



Land off Forest Road, Onehouse

Landscape and Visual Appraisal

Prepared by
CSA Environmental

on behalf of
Harris Strategic Land

Report No: CSA/5398/02

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1.0 INTRODUCTION

- 1.1 CSA Environmental has been appointed by Harris Strategic Land to undertake a landscape and visual appraisal of land off Forest Road, Onehouse (the 'Site'). The Site lies within the administrative area of Mid Suffolk District Council. The report has been prepared as part of an Outline planning application for 20 dwellings with access, layout and scale applied for in detail.
- 1.2 The Site comprises part of an arable field, and is approximately 1.4ha in size. The location and extent of the Site is shown on the Location Plan at **Appendix A** and on the Aerial Photograph at **Appendix B**.
- 1.3 This assessment describes the existing landscape character and quality of the Site and the surrounding area. The report then goes on to discuss the suitability of the Site to accommodate the development proposals, and the potential landscape and visual effects on the wider area.
- 1.4 A Landscape Strategy Plan (contained in **Appendix F**) has been developed for the Site, which forms the basis for the consideration of the potential landscape and visual effects. This has been based on the Development Framework Plan for the Site which is included in the documentation accompanying the application. The proposals comprise residential development (20 dwellings) with vehicular access off Forest Road.

Methodology

- 1.5 This assessment is based on a site visit undertaken by a suitably qualified and experienced Landscape Architect in March 2021. The weather conditions at the time were cloudy with some sunny spells and visibility was very good for the duration of the site visit.
- 1.6 In landscape and visual impact assessments, a distinction is drawn between landscape effects (i.e. effects on the character or quality of the landscape 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 from public vantage points, including public rights of way and other areas with general public access, as well as effects from any residential properties). This report therefore considers the potential impact of the development on both landscape character and visibility. The methodology that underpins the landscape and visual assessment presented in this report is contained within **Appendix G**.
- 1.7 Photographs contained within this document (**Appendix C**) were taken using a digital camera with a lens focal length approximating to 50mm, to give a similar depth of vision to the human eye. In some instances

images have been combined to create a panorama. The photographs and visualisations within this report have been prepared in general conformance with the Landscape Institute's Technical Guidance Note 06/19, as set out in the Methodology in **Appendix G**.

2.0 LANDSCAPE POLICY CONTEXT AND CHARACTER STUDIES

Local Policy Context

Adopted Policy

2.1 The Site lies within the administrative area of Mid Suffolk District Council. The adopted Development Plan for the District, with relevance to the Site, consists of;

- The Core Strategy (adopted in 2008) which guides development to 2025;
- The Core Strategy Focused Review (2012); and
- The Mid Suffolk Local Plan (1998).

2.2 Most of the policies within the 1998 Local Plan have been superseded by the Core Strategy and its Review. However, there are some 'saved' policies which remain relevant insofar as they are consistent with the NPPF, and until the emerging Joint Local Plan is adopted.

Mid Suffolk Local Plan 1998 (to guide development to 2006) – 'saved' policies

2.3 Policies of relevance to the Site and the landscape include:

- **Saved Policy CL2** Development within Special Landscape Areas. The Site does not lie within a Special Landscape Area, but there are areas nearby to Onehouse that are covered by the policy (as shown on the Policy Map). This policy has not been carried forward into the emerging Local Plan for the District. It is proposed to be superseded by draft policy LP19 - Landscape;
- **Saved Policy GP1** Design and layout of development;
- **Saved Policy H7** Restricting housing development unrelated to the needs of the countryside;
- **Saved Policy H13** Design and layout of housing development;
- **Saved Policy H15** Development to reflect local characteristics; and
- **Saved policy RT12** Footpaths and bridleways. This policy states that the Council will safeguard the footpath and bridleway network and, where appropriate, will support proposals to secure its improvement and modification, including extensions and extinguishments.

Mid Suffolk District Core Strategy Development Plan Document
(adopted September 2008)

- 2.4 There are 15 Core Strategy Objectives with **Objective SO4** being relevant to this assessment. It aims:

'to protect, manage and restore the historic heritage/environment and the unique character and identity of the towns and villages by ensuring that new developments are appropriate in terms of scale and location in the context of settlement form and character.'

- 2.5 Policies of relevance to the Site and this assessment include **Policy CS 5** Mid Suffolk's Environment.

Emerging Joint Local Plan

- 2.6 At the time of submission of the application the Babergh and Mid Suffolk District Council's Joint Local Plan was at Public Examination Stage (Regulation 24), which had been postponed from June 2021.

- 2.7 The Site is covered by **Draft Policy LS01 (067)** which allocates the Site for 10 new dwellings. The extent of the policy in relation to the Site is the same as the Site boundary. It lies within the settlement boundary for Onehouse, as shown on the emerging policies maps.

- 2.8 Other draft policies of relevance to the Site and the landscape include:

- **Draft Policy SP09** Enhancement and management of the environment;
- **Draft Policy SP10** Climate change;
- **Draft Policy LP17** Environmental protection;
- **Draft Policy LP18** Biodiversity & geodiversity;
- **Draft Policy LP19** Landscape. This policy makes specific reference to the Council's Joint Landscape Guidance, the Suffolk Landscape Character Assessment and Settlement Sensitivity Assessment;
- **Draft Policy LP21** The historic environment;
- **Draft Policy LP25** Sustainable construction and design; and
- **Draft Policy LP26** Design and residential amenity.

Landscape Character Assessments

National Landscape Character

- 2.9 Natural England has produced profiles for England's National Character Areas ('NCAs'), which divides England into 159 distinct natural areas, defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. The Site and its environs are identified as lying in the southern part of NCA 83 – South Norfolk and High Suffolk Claylands.
- 2.10 The South Norfolk and High Suffolk Claylands NCA occupies a large area of central East Anglia stretching from just below Norwich in the north, down to the River Gipping in the south. The high and predominantly flat clay plateau dominates the character of the NCA and the plateau is incised by numerous small-scale wooded river valleys with complex slopes that, in places, are uncharacteristic of East Anglia. The underlying geology is chalk, which forms the principal aquifer, and there are shallow marine deposits overlain with glacial till, buried river gravels, lake sediments and bands of glacial outwash deposits.
- 2.11 It is described as mostly an ancient, long-settled landscape, with a strong utilitarian and rural character influenced by its agricultural land uses. Medieval churches, historic timber-framed barns and houses with colour washed walls and thatched or tiled roofs are said to be evident throughout the area. Settlement patterns are described as mixed, with nucleated villages found in the west and along the river valleys, intermixed with dispersed hamlets and moated farmsteads.

