	Magnitude	Significance	Nature of effect
Landscape Character				
Undulating Estate Farmlands LCT	Medium	Negligible	Negligible	Adverse
Landscape Elements and Features	Medium	Medium	Moderate	Adverse
Landscape Value				
Local Landscape Condition	Medium	Low	Minor	Adverse
Scenic Quality	Medium	Low	Minor	Adverse
Perceptual Aspects				
Tranquillity	Medium	Medium	Moderate	Adverse

Operational (post-development) Phase – Assessment of Landscape Effects

Effects on Landscape Elements and Fabric

6.12 The effects on landscape elements and fabric as a result of the completed development are shown in **Table 6.2** below.

Effects on Landscape Character

Undulating Estate Farmlands LCT

6.13 The magnitude of effect on the Undulating Estate Farmlands LCT would be **Negligible** due to the very modest scale of the proposals in relation to the geographical scale of the LCT. With a Medium sensitivity, the significance of effect would also be **Negligible**.

Landscape Elements and Features

6.14 The magnitude of effect for on-site landscape and features would be **Low** as the development would partially replace an area of previously developed land, largely absent of features, into new development. With Medium sensitivity, the effect would be **Minor adverse** and not significant.

Landscape Value

Local Landscape Condition

6.15 The perceived landscape condition externally would alter slightly with the presence of new buildings which would present some urbanising effects. This would present a **Low** magnitude of effect and with Medium sensitivity a **Minor adverse** effect of significance.

6.16 However, the establishment and growth of tree planting within the site and the enhanced management regime of existing peripheral hedgerows would eventually present a **Minor beneficial** effect on the local landscape condition.

Scenic Quality

6.17 The screening effect provided by peripheral trees and hedgerows and retained trees within the western portion of the site would limit effects on scenic quality to areas within the site and its immediate vicinity. There would be a **Low** short-term magnitude of effect on scenic quality for these areas, due to the new presence of built form. With Medium sensitivity the significance of effect would be **Minor adverse**.

6.18 However, views of the proposed development would begin to diminish from PRoW footpath SK/W-382/005/0 for receptors moving towards the site from the south with the establishment and growth of tree planting within the site and the enhanced management regime of existing peripheral hedgerows. This would reduce the magnitude of effect to Low and hence with Medium sensitivity a **Minor adverse** effect of significance.

Perceptual Aspects

Tranquillity

6.19 Effect on tranquillity would generally be confined to the site and any changes in aural effects would be limited to those in the vicinity of the northern edge of the site from additional traffic movements in and out of the site. Consequently, there would be a **Low** magnitude of effect and with Medium sensitivity, the significance of effect would be **Minor adverse**.

Table 6.2 The effects on landscape elements and fabric as a result of the completed development. To be read in conjunction with Table 1 in Appendix 1.

Receptor	Sensitivity	Magnitude	Significance	Nature of effect
Landscape Character				
Undulating Estate Farmlands LCT	Medium	Negligible	Negligible	Adverse
Landscape Elements and Features	Medium	Low	Minor	Adverse
Landscape Value				
Local Landscape Condition	Medium	Low	Minor	Adverse
Scenic Quality	Medium	Low	Minor	Adverse
Perceptual Aspects				
Tranquillity	Medium	Low	Minor	Adverse

7. PREDICTED EFFECTS ON VISUAL AMENITY

Construction Phase – Assessment of Effects

7.1 A summary of the predicted short-term effects on visual amenity during the proposed development's construction phase is shown in **Table 7.1** below.

7.2 The internal area of the site is visually contained by trees, hedgerows and scrub for receptors passing the site at **Viewpoint 1**. Where the upper elements of construction plant within the site are visible, such views would be oblique, fleeting and limited to a very short section of the A143 as the construction activities move towards the north eastern boundary. Consequently, there would be **Negligible** magnitude of effect and with medium sensitivity, a **Negligible adverse** significance of effect on visual amenity.

7.3 The greatest effect on visual amenity would be for receptors using PRoW footpath SK/W-382/005/0 as represented in **Viewpoints 2** and **3** as they approach the site from the south who would experience intermittent, oblique and short-range views of the upper elements of construction plant.

7.4 For receptors at **Viewpoint 2**, views of the construction operations would begin to appear as the development evolves towards the south eastern boundary of the site. However, the construction operations would be confined completely within the site and would not breach the treeline beyond. Consequently, this would present a **Low** magnitude of effect and with Medium-High sensitivity the significance of effect on visual amenity would be **Minor adverse**.

7.5 For receptors at **Viewpoint 3**, views of the construction operations would begin to appear as the development evolves towards the south eastern boundary of the site. However, with intervening distance and visibility of plant and the construction operations forming a small part of the wider panoramic view, the magnitude of effect would be **Negligible**. With medium sensitivity, the significance of effect on visual amenity would be **Negligible adverse**.

7.6 There would be **No Effect** on visual amenity for receptors moving to the northeast along the A143 at **Viewpoint 4** as the construction activities would be limited to the eastern portion of the site which is heavily visually contained by intervening established trees from this location.

7.7 There would be **No Effect** on visual amenity for receptors moving to the south on PRoW footpath SK/W-382/005/0 to the northeast of Haverhill as represented in **Viewpoints 5** and **6** due to the visual containment of the established tree belt in the vicinity of Hill's Farm and on the site's northern boundary.

7.8 For receptors moving to the west along PRoW footpath SK/W-382/005/0 at **Viewpoint 7**, open views to the northwest show the tree belt in the vicinity of Broadlands Hall School and to the north of the site. Visibility of the construction activities within the site would be distantly perceptible, however form a very small proportion of the wider panoramic view. Consequently, these activities would present a **Negligible** magnitude of effect and with high sensitivity, the significance of effect on visual amenity would be **Negligible adverse.**

Table 7.1 Predicted short-term Effects on Visual Amenity during the proposed development's construction phase. To be read in conjunction with Table 1 in Appendix 1.

Reference Receptor and Location		Sensitivity	Magnitude	Significance	Nature
Users of Public Rights of Way					
VP 2	View northwest from PRoW (footpath) SK/W-382/005/0 on the south eastern boundary of the site	Medium-High	Low	Minor	Adverse
VP 3	View north from PRoW (footpath) SK/W-382/005/0 to the south of the site	Medium-High	Negligible	Negligible	Adverse
VP 5	View southeast from PRoW (footpath) SK/W-382/005/0 to the northeast of Haverhill	Medium	No Effect	No Effect	No Effect
VP 6	View north from PRoW (footpath) SK/W-382/005/0 to the northeast of Haverhill	Medium-High	No Effect	No Effect	No Effect
VP 7	View northwest from PRoW (footpath) SK/W-382/005/0 to the northeast of Great Wilsey Farm	High	Negligible	Negligible	Adverse
Users of Local Roads					
VP 1	View southwest from the A143 (Haverhill Road) adjacent to the entrance of Broadlands Hall	Medium	Negligible	Negligible	Adverse
VP 4	View east from the A143 (Haverhill Road) to the west of the site	Medium	No Effect	No Effect	No Effect

Operational (post-development) Phase – Assessment of Effects

7.9 A summary of the predicted effects on visual amenity as a result of the completed development is shown in **Table 7.2** below.

7.10 The completed development would be visually contained by trees, hedgerows and scrub for receptors passing the site at **Viewpoint 1**. The highest elements of the buildings within the development may be visible towards the south, however these would form a very small proportion of the view and would appear in oblique and fleeting views for motorists. The magnitude of effect would be **Low** and with medium sensitivity, the significance of effect on visual amenity would be **Minor adverse**. With the growth of tree planting within the site, specifically in the vicinity of the car park, visibility of the proposed development would reduce further.

