



Landscape and Visual Impact Appraisal

*Land off Howlett Way,
Trimley St Martin*

For Bidwells

16 January 2020



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Job No.	Date	Author	Chk
1916	February	AS	AG

REVISION HISTORY

Rev.	Date	By	Chk	Details
A	4.12.19	AG	AS	Final proposals
B	11.12.19	AG		Minor comments from team
C	17.12.19	AG		Revised proposals plan
D	16.01.20	AG		Revised proposals plan

1. INTRODUCTION

- 1.1. The terra firma Consultancy was appointed in January 2018 to carry out a landscape and visual impact appraisal for land off Howlett Way in Trimley St Martin to support the development of the land for Trinity College, Cambridge.
- 1.2. This document provides an impartial assessment of the landscape and visual effects of the proposals.
- 1.3. The objectives of the Landscape and Visual Impact Appraisal (LVIA) are as follows:
 - To identify and describe the elements and characteristics of the landscape and visual amenity within the study area;
 - To systematically evaluate potential effects of the proposed development on the character of the physical landscape and visual amenity in order to influence the design process and avoid / prevent, reduce or mitigate adverse effects and incorporate enhancements where possible.
- 1.4. The report describes the following:
 - Proposed development
 - Site location;
 - Planning context;
 - Design evolution
 - Scope and methodology of the study;
 - Landscape baseline, landscape effects, mitigation strategy and residual landscape effects;
 - Visual baseline, visual effects, mitigation strategy and residual visual effects;
 - Conclusions.

2. PROPOSED DEVELOPMENT

- 2.1. The outline proposals comprise the part demolition of derelict poultry farm buildings and for a residential development of up to 340 dwellings with associated access roads, footpaths, parking, gardens and public open space. The illustrative layout accompanying the application shows a development of 323 dwellings comprising of apartments, houses and a small number of bungalows. Much of the proposed built form indicated on the illustrative layout will be 2 storeys with the apartments raising to 2.5 storeys, with a small number of 3 storey buildings in the centre. The site will also contain a single storey early years centre near the centre of the development.
- 2.2. The vehicular access into the site will be from Howlett Way, from a newly formed roundabout, to the north of the site. The main access road will serve the wider development through a hierarchy of smaller roads with pedestrian access serving the main areas of public open space. The pedestrian routes connect to the footpath contained within the site to the south and wider PRow network to the east.
- 2.3. Figure 1 shows the proposals being submitted for consideration by the planning authority and against which likely landscape and visual effects have been assessed. Section 5 below and the accompanying Design and Access Statement give a description of the iterative design approach which allowed emerging findings from the LVIA to influence proposals, along with public consultation feedback.

3. SITE LOCATION

- 3.1. The site is located between the villages of Trimley St Martin and Trimley St Mary and lies north-west of Felixstowe town (refer to Figure 2 Site location). The site is bounded to the east by the A14 embankment which is largely planted with woodland trees and Howlett Way to the north, which acts as a main feeder road for the Trimley villages to the A14. To the west the site is bounded by residential dwellings which largely face the High Road and to the south the site is bounded by Church Lane, a small rural road which narrows to form a public footpath to the south east.
- 3.2. The site contains part of a now derelict poultry farm with agricultural buildings which can be seen throughout much of the site. The south part of the site is partially sub-divided by a long, narrow piece of land (outside of the site boundary) containing a private dwelling to the south that is accessed via Church Lane.

4. PLANNING CONTEXT

4.1. Designations

- 4.1.1. Designations of relevance to landscape and visual matters within the study area are shown on Figures 3 and 4 and listed below along with relevant purposes and guidelines:
- 4.1.2. The site is outside but within 1km of the **Suffolk Coast and Heath Area of Outstanding Natural Beauty** (AONB). The main aim of AONB status is to safeguard the quality of the landscape. Planning permission will not be granted for proposed development which would have significant adverse impact on the landscape. Only proven national interest and lack of alternative sites can justify an exception.

4.2. National Planning Policy Framework (NPPF 2019)

- 4.2.1. The NPPF confirms that the purpose of planning is to help achieve sustainable development and that there should be a presumption in favour of sustainable development. Planning policy-making and decision-making should take into account the roles and character of different areas and recognise the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services. Paragraph 170 states that the planning system should contribute to and enhance the natural and local environment by:
- *‘protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan)*
 - *‘recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland*
 - *‘minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures’*
- 4.2.2. In paragraph 172 the NPPF states that:
- ‘Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads. The scale and extent of development within these designated areas should be limited.’*

4.3. Local Planning Policy and Guidance

- 4.3.1. This section sets out the relevant local policies and guidelines relating to landscape and visual issues.

Suffolk Coastal District Council Core Strategy & Development Management Policies

- 4.3.2. Suffolk Coastal District Council saw the adoption of their Core Strategy and Development Management Policies in July 2013, to sit alongside other documents and ultimately fully replace the previously adopted Local Plan ('saved' policies).
- 4.3.3. The various landscape character areas within the District shall be protected and enhanced. (SP15)
- 4.3.4. The appropriate provision for sport and play shall be provided, based on the published standards of 2.4 hectares per 1000 population (SP16)
- 4.3.5. Access to green space for the benefits of health, community cohesion and greater understanding of the environment shall be sought either as part of development sites or through off-site contributions. (SP17)
- 4.3.6. Countryside protection restricts development outside Major Centres, Towns, Key and Local Service Centres or in accordance with Policy SP28 to only necessary locations if in accordance with other policies. (SP29)
- 4.3.7. Development shall employ good design to establish a strong sense of place comprising attractive and comfortable places to live, work and visit. (DM21)

Area Action Plan for Felixstowe Peninsula (Adopted 2017)

- 4.3.8. This document was prepared alongside the Core Strategy and has been developed to '*suit the local area and local communities*'. The Area Action Plan and Core Strategy have replaced the previously saved policies from the 2001 Local Plan.
- 4.3.9. Policy FPP7 relates to the Land off Howlett Way, Trimley St Martin and identifies the development site as allocated for approximately 360 residential units with open space.
- 4.3.10. The relevant, key policy criteria are as follows:
- *Primary vehicular access onto Howlett Way only,*
 - *No vehicular access onto Church Lane,*
 - *Continuation of and links to existing Public Rights of Way Network,*
 - *Retain the existing hedgerows which border the site to maintain character of the area,*
 - *Development to be of a high quality and sympathetic to the character and setting of the listed churches and The Old Rectory,*
 - *Site design and layout to take into account the water mains crossing the site,*
 - *On site open space and play facilities to meet needs identified in the SCDC Leisure Strategy.*