Suffolk Landscape Character Assessment (2011) (Extract in **Appendix E**)

- 2.12 The Suffolk Landscape Character Assessment was undertaken by Suffolk County Council in 2010. It identifies 31 Landscape Character Types ('LCTs') across the county and provides key characteristics and condition assessments of each LCT, together with a guidance note outlining the landscape sensitivity, forces for change and land management guidelines within each LCT.
- 2.13 The Site is identified as lying within the Ancient Rolling Farmlands (LCT 4). The key characteristics of the LCT are described as being:
- *'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.'*

2.14 The assessment states that the landscape's condition is largely intact and accessible through a dense network of winding roads. It notes that in some places there are significant areas of development pressure and land use change. The landscape guidance for LCT 4 notes that settlement expansion has the potential to erode the characteristic form of settlements and vernacular styles. It recommends that the release of land for development should, if possible, reflect the local pattern.

*Joint Babergh and Mid Suffolk District Council Landscape Guidance (2015) (Extract in **Appendix E**)*

2.15 The Joint Babergh and Mid Suffolk District Council Landscape Guidance 2015 was produced with the aim of safeguarding character and ensuring that new development integrates positively with the existing landscape character of each District. The Site lies within landscape character area ('LCA') 4 – Ancient Rolling Farmlands. The key landscape character elements of the LCA are summarised below:

- Rolling clayland landscape dissected by river valleys;
- Ancient and species-rich hedgerows with associated ditches that have a strong visual impact as they are frequently high and wide;
- Ancient woodland such as Northfield Wood in Onehouse which provide strong visual features in the landscape;

- The landscape is largely intact due to the number of valleys through the area which has restricted the amalgamation and boundary loss of fields; and
 - A dense network of winding roads and verges.
- 2.16 The settlement character is described as being dispersed with some larger hamlets and villages. The key aim for the LCA is stated as being to retain, enhance and restore the distinctive landscape and settlement character. In particular it seeks to maintain and enhance the landscape and settlement pattern, ensuring that a sense of separation between settlements is maintained. Hedgerows should be reinforced with locally native species.
- 2.17 The assessment identifies various key design principles for development occurring within the LCA. These include:
- Providing sufficient screening, appropriate landscape design plans or appropriate siting with development proposals;
 - Maintain distinctive settlement pattern and ensure that a sense of separation between settlements is maintained;
 - Retain the rural character of small settlements by avoiding the use of standardised or intrusive urban materials or features;
 - Restore, maintain and enhance green and woodland areas; and
 - Hedging for boundaries will be designed to reflect the local planting scheme to reduce the visual impact on the distinctive character of the area.

*Babergh and Mid Suffolk Landscape Sensitivity Assessment of SHELAA Sites (September 2020) (Extract in **Appendix E**)*

- 2.18 The Babergh and Mid Suffolk Landscape Sensitivity Assessment of SHELAA Sites was undertaken by LUC on behalf of the two Councils in 2020, to inform the allocation and assessment of sites proposed in the emerging Joint Local Plan. The aim of the project was to assess the landscape sensitivity of each potential site option against defined criteria and provide a high-level assessment of potential cumulative impacts of sites which are in proximity to each other.
- 2.19 The Site is assessed as site SS0343 which is under consideration for residential development within Draft Policy Allocation LS01 (067).
- 2.20 Overall, the assessment found that site SS0343 was considered to be of moderate-low landscape sensitivity to residential development. The assessment states the site is unlikely to be perceived as an advancement

into the surrounding countryside and would not significantly alter the settlement pattern of Onehouse. Sensitive features relating to the site are referenced as the setting of the public footpath on the eastern boundary, the proximity of the site to listed buildings and its visibility from Forest Road.

- 2.21 The study does not include any specific suggestions for landscape mitigation on the site. However, with regard to views, it notes that there is a large gap in the hedgerow on the site's north western edge which allows views into the site and to the countryside beyond. Forest Road at this point is also part of Route 51 of the National Cycle Network.
- 2.22 Our own assessment of the Site and the surroundings concurs with these studies. The Site comprises a small part of a larger arable field adjacent to the existing south eastern built edge of Onehouse. There is a public footpath along the eastern Site boundary and a hedgerow along Forest Road. There are two Grade II Listed buildings located immediately west of the Site. Generally views of the Site are contained to its immediate vicinity, save for some limited longer distance views on rising land south of the River Rattlesden.

3.0 SITE CONTEXT

Site Context and Description

- 3.1 The Site is located on the south eastern edge of the village of Onehouse. Onehouse lies a short distance west of Stowmarket. The Site comprises a smaller part of a larger, rectangular arable field. It is allocated for residential development in the draft Babergh Mid Suffolk Local Plan. The Site's location together with its surrounding context, is shown on the Site Location Plan and Aerial Photograph in **Appendix A** and **B**. The nearby adopted and draft residential allocations are shown on the plans in **Appendices A** and **D**.
- 3.2 To the immediate east of the Site is a hedgerow which separates the Site from the adjacent arable field. Forest Road extends eastwards from Onehouse towards Stowmarket. Along the southern side of this road is a dense tree belt. There is a large area of land on the western edge of Stowmarket that is currently under construction for residential development which is allocated within the Stowmarket Area Action Plan (Northfield View Development). When complete, the built edge of Stowmarket will lie approximately 180m east of the Site and the edge of Onehouse.
- 3.3 To the immediate north of the Site is Forest Road. Residential properties lie north of the road with further residential development extending north east within Onehouse. North of Onehouse is Northfield Wood which is bound to the east by arable farmland separated by hedgerows and tree belts. Junction 49 of the A14 lies approximately 1.2km north east of the Site at its nearest point.
- 3.4 The Site is bound to the west by existing residential development in Onehouse which extends westwards to the south of Forest Road. The Grade II Listed Elder Cottage is located immediately west of the Site. To the west of Onehouse is arable farmland with hedgerow and tree belt field boundaries and occasional blocks of woodland. The village of Harleston is located approximately 0.5km west of Onehouse.
- 3.5 The Site forms a smaller part of a larger arable field which extends southwards forming a broad rectangle. It is bound by hedgerow with several hedgerow trees. Fieldens OTR Wheel Shop is located approximately 200m south east of the Site, set within a relatively well wooded curtilage. Further south is the base of the River Rattlesden valley. Several residential properties are clustered around Lower Road and Combs Lane in the base of the valley which is well wooded. The land rises south of here to a local highpoint at Boyton Hall to approximately 68m Above Ordnance Datum ('AOD'). This area is

dominated by arable farmland with various woodland blocks including Temple Grove and woodland on the rising ground at Lambert's Hill. Great Finborough lies approximately 1.8km south west of the Site. Stowmarket Golf Course is located on the sloping land north of the village.