7.11 For receptors at **Viewpoint 2**, there would be filtered and fragmented visibility of the proposed development beyond the south eastern boundary hedgerow presenting a **Medium** magnitude of effect. With Medium-High sensitivity, the effect of significance on visual amenity would be **Moderate adverse**. However, it is anticipated that the significance of effect would reduce to **Minor** in time with the growth of the south eastern boundary hedgerow and the proposed tree planting along the boundary within the site.

7.12 For receptors at **Viewpoint 3**, views of the proposed development would be more distantly visible over the south eastern boundary hedgerow and would form a small part of the wider panoramic view, the magnitude of effect would be **Low**. With Medium-High sensitivity, the significance of effect on visual amenity would be **Minor adverse**.

7.13 With the completed development located within the eastern portion of the site, there would be **No Effect** on visual amenity for receptors moving to the northeast along the A143 at **Viewpoint 4** due to the visual containment provided by intervening established trees.

7.14 There would be **No Effect** on visual amenity for receptors moving to the south on PRoW footpath SK/W-382/005/0 to the northeast of Haverhill as represented in **Viewpoints 5** and **6** due to the visual containment of the established tree belt in the vicinity of Hill's Farm and on the site's northern boundary.

7.15 For receptors moving to the west along PRoW footpath SK/W-382/005/0 at **Viewpoint 7**, open views to the northwest show the tree belt in the vicinity of Broadlands Hall School and to the north of the site. Visibility of the proposed development would be distantly perceptible, however form a very small proportion of the wider panoramic view. Consequently, this would present a negligible magnitude of effect and with high sensitivity a **Negligible adverse** effect of significance on visual amenity.

Table 7.2 Predicted Effects on Visual Amenity during the proposed development's operational (post-construction) phase. To be read in conjunction with Table 1 in Appendix 1.

Reference Receptor and Location		Sensitivity	Magnitude	Significance	Nature
Users of Public Rights of Way					
VP 2	View northwest from PRoW (footpath) SK/W-382/005/0 on the south eastern boundary of the site	Medium-High	Medium	Moderate	Adverse
VP 3	View north from PRoW (footpath) SK/W-382/005/0 to the south of the site	Medium-High	Low	Minor	Adverse
VP 5	View southeast from PRoW (footpath) SK/W-382/005/0 to the northeast of Haverhill	Medium	No Effect	No Effect	No Effect
VP 6	View north from PRoW (footpath) SK/W-382/005/0 to the northeast of Haverhill	Medium-High	No Effect	No Effect	No Effect
VP 7	View northwest from PRoW (footpath) SK/W-382/005/0 to the northeast of Great Wilsey Farm	High	Negligible	Negligible	Adverse
Users of Local Roads					
VP 1	View southwest from the A143 (Haverhill Road) adjacent to the entrance of Broadlands Hall	Medium	Low	Minor	Adverse
VP 4	View east from the A143 (Haverhill Road) to the west of the site	Medium	No Effect	No Effect	No Effect

Predicted Potential Effects on Artificial Lighting

7.16 It is assumed that the car park and access road will be illuminated in accordance with the Institute of Lighting Professionals "*Guidance Notes for the Reduction of Obtrusive Light*". All lighting would be orientated downwards to minimise light spill.

7.17 The site benefits from high levels of enclosure from areas to the north provided by the tree line flanking the north western edge of the site. Consequently, it is unlikely that there would be any chance of significance associated with the illumination of the site beyond the northern boundary of the site.

7.18 There would be a slight increase in illumination levels on completion of the proposed development when viewed from the south, however the illumination would be filtered by the existing south eastern boundary hedgerow and would begin to diminish with the growth of proposed trees within the site. The increase in illumination levels as a result of the proposed development would be eventually be viewed within the context of the far larger Great Wilsey Park residential development to the south west of the site.

Cumulative Effects

7.19 There would be no cumulative landscape and visual effects of significance as a result of the proposed development. The approved Great Wilsey Park development covers an extensive area to the north eastern edge of Haverhill. When developed the scale of this area of residential development combined with the very modest scale of the proposed development would present Negligible effect on landscape and visual amenity.

8. SUMMARY AND CONCLUSIONS

8.1 This report relates to the potential landscape and visual effects arising from a proposed 120 bed dementia home on land at Little Court, Little Wratting, Haverhill, Suffolk.

8.2 The site is located approximately 0.9km to the northeast of Haverhill; Little Wratting and Great Wratting are located approximately 0.5km to the northeast and 1.3km to the north respectively. The village of Kedington, is located approximately 1.5km to the southeast.

8.3 The area of the "redline" boundary of the site is approximately 1ha and includes Little Court house and an associated garden, stable block, manège and tack store. Three small fields located to the south and containing isolated trees and currently used as paddocks form part of the site. A tennis court is located to the west.

8.4 PRoW footpath SK/W-382/005/0 aligns to the south from the A143 towards Great Wilsey Farm and passes the north eastern boundary of the site.

8.5 The site contains no landscape or nature conservation assets by designation. A SM comprising a rectangular field earth work and moat is located at the Great Wilsey Farm complex to the south of the site. The Cultural Heritage chapter identifies that the proposed development would have a negligible effect of significance on the setting of the SM within the context of the far larger consented development comprising Great Wilsey Park to the northwest.

8.6 The proposals comprise a 120-bed dementia home including a car park and new site access. Assessment work preceded the scheme design and was carried out at an early stage. Landscaping mitigation and enhancement forms an integral embedded component of the development which has been informed by the landscape assessment.

8.7 The LVIA concludes that the greatest effects on landscape character and features would be limited to those within the site and which would be of Moderate significance during the construction phase.

8.8 There would also be an effect of Moderate significance on tranquillity levels on and in the immediate context of the application site due to construction plant movements. There would be a Negligible effect of significance on the *Undulating Estate Farmlands* LCT during the proposed development's construction phase due to the very marginal increase in built form on a previously developed site in an undesignated landscape. There would be a Minor effect of significance on the local landscape condition and on scenic quality, although these effects are assessed as generally being contained to the site itself.

8.9 The effects on visual amenity as a result of the proposed development are likely to be generally contained to areas in the immediate vicinity of the site and specifically to areas beyond the south eastern boundary where the significance of effects immediately post-construction would be Moderate. These effects would reduce with time as a result of the enhanced management of the south eastern boundary hedgerow and the growth of proposed tree planting within the site.

8.10 Visual containment provided by existing woodland along the site's north western and south western boundaries would generally prevent views of the proposals from areas outside of the site to the north and west. Trees within and beyond the northern boundary of the Broadlands Hall School, located to the northeast, combined with intervening landform, would prevent views of the development from the wider landscape to the east.

8.11 It is considered that the proposed development is compliant with national and local planning policy and would contribute to the landscape guidelines for enhancement contained with local landscape character assessments.

