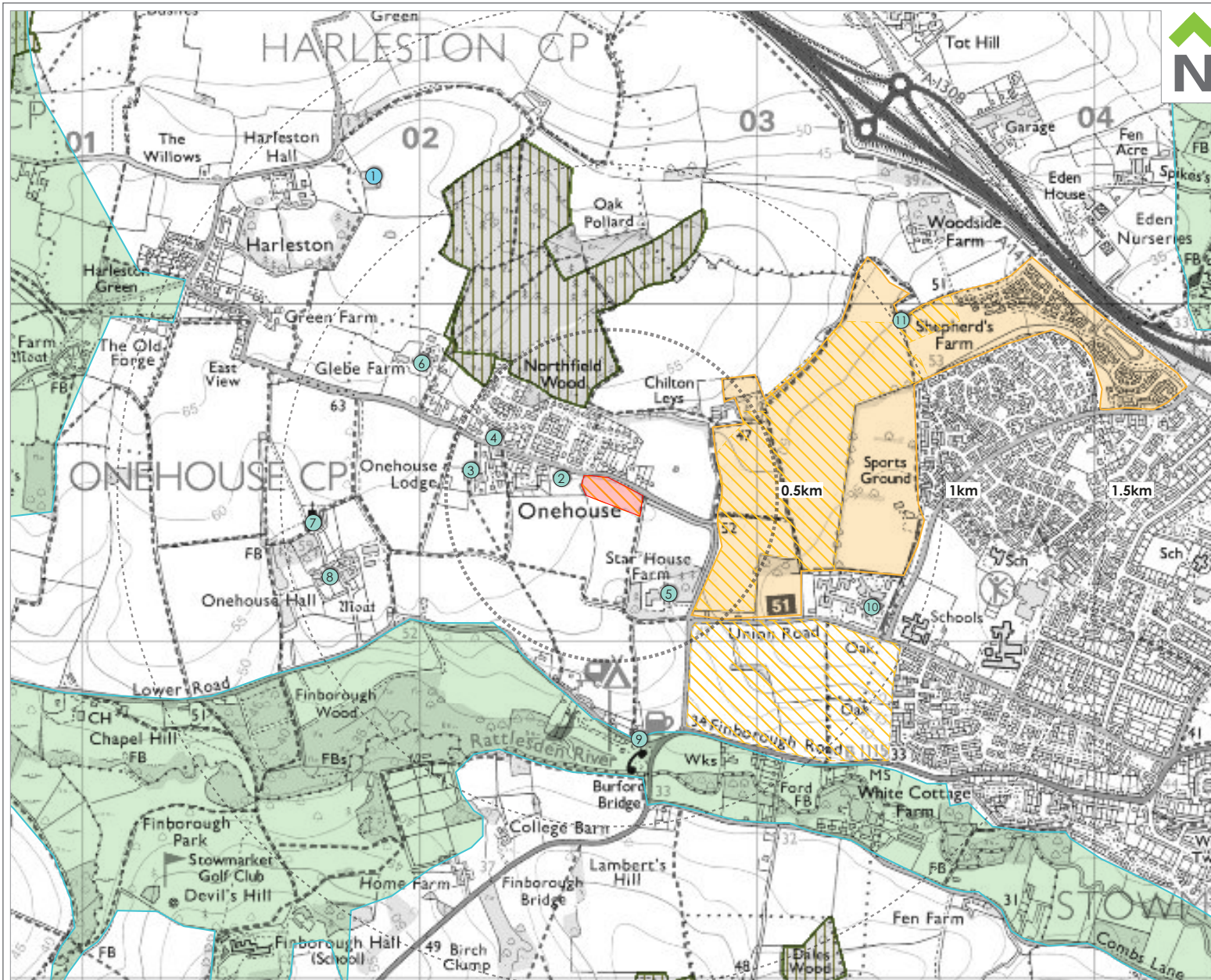


Appendix D

MAGIC map and Local Plan Extract



- Site Boundary
- Ancient Woodland
- Ancient Replanted Woodland
- Grade I Listed Buildings & Structures within 1.5km
 1. Church of St Augustine
- Grade II Listed Buildings & Structures within 1km (Outside Conservation Areas)
 2. Group of 2: Elder Cottage; Rose Cottage and Leacroft
 3. Group of 3: Onehouse Lodge; Stable and coach house; barn
 4. Hunters Lodge
 5. Group of 2: Starhouse Farmhouse; Barn
 6. Group of 3: The Grange; Brewhouse; Barn
 7. Church of St John the Baptist, and its base
 8. Group of 4: Onehouse Hall; Barn; Granary; Garage and store formerly oast house
 9. The Shepherd and Dog
 10. Stow Lodge Hospital
 11. Shepherds Farmhouse

- Mid Suffolk District Local Plan 1998 (saved policies)**
- Policy CL2 - Development within Special Landscape Areas
- Stowmarket Area Action Plan (adopted 2013)**
- Chilton Leys Allocation now known as Northfield View.
- Babergh and Mid Suffolk Joint Local Plan (Pre-submission Version November 2020)**
- Draft residential allocations

CSA
environmental

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

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

Project	Land off Forest Road, Onehouse
Drawing Title	MAGIC Map and Local Plan Extract
Client	Harris Strategic Land

Date	March 2021	Drawing No.	CSA/5398/103
Scale @ A4	NTS	Rev	-
Drawn	PH	Checked	CA

Appendix E

Extracts from published landscape character assessments

Ancient Rolling Farmlands

Key Characteristics

- Rolling arable landscape of chalky clays and loams
- Dissected widely, and sometimes deeply, by river valleys
- Field pattern of ancient random enclosure. Regular fields associated with areas of heathland enclosure
- Hedges of hawthorn and elm with oak, ash and field maple as hedgerow trees
- Substantial open areas created for airfields and by post WWII agricultural improvement
- Scattered with ancient woodland parcels containing a mix of oak, lime, cherry, hazel, hornbeam, ash and holly
- Network of winding lanes and paths, often associated with hedges, create visual intimacy
- Dispersed settlement pattern of loosely clustered villages, hamlets and isolated farmsteads of mediaeval origin
- Farmstead buildings are predominantly timber-framed, the houses colour-washed and the barns blackened with tar. Roofs are frequently tiled, though thatched houses can be locally significant
- Villages often associated with village greens or the remains of greens

Location

This landscape type occurs in two separate areas of the county:

- The largest area is in south-central Suffolk, between Woolpit and Thurston in the north and Leavenheath and Polstead in the south, bounded on the west by the Stour valley and on the east by the Brett valley.
- The other area is smaller and more fragmentary and lies to the north of Ipswich and Woodbridge.

Geology, landform and soils

These are rolling clayland landscapes dissected, sometimes deeply, by river valleys. Although the main soil type is derived from chalky clays left behind by the great Anglian Glaciation, the dissection of this deposit by the area's rivers has produced a variety of soil types.