Statutory and Non-Statutory Designations and Heritage Assets

- 3.6 The Multi Agency Geographic Information for the Countryside Map ('MAGIC') and the Local Adopted Policies Maps indicate that the Site is not covered by any statutory or non-statutory designations for landscape character or quality (please refer to MAGIC Map and Local Plan Extract in **Appendix D**).
- 3.7 There are no listed buildings located within the Site. The nearest is Elder Cottage (Grade II listed), located immediately west of the Site. Rose Cottage and Leacroft (Grade II) are located a short distance further west from here. Star House Farmhouse and one of its associated barns are also Grade II listed and located approximately 230m south east of the Site. Other listed buildings in the vicinity are shown on the MAGIC Map and Local Plan Extract in **Appendix D**. The Site does not lie within or adjacent to a Conservation Area and there are none within 1.5km of the Site.

Public Rights of Way

- 3.8 Public footpath 25 lies within the Site alongside the eastern boundary. Public footpath 26 runs westwards from the edge of Star House Farm along the southern edge of the wider field within which the Site lies. It continues westwards to a junction of various other footpaths which lead into Onehouse, southwards to the base of the River Rattlesden valley and westwards to Onehouse Church near Onehouse Hall.
- 3.9 Forest Road, immediately adjacent to the Site's northern boundary, forms part of National Cycle Route 51. It continues westwards through Onehouse and eastwards into Stowmarket.
- 3.10 Other public rights of way in the vicinity are shown on the OS Mapping on Site Location Plan in **Appendix A**.

Topography

- 3.11 The Site is flat and lies at approximately 55m AOD. The land slopes away to the south of the Site to the base of the River Rattlesden valley which lies at approximately 33m AOD. Further south the land rises again to a local highpoint at Boyton Hall of 68m AOD.

- 3.12 The wider area is undulating and incised by various river valleys of both larger rivers as well as smaller brooks and tributaries.

Tree Preservation Orders ('TPO')

- 3.13 There are no trees within or on the boundaries of the Site covered by Tree Preservation Orders. This was confirmed by the Arboricultural Officer at Babergh and Mid Suffolk Council via email on 24th March 2021.

Visibility

- 3.14 An assessment of the visibility of the Site was undertaken and a series of photographs taken from public vantage points, public rights of way and public highways. These representative viewpoints are illustrated on the Site Location Plan and Aerial Photograph contained within **Appendix A** and **B** and on the photographs in **Appendix C**.

- 3.15 Views into the Site are generally restricted to the Site's immediate vicinity and nearby public rights of way. There are some partial views available from Forest Road to the east and west of the Site. Only partial, distant views are available from public rights of way near to Finborough Bridge and Temple Grove. The visual character of the surrounding area is generally quite enclosed due to the relative high levels of woodland and hedgerow field boundaries within the arable landscape and in the base of the river valleys. On the higher land to the south of the Rattlesden River, views become more open due to the increased size of the fields and the rising landform.

- 3.16 The following section describes representative views of the Site from public vantage points in the vicinity and wider landscape.

Views from within the Site

- 3.17 There are open views across the whole Site from public footpath 25 as it passes alongside the Site's eastern boundary. The Site is seen in context with the adjacent residential properties to the west and north in Onehouse (**photograph 9a** and **9b**).

North

- 3.18 Residential properties on Forest Road overlook the Site. Views from the properties vary depending on their position in relation to the hedgerow along part of the Site's northern boundary and the degree of vegetation in their front gardens. Properties opposite the western part of the Site have open views into the Site from upper and lower storeys (reciprocal view **photograph 01** and **photograph 12** representative of views from these properties). Those further east along the road have filtered views

into the Site through the hedgerow vegetation on the northern Site boundary (reciprocal view **photograph 05**).

- 3.19 From the section of Forest Road, immediately north of the Site, there are open views into the Site near to the north west corner of the Site (**photograph 12**). These views look outwards to the countryside south of the Site and Rattlesden River. Further east, views into the Site are heavily filtered by the hedgerow on the northern Site boundary. There is a glimpsed view into the Site from the north eastern corner where the existing farm access is located (**photograph 10**). Forest Road forms part of National Cycle Route 51. Cyclists along this route experience these views into the Site, but at a slower speed than vehicular users.

East

- 3.20 There are partial views of the hedgerow on the northern Site boundary and the farm access into the Site from limited locations along Forest Road as it continues eastwards out of the village (**photographs 11 and 16**). Cyclists along this route experience the same views, but at a slower speed than vehicular users.
- 3.21 From Starhouse Lane, views of the Site are very heavily filtered by intervening trees belts and hedgerows on field boundaries (**photograph 17**).
- 3.22 From public bridleway 14A, which runs along the western edge of the Taylor Wimpeys' Northfield View development, there are partial views of the hedgerow on the northern Site boundary and the existing farm access in the north eastern corner of the Site (**photograph 18**). The remainder of the Site is screened by intervening tree belts along Forest Road.
- 3.23 From public bridleway 47, which will eventually be set within the new Northfield View development once it is complete, views of the Site are screened by the intervening tree belt along Forest Road (**photograph 19**).
- 3.24 Once the Northfield View development is complete, residential properties at its western edge will have partial views of the hedgerow on the northern Site boundary and the field access on the north eastern corner. This will be seen in context with the existing residential properties on the eastern edge of Onehouse (**photograph 06** shows a reciprocal view).

West

- 3.25 Views into the Site from Forest Road as it continues westwards into Onehouse become increasingly screened by intervening built form along the road. There are partial views of the north western part of the Site and the hedgerow on the northern boundary but these depreciate with distance (**photographs 14 and 15**). Cyclists on this route experience the same views as vehicular users but at a slower speed.
- 3.26 Residential properties immediately west of the Site (including the Grade II listed Elder Cottage) have filtered views into the Site through the intervening hedgerow and vegetation in their curtilage (reciprocal views in **photographs 04 and 08**).

South

- 3.27 From public footpath 25, south of the Site, the Site is visible until the path enters woodland on the curtilage of Star House Farm. The Site is seen in context with the adjacent residential properties on Forest Road (**photograph 20**).
- 3.28 There are filtered views into the Site available from public footpath 26, which runs along the southern edge of the larger field within which the Site lies and continues westwards. The Site is seen in context with other residential properties west and north of the Site (**photograph 21 and 22**).
- 3.29 Views from public footpath 24, which continues further west, are screened by intervening hedgerow vegetation (**photograph 23**). Similarly, views from Stowmarket Golf Course, approximately 1.38km south west of the Site, are screened by intervening trees on the golf course and at the base of the Rattlesden River valley (**photograph 24**).
- 3.30 There are heavily filtered views of the Site available from B1115 Finborough Road and public footpath 17 near Lambert's Hill (**photographs 25 and 26**). Other residential properties and buildings in Onehouse are also visible in these views. Similar views are available from public footpath 24 which is located directly south of Lambert's Hill (**photograph 28**).
- 3.31 The Site is visible in distant views from public footpath 18 at Temple Grove. It is seen in context with other residential properties within Onehouse (**photograph 27**).