Emerging Suffolk Coastal Local Plan - Final Draft Plan (January 2019)

- 4.3.11. This plan, submitted for examination in March 2019, included the site as a housing allocation under policy SCLP12.65 which will replace policy FPP7. Policy SCLP12.65 included updated references to new policies, and added the following requirements:
- *A site-specific Flood Risk Assessment;*
 - *The provision of self-build plots;*
 - *Contribution towards provision of a new primary school;*
 - *Evidence is required to demonstrate there is adequate provision for treatment at the Water Recycling Centre or that this can be provided;*
 - *Provision of pedestrian/cycle links;*
- 4.3.12. Policy SCLP10.4 relating to landscape character requires that proposals for development should be informed by, and be sympathetic to, the special qualities and features as

described in the Suffolk Coastal Landscape Character Assessment, including the visual relationship between settlements and their landscape settings. Proposals should include measures that enable a scheme to be well integrated into the landscape and enhance connectivity to the surrounding green infrastructure and Public Rights of Way network.

Suffolk Historic Landscape Characterisation (2008)

- 4.3.13. Historic landscape characterisation is primarily concerned with historic field patterns providing both a historical context to descriptions of the landscape, and a means to enhance understanding and management of historic landscapes.
- 4.3.14. The site sits within the HLC type of *2.1 18th-Century and later enclosure – former common arable or heathland*. This characterisation is defined as having *'frequently rectangular fields with straight boundaries, as a result of being laid out by surveyors'*. This type is also broadly associated with intakes of heath which have blurred the line between field boundaries and heathland.

4.4. Landscape Character Assessment

4.4.1. National Character Assessment (NCA, 2014)

- 4.4.1.1. The site is within the NCA Character Area 82: Suffolk Coasts and Heaths which covers a large area of land stretching from Lowestoft in the north and Harwich to the south. The relevance of the NCA to the particular features of the site and its setting is limited and it is regarded as more instructive to consider landscape character at a local level. This report therefore looks in detail at the Suffolk County landscape character assessment.

4.4.2. Suffolk County Landscape Character Assessment (LCA, 2008)

- 4.4.2.1. The site sits wholly within the character type 11, Plateau Estate Farmlands and the key characteristics of this are:
- *Flat landscape of light loams and sandy soils*
 - *Large scale rectilinear field pattern*
 - *Network of tree belts and coverts*
 - *Large areas of enclosed former heathland*
 - *18th- 19th & 20th century landscape parks*
 - *Clustered villages with a scattering of farmsteads around them*
 - *Former airfields*
 - *Vernacular architecture is often 19th century estate type of brick and tile*
- 4.4.2.2. The LCA describes the condition of the eastern parts of the character type (including the area the site sits within) as having suffered considerably from the A14 trunk roads and *'wider landscape hedges tend to have a lot of suckering elm and be in poor condition'*.
- 4.4.2.3. Relating to development within this LCA, the guidance note states that it *'it does have more potential capacity, to accept significant settlement expansion'* due to the regular nature of the landscape.
- ##### **4.4.3. Suffolk Coastal Landscape Character Assessment (2018)**
- 4.4.3.1. The site is within character type M Plateau Estate Farmland, and specifically character area M2 Trimley and Foxhall Estate Farmland. Tranquillity is acknowledged as being limited due to the busy transport corridors, although the large scale and open nature of the landscape is said to make it feel somewhat quieter and emptier in parts and this has a useful function for providing separation between the urban areas. Objectives for the area include the protection of semi-natural habitats and features, protection of the perceptual qualities of the AONB, the restoration and enhancement of tree belts, the integration of new development with characteristic linear tree belts with local species mixes, and the improvement of pedestrian / cycle access across transport corridors.

4.5. Design guidance

4.5.1. Suffolk Design Guide for Residential Areas (Adopted 1993, revised 2000)

- 4.5.1.1. This document aims to set out principles to be adopted by developers when designing residential developments. It aims to provide guidance to a number of disciplines to ensure a holistic approach is taken during the design process.
- 4.5.1.2. The Design Guide seeks to improve the visual appearance of new developments as well as reducing the impact of new housing on the landscape, ensuring the development relates to its surroundings.

4.6. Summary of implications of policy and designations for proposals

- 4.6.1. The key points that should be addressed in the development of the proposals are summarised as follows:
- The AONB is a protected landscape and its designation includes the setting, therefore the development must ensure the safeguarding of the AONB's quality.
 - The Suffolk County Landscape Character Assessment states that the character type suffers from the influence of the A14 trunk road and as a result has a relatively poor condition.
 - The Area Action Plan for Felixstowe Peninsula Policy FPP7 and emerging policy SCLP12.65 are somewhat prescriptive in their aims for the site - as laid out above in sections 4.3.10 and 4.3.11.

5. DESIGN EVOLUTION

- 5.1.1. Initial assessment work identified a number of constraints and opportunities which were considered by the design team. These were balanced against other considerations and, where possible, incorporated into the design proposals (described in 2 above) to eventually form the basis for the LVIA.
- 5.1.2. Key issues raised are indicated on Figure 5 and summarised below
- The Suffolk Coast and Heaths AONB lies some 0.5km south-west of the site but there is no intervisibility either with the site as existing or is there likely to be when developed as proposed.
 - Two public rights of way run along the boundaries of the site and their setting needs to be sensitively treated and impacts on views minimised.
 - The site is visible from adjacent residences and public highways.
 - There are existing views from within the site towards the two churches of Trimley St Mary and Trimley St Martin and the design should aim to incorporate these into the layout.
 - The churches also sit within a cluster of historic buildings (some listed) and the setting of these properties should be considered in the design.
 - There is a limited number of trees within the site and the three significant oak trees should be incorporated into the design and protected.
 - A preliminary acoustic assessment has highlighted that a number of areas suffer from high levels of noise in certain areas, mainly to the northern boundary on Howlett Way and near the junction of the A14 slip road.
 - An existing World War 2 pillbox sits within the centre of the site and should be incorporated into the design (possibly with ecological benefits). Although this is not a listed structure, it is of local importance and is highlighted in the Felixstowe AAP Policy

FPP7.

- The area identified as the former poultry farm has been highlighted as a potential site for future development by the owner and this should be considered to allow cohesive design across both sites.
- Howlett Way is a key gateway into the village.

5.1.3. The Design and Access Statement accompanying this application sets out in detail the consultation process and the changes to the proposals.