The heaviest clays that are prone to water logging lie on the interfluvial plateaux, while lighter soils are found on the valley sides. In some areas there are also patches of sand associated with rivers. In places deposits of glacial sand and gravel were large enough to produce heaths. These were enclosed in the 18th and 19th centuries and now only survive, if at all, as place-names associated with late field boundaries, as at Cornard Heath, Babergh Heath in Great Waldingfield, Hadleigh Heath, Castling's Heath and Parliament Heath in Groton, Leavenheath and Polstead Heath.

Landholding and enclosure pattern

The enclosure over a lot of the landscape retains much of the organic pattern of ancient and species-rich hedgerows and associated ditches. The hedges are frequently high and wide and have a strong visual impact. There are however some areas of field amalgamation and boundary loss, especially on the interfluves between the numerous small valleys. The dissected form of this landscape has reduced the scope for the really extensive field amalgamation found in some other parts of the county. Ancient woodland is scattered throughout in blocks that are often larger than the surrounding fields. South of a line between Hadleigh and Sudbury orchards become a much more prominent land use.

Settlement

The settlement pattern in the two areas of this landscape type is very similar, with dispersed farmsteads of mediaeval origin interspersed with some larger hamlets and occasional villages. The farms are large but are mainly owner-occupied rather than estate owned. The farmstead buildings are predominantly timber-framed, the houses colour-washed and the barns blackened with tar. Roofs are frequently tiled, though thatched houses can be locally significant. Medieval moats surrounding the farmhouses are common in the northern parts of both areas, but are much less prevalent in the south. A contrast is the frequent occurrence of small- to moderate-sized greens, frequently linear or triangular in shape, on the clay interfluves of the western area. Many of the greens were enclosed in the 18th and 19th centuries, and some have been infilled with housing, now survive only as place-names. In the east, there are a small number of greens on the northern fringe of the area. The contrast is in large part due to the wider clay interfluves in the west. Some of these flat interfluves were also used for military airfields in the WWII (at Chilton, Lavenham and Rattlesden), and these still have a visible presence in the modern landscape as sometimes extant runways, former perimeter roads or by later infilling with industrial units. Debach airfield lies on the northern fringe of the eastern area.

Trees and woodland cover

The hedgerow trees are of typical clayland composition: oak, ash and field maple, with suckering elm, which is especially abundant in those areas with the lightest soils, where it often makes up almost all of the woody component of the hedgerows. Oak trees are usually prominent and compliment the parcels of woodland in this area, adding to the generally wooded feel of the landscape. In terms of crop production, cereals and oilseed rape dominate, the latter making a significant visual impact.

The woodland cover is largely ancient semi-natural woodland consisting of oak, lime, cherry, hazel, hornbeam, ash, holly and elm. The abundant presence of small-leaved lime in many of the woods in the southern half of the western area (as at Groton Wood) is especially noteworthy.

Visual experience

This area has a network of winding lanes and paths often associated with hedges that, together with the rolling countryside, can give a feeling of intimacy. However, the areas of field amalgamation have also created longer views of a rolling lightly wooded countryside.

Condition

Although there are some areas of extensive field amalgamation, overall the landscape is largely intact, and accessible through a dense network of winding roads with wide verges. In some places there are significant areas of development pressure and land use change, for example through commercial activities, and by the creation of pony paddocks. These are especially noticeable adjacent to the A12, A14 and on the outskirts of Ipswich and Sudbury. In these areas the rural agricultural character of the landscape is clearly diluted. In both parcels of this landscape, but especially in the eastern part, the high-tension overhead power lines and pylons are a note of discord in the landscape.

Ancient Rolling Farmlands

Landscape Sensitivity & Change

This is a rolling, wooded, arable landscape of generally medium clay, or lighter soils dissected by rivers and streams.

The characteristic land cover is arable farmland divided by an irregular sinuous field pattern, and scattered with ancient woodland. There are important areas of regular fields, arising from the enclosure of commons, greens and tyes.

Former WWII airfields are recurring feature of this landscape they are often the focus of industrial and transport orientated development that can have a considerable local visual impact.

Ancient woodland is a significant feature within this landscape. The extent of tree cover is now generally stable but much of this resource is at risk from inappropriate management and neglect including a lack of deer control.

Settlement is scattered widely throughout this landscape, with parishes tending to have multiple built clusters of various sizes: large groups often elongated; outlying groups often based on green side settlement; and wayside settlements and farmsteads. These historic patterns within parishes are easily lost to infill and ribbon development.

The Ancient Rolling Farmlands contain an important array of moated sites and farmsteads, both multi-period collections of buildings and some planned estate-type farmsteads. These are often the focus for redevelopment and modification. As well as the loss of characteristic features on individual buildings, the associated development of garden curtilages and paddocks has a significant impact on the wider landscape, which increases with the frequency of such conversions.

Although the majority greens commons and tyes in this landscape have been enclosed, they remain important open spaces that shape the relationship of buildings to each other and define the form of settlements. Intake of such land into gardens, or a change of use, has a significant impact on the character of the wider landscape.

Developments in agriculture have increased the demand for large-scale buildings, such as those associated with poultry production. These can cause considerable intrusion if the siting finish and planting is not appropriate to mitigate their visual impact.

Key Forces for Change

- Expansion of garden curtilage
- Change of land use to horse paddocks and other recreational uses
- Impact of deer on the condition of woodland cover

- Settlement expansion eroding the characteristic form and vernacular styles
- Conversion and expansion of farmsteads for residential uses
- Large-scale agricultural buildings in open countryside
- Development of former airfield sites
- Development of large-scale wind turbines

Development Management

Manage the expansion of garden curtilage

The expansion of a garden which is not in keeping with the existing local pattern has a significant impact on the local character and form of the built environment, as well as historic patterns of field enclosure. New or expanded curtilage should always be designed to fit into the local context and respect the established pattern. Furthermore, the visual impact of domestic clutter and garden paraphernalia on the wider countryside is often highly significant.

In many cases the extent of gardens in a village or cluster within a parish is relatively uniform, with all gardens following a defined boundary with agricultural land. If settlement expansion is required then the local pattern must be respected wherever possible. However, new garden curtilage may be required in other situations, such as in association with barn conversions, or dwellings for agricultural workers in open countryside.

If a large area of agricultural land is to be attached to a domestic dwelling the planning authority should define the extent of the garden curtilage. The objective is to create a clearly defined and agreed distinction between the wholly domestic areas and, for example, land to be used as a paddock.

Effective boundary planting is essential for reducing the visual intrusion of garden extensions into the open countryside. This should be conditioned as part of the change of land use and is especially important when a section of arable land is taken in, because in these cases there are often no existing hedgerows or other boundary features present.

The style of boundary fencing and hedging to be used can have a significant impact. The use of appropriate low impact materials, such as post and wire fencing is preferable to close boarded fencing or fence panels. If the latter are required they should be screened by appropriate hedging. The use of locally appropriate hedging species including hawthorn, field maple, dogwood and other typical clayland species should be specified in preference to non-native plantings such as leylandii or laurel for example. However, in some locations the influence of a landed estate may mean there is a locally distinctive tradition of non-native tree or hedge planting.