Landscape Quality, Value and Sensitivity

- 3.32 The Site comprises a smaller part of a larger, rectangular arable field. The landscape features of the Site are confined to its boundaries, comprising a section of hedgerow and trees along the northern Site boundary and

hedgerow and trees along both the western and eastern boundaries. The Site is overlooked by adjacent residential properties which bound it to the north and west. Overall, the Site is assessed to be of medium landscape quality.

- 3.33 In terms of landscape value, the Site is not covered by any statutory or non-statutory designations for landscape character or quality. There is a short section of a public footpath which runs alongside the eastern Site boundary. This is likely to be valued at a local level by users, but the proximity to traffic on Forest Road means that the Site cannot be described as tranquil. There is some intervisibility between the Site and Elder Cottage (Grade II Listed), west of the Site, but visually it is largely screened by mature hedgerow on the western Site boundary. Overall, the Site is assessed as being of medium landscape value and is not considered to form part of a valued landscape for the purposes of paragraph 170 of the NPPF.
- 3.34 The Site is relatively flat with the majority of open views into the Site confined to locations in the immediate vicinity, with some middle and long distance partial views available from the south. The public right of way on the eastern Site boundary can be retained and integrated within development proposals. In the vicinity of the Site, there are few substantial landscape features containing the existing built edge of Onehouse. Due to the fact that Onehouse has a linear form and the Site is bound on two sides by existing development, residential development at the Site would not be at odds with the settlement form or neighbouring land uses. Therefore, the Site is assessed as being of medium-low landscape sensitivity to residential development.

4.0 ABILITY OF THE SITE TO ACCOMMODATE THE PROPOSED DEVELOPMENT

4.1 The proposed development at the Site comprises residential development of 20 dwellings, new access taken from Forest Road, public open space, naturalistic play area, SuDS features and new recreational routes. The proposed development is the subject of an Outline planning application with access, layout and scale applied for in detail. A landscape strategy plan has been prepared for the Site and is included in **Appendix G**. The key design principles are as follows:

- Vehicular access off Forest Road located to the western end of the northern boundary to avoid any hedgerow loss on Site;
- Hedgerow and tree planting along the southern boundary, save for the most westerly part, to filter views of the new houses from vantage points to the south and retain a view southwards to countryside from Forest Road;
- The new houses will be a mixture of bungalows and two-storey homes to reflect the surrounding vernacular;
- The western part of the Site will be kept free from built development and converted to public open space with a naturalistic play area. The view southwards to countryside from Forest Road will therefore be retained and the setting of the adjacent Grade II Listed building respected;
- Two SuDS basins will be located within the east and west areas of public open space, to include micro-pools to enhance biodiversity, habitat availability and aesthetic variation and appeal within the development. A roadside bioswale will take water from west to east and will be planted with a variety of plants tolerant to changing water levels.;
- Field access to the remainder of the field will be retained along the eastern boundary of the Site;
- Housing will be set back from the eastern Site boundary to reduce the visual effects on the public footpath;
- New native tree and hedgerow planting within the development's public open spaces and in amongst the new housing; and

- Provision of a new pedestrian route forming a loop around the new development to increase recreational opportunities and extend the neighbouring public rights of way network.

4.2 The key landscape and visual effects have been assessed in the following section in accordance with the methodology in **Appendix G**.

Relationship to Settlement

4.3 The Site lies adjacent to existing built development within Onehouse to the north and west and it is overlooked by these properties, thereby influencing its character. The Site is bound to the east by a tall hedgerow which extends into a tree belt further east along Forest Road, which contributes to its containment.

4.4 The proposed development will be located south of Forest Road, indented into the southeastern edge of Onehouse. It will not extend any further south or east than the existing development to the west or north and will be well related to the neighbouring residential areas. Owing to the fact that Onehouse is a linear settlement focused along Forest Road, the proposed development will not be at odds with the settlement pattern and would provide a logical location for growth of Onehouse.

Landscape Features – hedgerows and trees

4.5 The Site comprises a smaller part of a larger, rectangular arable field. The landscape features of the Site are contained to its boundaries and comprise hedgerows to the north, east and west. All of these will be retained as part of the proposals. These features are assessed as being of medium landscape sensitivity.

4.6 In addition, new native hedgerow is proposed along the southern Site boundary, as well as alongside the new vehicular access. This will be planted in conjunction with new hedgerow trees, as well as new trees within the new public open space and amongst the new housing. The new SuDS features within the development will include micro-pools, thus increasing the habitat and biodiversity provision within the Site. The magnitude of change resulting from the proposals will be slight, resulting in a slight beneficial effect at year 1 and year 15.

Public Rights of Way

4.7 The existing public footpath along the eastern Site boundary will be retained along its current alignment. New public open space will be provided as part of the development incorporating new recreational routes through the Site. The sensitivity of the public rights of way is assessed as high, the magnitude of change resulting from the proposals

will be negligible. This will result in a negligible beneficial effect at year 1 and year 15.

Landscape Effects

Landscape Character of the Site

- 4.8 The Site is not covered by any statutory or non-statutory designations for landscape character or quality. Development at the Site will inevitably change its character from that of an arable field to residential development and associated public open space. This effect will be partially offset by the provision of a new native hedgerow and trees along the southern Site boundary which will soften the effects of the new development. Overall, it is assessed as being of medium to low landscape sensitivity.
- 4.9 The existing view from Forest Road southwards to the countryside from the Site's northwestern corner will be retained as part of the proposals through the setting back of the development edge away from the western boundary of the Site. This area will be converted to public open space with wildflower meadow, hedgerow and scattered trees. These proposals will help to mitigate the effect on the character of the Site, enhance the character of the development and help to integrate the development into the immediately surrounding area.
- 4.10 The new public open space will incorporate a naturalistic play area together with new recreational routes, thus providing additional benefits to local residents. The new SuDS features within the development have been designed to be naturalistic in appearance and will include micro-pools, thus increasing the habitat and biodiversity provision within the Site as well as providing aesthetic interest. The magnitude of change is assessed to be substantial. At year 1 the landscape effects will be substantial to moderate adverse. By year 15, this will reduce to a slight to negligible adverse effect once the proposed hedgerow and tree planting has fully established.

Landscape Character of the wider area

- 4.11 With regard to effects on the character of the wider landscape, the Site is generally well contained. Views of the proposed development will be restricted to the Site's immediate vicinity, with only partial, distant views available from a limited number of locations to the south where it will be seen in conjunction with the existing development within Onehouse. Additional hedgerow and tree planting as part of the proposals will add to the containment of the Site and provide a soft green edge to the southeast of Onehouse. Therefore, the effect on the character of the wider landscape is anticipated to be limited. The sensitivity of the wider

landscape is assessed to be medium. The magnitude of change resulting from the proposed development will be negligible. The effect at year 1 will be negligible adverse and at year 15, this will reduce to a neutral effect once proposed hedgerow and tree planting has fully established.