Residual Effects

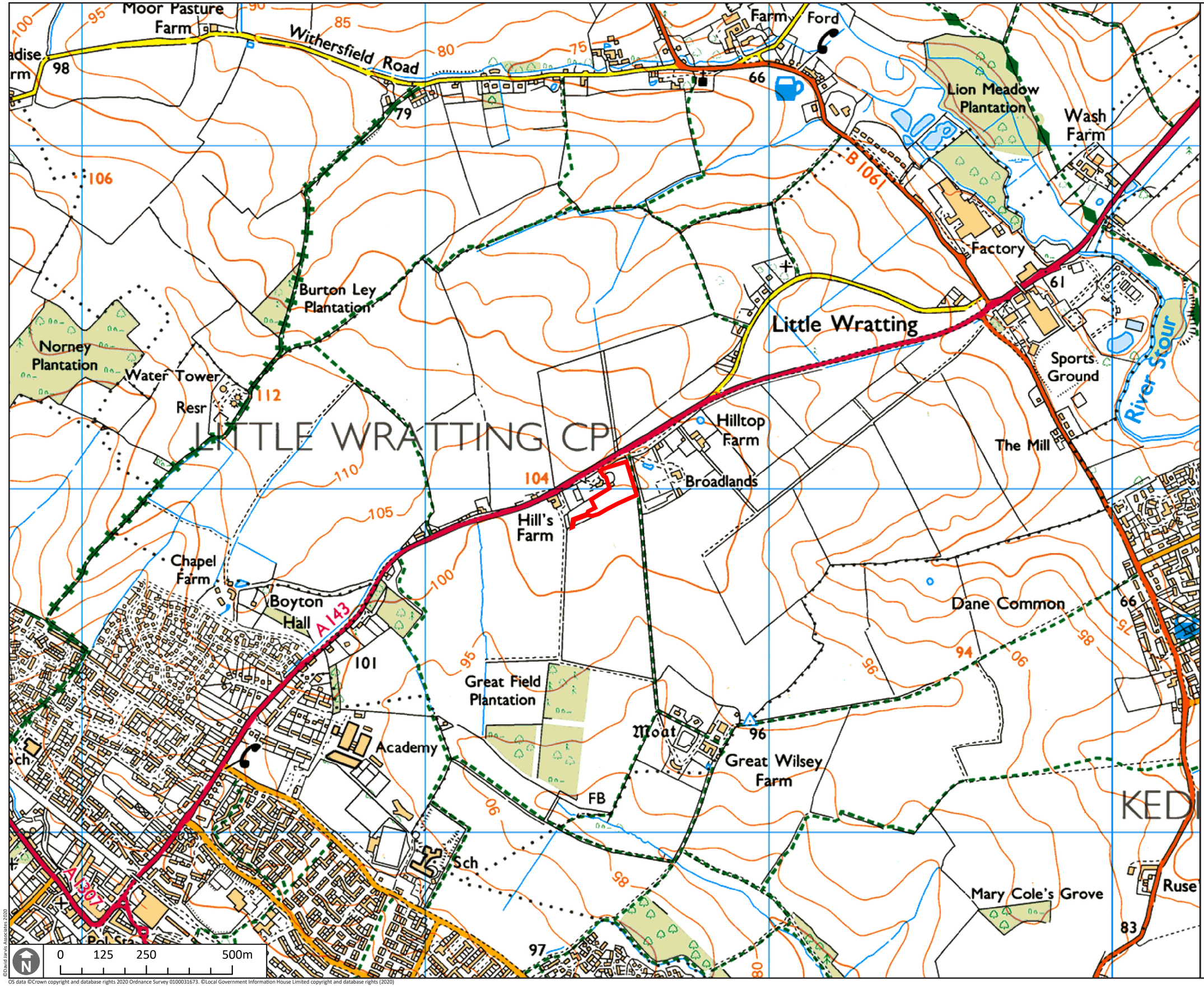
8.12 A summary residual effects as a result of the proposed development are shown in Table 8.1 below.

Table 8.1 - Summary of Residual Landscape and Visual Effects

Description of Impact/Effect	Geographical Level of Importance of Issue					Impact (Positive/ Negative/ Neutral)	Nature (Permanent/ Temporary. Reversible/Irreversible)	Significance
	I	N	R	D	L			
Construction Phase								
Effects on Landscape Elements and Fabric					*	Adverse	Permanent	Minor
Effects on Landscape Character					*	Adverse	Temporary	Minor
Local Landscape Condition					*	Adverse	Temporary	Minor-Negligible
Scenic Quality					*	Adverse	Temporary	Negligible
Leisure and Tourism					*	Neutral	Neutral	Neutral
Tranquillity					*	Adverse	Temporary	Minor
Visual Effects					*	Adverse	Temporary	Minor-Moderate (application site and immediate environs only)
Completed Development								
Effects on Landscape Elements and Fabric					*	Adverse	Permanent	Minor
Effects on Landscape Character					*	Adverse	Permanent	Negligible
Local Landscape Condition					*	Adverse	Permanent	Negligible
Scenic Quality					*	Adverse	Permanent	Negligible
Leisure and Tourism					*	Adverse	Permanent	Minor-Negligible
Tranquillity					*	Adverse	Permanent	Negligible
Visual Effects					*	Adverse	Permanent	Negligible-Minor

Figure 1

Site Location Plan



KEY

Boundary: Proposed Site

Status: **PLANNING**

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Client: Central & Regional Estates Ltd

Project: Little Court, Haverhill

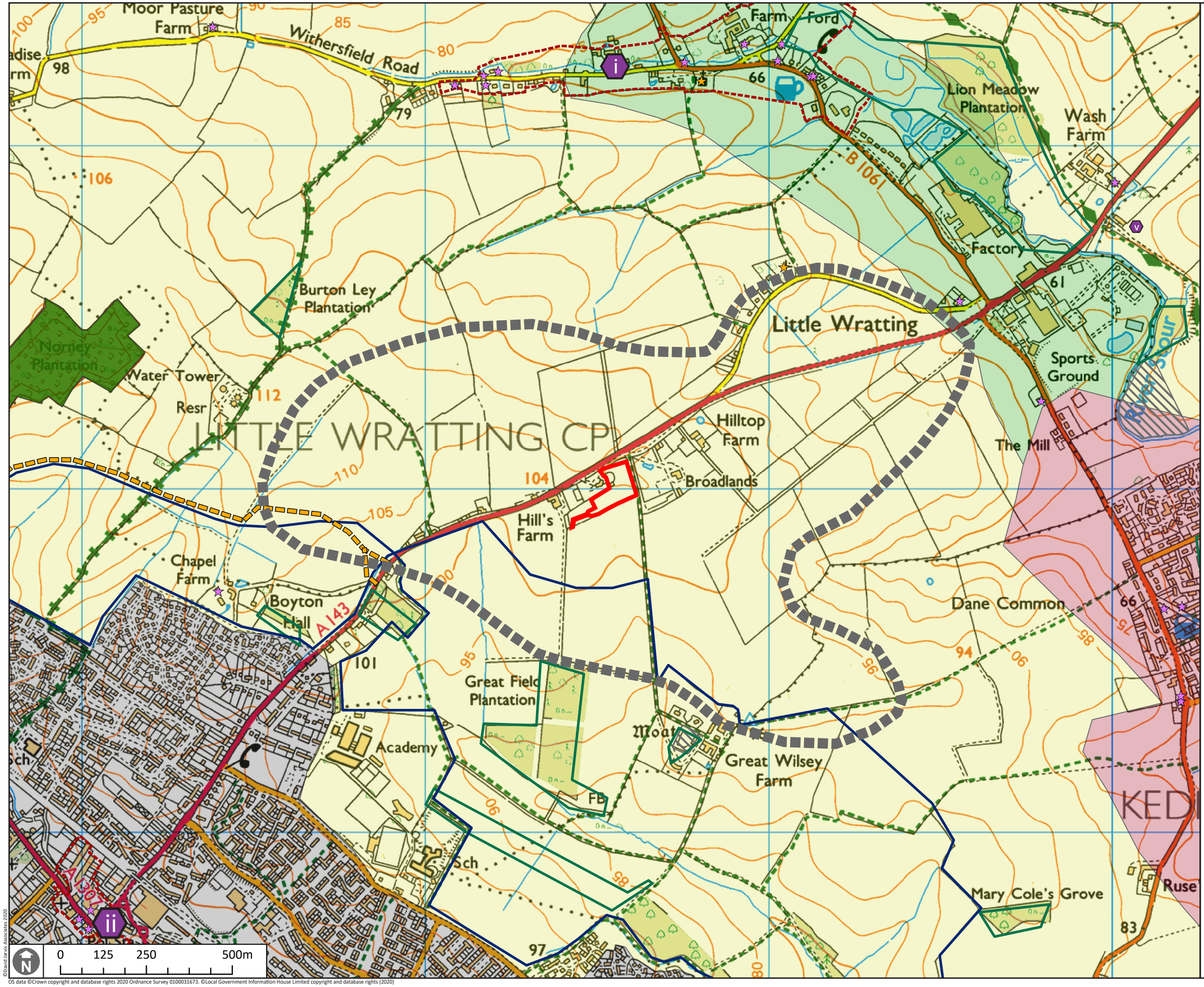
Drawing Title: Site Location Plan

Scale	Sheet Size	Date
1:10,000	A3	Feb 2021

Client Ref.	Drawing Ref.	Drawing No.	Status
-	2892-4-4-4	DR-0001	S4-P3

Figure 2

Landscape Context and Value Plan



KEY

- Boundary: Proposed Site
- Boundary: Allocated Greenfield Strategic Sites
- Boundary: Study Area
- Haverhill North West Relief Road