Change of land use to horse paddocks

The proliferation of post and rail fencing and subdivision of land into small paddocks using temporary tape can have a significant landscape impact. In ecologically

sensitive areas the impact on the quality and condition of grassland can be adverse. Mitigation strategies in terms of design, layout and stocking rates should be employed where possible.

It may be possible to screen the site with an effective and appropriate planting scheme. However, it may also be necessary to specify the type and extent of fencing to be used. On a sloping site post and rail or white tape can be particularly intrusive. If necessary brown or green fencing tapes should be conditioned and planting should be required to soften the impact of the post and rail fencing. Furthermore the location of field shelters and material storage areas should be specified, to minimise the landscape impact of these activities.

Opportunities should also be taken to design a field layout that is in keeping with the local field pattern or the historic pattern of boundaries.

Impact of deer on the condition of woodland cover

Large-scale deer control should be supported and individual sites may require deer fencing. New woodland plantings, as well as screening and mitigation schemes, will require effective protection from deer to support their establishment.

Settlement expansion eroding the characteristic form and vernacular styles

Parishes in this landscape tend to consist of multiple clusters of varying sizes. The release of land for development should, if at all possible, reflect the local pattern. Ribbon development destroys this pattern and can have a considerable impact on the wider landscape. When vernacular styles and detailing are used for housing or other development the choice should echo that of the immediate locality or the specific cluster in which the development is proposed.

Conversion and expansion of farmsteads for residential and other uses

These proposals require careful consideration and considerable attention to the detail of form and styling. Redevelopment proposals should also enhance the contribution these historic sites make to the wider landscape.

Specifically, any new building should usually be close to the existing cluster of buildings and should be subordinate in size to the principal buildings. The design, including the finishes such as tiles, brickwork, mortar, or wooden cladding should be appropriate for the style of buildings present. Staining used for exterior boarding should be capable of weathering in the traditional way, as a permanent dark or black colouring is not locally appropriate. As farmsteads in this landscape have usually developed over an extended period there may be a range of styles on site.

The change of land use, especially to residential curtilage, can often be more disruptive to the wider landscape than modifications to the buildings. The changes to the surrounding land from agricultural to residential, which entails the introduction of lighting and other suburban features, can be extremely intrusive. Unless the site is well hidden, it may be necessary to impose clear conditions relating to the extent of garden curtilage and how this is screened from the wider landscape.

Large scale agricultural buildings in open countryside

The right choice of siting, form, orientation and colour of these buildings can make a considerable contribution to mitigating their impact. There are also opportunities to design locally appropriate planting schemes to reduce the visual impact further.

Specifically, the siting of buildings should relate to an existing cluster of buildings whenever possible. Usually, although not in all cases, some shade of the colour green is preferred as this will integrate well with vegetation. The correct orientation of the building can also significantly change the visual impact of the development, and this consideration should always be explored.

In addition to new planting to mitigate the impact of a development, the option to modify the management of existing hedgerows should also be explored. There are often significant opportunities to retain these boundary features at a specific height. Furthermore, the location of the development in relation to existing trees that act either as screening or as a backdrop should be carefully considered. The planning authority should ensure that these trees are retained for the lifetime of the development.

New planting should be designed to integrate the development into the character of this landscape, and may consist of both backdrop and screening planting. Although there should be a preference for native tree species other options should not be overlooked, especially if they can act as nurse trees, or are likely to prove successful in difficult conditions.

The care and maintenance of the planting should be made a condition of these developments. In many cases the landscape impact of these projects is only acceptable if it is mitigated by effective planting. The applicant should therefore provide a detailed scheme of planting and aftercare, which can form the basis of a condition. Furthermore, depending on the risks to be controlled, the planning authority may need to consider a 106 agreement to secure the landscaping and design requirements for an extended period.

Development of former airfield sites

In most cases a specific master-plan approach is the most effective way to deal with the development of these sites. It is then possible to implement strategic planting schemes to mitigate the visual impact of long-term growth on the site, rather than dealing with proposals and mitigation on a piecemeal basis.

Specific issues relating to airfield development also include the preservation of cultural and historic features, such as bunkers and control towers, and the need for a design that retains them in an appropriate setting. Also, the alignment of runways etc can be echoed in the layout of buildings and the arrangement of planting.

Development of large-scale wind turbines

These developments have a significant local visual impact that cannot be effectively ameliorated; however, they usually take place in those areas that are the most open and lacking in tree and hedgerow cover. An opportunity therefore exists to generate

long-term landscape enhancement through extensive hedge planting schemes, which will provide a positive landscape legacy beyond the lifetime of the turbines. To achieve this, applicants should explore opportunities to manage funds generated by the income from the development to improve the condition of the landscape. Such a scheme is likely to cover an area within 4-6km of the site. The principal objective is to compensate for the landscape impact of the development by providing a long-term legacy of landscape *compensation*. There is little scope for planting to act as *mitigation* except at locations more distant from the turbines, when their scale in the landscape is reduced. In these more distant locations planting can be used to remove turbines from the views of specific receptors or from the setting of listed buildings. This work can also be included in an offsite planting scheme.