Summary of Landscape Effects

LANDSCAPE EFFECTS				
Direct effects on landscape features	Quality & Sensitivity	Magnitude of Change	Effect Year 1	Effect Year 15
Landscape features – hedgerows and trees	Medium	Slight	Slight beneficial effect	Slight beneficial effect
Public rights of way	High	Negligible	Negligible beneficial	Negligible beneficial
Landscape Character of the Site	Medium to low	Substantial	Substantial to moderate adverse	Slight to negligible adverse
Indirect effects on landscape / townscape character	Quality & Sensitivity	Magnitude of Change	Effect Year 1	Effect Year 15
Landscape character of wider area	Medium	Negligible	Negligible adverse	Neutral

Visual Effects

- 4.12 The following section sets out the assessment of the visual effects resulting from the proposed development on receptors within the surrounding area.

Public footpath 25

- 4.13 Within the Site, there will be views of the new housing set back behind the proposed SuDS basin, hedgerow and trees. From south of the Site, there will be views of the new housing set behind the new hedgerow and trees. As the planting establishes, they will increasingly filter views of the new housing. The sensitivity of the footpath is high, the magnitude of change within the Site will be substantial, resulting in a substantial adverse effect at year 1, reducing to moderate adverse in year 15. South of the Site, the magnitude of change experienced will be moderate, resulting in a moderate adverse effect at year 1, reducing to a slight adverse effect at year 15.

Public footpath 26

- 4.14 There will be filtered views of the new housing through the intervening field boundary hedgerows. It will be seen in context with the other residential properties west and north of the Site. As the proposed hedgerow and trees on the southern Site boundary establish, these views will become increasingly heavily filtered. The sensitivity of the footpath is high. The magnitude of change resulting from the proposals will be slight, resulting in a slight adverse effect at year 1, reducing to a negligible adverse effect at year 15.

Users of B1115 Finborough Road

- 4.15 There will be heavily filtered, distant views of the roofs of the new housing through the intervening woodland in the base of the valley and on field boundaries. Once the new tree and hedgerow planting has established, the roofs are unlikely to be discernible from other housing in Onehouse. The sensitivity of the road users is low, the magnitude of change experienced will be negligible. Therefore, the visual effect at year 1 will be negligible adverse, reducing to neutral by year 15.

Public footpath 17 near Lambert's Hill

- 4.16 There will be heavily filtered, distant views of the roofs of the new housing through the intervening woodland in the base of the valley and on field boundaries. Once the new tree and hedgerow planting has established, the roofs are unlikely to be discernible from other housing in Onehouse. The sensitivity of this footpath is high, but the magnitude of change will be negligible. This will result in a negligible adverse effect at year 1, reducing to a neutral effect at year 15.

Public footpath 24 near Lambert's Hill

- 4.17 Views from this route will be extremely limited by virtue of the density of intervening vegetation. The roofs of the new housing will be visible in the far distance in conjunction with other residential properties within Onehouse. The sensitivity of this footpath is high but the magnitude of change will be negligible. This will result in a negligible adverse effect at year 1, reducing to a neutral effect at year 15.

Public footpath 18 near Temple Grove

- 4.18 The new housing will be visible in the distance of views from this route. They will be seen in conjunction with other buildings within Onehouse and along Starhouse Lane. Once the proposed hedgerow and tree planting establishes, it will filter views of the housing. The sensitivity of this footpath is high, the magnitude of change will be slight. The visual effect

at year 1 will be slight adverse, reducing to negligible adverse at year 15.

Residential properties on Forest Road

- 4.19 Residential properties on Forest Road which overlook the Site will have different views of the new development depending on their orientation in relation to the hedgerow on the northern Site boundary. Those located directly in front of it will have filtered views of the new housing through the retained hedgerow. Those that are located northwest of the Site will have views of the new housing set back behind the vehicular access point and public open space. These properties will still have a view outwards to the south of the Site towards the countryside and Temple Grove in the distance over the proposed public open space which will frame the view with wildflower meadow and hedgerows to either side. As the proposed planting establishes, views towards the housing will become filtered.
- 4.20 Residential properties off Forest Road to the west of the Site will have filtered views of the new housing through the existing hedgerow on the western Site boundary and within their curtilage. The new housing will be set back from the western Site boundary behind the new public open space. The new hedgerow and tree planting will increasingly filter these views as they establish.
- 4.21 The sensitivity of these properties is high. The magnitude of change for properties immediately to the north west of the Site will be substantial, resulting in a substantial adverse effect at year 1, reducing to a moderate adverse effect at year 15.
- 4.22 For those properties immediately north of the Site (behind the roadside hedgerow) and west, the magnitude of change will be moderate, resulting in a moderate adverse effect at year 1, reducing to a slight adverse effect at year 15.

Users of Forest Road (National Cycle Route 51)

- 4.23 From the section of the road adjacent to the Site, there will be filtered views of the new housing through the retained hedgerow. There will be a glimpsed view of the new housing set back behind the new SuDS feature from adjacent to the retained field access point on the northeastern corner of the Site. From adjacent to the northwestern part of the Site, there will be views of the new housing set back behind the new vehicular access and public open space. As the new tree and hedgerow planting establish, these views will become filtered. Vehicular users of the road will be travelling at faster speeds than cyclists and pedestrians and therefore their experience of the views will be fleeting.

- 4.24 From west of the Site, views of the new housing will be quickly screened by intervening vegetation and housing. From further east, views will become heavily filtered by the intervening tree belts alongside the road. It is anticipated that in summer months, when trees are in full leaf, that these views will be screened.
- 4.25 The sensitivity of vehicular users is low, for cyclists and pedestrians it is medium. The magnitude of change for all will be moderate. This will result in a slight adverse effect for vehicular users and a moderate adverse effect for pedestrians and cyclists at year 1. By year 15, these effects will reduce to negligible adverse and slight adverse respectively.

Users of Starhouse Lane

- 4.26 There will be heavily filtered views of the new housing through the intervening tree belt and hedgerow. When the proposed trees on Site fully established, these views will likely become screened. Until they do, it is anticipated that in summer months, when trees are in full leaf, that these views will be screened. The sensitivity of users of this road is low. The magnitude of change will be negligible, resulting in a negligible adverse effect at year 1, reducing to a neutral effect by year 15.

Public bridleway 14A

- 4.27 There will a small, framed view of the new housing through the field access on the northeastern Site boundary. The majority of the new housing will be screened by intervening tree belts and the hedgerow alongside Forest Road. When the new tree planting establishes the small, framed view will be screened. The sensitivity of users of the bridleway is high. The magnitude of change resulting from the development will be slight, making the visual effect slight adverse at year 1, reducing to negligible adverse at year 15.