Cultural Heritage

Listed Buildings

- Grade II*
- Grade II
- Scheduled Monument
- Conservation Areas
  i. Great Wratting
  ii. Haverhill Queen Street

Ecology

- Ancient & Semi-Natural Woodland
- Ancient Replanted Woodland
- Ancient Semi-Natural Replanted Woodland and BAP Priority Habitat Site
- Ancient Semi-Natural Replanted Woodland and BAP Priority Habitat Site

Landscape Character

- Rolling Estate Farmlands
- Rolling Valley Farmlands
- Undulating Estate Farmlands
- Urban

Status
PLANNING

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Client
Central & Regional Estates Ltd

Project
Little Court, Haverhill

Drawing Title
Landscape Context and Value Plan

Scale	Sheet Size	Date
1:10,000	A3	Feb 2021

Client Ref.	Drawing Ref.	Drawing No.	Status
-	2892-4-4-4	DR-0002	S4-P3

Figure 3

Settlement Character Areas

Rolling Estate Farmlands LCA

Undulating Estate Farmlands LCA

Ca

Cb

Approximate route of the Haverhill North West Relief Road

A

B

Persimmon Homes development

Great Wilsey Park development

Undulating Estate Farmlands LCA

Rolling Valley Farmlands LCA

Maxar, Microsoft

KEY

Boundary: Proposed Site

Boundary: Study Area

0 125 250 500m

Status
PLANNING

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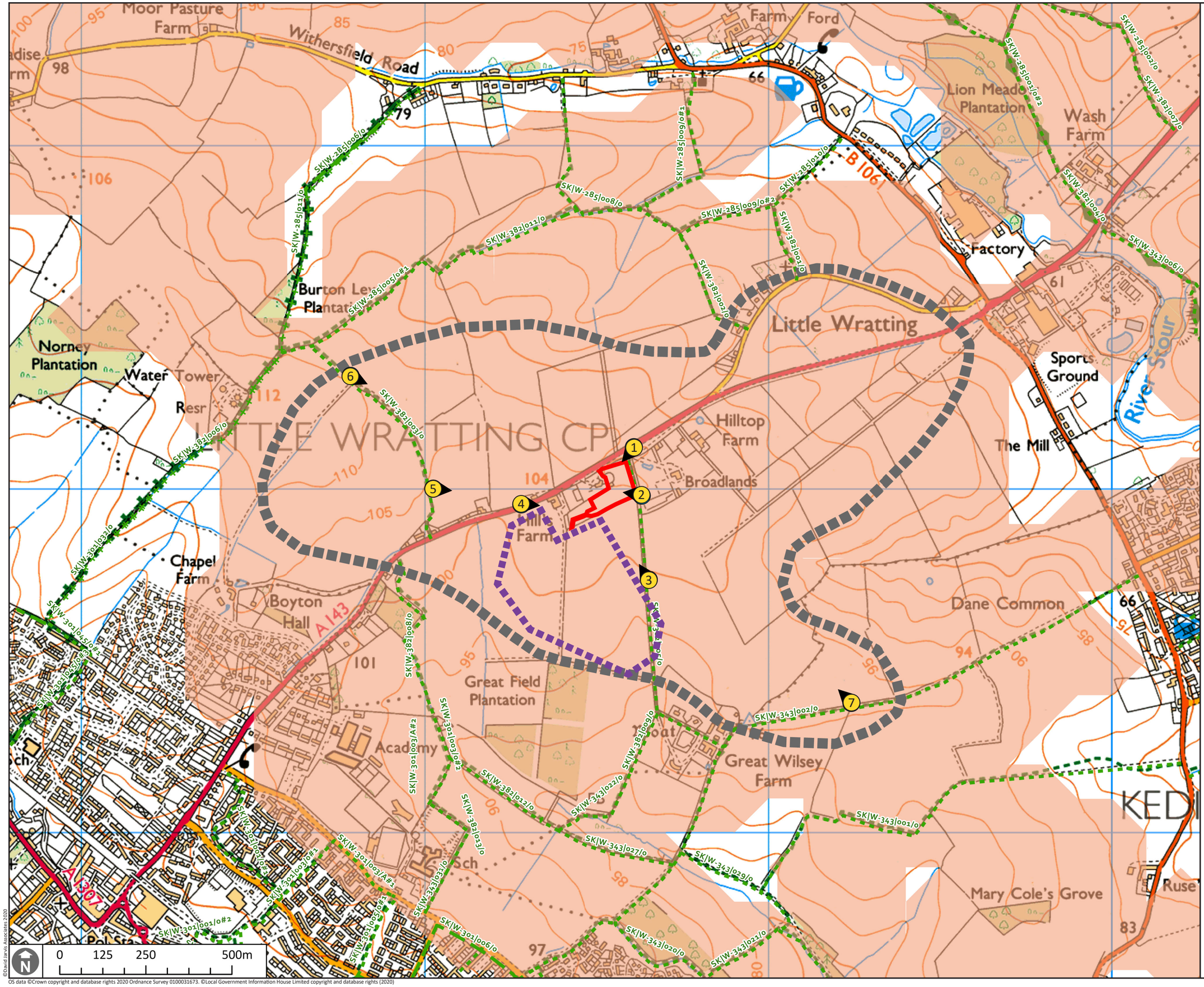
-	2892-4-4-4	DR-0003	S4-P3

Figure 4

Key Viewpoint Location Plan and Public Rights of Way, ZSV and ZTV



KEY

- Boundary: Proposed Site
- Boundary: Study Area
- Boundary: Extent of ZSV
- Key Viewpoint

Public Rights of Way
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- BOAT (SK|W-301|302)
- Public Bridleway (SK|W-301|044)
- Public Footpath (SK|W-382|005)

Level of Visibility

- No Visibility
- Visible

The zones of theoretical visibility (ZTV) are shown for the proposed test.

The model takes account of landform only - no account is taken of existing vegetation or other built development and in reality, these would provide a considerable degree of screening. The Zone of Visual Significance is defined during field survey and takes into account those aspects missing from the ZTV and will therefore be considerably reduced from the ZTV.

The ZTV is therefore considered to represent 'worst than worst case' scenario.

Status
PLANNING

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Project
Little Court, Haverhill

Drawing Title
Key Viewpoint Location Plan, Public Rights of Way (PRoW) and ZSV

Scale	Sheet Size	Date
1:10,000	A3	Feb 2021

Client Ref.	Drawing Ref.	Drawing No.	Status
-	2892-4-4-4	DR-0004	S4-P3

Figure 5

Landscape and Mitigation Strategy

Cycle and Pedestrian will allow connection with future public highways foot and cycle paths and further West to existing footpath to the West

Pond

Landscape Buffer

Refuse

60 carparks (6 wide)

25x Electric Car Charging Spaces

6x Wheelchair Accessible Spaces

Bike

A

K

Refuse

Plant

Bike

L

L

B

C

H

I

G

Water feature

E

F

N

D

Bike

M

Bike

Fastigiate tree planting to inner courtyards to fragment any perceived massing of built form and to provide internal visual interest and privacy

Southern and eastern boundary hedgerows to be maintained at a minimum height of 2.5m and managed under an enhanced regime to maximise their screening effect

Small native trees to be positioned inside site boundary to screen views of the development from PRoW footpath SK/W-382/005/0

0 5m 10m 15m 20m 25m

KEY

- Boundary: Application Site
- Boundary: Ownership
- Existing hedgerow retained
- Proposed tree planting
- Existing tree retained

Notes

Related Drawings: DJA Drawing based on
-

Scaling: Do not scale this drawing. Use given dimensions only.