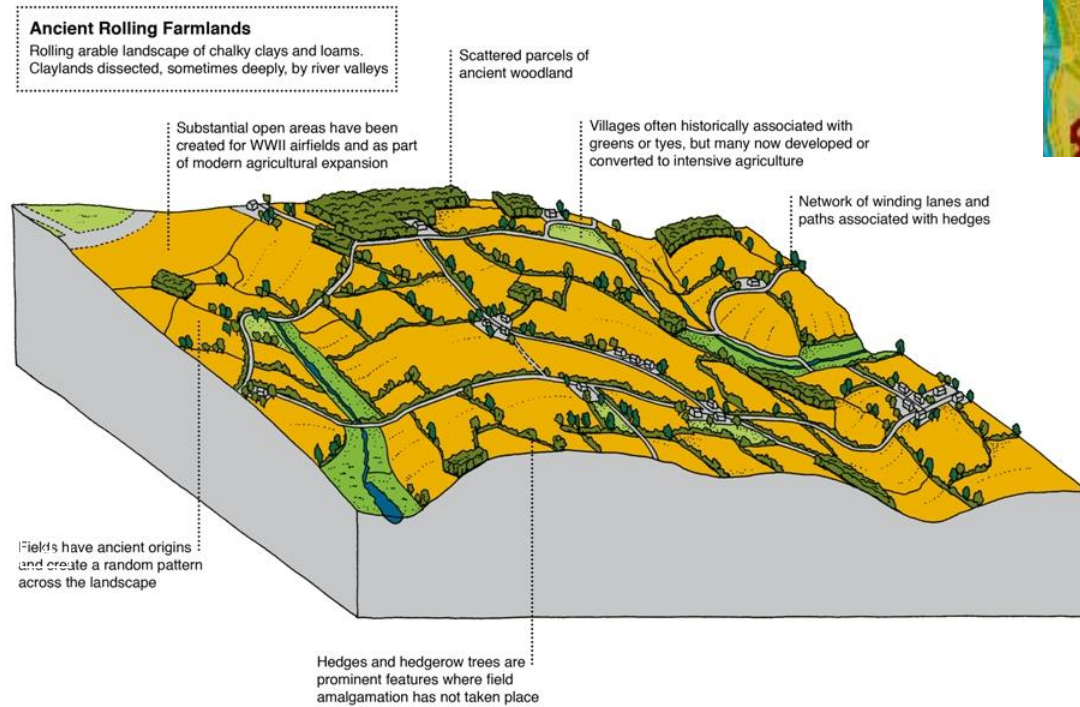
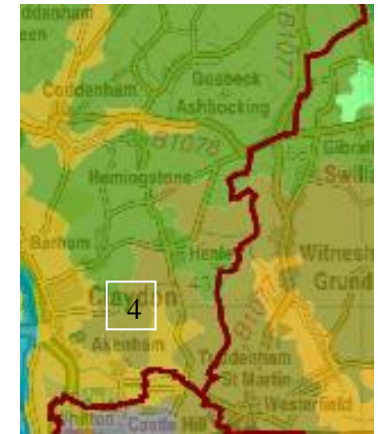
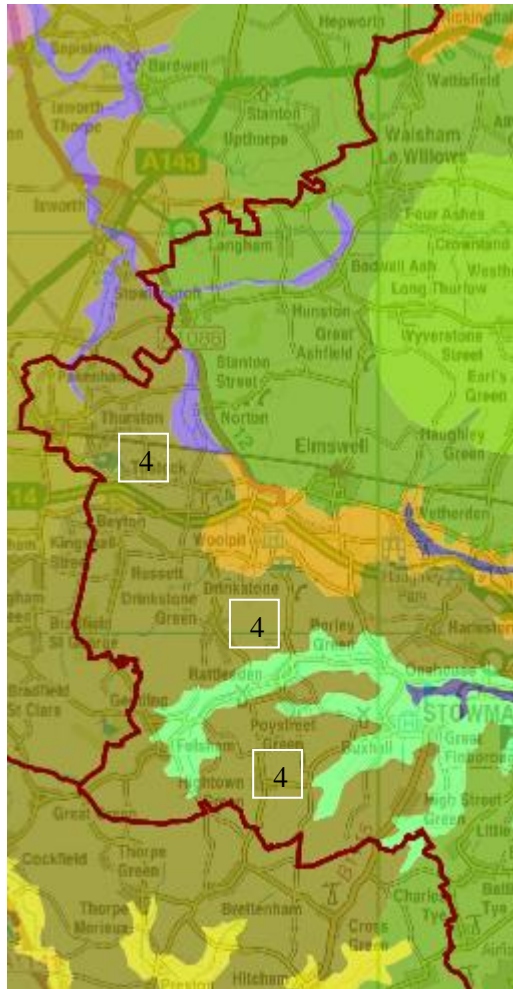
Land Management Guidelines

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

Joint Babergh and Mid Suffolk
District Council
Landscape Guidance

August 2015

(4) – Ancient Rolling Farmlands



Source - SLCA <http://www.suffolklandscape.org.uk>

Villages and towns -

Akenham, Beyton (CA), Drinkstone Green, Felsham (CA), Harleston, Hessett, Onehouse, Shelland, Thurston, Tostock (CA),

Key Characteristics

A rolling landscape of medium clay soils studded with blocks of ancient woodland – Encompasses a couple of small areas within the Mid Suffolk District; north of Ipswich covering an area from Akenham and Claydon up to Henley and across the district boundary into Suffolk Coastal and also west of Stowmarket and across the district boundary into Babergh and St Edmundsbury.

Landscape Character

- I. The rolling clayland landscape is dissected by river valleys including the Rattlesden River (a tributary of the Gipping River) and tributaries of the River Brett.
- II. Ancient and species-rich hedgerows (mainly oak, ash and field maple, with suckering elm) and associated ditches have a strong visual impact as they are frequently high and wide.
- III. Ancient woodland such as Northfield Wood in Onehouse and Woolpit Wood are scattered throughout in blocks consisting largely of oak, lime, cherry, hazel, hornbeam, ash, holly and elm. The woodlands provide strong visual features within the landscape.
- IV. Although there are some extensive field amalgamations resulting in a much more open landscape, overall the landscape is largely intact due to the number of valleys that dissect this landscape character, which has reduced the scope for field amalgamation and boundary loss compared to other parts of the district.
- V. A dense network of winding roads and wide verges weaves a pathway through this landscape character.
- VI. At Rattlesden there is an area of flat interfluvium (area between valleys that is adjacent to a watercourse) which was used for a military airfield in World War II.
- VII. The current crop production of cereals and oilseed rape and increasing equine use has a significant visual impact on the landscape. Wide panoramic views are offered in all directions of the compass from this landscape character.

Settlement Character

- I. The settlement pattern mainly consists of dispersed farmsteads of mediaeval origin with the some larger hamlets and small villages that complement the rural land form and landscape.
- II. There are frequent occurrences of small to moderate sized greens. Some have been enclosed and even lost through infill development over the years, however, the remaining open spaces such as Beyton and Tostock Green are very important as they shape the relationship of buildings to each other and define the form of settlements.
- III. The small narrow winding lanes and roads that pass through the villages of this landscape character retain the tranquil, rural feel with only the occasional small hamlet or isolated farmstead to break up this gently rolling landscape.

Aims

- To retain, enhance and restore the distinctive landscape and settlement character. In particular safeguarding the influences of the area.

Objectives

- To maintain and enhance the landscape and the settlement pattern, ensuring the sense of separation between settlements is maintained.
- To reinforce hedgerows of locally native species and retain the existing field boundaries.
- To safeguard the ancient hedgerow and woodland areas
- To safeguard the green open space areas

Key Design Principles

- I. There are significant sized areas of open landscape providing wide panoramic views, with the potential of any form of development to be visibility intrusive if it has been designed without sufficient screening, appropriate landscape design plan or appropriate siting.
- II. Maintain the distinctive settlement pattern, ensuring the sense of separation between settlements is maintained.
- III. Retain rural character of the small settlements and conservation areas by avoiding the use of standardised and intrusive urban materials and features.
- IV. Consider cumulative visual impact of equine development and ancillary equipment within this landscape character.
- V. Restore, maintain and enhance green and woodland areas.
- VI. Hedging for boundaries will be designed to reflect the local planting scheme to reduce visual impact on the distinctive character of the area.
- VII. To maintain the character and condition of the landscape any major developments will enter into a Section 106 Legal Agreement for on and off site landscaping including enhancing field boundaries with local hedging and tree species.