Residential properties on western edge of Northfield View development (under construction)

- 4.28 Once the Northfield View development is complete, residential properties at its western edge will have heavily filtered views of the new housing. They will be visible in partial, framed views through the field access where there is a gap in intervening vegetation. Once the proposed trees have established, the views will become screened. The sensitivity of these properties is medium, and the magnitude of change will be negligible. This will result in a negligible adverse effect at year 1, reducing to neutral by year 15.

Summary of visual effects

- 4.29 The key views of the proposed development will be experienced from the footpath within the Site and from the Site's immediate vicinity. In all these instances, it has been assessed that in the longer term the proposed mitigation planting will reduce these visual effects. This will be such that at year 15 the only remaining moderate adverse visual effects will be experienced by users of footpath 25 (for the short section through the Site) and the small number of residential properties immediately north west of the Site. All other visual effects at year 15 will be slight adverse or lower.
- 4.30 There will be a limited number of locations to the south and east of the Site where the roofs and upper portions of the housing will be visible but in these instances, in the longer term, these views will not cause more than a negligible adverse effect. The table below summarises the findings of the visual assessment.

VISUAL EFFECTS				
Views	Sensitivity	Magnitude of Change	Visual Effect Year 1	Visual Effect Year 15
Views from public footpath 25 (photographs 9a, 9b, and 20)	High	Substantial (within the Site) Moderate (south of Site)	Substantial adverse Moderate adverse	Moderate adverse Slight adverse
Views from public footpath 26 (photographs 21 and 22)	High	Slight	Slight adverse	Negligible adverse
Views from B1115 Finborough Road (photograph 26)	Low	Negligible	Negligible adverse	Neutral
Views from public footpath 17 near Lambert's Hill (photograph 25)	High	Negligible	Negligible adverse	Neutral
Views from public footpath 24 near Lambert's Hill (photograph 28)	High	Negligible	Negligible adverse	Neutral
Views from public footpath 18 near Temple Grove (photograph 27)	High	Slight	Slight adverse	Negligible adverse
Views from Forest Road - National Cycle Route 51 (photographs 10 – 16)	Low (vehicles) Medium (cyclists and pedestrians)	Moderate	Slight adverse Moderate adverse	Negligible adverse Slight adverse
Views from Starhouse Lane (photograph 17)	Low	Negligible	Negligible adverse	Neutral
Views from public bridleway 14A (photograph 18)	High	Slight	Slight adverse	Negligible adverse
Residential / private views				
Residential properties on Forest Road (reciprocal views in photographs 01, 12, 04 and 08)	High	Substantial (for those to the north west) Moderate (to the north and west)	Substantial adverse Moderate adverse	Moderate adverse Slight adverse
Residential properties on western edge of Northfield View development (under construction) (reciprocal views in photograph 06)	Medium	Negligible	Negligible adverse	Neutral