6. SCOPE AND METHODOLOGY OF STUDY

6.1. Scoping of the study

- 6.1.1. The geographical scope of the landscape baseline included the site itself and parts of the area immediately surrounding the site likely to be impacted by the proposals.
- 6.1.2. The landscape character of the wider area, as described by landscape character assessments carried out at county level has been reviewed and used as context. A detailed character assessment of the site and its immediate setting has been carried out as part of this study.
- 6.1.3. The geographical scope of the visual study was established through the creation of a computer-generated zone of theoretical visibility (ZTV – refer to Figure 10) which ruled out some areas where landform would block views. The remaining areas of potential visibility were then checked in the field by visiting publicly accessible areas and photographs were taken to record views towards the site.

6.2. Methodology Guidance

- 6.2.1. This study has been undertaken in a systematic fashion based on the 'Guidelines for Landscape and Visual Impact Assessment' 3rd Edition (Institute of Environmental Management and Assessment and The Landscape Institute, 2013), referred to in this report as GLVIA3 and 'Landscape Character Assessment: Guidance for England and Scotland' (The Countryside Agency and Scottish Natural Heritage, 2002).

6.3. Desktop research

- 6.3.1. The desktop survey included the review of OS maps, aerial photography, landscape character assessment documents and related planning policy, as well as the applicant's development brief and reports by other consultants on the team.

6.4. Method statements

- 6.4.1. The ZTV was created in ArcMap by importing a georeferenced Ordnance Survey (OS) map base and bare-earth digital terrain model (DTM). The DTM shows only landform and does not account for structures or vegetation which rise above ground level and potentially screen views. Points were added to represent heights of proposed built form in a number of locations across the site. Running a viewshed analysis then showed areas from which a 1.65m height viewer could potentially see proposed built form with no structures or vegetation blocking views. Areas with potential views of the proposed development were visited (where publicly accessible) and photographs taken to record the nature of views. Any areas from which there was no visibility were ruled out of the fieldwork.
- 6.4.2. The photographic survey was undertaken in winter, meaning that deciduous vegetation was lacking leaf cover and provided minimum screening, demonstrating 'worst-case' visibility. Seasonal changes in screening resulting in leaf cover would therefore be favourable compared to the survey results.

6.5. Evaluation criteria

- 6.5.1. The evaluation criteria for both the landscape and visual effects are set out in Appendix 1

LVIA Methodology.

6.6. Limitations and assumptions

6.6.1. Limitations and assumptions of the study can be summarised as follows:

- Distances of viewpoints were approximated from the centre of the site;
- Where no direct view of the site was available, direction may have been estimated.
- Visibility from individual private buildings or land has not been checked as part of the LVIA fieldwork. Where important, views from private buildings have been estimated from within the site.
- Ground heights were estimated from OS mapping where topographic information was not available.

7. LANDSCAPE BASELINE CONDITIONS

7.1. Description of existing site and setting (Figure 6)

7.1.1. The site is largely made up of arable fields with a former poultry farm within the boundary and an area of lightly managed grass to the north east of the site.

7.2. Topography (Figure 7)

7.2.1. The site sits on a relatively level plateau which runs along the A14 corridor and encompasses the Trimley villages and much of Felixstowe. To the south-west the ground slopes towards the Trimley Marshes and the River Orwell beyond and to the north/east the ground slopes toward the Deben River and estuary.

7.2.2. The site itself is largely flat with localised sloping towards existing drainage channels which can be seen in Figure 6 and there is a gentle slope from the centre of the site to a low point to the east. The site is generally level with the boundary to the north, onto Howlett Way but is somewhat higher than Church Lane to the south west.

7.3. Soils

7.3.1. The majority of the site is currently being used as arable crop production, which at the time of the fieldwork appeared to be a winter cover crop of sugar beets. The site sits within the Natural England Agricultural Land Classification Grade 2 which falls within the range that Natural England are aiming to protect (it is noted as being '*the best and most versatile land*').

7.3.2. The Suffolk LCA describes the soils within the character type as being a mixture of glacial deposits combining tills and sandy drifts with '*mainly free-draining loam and mineral soils*'.

7.4. Vegetation

7.4.1. The majority of the site has no permanent vegetation as it is used for arable crops. There are rough, but managed grass margins to the field which contain footpaths/bridleways which are apparent on the ground. The outer edges of the site have areas of scrubby vegetation that in places contain drainage ditches but also in places merges into unmanaged hedgerows.

7.4.2. The site only contains a small number of trees within its boundaries, notably three large specimen English Oaks which appear to be remnants of historic field boundaries. An Arboricultural Impact Assessment and Method Statement is to be completed by a suitably qualified consultant to assess the existing trees on site. The three oaks on site are significant features in the landscape and should be retained and protected during the design and development of the site.

7.4.3. There are a number of trees along the northern boundary, along Howlett Way, which are of a similar age and species mix. It is likely that they were planted at a similar time, possibly

when Howlett Way was constructed and the roadside verge was formed. The eastern boundary is densely vegetated with trees of a similar age and species which are associated with the A14 embankment. There is little understorey planting below any of the trees bounding the site.

7.5. Built form and settlement

- 7.5.1. The settlement of the Trimley villages is constrained to the north-east by the A14 trunk road and by the train line to the south-west. The site forms part of the separation between the villages, however this is not evident from High Road due to housing development along the road.
- 7.5.2. To the west of the site the housing has developed along High Road and in addition to this a number of houses have been developed to the rear of these properties within the gardens.
- 7.5.3. The site contains part of a derelict, former poultry farm which includes a dilapidated sheds/barns and a large hopper above one of the barns. The area is cordoned off with security fencing on the sides adjoining the site.
- 7.5.4. To the south-west of the site boundary lies a historic area of buildings that centres on the two churches of Trimley St Martin and Trimley St Mary, and includes The Old Rectory, Church Farmhouse and a number of other listed buildings on High Road.

7.6. Access and public rights of way Figure 6

- 7.6.1. There are a number public rights of way within and adjacent to the site. To the south of the site Church Lane connects to a bridleway which follows the site boundary to the south, then turns south to connect to Thurmans Lane. To the north-east of the site a footpath follows the boundary of the site but sits within the woodland planting associated with the A14 embankment and connects to the bridleway in the east of the site.
- 7.6.2. Currently there is no formal vehicle access to the site, although there is a dropped kerb to the roundabout on High Road and an unsealed agricultural track serving the west of the site and the former poultry farm.
- 7.6.3. There is currently vehicular access to the former poultry farm from High Road but this presently does not access the site.