Drawing Revision

Rev.	Date	Description	Drawn	Checked
P1	21/01/2021	First draft issued to client.	AS	MG
P2	11/02/2021	Red line boundary	MP	MG

Status

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Client

CENTRAL & REGIONAL ESTATES LTD

Project

LITTLE COURT, HAVERHILL

Drawing Title

LANDSCAPE AND MITIGATION STRATEGY

Scale	Sheet Size	Date
1:250	A1	11/02/21

Client Ref.	Drawing Ref.	Drawing No.	Status
-	2892-4-1	DR-0005	S4-P2

Appendix 1
Detailed Effects on Landscape Character and Visual Amenity

Receptor	Baseline	Change	Sensitivity	Magnitude of Effect	Effect	Nature	Significance
PREDICTED LANDSCAPE EFFECTS							
Undulating Estate Farmlands LCT	The LCT covers a relatively large area from Sicklesmere (south of Bury St. Edmunds) westward through Ickworth and Lidgate to the Cambridgeshire border and then southwards to the outskirts of Haverhill and Clare.	**Construction:** Conversion of a partially developed parcel of land including fields to a site containing construction operations including moving plant and the storage of materials	Medium	Negligible	Negligible	Adverse	Not significant
		Post-construction: Conversion of a partially developed parcel of land including fields into residential development. Partial, permeant change of land use. Slight reduction in openness and tranquillity, but generally contained to the site only. The site forms a very small part of the *Undulating Estate Farmlands* LCT Integrated, embedded landscape proposals including amenity tree planting would introduce some landscape enhancement at a local level.				Adverse	Not significant
Site Landscape Character	The site combines existing built form and fields and is defined and enclosed by boundary hedgerows and trees.	**Construction:** Conversion of a partially developed parcel of land including fields to a site containing construction operations including moving plant and the storage of materials. Development would be contained entirely within the site's existing curtilage. Existing hedgerows would be retained.	Medium	Medium	Moderate	Adverse	Not Significant
		Post-construction: Conversion of a partially previously developed parcel of land including fields into residential development. Partial, permeant change of land use. Slight reduction in openness and tranquillity, but generally contained to the site only. The site forms small part of the *Undulating Estate Farmlands* LCT Integrated, embedded landscape proposals including amenity tree planting would introduce some landscape enhancement at a local level. Slight reduction in tranquillity (but from a low initial baseline). The general profile of the site topography would remain unchanged.		Low	Minor	Adverse	Not Significant
Tranquillity	The site exhibits reduced tranquillity due to the proximity of the A143 located immediately to the north. Tranquillity levels are higher away from the A143 but decrease to the west and southwest towards the urban edge of Haverhill.	**Construction**: Changes will include increased noise and movement from site traffic and construction activity within the site.	Medium	Medium	Moderate	Adverse	Not Significant
		Post-Construction – aural levels will be lower than during construction but there will be increase from the baseline in vehicle movements and general activity.		Low	Minor	Adverse	Not Significant
Site Landscape Elements	The site consists of built form, hardstanding and pastoral fields and individual mature trees. The site boundary is defined by hedgerows and trees.	**Construction** – removal existing buildings, surface vegetation and the stripping of soil and storage of materials. Protection of the retained hedgerows and trees.	Medium	Medium	Moderate	Adverse	Not Significant
		Operation – with the exception of the loss of lower value surface vegetation features all trees and hedgerows will be retained.		Low	Minor	Adverse	Not Significant
PREDICTED VISUAL EFFECTS							

Receptor	Baseline	Change	Sensitivity	Magnitude of Effect	Effect	Nature	Significance
Viewpoint 1	**View southwest from the A143 (Haverhill Road) adjacent to the entrance of Broadlands Hall** Oblique, heavily filtered views towards the site due to intervening trees, hedgerows and scrub.	**Construction:** Retention of existing peripheral trees would generally prevent views of the construction activities which would be limited to the occasional views of the upper elements of moving plant.	Medium	Negligible	Negligible	Adverse	Not significant
		Post-Construction: Changes to the view would be limited to the higher elements of the completed development which would be located towards the southern boundary of the site.		Low	Minor	Adverse	Not significant
Viewpoint 2	**View northwest from PRoW (footpath) SK/W-382/005/0 on the south eastern boundary of the site** Short-range views of the site's south eastern and north eastern boundary hedgerows which visually contain distant views to the northwest. The avenue of horse chestnut trees bounding Broadlands Hall School provide a feature of note. Parklands residential development (under construction) is visible is distant views to the west.	**Construction:** Intermittent short-range, oblique views of the construction activities and the evolving built form.	Medium-High	Low	Minor	Adverse	Not significant
		Post-construction: Filtered views of the higher elements of the development towards the south eastern boundary of the site, diminishing with the growth of on site tree planting.		Medium	Moderate (Reducing to Minor)	Adverse	Not significant
Viewpoint 3	**View north from PRoW (footpath) SK/W-382/005/0 to the south of the site** An open view showing arable farmland absent of defining field boundary hedgerows. The tree line on the north western boundary of the site continues to the northeast to the north of Broadlands Hall School, forming a prominent feature on the skyline. The site's south eastern boundary hedgerow visually merges and the heavily treed backdrop.	**Construction:** Some distant views of the higher elements of the motion of plant and construction activities within the site.	Medium-High	Negligible	Negligible	Adverse	Not Significant
		Post-construction: Fragmented, distant views of the development viewed as a small portion of the wider panoramic view containing the Parklands residential development. Views diminishing over time with the growth of internal tree planting.		Low	Minor-	Adverse	Not Significant
Viewpoint 4	**View east from the A143 (Haverhill Road) to the west of the site** The view shows the A143 and outbuildings associated with dwellings to its northern edge. Distant views are contained by a mature coniferous hedgerow in short range views and by trees in the vicinity of Hill's Farm which are a prominent feature on the skyline and prevent views of the site.	**Construction:** No visibility of the site due to intervening trees.	High Medium-High	No visibility of the site			
		Post-construction: No visibility of the site due to intervening trees.					
Viewpoint 5	**View southeast from PRoW (footpath) SK/W-382/005/0 to the northeast of Haverhill** The view shows a large, gently sloping arable field to the north of the A143 bounded by fragmented hedgerows. Views of the site are prevented by the sequential screening effect of intervening trees and hedgerows.	**Construction:** No visibility of the site due to intervening trees.	Medium-High Medium				
		Post-construction: No visibility of the site due to intervening trees.					
Viewpoint 6	**View southeast from PRoW (footpath) SK/W-382/005/0 to the northeast of Haverhill** The view shows large, flat arable fields to the north of the A143 and to the northeast of Haverhill. Field boundaries are heavily depleted. Views of the site are prevented by the sequential screening effect of intervening trees and hedgerows.	**Construction:** No visibility of the site due to intervening trees.	Medium-High				
		Post-construction: No visibility of the site due to intervening trees.					

Receptor	Baseline	Change	Sensitivity	Magnitude of Effect	Effect	Nature	Significance
Viewpoint 7	**View northwest from PRoW (footpath) SK/W-382/005/0 to the northeast of Great Wilsey Farm** The open view shows a large arable field defined by a poor-quality hedgerow containing hedgerow trees. Individual mature trees (mainly of oak) are scattered throughout the landscape. The treeline to the north eastern boundaries of the site and Broadlands Hall School breach the distant skyline. The Parklands residential development (under construction) is distantly perceptible in views towards the west/northwest. The site is distantly barely perceptible against the heavily treed backdrop.	**Construction:** The construction activities would be barely perceptible in distant views against the backdrop of the treeline beyond. **Post-construction:** The completed development would be barely perceptible in distant views against the backdrop of the treeline beyond.	High	Negligible	Negligible	Adverse	Not significant

Appendix 2

Methodology and Glossary of Terms

The assessment has been prepared in accordance with the published guidance provided by the Institute of Environmental Management and Assessment and the Landscape Institute (IEMA/LI)[3] and the Countryside Agency[4]. Guidance emphasises the responsibility of the landscape professional carrying out the assessment to ensure that the approach and methodology adopted is appropriate for the particular development to be assessed.