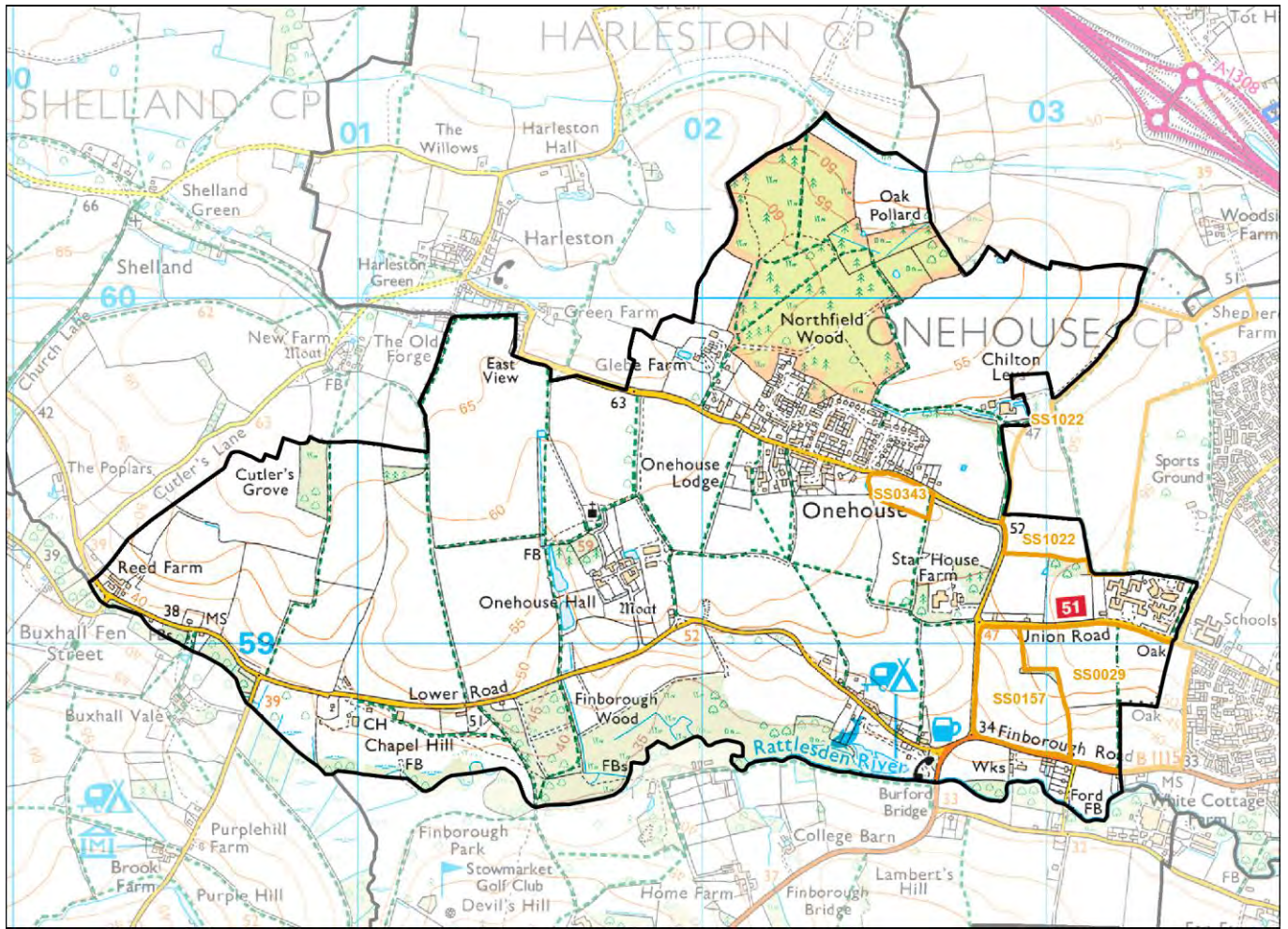
**Babergh and Mid Suffolk District
Councils**

**Babergh and Mid Suffolk
Landscape Sensitivity
Assessment of SHELAA
Sites**

Final report



Onehouse



Employment Residential

Site Name: Land south of Forest Road, Onehouse

Main SS ID: SS0343

LA/LS ID: SS0343 - LS01

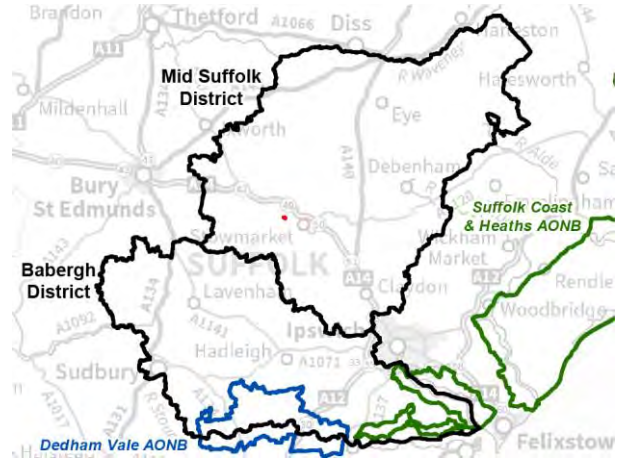
Type: SS0343 - Residential

Parish: Onehouse

District: Mid Suffolk



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Landscape Criteria

Physical and natural character

Moderate-low

The site comprises the northern extent of a medium-sized arable field. The site is relatively flat, at an elevation of around 55m AOD. Field boundaries are marked by hedgerows with frequent mature trees. Which provide visual enclosure to the site.

Settlement form and edge

Moderate-low

Development of the site would not be at odds with the existing linear settlement pattern of Onehouse and is unlikely to be perceived as a significant advancement into the undeveloped countryside. There are no significant boundary features containing the existing settlement. The southern boundary of the site is open and screening will be required for any development.

Settlement setting

Moderate-low

The site provides part of the rural setting to Onehouse. Development of the site would not significantly reduce the sense of separation between Onehouse and any surrounding settlements, despite being a slight advancement towards Stowmarket to the east.

Views

Moderate

A large gap in the hedgerow in the north-west allows views into the site and to the countryside beyond from Forest Road, which is also part of Route 51 of the National Cycle Network. Residential properties to the north overlook the site, whilst those to the west are screened by mature hedgerow vegetation. The site provides a rural setting to the public footpath running along its eastern edge.

Perceptual qualities

Moderate-low

The site retains some traditional agricultural characteristics including mature hedgerow boundaries and has a strong connection with the surrounding undeveloped countryside to the south. The site is negatively influenced by traffic noise from Forest Road to the north and light pollution from surrounding settlement.

Cultural and historical associations

Moderate-low

The site does not contain any known features of cultural heritage significance. Two Grade II listed buildings lie to the west of the site; however, they are visually screened by mature hedgerow boundaries. The HLC identifies the site to be of pre-18th century enclosure.