7.7. Landscape character of the site and its setting

- 7.7.1. The site lies within the wider LCA *11 Plateau Estate Farmlands* as described above in section 4.4
- 7.7.2. To give a more detailed understanding of landscape character of the site and its immediate setting, the area has been divided into 7 local landscape character areas (LLCAs). These have the potential to be impacted on by the proposed development and form the landscape character receptors against which the proposals are assessed. Refer to Figures 8 and 9 for the extent of these and descriptions of their key characteristics.

8. APPRAISAL OF LANDSCAPE EFFECTS

- 8.1.1. Using evaluation criteria (Appendix 1) for selection, all LLCAs likely to be affected by the proposed development are assessed below as landscape receptors. These are all LLCAs plus wider LCA 11 Plateau Estate Farmlands.
- 8.1.2. Landscape effects are considered through the appraisal of the sensitivity of the receptor (value and susceptibility to change) and the magnitude of the landscape effect (size or scale, duration and reversibility) as described in the evaluation criteria (Appendix 1).

8.2. LLCA A: 1 Medium scale arable fields

- 8.2.1. This area has an undulating topography and is bounded by mature hedgerows and a woodland block to the north-east. The field pattern is largely rectilinear and at the time of

the fieldwork, the crop was dominated by sugar beet farming. The area is generally tranquil but this is diminished to the north-east, due to the A14. This LLCA contains a public right of way to the south east, and connects to a wider network, and is frequently used by local residents. This area is representative of the wider LCA and contains public footpaths and would therefore be considered to have a **medium sensitivity**.

- 8.2.2. The magnitude of effect to this LLCA following the proposed development would be **high adverse** with the change from arable field to a residential development. A medium sensitivity combined with a high adverse magnitude of effect would give rise to a **major/moderate adverse** effect.

8.3. LLCA 2: Large scale private dwelling

- 8.3.1. This area contains a single large dwelling which is accessed from Church Lane and is bounded by dense vegetation on all sides. This area does not conform to the settlement pattern of the surrounding area and juts out into an arable field. This area is not publicly accessible and was not visited as part of the field work and therefore assumptions have been made on the value and sensitivity. Based on its generally well-vegetated and positive character, this area is considered to have a **medium sensitivity**.
- 8.3.2. The magnitude of effect to this LLCA following the proposed development would be **low adverse** with the adjoining land changing open farmland to a residential development with resulting intensification of use. A medium sensitivity combined with a low adverse magnitude of effect would result in a **moderate / minor adverse** effect.

8.4. LLCA 3: Historic buildings relating to Trimley Churches

- 8.4.1. This area contains a number of private dwellings that indirectly or directly relate to Trimley St Martin Church and are accessed by Church Lane, a narrow sunken lane. Some of the buildings in this area are listed which will result in a higher sensitivity. This area has a clear sense of history and tranquillity and is largely representative of the settlement patterns defined in the wider LCA. The LLCA would be considered to have a **high sensitivity**.
- 8.4.2. The magnitude of effect to this LLCA following the proposed development would be **medium adverse** with the adjoining land changing from arable fields to a residential development with resulting intensification of use, although this has been set back from this LLCA. A high sensitivity combined with a medium adverse magnitude of effect would result in a **major/moderate adverse** effect.

8.5. LLCA 4: Housing fronting onto High Road

- 8.5.1. This area contains a number of private dwellings that front onto High Road in a ribbon development pattern along the road. The influence of the High Road affects the tranquillity of this area to the west. The settlement pattern is not representative of the wider LCA and would therefore this LLCA would be considered to have a **low sensitivity**.
- 8.5.2. The magnitude of effect on this LLCA following the proposed development would be **medium adverse** as the adjoining field is changing from arable to a residential development, with only the eastern most edges being affected. A low sensitivity combined with a medium adverse magnitude of effect would result in a **moderate / minor adverse** landscape effect.

8.6. LLCA 5: Former poultry farm

- 8.6.1. This LLCA contains a number of derelict agricultural buildings, poorly maintained hedgerows and scrubby areas which decrease the scenic quality. The area is not representative of the wider LCA and is likely to be considered detrimental to the surrounding landscape. This LLCA would therefore be considered to have a **low sensitivity**.
- 8.6.2. The magnitude of effect to this LLCA following the proposed development would be **medium beneficial** with the change of some of the area from rough grass to residential development. However, the change could be considered positive to a degraded area. A low sensitivity combined with a medium beneficial effect results in a **moderate beneficial**

landscape effect.

8.7. LLCA 6: Howlett Way and road verge

- 8.7.1. This area is dominated by the road surface, with the verges extending to the site boundary and an existing housing development on the opposite side. It is not a tranquil setting due to the noise of traffic on Howlett Way and the A14. The tree planting on the verges screens the current built form on the northern side of the road and creates a 'green' entrance to the villages of Trimley. This LLCA would be considered to have a **medium sensitivity** due to its prominent position and function as a gateway to the village.
- 8.7.2. The magnitude of effect to this LLCA following the development would be **low adverse** following the introduction of built form on both sides albeit with an increased amount of planting along the site boundary to Howlett Way. A medium sensitivity combined with a low adverse effect results in a **moderate / minor adverse** effect.

8.8. LLCA 7: A14 embankment planting

- 8.8.1. This area consists of native woodland planting that bounds the A14 slip road and contains a public right of way which appears to be used regularly by local residents. The site provides visual screening of the A14 traffic and a wildlife corridor but does little to mitigate the road noise which severely diminishes the tranquillity. This area would be considered to have a **medium sensitivity**.
- 8.8.2. The magnitude of change to this LLCA following the proposed development would be **medium adverse**, with the adjoining land being changed from an arable field to residential development with the built form being set back from this LLCA and the landscape proposals ensuring a sufficient buffer is created. A medium sensitivity combined with a medium adverse effect would result in a **moderate adverse** landscape effect.

8.9. Wider LCA 11: Plateau Estate Farmlands

- 8.9.1. This wider LCA is defined by its gently rolling landscape with clustered village settlements and a regular landscape pattern. The main aim of the guidelines is to restore poorer quality landscape elements and maintain the stronger landscape elements. The character of the landscape has a relatively high susceptibility to change in relation to residential development, as stated in the LCA guidance. The LCA is therefore considered to have a **medium sensitivity**.
- 8.9.2. The magnitude of effect to this LCA following the proposed development would be **medium adverse** as there will be a localised alteration to the landscape character. A medium sensitivity combined with a medium adverse magnitude of effect would result in a **moderate adverse** landscape effect.