Preparation of the Landscape and Visual Assessment (LVIA) has involved the following stages:

1. Baseline surveys.
2. Review of Planning Policy.
3. Initial assessment of predicted effects, including:
    - identifying landscape and visual receptor sensitivity;
    - description and quantification of changes to the baseline; and
    - identification of mitigation measures.
4. Iterative design period including:
    - preparation of a landscape strategy; and
    - contribution to the design process.
    - landscape and visual assessment of proposed development inclusive of embedded mitigation.

Baseline Surveys

General

Desktop and field surveys have been carried out to define the study area, record and analyse the existing landscape character as well as the value of the landscape and visual resources in the vicinity of the allocation site. Potential sensitive landscape and visual receptors will be identified and recorded.

Study Area

The Study Area represents the predicted maximum geographical extents within which potential effects on landscape character and visual amenity may occur and which are assessed for their significance. The extents are determined by a two-stage process:

1) Computer generated Zones of Theoretical Visibility (ZTV) of the development parameters.
2) Desk study to establish relevant landscape designations and sensitive receptors, followed by field survey.

[3] Institute of Environmental Management and Assessment and the Landscape Institute – 'Guidelines for Landscape and Visual Impact Assessment' Third Edition 2013.

[4] Countryside Agency and Scottish Natural Heritage – 'Landscape Character Assessment' 2002 and Topic Paper 6: Techniques and Criteria for Judging Capacity and Sensitivity (2004).

Desktop survey

The desktop study includes:

- Research to establish the landscape planning context, as well as components of landscape value such as nature conservation, cultural heritage and amenity; and

- Analysis of local landscape characteristics in order to understand how they are made up and experienced as well as ascertaining their relative value.

Field survey

The field survey:

- Defines the extents of the study area;
- records change in the landscape since publication of the County Character Assessments;
- provides a more detailed record and description of local character to supplement published assessment;
- provides a baseline against which the potential effects of proposed development could be assessed;
- identifies potential landscape and visual receptors;
- identifies Zones of Significant Visibility (ZSV);
- assesses night time conditions in relation to the potential effects of artificial lighting;
- informs initial sensitivity and capacity studies; and
- informs the scheme design and assist in the development of a landscape strategy.

Review of Planning Policy

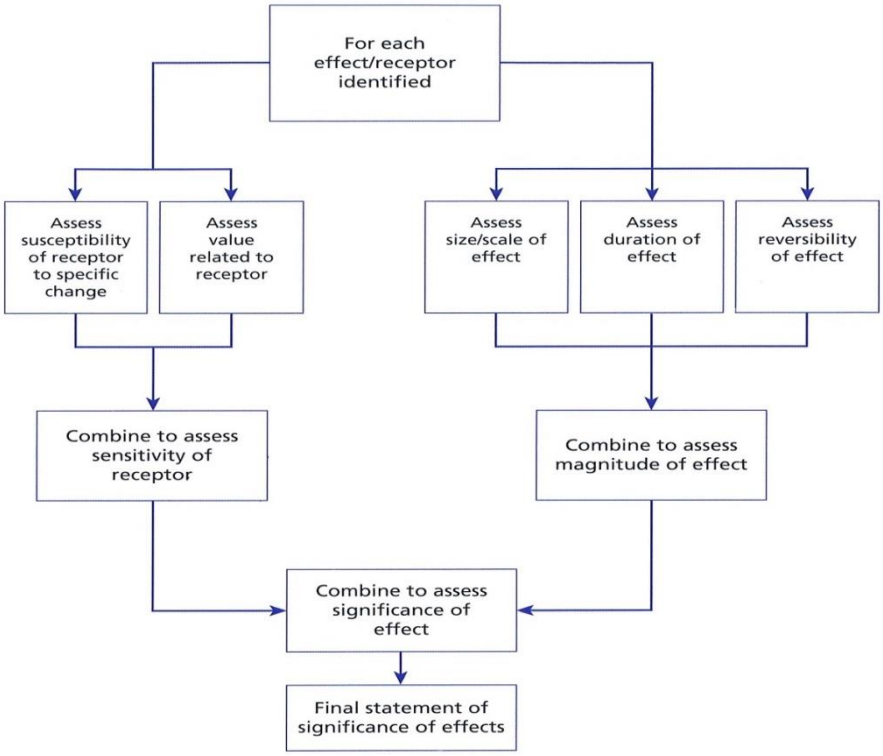
National and local planning policies relevant to LVIA have been identified and reviewed. The aim of the review is to establish whether proposed development is supported by policy and to adjust development parameters as appropriate.

Assessment of Predicted Effects

General

Assessment of predicted landscape and visual effects took place prior to and following completion of the scheme design. Initial assessment formed part of the iterative design process and assisted with formulation of mitigation measures.

The steps taken to assess the significance of effects are identified and described below.



Landscape receptor sensitivity

The sensitivity of each identified landscape receptor is determined by assessing its susceptibility to the specific type of change arising from proposed development, as well as the value attached to it[5].

Landscape susceptibility is the ability of an identified landscape receptor to accommodate the proposed development without undue consequences on the baseline conditions of that individual receptor.

Degrees of susceptibility are made on a standard three-point scale (high, medium or low), with the rationale for the judgement made in each case. Split grades (i.e. medium-low) are used if susceptibility falls between two grades.

Landscape value relates to the value or importance society attaches to a landscape or view, which expresses national or local consensus and because of its quality, special qualities, cultural associations or ecological status. IEMA/LI guidance identifies a number of reasons why a landscape may be valued:

- landscape condition: a measure of the physical state of the landscape. It may include the extent to which typical character is represented in individual areas, the intactness of the landscape and the condition of individual elements;
- scenic quality: the term used to describe landscapes that appeal primarily to the visual senses;
- rarity: the presence of rare features or elements in the landscape, or the presence of a rare landscape character type;
- representativeness: whether the landscape contains a particular character and/or features or elements which are considered particularly important examples;

[5] GVLIA3 reference paragraph 5.39-5.43, and 5.44-5.47

- conservation interests: the presence of features of particular wildlife, earth science or archaeological, historical and cultural interest can add to the value of a landscape as well as having value in their own right;
- recreation value: evidence that the landscape is valued for recreational activity where experience of the landscape is important;
- perceptual aspects: a landscape may be valued for its perceptual qualities, notably wildness and/or tranquillity; and
- associations: some landscapes are associated with particular people, such as artists or writers, or events in history that contribute to perceptions of the natural beauty of the area.

Assessment of landscape value is based on consideration of:

- landscape designation i.e. Area of Outstanding Natural Beauty (AONB);
- nature conservation designation i.e. Site of Special Scientific Interest (SSSI);
- published literature relating to local cultural heritage, recreation and tourism;
- published landscape assessment;
- ecological and landscape field survey; and
- the inter-relationship of the above.

Visual receptor sensitivity

People are assessed in terms of their susceptibility to change in a view as well as the value they attach to it. Assessment of visual susceptibility in respect of any viewpoint location is based on:

1) The occupation or activity of people experiencing a view.

2) The extent to which their attention or interest is focussed on the view, as well as the visual amenity experienced.