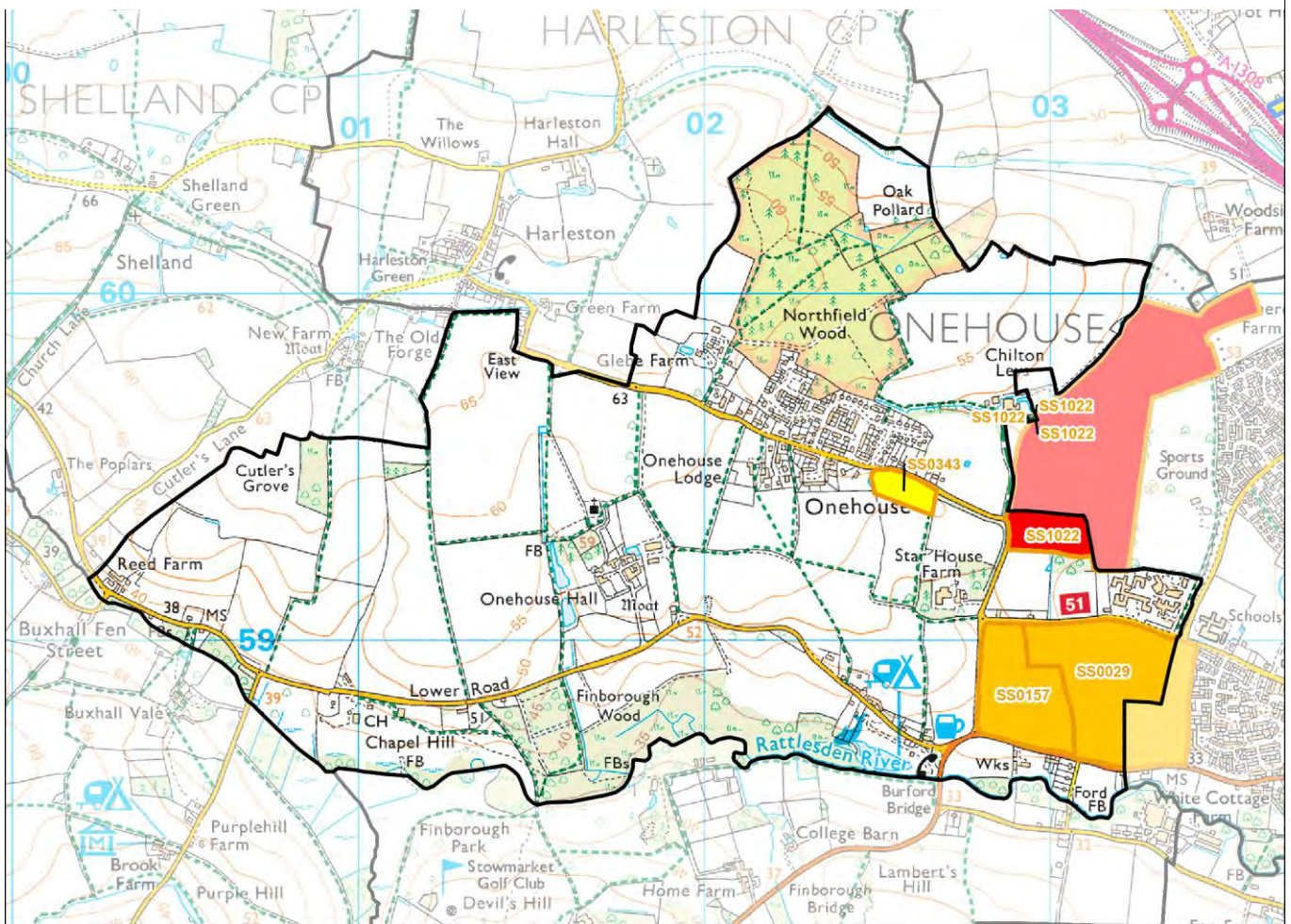
Overall Landscape Sensitivity - Residential development

Moderate-low

The site has an overall low-moderate landscape sensitivity to residential development. Development is unlikely to be perceived as at advancement into the surrounding countryside and would not significantly alter the settlement pattern of Onehouse. Sensitive features include the setting the site provides to the public footpath on the eastern boundary, the proximity to listed buildings and its visibility from Forest Road.

Onehouse

Ratings Summary



- Employment
- Residential
- High
- Moderate-high
- Moderate
- Moderate-low
- Low

Appendix F

Landscape Strategy Plan

Planting strategy

Public open space

The public open space within the western part of the Site will be planted with wildflower meadow in large swathes either side with the path winding through the middle. This should be Emorsgate Seed Mix EM4 or similar. The edges of the space will be flanked with new native trees and the existing hedgerow will be bolstered with additional planting to help fill in gaps.

Native hedgerow and trees

The southern boundary of the Site will be planted with hedgerow and hedgerow trees. In addition new trees will be planted within the public open spaces in the west and east. Smaller varieties will be planted as street trees within the development blocks. Native hedgerow alongside the new access road will help to soften views of the development from Forest Road.

Indicative Species: Trees (within public open space)

Species
Carpinus betulus
Prunus avium 'Plena'
Acer campestre 'Elsrijk'
Tilia cordata

Common Name
Hornbeam
Double flowered cherry
Field Maple
Small-leaved lime



Street Trees

Species
Acer campestre 'street wise'
Sorbus aria 'lutescens'
Cornus mas

Common Name
Field maple
Whitebeam
Cornelian cherry

Native hedgerow

Species
Corylus avellana
Crataegus monogyna
Ilex aquifolium
Prunus spinosa
Viburnum opulus

Common Name
Hazel
Hawthorn
Holly
Blackthorn
Guelder Rose



Basins and swales

All areas of the SuDS are to be planted to provide biodiversity and habitat enhancements as well as providing a long season of flowering display to enhance the character of the public open spaces.

Indicative Species for SuDS:

Species
Caltha palustris
Carex riparia
Euphorbia palustris
Filipendula ulmaria
Geranium sylvaticum
Geum rivale 'Lemon Drops'
Iris pseudacorus
Lythrum salicaria
Mentha aquatica
Molinia caerulea 'arundinacea'
Persicaria amphibia

Common Name
Marsh marigold
Greater pond sedge
Marsh spurge
Water meadowsweet
Wood cranesbill
Avens 'Lemon Drops'
Yellow flag iris
Purple loosestrife
Water mint
Purple moor grass
Amphibious bistort



Plot Landscaping: Indicative Planting Schedule

The proposed planting (for front gardens only) will include a high proportion of native species and flowering non-native species of known benefit to wildlife, to maximise biodiversity across the new development. The variety of species will also help to achieve a high-quality landscape design and assist in integrating the new development into the neighbouring landscape and townscape. The proposed planting will create a vibrant character to the development which will complement the meadow planting within the western public open space and provide an attractive place to live.