9. ADDITIONAL MITIGATION AND RESIDUAL LANDSCAPE EFFECTS

- 9.1. Measures to reduce or mitigate adverse effects were identified early in the iterative design process and have been designed into the proposals described within section 2.
- 9.2. Additional mitigation measures will include the following:
- Soil stripping and storage will be carefully managed to enable reuse on the site where possible; topsoil and subsoil will be stored separately to avoid contamination; and soil storage bunds will be carefully shaped to ensure soils are free draining and not compacted.
 - Protection of existing trees and hedges in accordance with arboricultural advice and method statements.
 - Establishment of vegetation over time
- 9.3. The effect of additional mitigation measures as described above would be of benefit, but would not alter the potential landscape effects which are already considered to be either neutral or beneficial. Therefore, the residual landscape effects are the same as those

identified initially.

10. VISUAL BASELINE CONDITIONS

- 10.1.1. Viewpoints represent as wide a range of situations as possible within the area of theoretical visibility as defined by the ZTV within the study area (see Figure 10) and include identified important views, sequential views along key routes, and views representative of a range of contexts and view receptors, at a range of distances.
- 10.1.2. Figures 11-12 indicate the location of photographic viewpoints from within 1km and 3km. Figures 13-29 set out photographs annotated to describe the distance of the viewpoint from the site, the direction of the view, the nature of the viewpoint, type and relative numbers of visual receptors and the visibility of the existing site. This forms the visual baseline. The potential visibility of the proposed development and any seasonal changes to that visibility are also described next to each photograph and this informs the assessment of effects in section 11 below. Where the proposed development is not likely to be visible, these viewpoints are not considered in the appraisal section.
- 10.1.3. Close views are defined as those located between 0m and 1km, mid-range views between 1km and 2km, and distant views greater than 2km. The visual study zone has been limited to 3 km, beyond which views are unlikely to be affected.
- 10.1.4. Views from private houses which cannot be checked as part of this LVIA have been estimated by assessing the visibility from within the site, and the baseline situation is described as follows.

11. APPRAISAL OF VISUAL EFFECTS

- 11.1.1. Visual effects are considered through the appraisal of the sensitivity of the receptor (value and susceptibility to change) and the magnitude of the visual effect (size or scale, extent, duration and reversibility) as described in the evaluation criteria (Appendix 1).
- 11.1.2. Views of a similar nature are grouped together and an overall assessment of effects is made on the group of views as a whole where possible and ensuring a balanced overview is maintained, taking into account varying levels of visibility.

11.2. Effect on representative viewpoints 1 and 2 – Views from Church Lane.

- 11.2.1. View receptors are likely to be residents of Church Lane accessing the properties by car or pedestrians using Church Lane to access the PRow to the south of the site and beyond. The motorists are likely to be travelling at lower speed due to the narrow, rural nature of the road. Although the views are not considered to be of high value they are rural in nature so would have high susceptibility to change and therefore **medium sensitivity**.
- 11.2.2. The magnitude of effect to these views following the proposed development would be **medium adverse** as there is a change to the land use of the arable field in view but the building line is proposed to be set back to minimise the impact upon this view. A combination of a medium sensitivity and a medium adverse magnitude of effect would result in a **moderate adverse** effect.

11.3. Effect on representative viewpoints 3, 4, and 5 – View from PRow towards Trimley St Martin.

- 11.3.1. View receptors are pedestrians using the footpath for local walking and dog walking with links to Church Lane and other PRow's beyond. They are likely to be used frequently as part of a route that connects the Trimley villages. The edge of Trimley St Martin village is present across all views but is screened somewhat by the boundary trees to the north. Although the views have no formal value attached to them they have a high susceptibility to change due to the rural and open nature of the views and the nature of view receptors at leisure to appreciate their surroundings. This would result in a **high sensitivity**.

11.3.2. The magnitude of effect to these views following the proposed development would be **high adverse** as they would wholly and irreversibly change from open fields to a residential development. A high sensitivity combined with a high magnitude of change would result in a **major adverse** effect.

11.4. Effect on representative viewpoint 6 – View from PRow to south-east of site

11.4.1. View receptors are pedestrians using the footpath for local walking and dog walking with links to Church Lane and other PRow's beyond. They are likely to be used frequently as part of a route that connects the Trimley villages. The edge of Trimley St Martin village is visible but is screened somewhat by the boundary trees. Although the views have no formal value attached to them they have a high susceptibility to change due to the rural and open nature of the views and the nature of view receptors at leisure to appreciate their surroundings. This would result in a **high sensitivity**.

11.4.2. The magnitude of effect to these views following the proposed development would be **medium adverse** as they would wholly and irreversibly change from open fields to partially screened views of residential development. A high sensitivity combined with a medium adverse magnitude of change would result in a **major/moderate adverse** effect.

11.5. Effect on representative viewpoints 7 and 8 – View from PRow east of the site

11.5.1. View receptors are pedestrians using the footpath for local walking and dog walking with links to Church Lane and other PRow's beyond. They are likely to be used frequently as part of a route that connects the Trimley villages. The edge of Trimley St Mary village is visible but is screened somewhat by the boundary vegetation. The view contains a glimpsed view of Trimley St Martin Church, in winter months. The view would be considered to have a high susceptibility to change due to the rural and open nature of the views. This would result in a **high sensitivity**.

11.5.2. The magnitude of effect to these views following the proposed development would be **high adverse** as they would wholly and irreversibly change from open fields to a residential development. A high sensitivity combined with a high magnitude of change would result in a **major adverse** effect.

11.6. Effect on representative viewpoint 9 – View from A14 slip road/roundabout

11.6.1. The view receptors are motorists travelling along the A14 slip road or roundabout travelling towards the Trimley villages. The road is large and it is a busy junction, therefore, the receptors are likely to have an obscured or glancing view of the site through the dense vegetation along the edge of the road. The sensitivity of the receptors is considered to be **low**.

11.6.2. The magnitude of effect to these views following the proposed development would be **low adverse** as the site is barely visible through the vegetation. A low sensitivity combined with a low adverse effect would result in a **minor adverse** effect, although this would likely be reduced to neutral when the vegetation is in leaf.

11.7. Effect on representative viewpoints 11 and 12 – View from Howlett Way

11.7.1. The view receptors are motorists travelling along the road, both to and from the Trimley Villages, and pedestrians walking on the pavements which connect the Trimley Villages. The speed limit on the road is 40mph so motorists are likely to have an indirect view of the site when passing. Although the views are not considered to be of high value, they are rural in nature and are considered to have a higher susceptibility to change, as identified in the Felixstowe Peninsula AAP policy as they form the entrance to the Trimley Villages. The receptors are therefore considered to have a **medium sensitivity**.