LI Guidance identifies categories of visual receptor susceptibility. Those most likely to be highly susceptible to change are:

- residential occupiers;
- people engaged in outdoor recreation, including users of public rights of way;
- visitors to heritage assets or other attractions, where views of the surroundings are an important contributor to the experience; and
- communities where views contribute to the landscape setting enjoyed by residents in the area.

Those most likely to be moderately susceptible to change are associated with travellers on road, rail or other transport routes. That said, where travel involves using recognised scenic routes, awareness of views is likely to be high and susceptibility assessed accordingly.

People likely to be less susceptible to change include:

- those using outdoor sport or recreation facilities which do not involve or depend on appreciation of views of the landscape; and
- people at their place of work who might reasonably be expected to be focussed on their work as opposed to their surroundings.

There are exceptions to all of these categories and there will be a graduation in susceptibility to change.

Assessment of the value attached to views is based on desktop research and field survey. Typical sources include:

- Ordnance Survey maps.
- Published guide books.
- Heritage assets.
- Planning designations.
- Provision of viewing points.
- References in literature and art.

The assessments of susceptibility and value are then combined to determine visual sensitivity.

Key views

Desktop survey has identified the likely number and location of key views towards the site. These represent views from public rights of way, roads and from the edge of the Great Wilsey Park development.

Magnitude of effect

The magnitude of an effect on a landscape or visual receptor is assessed in terms of its:

- size or scale;
- geographical extent of the area affected; and
- duration and reversibility.

The magnitude of an effect is graded using a standard three-point scale (high, medium or low), with the rationale for the judgement made in each case. Split grades (i.e. medium-low) are used if the level of magnitude falls between two grades.

Size or scale-landscape receptors

The size or scale of effect relates to the loss of, or addition to, features attributed to a landscape receptor. The assessment takes into account:

- the extent/proportion of a landscape element or feature that is lost or added;
- the contribution that element or feature makes to the character of the landscape;
- the degree to which aesthetic or perceptual aspects of the landscape receptor are altered; and
- whether the effect changes the key characteristics of the landscape, which are critical to its distinctive character.

Size or scale - visual receptors

For visual receptors the assessment takes into account:

- 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 the 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 and remaining landscape elements and characteristics; and
- 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.

Geographical extent- visual receptors

The geographical extent of a visual effect reflects:

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

The extent to which a change in view will be significantly visible is based on assessment of whether proposed development is likely to draw the eye of a casual observer, coincident with a Zone of Significant Visibility (ZVS), carried out in the field and itself often based on Zones of Theoretical Visibility (ZTV) modelling.

Duration

The duration of an effect is described as being short, medium or long term. For the purposes of this assessment the following definitions apply:

Short term: 0-5 years.
Medium term: 5-10 years.
Long term: beyond 10 years.

Reversibility

Reversibility is different from duration and passes a judgement about whether the landscape or visual effect is reversible or not. It is judged on a scale of reversible, partially reversible and permanent. It also the case that duration and reversibility can be considered together to define, for example, whether a partially reversible effect will occur over a short-term period.

Significance of effects

The individual judgements of sensitivity and magnitude are combined to arrive at the likely overall significance of an effect, with the rationale expressed in text and summarised in tabular form. The significance of an effect can be beneficial, adverse or neutral, permanent or temporary.

Adverse effects are those that would be damaging to the key characteristics arising from either their loss, reduction or introduction of uncharacteristic elements so as to degrade the quality and integrity of the landscape and or visual resource.

Beneficial effects are those that would result in an improvement in the key characteristics arising from improvement or introduction of new positive elements so as to improve the quality and integrity of the landscape and/or visual resource.

Neutral effects are those effects that would maintain, on balance, the key characteristics and existing levels of the quality and integrity of the landscape and/or visual resource.

To aid consistency and allow easier inspection and review of results checklists, tables and matrices have been employed. These include the use of matrices for the determination of significance thresholds, whereby the predicted magnitude of an effect is assessed against the sensitivity of a given receptor. This provides an indication of the level or significance of an effect (see Table 1 below).

Table 1: Significance thresholds

Category		Receptor Sensitivity			
		High	Medium	Low	Negligible
Magnitude of Effect	High	Substantial	Major	Moderate	Negligible
	Medium	Major	Moderate	Minor	Negligible
	Low	Moderate	Minor	Minor	Negligible
	Negligible	Negligible	Negligible	Negligible	Negligible

Split grades (i.e. medium-low) are used if the level of significance falls between two grades. The table is only used as a guide and never used to replace professional judgement, particularly in instances when assessing the nature of an effect (i.e. adverse, neutral or beneficial). Its purpose is solely to ensure consistency of approach and results.

Significant and non-significant effects

Having assessed the levels of significance, a final judgement is made as to whether an effect is 'significant' as required by the UK EIA Regulations. For the purposes of this assessment the thresholds separating whether an effect is significant or not are summarised below in Table 2.

Table 2: Significant and non-significant effects

Significant/not significant	Landscape	Visual
Significant	The proposals will result in a total change in the key characteristics of the receptor or alterations to the quality and integrity of the landscape receptor such that the proposals are the dominant element markedly altering the baseline landscape context.	The proposals will result in a total change in view or introduce/ alter elements, features or characteristics where the baseline visual context markedly alters with the proposals becoming the dominant visual element.
	The proposals will result in a prominent change in the key characteristics of the receptor or alterations to the quality and integrity of the landscape receptor such that the proposals are one of the principal elements altering the baseline landscape context.	The proposals will result in a large change in view or introduce/ alter elements, features or characteristics where the baseline visual context alters with the proposals being one of the principal visual elements.
	The proposals will result in a notable change in the key characteristics of the	The proposals will result in a noticeable change in view or introduce/ alter

Significant/not significant	Landscape	Visual
	receptor or partial alterations to the quality and integrity of the landscape receptor but where the baseline landscape context remains.	elements, features or characteristics but where the baseline visual context remains.
Not-significant	The proposals will result in a small change in character of the receptor that is discernible but does not alter its key characteristics or will alter the quality and integrity of the landscape receptor in a small way.	The proposals will result in a small change in view/ areas of visual amenity or introduce/ alter elements, features or characteristics but where the change is not prominent.
	No discernible change in the key characteristics of the landscape or alterations to the quality and integrity of the landscape receptor.	The proposals will result in some very small change in view/ areas visual amenity or introduce/ alter elements, features or characteristics in a barely perceptible way.

Cumulative effects

Potential cumulative landscape or visual effects are identified, taking into account the presence of similar or other types of development, whether existing or proposed.

*Synergistic (in-combination) effect*s

Predicted effects that correspond to landscape and/or visual receptors are identified and include:

- Noise, effects of construction, proposed road traffic and associated mitigation;
- Ecological and landscape related mitigation- habitat creation including plant species used and extents/continuity of proposed planting;
- air quality, potential emissions and extents of proposed planting; and
- cultural heritage, effects of proposed landscape mitigation on considerations of setting.

Mitigation

Mitigation to prevent, reduce and/or offset any significant adverse effects is defined, both for primary (embedded) mitigation and additional mitigation measures. The latter measures were identified following assessment of the proposed development masterplan and incorporated into a landscape strategy.

Uncertainties and Limitations

Field survey work may need to be carried out during the growing season which affords higher levels of vegetative screening compared to the winter period. In order to identify and report to the potential 'worst-case' extents of visibility an assessment will be made of the predicted levels of visibility during this period.