Suggested planting schedule

Ornamental Hedge Planting

Species
Carpinus betulus
Osmanthus x burkwoodii
Viburnum tinus

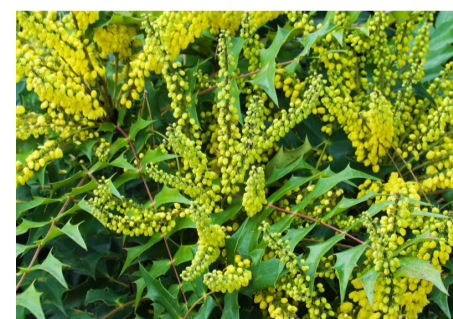
Common Name
Hornbeam
Burkwood Osmanthus
Laurastinus



Ornamental Shrub Planting

Species
Euonymus japonicus
Ceanothus 'Blue Mound'
Escallonia 'Apple Blossom'
Hebe 'Midsummer Beauty'
Lavandula angustifolia 'Hidcote'
Lonicera nitida 'Lemon Beauty'
Mahonia media 'Winter Sun'
Rosmarinus officinalis 'Miss Jessop's Upright'

Common Name
Euonymus 'Jean Hugues'
California lilac
Escallonia
Shrubby Veronica
English Lavender 'Hidcote'
Box honeysuckle
Oregon Grape 'Winter Sun'
Rosemary 'Miss Jessop's Upright'



Herbaceous

Species
Brunnera macrophylla
Dryopteris filix-mas
Geranium macrorrhizum 'Album'
Pulsatilla vulgaris
Rudbeckia fulgida 'Goldsturm'
Verbena bonariensis

Common Name
Siberian bugloss
Male fern
Cranesbill 'Album'
Pasque flower
Coneflower 'Goldsturm'
Purpletop Vervain



Connectivity

A recreational footway will wind its way through the western public open space, alongside the southern Site boundary hedgerow, to join the existing public footpath along the eastern Site boundary. To reduce urban influence on the character of the public open spaces, this path will be formed of a self-binding hoggin gravel in a natural colour. Pavements for pedestrian use will be provided alongside the main vehicular access into the Site, with shared space used in the smaller cul-de-sacs within the development.



Public open space

The main area of public open space will be located within the western part of the Site. This is to retain glimpsed views from Forest Road to the countryside south of Onehouse through the existing gap in roadside vegetation. The location of open space here will also respect the setting of the adjacent Grade II Listed building. Trees and hedgerow will frame views southwards, together with meadow planting and a SuDS basin which will include permanently wet areas to boost both biodiversity and habitat creation, as well as aesthetic appeal.

A children's play area will be located in the northern part of the public open space. This will be designed with a focus on natural play rather than engineered play equipment. It will incorporate grass mounds, boulders and logs to complement the edge of settlement location of the Site and its rural setting.

In the east of the Site, the existing farm access to the south will be retained alongside the existing public footpath on its current alignment. The new houses will be set back from this footpath behind an area of public open space which will incorporate another SuDS basin which will also have some permanently wet areas. This will reduce the visual effects of the development on users of the footpath.



Hard landscape

The recreational footway will be formed of self-binding hoggin gravel in a natural colour to complement the rural setting of the development. The vehicular access point into the Site will be formed of asphalt before leading onto concrete block paving at the raised table junction further into the Site. The secondary streets, which will be shared space will also be concrete block paving of a different colour to that of the raised table to aid legibility and differentiation. All driveways will be concrete sets. Permeable paving options could be discussed as detailed stage.



- Site Boundary
- Existing Vegetation (Retained)
- Sustrans Route 51
- Public Footpath
- Native Trees
- Native hedge
- New ornamental hedging and shrub planting
- Wildflower meadow
- Structural hedgerow and tree planting to southern boundary
- Naturalistic play area
- Hoggin paths through public open space
- SuDS Basins (to include Permanently Wet Areas) and Swales
- Route of Farm Access to Field to South
- Retained view corridor to countryside in the south

SuDS strategy

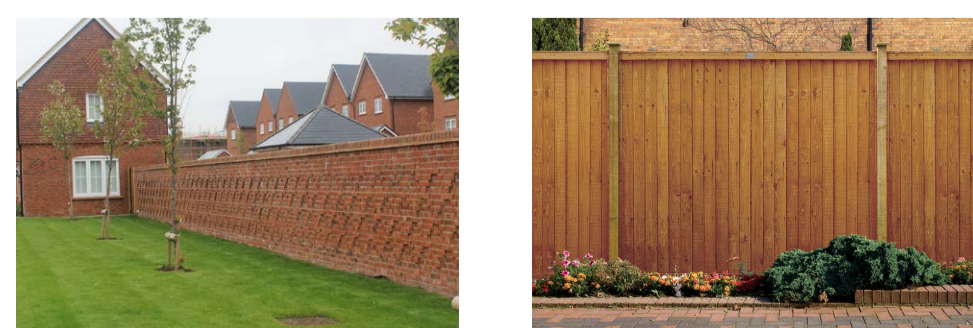
The SuDS within the Site incorporate two basins (one in the west and one in the east) which will include micro-pools. These will be connected via a bioswale which will allow water to flow periodically from the western part of the Site to the east alongside the road and main recreational footway along the southern boundary. This strategy will maximise the biodiversity and habitat enhancements within the Site as well as enhancing the aesthetic appeal and variation within the public open spaces and alongside the main recreational footway. The potential exists for these features to have micro-pools to promote a longer term water presence.



Boundary treatments

It is envisaged that rear garden boundaries will be defined by 2m close board timber fencing. The new homes which face onto and overlook the public open spaces and public realm will be detailed with 1.8m high brick walls to provide interest and variation in the street scene. The existing hedgerow on the northern Site boundary will be retained as part of the development providing filtering to views from adjacent residential properties and Forest Road. The hedgerow on the western Site boundary will be enhanced with additional thicket and tree planting adjacent to it in a naturalistic fashion, fading outwards into the meadow grassland providing an enhanced ecotonal edge.

The southern Site boundary will be defined by a new hedgerow with hedgerow trees, with a gap at the western end to retain views southwards to the countryside. This will help mitigate views of the new housing from vantage points to the south.



C	27/08/21	PH	Updated to consultants' comment
B	26/08/21	PH	Updated to consultants' comment
A	24/08/21	PH	Updated to consultants' comment
Rev	Date	By	Description
Drawing Status			
FOR PLANNING			
CSA			
environmental			
Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT			
01462 743647 ashwell@csaenvironmental.co.uk csaenvironmental.co.uk			
Project Land off Forest Road, ONEHOUSE			
Drawing Title Landscape Strategy Plan			
Client Haris Strategic Land			
Scale @ A1 NTS		Drawing No. CSA/5398/109	
Date August 2021		Rev C	
Drawn PH		Checked CA	

Appendix G

Methodology for Landscape & Visual Assessment

METHODOLOGY FOR LANDSCAPE AND VISUAL IMPACT ASSESSMENTS

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

LANDSCAPE/TOWNSCAPE EFFECTS

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

Landscape sensitivity can vary with:

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

- M4 The concept of landscape/townscape value is considered in order to avoid consideration only of how scenically attractive an area may be, and thus to avoid undervaluing areas of strong character but little scenic beauty. In the process of

making this assessment, the following factors, among others, are considered with relevance to the site in question: landscape quality (condition), scenic quality, rarity, representativeness, conservation interest, recreation value, perceptual aspects and associations.