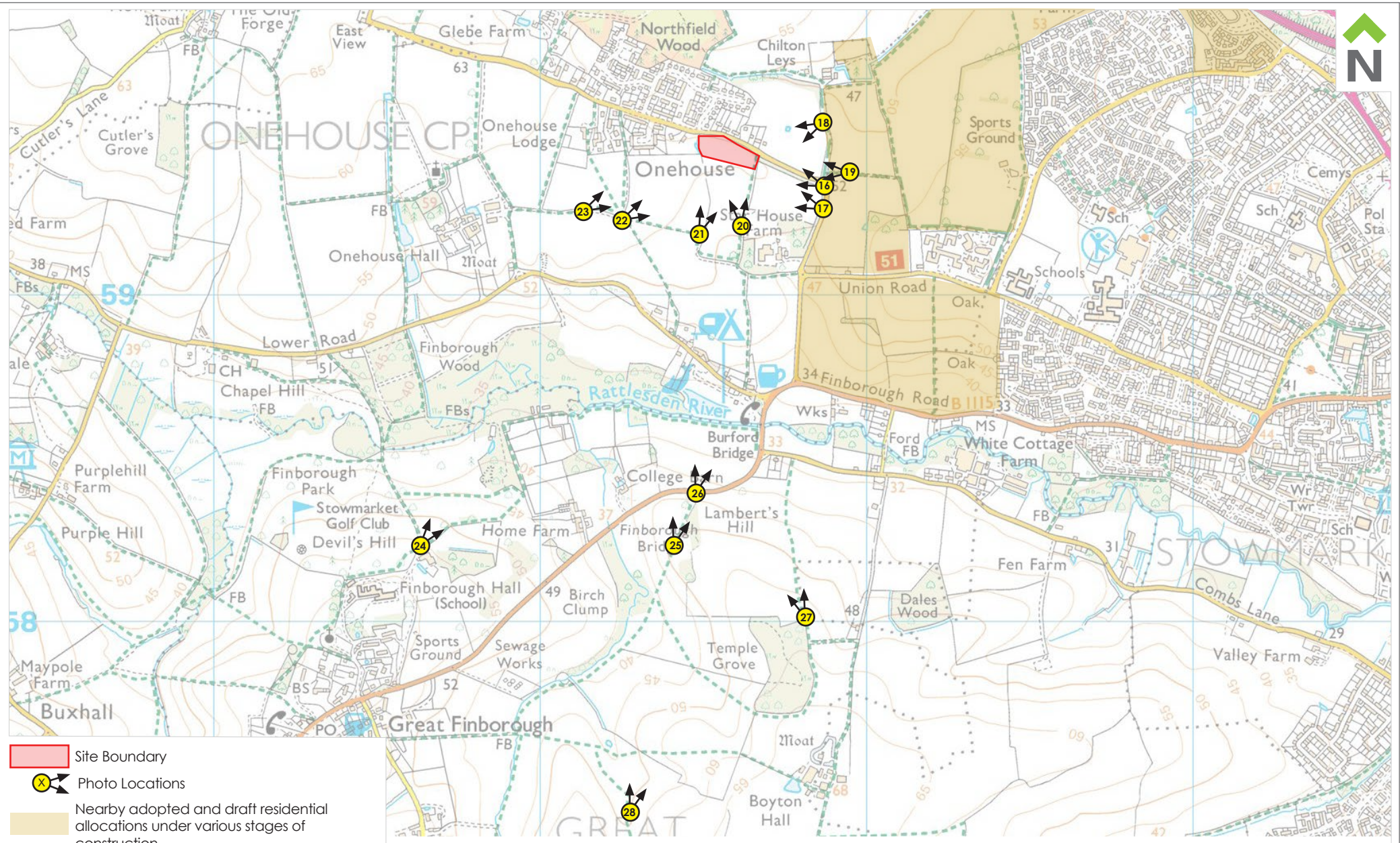
5.0 CONCLUSION

- 5.1 CSA Environmental has been appointed by Harris Strategic Land to undertake a landscape and visual appraisal of the land off Forest Road, Onehouse. The proposals is the subject of an Outline planning application for 20 new dwellings, together with associated public open space, including children's play provision and attenuation features, and access from Forest Road. All aspects are in Outline except for access, layout and scale.
- 5.2 The Site comprises a smaller part of a larger, arable field, indented into the southeastern edge of Onehouse. Hedgerows run along the Site's northern, eastern and western Site boundaries. A public footpath runs along the inside of the Site's eastern boundary, but the remainder of the Site is not publicly accessible. The Site is not covered by any statutory or non-statutory designations for landscape character. It is adjoins and is overlooked by existing residential properties on Forest Road which influences its character. It is draft allocated under policy LS01 (067) in the BMSDC Draft Local Plan for residential development.
- 5.3 Views into the Site are generally restricted to the Site's immediate vicinity and nearby public rights of way. There are some partial views available from Forest Road to the east and west of the Site. Only partial, distant views are available from public rights of way near to Finborough Bridge and Temple Grove. The visual character of the surrounding area is generally quite enclosed due to the relative high levels of woodland and hedgerow field boundaries within the arable landscape and in the base of the river valleys. On the higher land to the south of the Rattlesden River, views become more open due to the increased size of the fields and the rising landform.
- 5.4 The proposed development comprises 20 new dwellings, together with open space, including a new play area, attenuation features, a new roadside bioswale and new hedgerow and tree planting. Access into the Site is proposed to be taken off Forest Road to the north, where there is an existing gap in hedgerow vegetation. The new housing will be set back from the western Site boundary to retain a view corridor from Forest Road to the countryside south of Onehouse and to respect the setting of the adjacent Grade II Listed building. This area will be planted with wildflower meadow and trees either side to frame the view and a new recreational footway will meander through the centre. New hedgerow and hedgerow trees will be planted along the majority of the Site's southern boundary except for the westernmost end in order to retain the view corridor.

- 5.5 All the Site's existing boundary vegetation can be retained as part of the proposed development, and enhanced with further structural planting. New tree planting is proposed within the Site's public open spaces as well as amongst the new housing.
- 5.6 The character of the Site will undergo substantial change as arable land replaced by new housing and associated open space. However, the Site is well related to the adjoining built up area which adjoins it on two sides, and the new structural planting to the southern boundary, will contain the proposals and provide a soft, green edge to the south of Onehouse. Given the settlement's linear form, centred on Forest Road, the proposed development will not be at odds with the existing settlement pattern and presents a logical location and sensitive proposal for residential development.
- 5.7 Views of the new housing will be largely limited to the Site's immediate vicinity from Forest Road, adjacent residential properties and nearby public rights of way. Views from further afield will be limited by virtue of intervening landform and vegetation. Once the proposed planting has fully established it is assessed that only the roofs of the new housing will be visible from views further afield.
- 5.8 Overall, the new development will be well related to the existing settlement at Onehouse and will form a logical and sustainable extension to the village.

Appendix A

Site Location Plan



- Site Boundary
- X Photo Locations
- Nearby adopted and draft residential allocations under various stages of construction

<p>Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT</p> <p> † 01462 743647 ✉ ashwell@csaenvironmental.co.uk 🌐 csaenvironmental.co.uk </p>	<p>Project Land off Forest Road, Onehouse</p>	<p>Date March 2021</p>	<p>Drawing No. CSA/5398/100</p>
	<p>Drawing Title Site Location Plan</p>	<p>Scale @ A4 NTS</p>	<p>Rev -</p>
	<p>Client Harris Strategic Land</p>	<p>Drawn PH</p>	<p>Checked CA</p>

Appendix B

Aerial Photograph



 Site Boundary  Photo Locations



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

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Project Land off Forest Road, Onehouse

Drawing Title Aerial Photograph

Client Harris Strategic Land

Date March 2021

Scale @ A4 NTS

Drawn PH

Drawing No. CSA/5398/101

Rev -

Checked CA

Appendix C

Photosheets

Residential properties on Forest Road



Photograph 01 View from within Site looking north

Residential properties on Forest Road

Approximate extent of Site



Photograph 02 View from within Site looking west

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Photograph 03 View from within Site looking south



Photograph 04 View from within Site looking west


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Client Harris Strategic Land	Drawn PH	Checked CA	Rev -	



Photograph 05 View from within Site looking north



Photograph 06 View from within Site looking east

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Buildings at Fieldens OTR Wheel Shop

Woodland on Lambert's Hill



Photograph 07 View from within Site looking south

Approximate extent of Site

Elder Cottage



Photograph 08 View from within Site looking west



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Approximate extent of Site

Elder Cottage



Photograph 9a View from public footpath 25 on eastern Site boundary

Visualisation Type 1
 Cylindrical projection
 48% @ A3, 96% @ A1
 22.03.2021, 12:16
 Canon 1100D 1.6x, Canon EF-S 18-55mm
 HfoV 90°
 Looking direction: north west



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Drawing Title	Photosheets	Date	March 2021
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Church at Great Finborough



Photograph 9b View from public footpath 25 on eastern Site boundary

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
22.03.2021, 12:16
Canon 1100D 1.6x, Canon EF-S 18-55mm
HfoV 90°
Looking direction: south west



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Drawing Title	Photosheets	Date	March 2021
Client	Harris Strategic Land	Drawn PH	Checked CA Rev -

Approximate extent of Site


Site

Residential properties on Forest Road



Photograph 10 View from Forest Road

Visualisation Type 1
 Cylindrical projection
 48% @ A3, 96% @ A1
 22.03.2021, 12:15
 Canon 1100D 1.6x, Canon EF-S 18-55mm
 HfoV 80°
 Looking direction: south west


		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk	
Project	Land off Forest Road, Onehouse	Drawing No. CSA/5395/102	
Drawing Title	Photosheets	Date March 2021	
Client	Harris Strategic Land	Drawn PH	Checked CA Rev -

Approximate extent of Site
 Hedgerow and trees on northern Site boundary



Photograph 11 View from Forest Road


Visualisation Type 1
 Cylindrical projection
 48% @ A3, 96% @ A1
 22.03.2021, 12:16
 Canon 1100D 1.6x, Canon EF-S 18-55mm
 HfoV 55°
 Looking direction: west

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Land off Forest Road, Onehouse	Drawing No. CSA/5395/102		
Drawing Title	Photosheets	Date March 2021		
Client	Harris Strategic Land	Drawn PH	Checked CA	Rev -



Photograph 12 View from Forest Road - Site spans entire width of view

Visualisation Type 1
 Cylindrical projection
 48% @ A3, 96% @ A1
 22.03.2021, 12:28
 Canon 1100D 1.6x, Canon EF-S 18-55mm
 HfoV 90°
 Looking direction: south