Glossary of Terms

(Derived from current IEMA/LI Guidelines with additional glossary)

Access land	Land where the public have access either by legal right or by informal agreement.
Baseline studies	Work done to determine and describe the environmental conditions against which any future changes can be measured or predicted and assessed.
Characterisation	The process of identifying areas of similar landscape character, classifying and mapping them and describing their character.
Characteristics	Elements, or combinations of elements, which make a contribution to distinctive landscape character.
Compensation	Measures devised to offset or compensate for residual adverse effects which cannot be prevented/avoided or further reduced.
Competent authority	The authority which determines the application for consent, permission, licence or other authorisation to proceed with a proposal. It is the authority that must consider the environmental information before granting any kind of authorisation.
Consultation bodies	Any body specified in the relevant EIA Regulations which the competent authority must consult in respect of an EIA, and which also has a duty to provide a scoping opinion and information.
Designated landscape	Areas of landscape identified as being of importance at international, national or local levels, either defined by statute or identified in development plans or other documents.
Development	Any proposal that results in a change to the landscape and/or visual environment.
Direct effect	An effect that is directly attributable to the proposed development.
'Do nothing' situation	Continued change or evolution in the landscape in the absence of the proposed development.
Ecosystem services	The benefits provided by ecosystems that contribute to making human life both possible and worth living. The Millennium Ecosystem Assessment (www.unep.org/maweb/en/index.aspx) grouped ecosystem services into four broad categories: 1. supporting services, such as nutrient cycling, oxygen production and soil formation – these underpin the provision of the other 'service' categories; 2. provisioning services, such as food, fibre, fuel and water; 3. regulating services, such as climate regulation, water purification and flood protection; 4. cultural services, such as education, recreation and aesthetic value.
Elements	Individual parts which make up the landscape, such as, for example, trees, hedges and buildings.
Enhancement	Proposals that seek to improve the landscape resource and the visual amenity of the proposed development site and its wider setting, over and above its baseline condition.
Environmental Impact Assessment (EIA)	The process of gathering environmental information; describing a development; identifying and describing the likely significant environmental effects of the project; defining ways of preventing/avoiding, reducing, or offsetting or compensating for any adverse effects; consulting the general public and specific bodies with responsibilities for the environment; and presenting the results to the competent authority to inform the decision on whether the project should proceed.
Environmental Statement	A statement that includes the information that is reasonably required to assess the environmental effects of the development and which the applicant can, having regard in particular to current knowledge and methods of assessment, reasonably be required to compile, but that includes at least the information referred to in the EIA Regulations.
Feature	Particularly prominent or eye-catching elements in the landscape, such as tree clumps, church

	towers or wooded skylines OR a particular aspect of the project proposals.
Geographical Information System (GIS)	A system that captures, stores, analyses, manages and presents data linked to location. It links spatial information to a digital database.
Green Infrastructure (GI)	Networks of green spaces and watercourses and water bodies that connect rural areas, villages, towns and cities.
Heritage	The historic environment and especially valued assets and qualities such as historic buildings and cultural traditions.
Historic Landscape Characterisation (HLC and Historic Land-use Assessment (HLA)	Historic characterisation is the identification and interpretation of the historic dimension of the present-day landscape or townscape within a given area. HLC is the term used in England and Wales, HLA is the term used in Scotland.
Indirect effects	Effects that result indirectly from the proposed project as a consequence of the direct effects, often occurring away from the site, or as a result of a sequence of interrelationships or a complex pathway. They may be separated by distance or in time from the source of the effects.
Iterative design process	The process by which project design is amended and improved by successive stages of refinement which respond to growing understanding of environmental issues.
Key characteristics	Those combinations of elements which are particularly important to the current character of the landscape and help to give an area its particularly distinctive sense of place.
Land cover	The surface cover of the land, usually expressed in terms of vegetation cover or lack of it. Related to but not the same as land use.
Land use	What land is used for, based on broad categories of functional land cover, such as urban and industrial use and the different types of agriculture and forestry.
Landform	The shape and form of the land surface which has resulted from combinations of geology, geomorphology, slope, elevation and physical processes.
Landscape and Visual Impact Assessment (LVIA)	A tool used to identify and assess the likely significance of the effects of change resulting from development both on the landscape as an environmental resource in its own right and on people's views and visual amenity.
Landscape capacity	The degree to which a particular landscape character type or area is able to accommodate change without unacceptable adverse effects on its character. Capacity is likely to vary according to the type and nature of change being proposed.
Landscape character	A distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse.
Landscape Character Areas (LCAs)	These are single unique areas which are the discrete geographical areas of a particular landscape type.
Landscape Character Assessment (LCA)	The process of identifying and describing variation of the character of the landscape and using this information to assist in managing change in the landscape. It seeks to identify and explain the unique combination of elements and features that make landscapes distinctive. The process results in the production of a Landscape Character Assessment.
Landscape Character Types (LCTs)	These are distinct types of landscape that are relatively homogeneous in character. They are generic in nature in that they may occur in different areas in different parts of the country, but wherever they occur they share broadly similar combinations of geology, topography, drainage patterns, vegetation and historical land use and settlement pattern, and perceptual and aesthetic attributes.

Landscape classification	A process of sorting the landscape into different types using selected criteria but without attaching relative values to different sorts of landscape.
Landscape effects	Effects on the landscape as a resource in its own right.
Landscape features	A prominent eye-catching element, e.g. wooded hill top and church spire.
Landscape quality (condition)	A measure of the physical state of the landscape. It may include the extent to which typical character is represented in individual areas, the intactness of the landscape and the condition of individual elements.
Landscape receptors	Defined aspects of the landscape resource that have the potential to be affected by a proposal.
Landscape strategy	The overall vision and objectives for what the landscape should be like in the future, and what is thought to be desirable for a particular landscape type or area as a whole, usually expressed in formally adopted plans and programmes or related documents.
Landscape value	The relative value that is attached to different landscapes by society. A landscape may be valued by different stakeholders for a whole variety of reasons.
Magnitude (of effect)	A term that combines judgements about the size and scale of the effect, the extent of the area over which it occurs, whether it is reversible or irreversible and whether it is short or long term in duration.
Parameters	A limit or boundary which defines the scope of a particular process or activity.
Perception	Combines the sensory (that we receive through our senses) with the cognitive (our knowledge and understanding gained from many sources and experiences).
Photomontage	A visualisation which superimposes an image of a proposed development upon a photograph or series of photographs.
Receptors	See Landscape receptors and Visual receptors.
Scoping	The process of identifying the issues to be addressed by an EIA. It is a method of ensuring that an EIA focuses on the important issues and avoids those that are considered to be less significant.
Seascape	Landscapes with views of the coast or seas, and coasts and adjacent marine environments with cultural, historical and archaeological links with each other.
Sensitivity	A term applied to specific receptors, combining judgements of the susceptibility of the receptor to the specific type of change or development proposed and the value related to that receptor.
Significance	A measure of the importance or gravity of the environmental effect, defined by significance criteria specific to the environmental topic.
Stakeholders	The whole constituency of individuals and groups who have an interest in a subject or place.
Strategic Environmental Assessment (SEA)	The process of considering the environmental effects of certain public plans, programmes or strategies at a strategic level.
Susceptibility	The ability of a defined landscape or visual receptor to accommodate the specific proposed development without undue negative consequences.
Time depth	Historical layering – the idea of landscape as a 'palimpsest', a much written-over manuscript.
Townscape	The character and composition of the built environment including the buildings and the relationships between them, the different types of urban open space, including green spaces, and the relationship between buildings and open spaces.
Tranquillity	A state of calm and quietude associated with peace, considered to be a significant asset of landscape.

Visual amenity	The overall pleasantness of the views people enjoy of their surroundings, which provides an attractive visual setting or backdrop for the enjoyment of activities of the people living, working, recreating, visiting or travelling through an area.
Visual effects	Effects on specific views and on the general visual amenity experienced by people.
Visual receptors	Individuals and/or defined groups of people who have the potential to be affected by a proposal.
Visualisation	A computer simulation, photomontage or other technique illustrating the predicted appearance of the development.
Zone of Theoretical Visibility (ZTV)	A map, usually digitally produced, showing areas of land within which a development is theoretically visible.
Zone of Significant Visibility (ZSV)	Area within a ZTV from which a proposed development is likely to draw the eye of a casual observer, based on field observations.

Appendix 3

Field Survey Record Sheets (DJA, January 2021)