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

VISUAL EFFECTS

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

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

MITIGATION AND RESIDUAL EFFECTS

- M18 Mitigation measures are described as those measures, including any process or activity, designed to avoid, reduce and compensate for adverse landscape and/or visual effects resulting from the proposed development.
- M19 In situations where proposed mitigation measures are likely to change over time, as with planting to screen a development, it is important to make a distinction between any likely effects that will arise in the short-term and those that will occur in the long-term or 'residual effects' once mitigation measures have established. In this assessment, the visual effects of the development have been considered at completion of the entire project and at 15 years thereafter.
- M20 Mitigation measures can have a residual, positive impact on the effects arising from a development, whereas the short-term impact may be adverse.

ASSESSMENT OF EFFECTS

- M21 The assessment concisely considers and describes the main landscape/townscape and visual effects resulting from the proposed development. The narrative text demonstrates the reasoning behind judgements concerning the landscape and visual effects of the proposals. Where appropriate, the text is supported by tables

which summarise the sensitivity of the views/landscape/townscape, the magnitude of change and describe any resulting effects.

CUMULATIVE EFFECTS

- M22 Cumulative effects are *'the additional changes caused by a proposed development in conjunction with other similar developments or as the combined effect of a set of developments, taken together.'*
- M23 In carrying out landscape assessment it is for the author to form a judgement on whether or not it is necessary to consider any planned developments and to form a judgement on how these could potentially affect a project.

ZONE OF THEORETICAL VISIBILITY (ZTV)

- M24 A ZTV map can help to determine the potential visibility of the site and identify those locations where development at the site is likely to be most visible from the surrounding area. Where a ZTV is considered appropriate for a proposed development the following methodology is used.
- M25 The process is in two stages, and for each, a digital terrain model ('DTM') using Key TERRA-FIRMA computer software is produced and mapped onto an OS map. The DTM is based on Ordnance Survey Landform Profile tiles, providing a digital record of existing landform across the UK, based on a 10 metre grid. There is the potential for minor discrepancies between the DTM and the actual landform where there are topographic features that are too small to be picked up by the 10 metre grid. A judgement will be made to determine the extent of the study area based on the specific site and the nature of the proposed change, and the reasons for the choice will be set out in the report. The study area will be determined by local topography but is typically set at 7.5km.
- M26 Different heights are then assigned to significant features, primarily buildings and woodland, thus producing the first stage of an 'existing' ZTV illustrating the current situation of the site and surrounding area. This data is derived from OS Open Map Data, and verified during the fieldwork, with any significant discrepancies in the data being noted and the map adjusted accordingly. Fieldwork is confined to accessible parts of the site, public rights of way, the highway network and other publicly accessible areas.
- M27 The second stage is to produce a 'proposed' ZTV with the same base as the 'existing' ZTV. The proposed development is introduced into the model as either a representative spot height, or a series of heights, and a viewer height of 1.7m is used. Illustrating the visual envelope of the proposed development within the specific site.
- M28 The model is based on available data and fieldwork and therefore may not take into account all development or woodland throughout the study area, nor the effect of smaller scale planting or hedgerows. It also does not take into account areas of recent or continuous topographic change from, for instance, mining operations.

VISUALISATION TYPE METHODOLOGY

- M29 The photographs and visualisations within this report have been prepared in general conformance with the Landscape Institute's Technical Guidance Note 06/19. The 'types', as set out within the Guidance, comprise the following:
- Type 1 - annotated viewpoint photographs;
 - Type 2 - 3D wireline / model;
 - Type 3 - photomontage / photowire;
 - Type 4 - photomontage / photowire (survey / scale verifiable).

- M30 Photographs were taken with a digital camera with a lens that approximates to 50mm, to give a similar depth of view to the human eye. In some cases images have been joined together to form a panorama. The prevailing weather and atmospheric conditions, and any effects on visibility are noted. Images are displayed at the most appropriate size, taking into account the published guidance, legibility at A3 paper size, and context (which is often shown for illustrative purposes only), and allows for enlarged scale printing if required.
- M31 The Guidance Note advocates a proportionate and reasonable approach, which includes professional judgement, in order to aid informed decision making.
- M32 The determination of the suitable Visualisation Type to aid in illustrating the effects of the scheme, has been determined by a range of factors as set out below, including the timing of the project, the technical expertise, and costs involved.
- M33 Where it is deemed suitable or necessary to utilise the Visualisation Types set out within the Guidance Note, the table below has been used to determine which Visualisation Type is most appropriate to the project, unless otherwise specified within the report.
- M34 The table below (based on Table 1 within the Guidance Note) sets out the intended purpose and user of the report, and the Likely Level of Effect. The Likely Level of Effect is based on Tables LE4 and VE3 in this methodology, and takes into consideration the type and nature of the proposed development, as well as the sensitivity of the host environment and key visual receptors. The Likely Level of Effect is based on an initial consideration of the landscape and visual effects of the project as a whole, and the subsequent assessment may conclude a lesser or higher level of overall effect, once completed. Table VMT also provides an indication as to the appropriate Visualisation Type, noting that it is not a fixed interpretation and that professional judgement should always be applied.
- M35 Additional photographs (which do not conform to any Type) may be included to illustrate the character of the landscape/townscape, or to illustrate relevant characteristics, for example the degree and nature of intervening vegetation, or reciprocal views from residential properties.

Table VTM		VISUALISATION TYPE METHODOLOGY				
		Type 1	Type 2	Type 3	Type 4	
User, Purpose, and Likely Level of Effect	A	Evidence submitted to most Public Inquiries, most planning applications for EIA development accompanied by Landscape and Visual ES Chapters.				
		Neutral	Negligible	Slight	Moderate	Substantial
	B	Planning applications for most non-EIA development accompanied by LVIA/LVA, where there are concerns about landscape and visual effects and effective mitigation may be required. Some Landscape and Visual ES Chapters.				
		Neutral	Negligible	Slight	Moderate	Substantial
C	Planning applications where the character and appearance of the development is a material consideration, but where a LVIA/LVA may not be required.					
	Neutral/Negligible/Slight		Moderate	Substantial		
D	To inform the iterative process of assessment and design with client, and/or pre-application consultations with the competent authority.					
	Neutral/Negligible/Slight/Moderate		Substantial			

Table LE 1

LANDSCAPE / TOWNSCAPE QUALITY AND VALUE

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

Table LE 2

LANDSCAPE / TOWNSCAPE SENSITIVITY

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

Table LE 3 LANDSCAPE / TOWNSCAPE MAGNITUDE OF CHANGE

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

Table LE 4 LANDSCAPE / TOWNSCAPE EFFECTS

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

Footnote:

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

Table VE 1

VISUAL SENSITIVITY

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

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

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

Footnote:

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



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

t 01462 743647

e ashwell@csaenvironmental.co.uk

w csaenvironmental.co.uk

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

t 01386 751100

e persore@csaenvironmental.co.uk

w csaenvironmental.co.uk

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

t 01273 573871

e brighton@csaenvironmental.co.uk

w csaenvironmental.co.uk