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
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Approximate extent of Site

Residential properties on Forest Road



Photograph 13 View from Northfield Road

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
22.03.2021, 15:20
Canon 1100D 1.6x, Canon EF-S 18-55mm
HfoV 80°
Looking direction: south east

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk	
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Drawing Title	Photosheets	Date March 2021	
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Photograph 14 View from Forest Road

Elder Cottage

Site


Visualisation Type 1
 Cylindrical projection
 48% @ A3, 96% @ A1
 22.03.2021, 13:01
 Canon 1100D 1.6x, Canon EF-S 18-55mm
 HfoV 90°
 Looking direction: east

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
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Drawing Title Photosheets		Date March 2021		
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Photograph 15 View from Forest Road/Stearn Drive

Visualisation Type 1
 Cylindrical projection
 48% @ A3, 96% @ A1
 22.03.2021, 13:00
 Canon 1100D 1.6x, Canon EF-S 18-55mm
 HfoV 90°
 Looking direction: east

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
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Drawing Title Photosheets	Date March 2021			
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Hedgerow and trees on northern site boundary



Photograph 16 View from Forest Road

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
22.03.2021, 12:30
Canon 1100D 1.6x, Canon EF-S 18-55mm
HfoV 90°
Looking direction: west

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
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Drawing Title	Photosheets	Date March 2021		
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Approximate extent
of Site



Panorama 17 For context only

Residential properties on Forest Road



Photograph 17

View from Starhouse Lane

Visualisation Type 1
Planar projection
75% @ A3, 150% @ A1
22.03.2021, 12:33
Canon 1100D 1.6x, Canon EF-S 18-55mm
HfoV 40°
Looking direction: west



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Drawing Title	Photosheets	Date	March 2021
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Residential properties on Forest Road



Panorama 18 For context only

Approximate extent of Site



Photograph 18

View from public bridleway 14A

Visualisation Type 1
Planar projection
75% @ A3, 150% @ A1
22.03.2021, 12:36
Canon 1100D 1.6x, Canon EF-S 18-55mm
Hfov 40°
Looking direction: south west



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Drawing Title	Photosheets	Date	March 2021
Client	Harris Strategic Land	Drawn PH	Checked CA Rev -

Residential properties on Forest Road



Panorama 19 For context only



Photograph 19

View from public bridleway 47 - site screened

Visualisation Type 1
Planar projection
75% @ A3, 150% @ A1
22.03.2021, 12:39
Canon 1100D 1.6x, Canon EF-S 18-55mm
HfoV 40°
Looking direction: west



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Project	Land off Forest Road, Onehouse	Drawing No.	CSA/5395/102
Drawing Title	Photosheets	Date	March 2021
Client	Harris Strategic Land	Drawn PH	Checked CA Rev -


Approximate extent of Site

Residential properties on Forest Road



Photograph 20 View from public footpath 25

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
22.03.2021, 13:08
Canon 1100D 1.6x, Canon EF-S 18-55mm
HfoV 75°
Looking direction: north


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Drawing Title	Photosheets	Date March 2021	
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Elder Cottage



Photograph 21 View from public footpath 26 - site screened

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
22.03.2021, 12:50
Canon 1100D 1.6x, Canon EF-S 18-55mm
HfoV 90°
Looking direction: north

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Drawing Title	Photosheets	Date March 2021		
Client	Harris Strategic Land	Drawn PH	Checked CA	Rev -

Residential properties adjacent to Site



Panorama 22 For context only


Approximate extent of Site
Residential properties on Forest Road



Photograph 22

View from public footpath 26

Visualisation Type 1
Planar projection
75% @ A3, 150% @ A1
22.03.2021, 12:53
Canon 1100D 1.6x, Canon EF-S 18-55mm
HfoV 40°
Looking direction: north east


		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Land off Forest Road, Onehouse	Drawing No. CSA/5395/102		
Drawing Title	Photosheets	Date March 2021		
Client	Harris Strategic Land	Drawn PH	Checked CA	Rev -

Residential properties on Forest Road



Photograph 23 View from public footpath 24 - site screened


Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
22.03.2021, 12:54
Canon 1100D 1.6x, Canon EF-S 18-55mm
HfoV 75°
Looking direction: north east

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk	
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Drawing Title	Photosheets	Date March 2021	
Client	Harris Strategic Land	Drawn PH	Checked CA Rev -



Photograph 24 View from public footpath 13 at Stowmarket Golf Course

Visualisation Type 1
 Cylindrical projection
 48% @ A3, 96% @ A1
 22.03.2021, 13:40
 Canon 1100D 1.6x, Canon EF-S 18-55mm
 HfoV 90°
 Looking direction: north east

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
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Drawing Title Photosheets		Date March 2021		
Client Harris Strategic Land	Drawn PH	Checked CA	Rev -	



Panorama 25 For context only


Residential properties in Onehouse
 Approximate location of Site



Photograph 25

View from public footpath 17

Visualisation Type 1
 Planar projection
 75% @ A3, 150% @ A1
 22.03.2021, 14:52
 Canon 1100D 1.6x, Canon EF-S 18-55mm
 HfoV 40°
 Looking direction: north

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
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Drawing Title Photosheets	Date March 2021			
Client Harris Strategic Land	Drawn PH	Checked CA	Rev -	



Panorama 26 For context only

Approximate location of Site



Photograph 26

View from B1115 Finborough Road

Visualisation Type 1
 Planar projection
 75% @ A3, 150% @ A1
 22.03.2021, 14:48
 Canon 1100D 1.6x, Canon EF-S 18-55mm
 HfoV 40°
 Looking direction: north



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Project	Land off Forest Road, Onehouse	Drawing No.	CSA/5395/102
Drawing Title	Photosheets	Date	March 2021
Client	Harris Strategic Land	Drawn PH	Checked CA Rev -



Panorama 27 For context only



Photograph 27

View from public footpath 18 at Temple Grove

Visualisation Type 1
 Planar projection
 75% @ A3, 150% @ A1
 22.03.2021, 15:05
 Canon 1100D 1.6x, Canon EF-S 18-55mm
 Hfov 40°
 Looking direction: north west

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
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Drawing Title Photosheets	Date March 2021			
Client Harris Strategic Land	Drawn PH	Checked CA	Rev -	

Residential properties in Onehouse



Panorama 28 For context only


Site



Photograph 28

View from public footpath 24

Visualisation Type 1
Planar projection
75% @ A3, 150% @ A1
22.03.2021, 14:23
Canon 1100D 1.6x, Canon EF-S 18-55mm
HfoV 40°
Looking direction: north

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
		Project Land off Forest Road, Onehouse	Drawing No. CSA/5395/102	
Drawing Title Photosheets		Date March 2021		
Client Harris Strategic Land	Drawn PH	Checked CA	Rev -	