11.7.2. The magnitude of effect to these views following the proposed development would be **high adverse**, as the views would change from glimpsed views of open arable fields to partial views of new houses through enhanced boundary planting. A combination of a medium sensitivity and a high adverse effect would result in a **major/moderate adverse** effect.

11.8. Effect on representative viewpoint 13 – View from roundabout on High Road and Howlett Way junction

- 11.8.1. The view receptors are motorists navigating the roundabout, to either access Howlett Way or the High Road, or pedestrians using the pavements which connect the Trimley villages. The motorists are likely to have an indirect view of the site due to the nature of the junction and the direction of travel. Much of the site is obscured by the houses that front onto the High Road and the associated sub-urban garden features, such as hedges and fences. The view receptors are considered to have a **low sensitivity**.
- 11.8.2. The magnitude of effect to these views following the proposed development would be **low adverse** as a large proportion of the view would be screened by the houses and gardens on High Road. A combination of a low sensitivity and a low adverse effect would result in a **minor adverse** effect.

11.9. Effect on representative viewpoint 14 – View from PRow to the west of the site

- 11.9.1. The view receptors are pedestrians using the footpath for local walking and dog walking with links to a wider network of footpaths. The view is open in the foreground but is shortened by the houses that front onto the High Road. The view receptors are considered to have a **high sensitivity**.
- 11.9.2. The magnitude of effect to these views following the proposed development would be **low adverse** as the open arable field would change to roofs of residential development but the proportion of the view that would change is minimal. A high sensitivity combined with a low adverse effect would result in a **moderate adverse** effect.

11.10. Effect on views from private houses

- 11.10.1. These views cannot be assessed within this report as access to private houses is not possible. Therefore impacts are estimated, based on houses overlooking the site. These include those that front on the High Road, including those in that have been developed within the rear gardens, and the properties along Church Lane. As set out in the methodology, residents in their own homes have a **high sensitivity**.
- 11.10.2. The magnitude of effect to these views following the proposed development would be **high adverse** as many of the houses have facing windows to the site and would have a large proportion of their views altered. A high sensitivity combined with a high adverse effect would result in a **major adverse** effect.

12. ADDITIONAL MITIGATION AND RESIDUAL VISUAL EFFECTS

- 12.1.1. Measures to reduce or mitigate adverse effects were identified early in the iterative design process and have been designed into the proposals described within section 2, however the passage of time will increase the screening provided by new vegetation.
- 12.2. Additional mitigation measures will include the following:
- Establishment of vegetation over time on the basis of protection of existing and new vegetation and good management practice
- 12.3. The effect of additional mitigation measures on representative viewpoints is assessed, and a summary of residual effects is given below, in winter to give the worst-case scenario:

Representative viewpoint	Sensitivity of view receptor	Magnitude of effect	Visual effects in winter, years 0-5	Mitigation	Residual effects in winter after year 5
1 and 2	Medium	Medium adverse	Moderate adverse	Maturing hedge and tree planting	Moderate/low adverse
3, 4 and 5	High	High adverse	Major adverse	Maturing tree planting	Major/moderate adverse

6	High	Medium adverse	Major/moderate adverse	Maturing tree planting	Moderate adverse
7 and 8	High	High adverse	Major adverse	Maturing tree planting	Major/moderate adverse
9	Low	Low adverse	Minor adverse	None	None
11 and 12	Medium	High adverse	Major/moderate adverse	Maturing tree and hedge planting	Moderate adverse
13	Low	Low adverse	Minor adverse	Maturing tree planting	Neutral
14	High	Low adverse	Moderate adverse	Maturing tree planting	Neutral
Views from private houses	High	Major adverse	Major adverse	Maturing tree planting to western boundary	Major/moderate adverse

13. CONCLUSIONS

- 13.1.1. This study has been carried out to determine the potential landscape and visual impacts of a proposed development of up to 323 dwellings on land off Howlett Way.
- 13.1.2. The study concludes that the only landscape character effect of any significance would be on the character of the site itself, which is to be expected following any kind of development on open land. The change in character is unavoidable given the site has been allocated for residential development in the Felixstowe Peninsula Area Action Plan. The proposed development involves a number of landscape treatments that aim to protect existing TPO oak trees within the site and increase the number of trees planted to the western boundary and along Howlett Way. To minimise the impact on the setting of the listed buildings, the development has been set back and a 'village green' has been proposed. As a result, there is no significant adverse effect on the wider landscape character.
- 13.1.3. In visual terms, the site is partially enclosed by vegetation and built form from wider views in the landscape. However, the most sensitive view receptors are in close proximity along footpaths, some within the site boundary, which may not be mitigated due to their position. The effect on these receptors may decrease in time as vegetation matures. The proposed development would remain visible to the private houses and this may decrease as vegetation matures. Views from the wider landscape would not be affected. Again, the effects are unavoidable given the site has been allocated for residential development in the Felixstowe Peninsula Area Action Plan.

14. REFERENCES

- National Planning Policy Framework (2019)
- The Landscape Institute and IEMA 'Guidelines for landscape and visual impact assessment' 3rd Edition (2013)
- The Countryside Agency and Scottish Natural Heritage: 'Landscape Character Assessment: Guidance for England and Scotland' (2002)
- Natural England: 'Agricultural Land Classification mapping' (2010)
- Felixstowe Peninsula Area Action Plan – Development Plan Document (2017)
- Suffolk County Council Landscape Character Assessment (2010)
- Suffolk Coastal Landscape Character Assessment (2018)
- Suffolk Coastal District Council Core Strategy & Development Management Policies (Adopted 2013)

- Suffolk Coastal Local Plan - Final Draft Plan (January 2019)
- Suffolk Coast and Heaths Area of Outstanding Natural Beauty – Management Plan (2013)
- Suffolk Design Guide for Residential Areas (Adopted 1993, revised 2000)

APPENDIX 1: LVIA METHODOLOGY

1. EVALUATION CRITERIA FOR LANDSCAPE EFFECTS ASSESSMENT

1.1. Reporting on the landscape baseline

The landscape baseline report should:

- Map, describe and illustrate the character of the landscape by appropriate means;
- Identify landscape based designations and others (conservation, heritage etc.) that may be impacted by the development;
- Identify and describe the individual elements and aesthetic and perceptual aspects of the landscape that contribute to the character;
- Indicate the condition of the landscape;
- Establish the relative value of the landscape as attached to it by society.

1.2. Landscape receptors

The landscape receptors need to be identified; these are components of the landscape such as individual elements or features or landscape character areas that are likely to be affected by the scheme. These character areas are as determined by field work (Local Landscape Character Areas; LLCA) or identified in published Landscape Character Assessments at District level or higher as relevant).

Criteria has been set for the selection of LLCAs within likely envelope of influence. The process of identification starts with a study of baseline mapping, describing all within the possible area. For an area to be taken forwards as a receptor it must meet one or more of the following criteria:

- Shared boundary with the site;
- Physical connection/s with the site (PROWs, roads, vegetation belts);
- Views of or across the site (particularly where a view of the site is a key characteristic of the LLCA);
- Perceptual connections with the site (e.g. sounds, smells).

Note: If intervisibility is the only criteria this is considered within the visual assessment through assessment of the effect on representative views.

1.3. Effect on landscape receptor

The likely landscape effect is described and for each effect the significance of the landscape effect can be assessed by combining the level of sensitivity of the landscape receptor with the magnitude of the landscape effect.

1.4. Sensitivity of landscape receptor

The sensitivity of the landscape or feature of the landscape as a receptor needs to be established. This is determined by combining judgements on value with those on susceptibility to type of change or type of development proposed.

1.4.1. Determining value of landscape receptor

Value can be understood through relevant landscape designations, the use of available landscape character assessments (as a starting point) and information on status of features (such as conservation areas and tree preservation orders). The basis for judgements should be linked back to evidence from the baseline study.

A range of other factors can also help in the identification of value:

- Landscape quality (condition) of physical state: includes extent to which typical character is represented, intactness and condition of individual elements
- Scenic quality: level of appeal primarily to the senses (not wholly visual)
- Rarity: presence of individual elements or features, or rare Landscape Character Type
- Representativeness: where a particular character, or element / feature is considered particularly important example
- Conservation interests: where features of interest add value to landscapes such as wildlife, archaeological, or historical / cultural interest. These can have value in their own right.
- Society: the relative value attached to the landscape by society, either formally or informally.
- Perception: recognition of perceptual aspects such as scenic beauty or tranquillity
- Associations: connections to art, literature or events that contribute to perception of value and material available on local or community interests.

Judgements on value should be determined on a scale of high, medium or low:

<p>HIGH</p> <p>↑</p> <p>↓</p> <p>LOW</p>	<p>High value, with acknowledged or perceived positive character and quality.</p> <p>Moderate value, with acknowledged or perceived positive character and quality that may have been reduced through alteration or degradation of character or features.</p> <p>Low value, without acknowledged or perceived positive character and quality.</p>
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1.4.2. Determining the landscape receptor's susceptibility to type of change

Susceptibility to change is the ability of the landscape receptor to accommodate the type of change or type of proposed development without undue consequence for the maintaining of the baseline situation, or the achievement of landscape planning policy or strategies. The basis for judgements should be linked back to evidence from the baseline study.

Judgements on susceptibility to change should be determined on a scale of high, medium or low:

<p>HIGH susceptibility to change</p> <p>↑</p> <p>↓</p> <p>LOW susceptibility to change</p>	<p>Not able to accommodate proposed type of change or type of development without detrimental consequences to the baseline situation or landscape planning policies and strategies.</p> <p>Moderately susceptible to change; may be able to accommodate proposed type of change or type of development without detrimental consequences to the baseline situation or landscape planning policies and strategies.</p> <p>Low susceptibility to change; able to accommodate proposed type of change or type of development without undue consequences to the baseline situation or landscape planning policies and strategies.</p>
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1.4.3. Level of sensitivity of landscape receptor

By combining judgements on value with those on susceptibility to type of change or type of development proposed, the level of sensitivity of a landscape receptor should be defined as **high, medium or low**.

Where judgements on value and susceptibility to change differ (e.g. value may be high, with a medium susceptibility to change) professional judgement will be used to determine the overall sensitivity.

1.5. Magnitude of landscape effect

The magnitude of the landscape effect of the proposals needs to be established and is dependent on:

- **Size or scale:** this should take into consideration the extent of the loss of the existing landscape, the proportion of the total extent this represents and the contribution of the element to the character of the landscape; the degree to which the aesthetic or perceptual aspects of the landscape are altered; and whether the effect changes the key distinctive characteristics of the landscape.
- **Extent:** consideration of the geographical area over which landscape effects are felt
- **Duration:** long, medium or short term.
- **Reversibility:** this is a judgement on the reversibility of a proposal in, say, a generation.

The magnitude of the landscape effect can be **high, medium, low or nil** and can be either **adverse or beneficial**. This is defined more fully below:

Adverse	High	<ul style="list-style-type: none"> • Major loss of or alteration to an existing landscape element that may be key to landscape character. • Major loss of or alteration to perceived landscape character as a whole. • Major loss or alteration to key characteristics of the landscape that are critical to its distinctive character. • Extensive geographical area affected. • Long-term / irreversible effect.
	Medium	<ul style="list-style-type: none"> • Moderate loss of or alteration to an existing landscape element that may be key to landscape character. • Moderate loss of or alteration to perceived landscape character as a whole. • Moderate loss or alteration to key characteristics of the landscape that are critical to its distinctive character. • Medium sized geographical area affected. • Medium-term and effect that may be partially reversible.
	Low	<ul style="list-style-type: none"> • Minor loss of or alteration to an existing landscape element that may be key to landscape character. • Minor loss of or alteration to perceived landscape character as a whole. • Minor loss or alteration to key characteristics of the landscape that are critical to its distinctive character. • Small sized geographical area affected. • Short-term and effect that may be reversible.
Neutral	Nil	<ul style="list-style-type: none"> • No perceptible loss or alteration to existing landscape elements, landscape character as a whole or key characteristics of the landscape.
Beneficial	Low	<ul style="list-style-type: none"> • Minor beneficial alteration to existing landscape elements, landscape character as a whole or key characteristics of the landscape.
	Medium	<ul style="list-style-type: none"> • Moderate beneficial alteration to existing landscape elements, landscape character as a whole or key characteristics of the landscape.
	High	<ul style="list-style-type: none"> • Major beneficial alteration to existing landscape elements, landscape character as a whole or key characteristics of the landscape.

1.6. Landscape effects and significance

The landscape effect is a combination of the level of sensitivity of the landscape receptor and the magnitude of the landscape effect, which can be adverse, beneficial or neutral.

		Sensitivity of Landscape		
		High	Medium	Low
Magnitude of landscape effect	High adverse	Major adverse	Major / Moderate adverse	Moderate adverse
	Medium adverse	Major / Moderate adverse	Moderate adverse	Moderate / Minor adverse
	Low adverse	Moderate adverse	Moderate / Minor adverse	Minor adverse
	Nil	Neutral	Neutral	Neutral
	Low beneficial	Minor beneficial	Minor beneficial	Minor beneficial
	Medium beneficial	Moderate beneficial	Moderate beneficial	Moderate beneficial
	High beneficial	Major beneficial	Major beneficial	Major beneficial

1.7. Definition of significance

Significance may vary with location and context and with the type of proposal, but typically effects are assessed to be significant where they typically are major or major/moderate adverse (indicated by shading illustrated in the table above).

A scale of significance can be reasonably described as follows:

- *Major loss or irreversible adverse landscape effects over an extensive area, and / or on elements and or aesthetic / perceptual aspects key to the character of highly valued landscape receptors* are defined to be effects of key importance for consideration in the decision making process and / or of national importance and therefore significant.
- *Major/Moderate loss or irreversible adverse landscape effects over a large area, and / or on elements and or aesthetic / perceptual aspects typical of the character of highly valued landscape receptors* are defined to be effects of key consideration in the decision making process and / or of regional or district importance therefore significant.
- *Moderate loss or adverse landscape effects over an area, on elements and or aesthetic / perceptual aspects typical of the character of valued landscape receptors* can be defined to be effects likely to be a lesser consideration in the decision making process and / or of local importance but not generally significant. Where seen in combination in cumulative assessments, moderate effects could become significant.
- *Moderate/minor loss or adverse landscape effects over an area, on elements and or aesthetic / perceptual aspects that contribute to but are not key to the character of valued landscape receptors* can be defined to be effects unlikely to be a consideration in the decision making process and / or of local importance and therefore not significant.
- *Minor loss or reversible adverse landscape effects over limited area, on elements and or aesthetic / perceptual aspects that contribute to but are not key to the character of landscape receptors* are defined to be effects unlikely to be a consideration in the decision making process and / or of very local importance and therefore not significant.

1.8. Mitigation and residual effects

Where adverse landscape effects are judged to be significant, mitigation proposals are described where possible. Any significant residual landscape effects remaining after mitigation are then summarised.

2. EVALUATION CRITERIA FOR VISUAL EFFECTS ASSESSMENT

2.1. Reporting on the visual baseline

The visual baseline report should:

- Identify the area in which the development may be visible;
- Identify the different groups of people who may experience views of the development;
- Identify representative viewpoints where views will be affected and the nature of those views, including where these are within the site area;
- Identify any recognized viewpoints (known viewpoints in the landscape);
- Identify any views characteristic of the landscape character area;
- Identify any illustrative viewpoints (that might identify a particular effect or issue).

2.2. Photographs

Photographs were taken using a Nikon D5300 digital SLR camera with an 18-55mm variable zoom lens, set at a focal length of 35mm, which is accepted as being equivalent to a fixed 50mm lens on a non-digital SLR, which is in turn generally accepted to most closely represent views seen with the naked eye. It has been noted against photographs where a wide-angle focal length setting was used in order to show close up foreground views, or where a zoom setting was used to show more detail in a distant view.

2.3. Visual receptors

The visual receptors need to be identified; these are the people within the area who will be affected by the changes in views and visual amenity.

2.4. Effect on visual receptor

The likely visual effect is described and for each effect the significance of the visual effect can be assessed by combining the level of sensitivity of the visual receptor with the magnitude of the visual effect.

2.5. Sensitivity of the visual receptor

The sensitivity of the visual receptor needs to be established. This is determined by combining judgements on value of a particular view with those on susceptibility to type of change or type of development proposed.

2.5.1. Determining value of visual receptor

This is a judgement of value attached to the particular view, through planning designations, recognition of historic, tourism or cultural value, or through community or perceived value. The basis for judgements should be linked back to evidence from the baseline study.

Judgements on value should be determined on a scale of high, medium or low:


HIGH ↑ ↓ LOW	High value within a high quality landscape, or a recognized viewpoint (at any level from local to national). Moderate value within a medium quality landscape. Low value within a low quality landscape.
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2.5.2. Determining the visual receptor's susceptibility to type of change

Judgements are dependent on the occupation or activity of people experiencing the views and the extent their attention or interest is likely to be focused on the on views and the visual amenity they

experience at particular locations.

Judgements on susceptibility to change should be determined on a scale of **high, medium or low**:

<p>HIGH</p>  <p>LOW</p>	<p>Visual receptors particularly susceptible to change in general due to a high level of interest in the surrounding landscape. Receptors most susceptible to change are likely to include residents at home, people engaged in outdoor recreation whose attention or interest is likely to be focused on the landscape, visitors to heritage assets where the landscape contributes to the experience and communities where views contribute to the landscape setting enjoyed by residents in the area.</p> <p>Visual receptors moderately susceptible to change in general due to a moderate level of interest in the surrounding landscape. Travellers on road, rail and transport routes are likely to fall into a category of moderate susceptibility to change, however where travel involved scenic routes this is likely to increase as awareness of views is heightened.</p> <p>Visual receptors with a low susceptibility to change in general due to a low level of interest in the surrounding landscape. Receptors least susceptible include people engaged in outdoor sport or recreation that does not involve or depend appreciation of views and people at their place of work where attention is not focused on their surroundings</p>
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2.5.3. Level of sensitivity of the visual receptor

By combining judgements on value of view with those on susceptibility to type of change or type of development proposed, the level of sensitivity of a visual receptor should be defined as **high, medium or low**.

Where judgements on value and susceptibility to change differ (e.g. value may be high, with a medium susceptibility to change) professional judgement will be used to determine the overall sensitivity.

2.6. Magnitude of visual effect

The magnitude of the visual effect of the proposals needs to be established. This is dependent on:

- **Size or scale:** this should take into consideration the scale of change in the view with respect to loss or addition of features in the view and changes to its composition (including the proportion of the view occupied by the proposed development and the degree of contrast or integration of the proposed development with the existing landscape elements and characteristics) and the nature of the view in terms of duration and degree of visibility.
- **Extent:** this will vary with different viewpoints and is likely to reflect the angle of view in relation to the main activity of the receptor and the distance of the viewpoint from the proposed development.
- **Duration:** long, medium or short term.
- **Reversibility:** this is a judgement on the reversibility of a proposal in, say, a generation.

The magnitude of the visual effect can be **high, medium, low or nil** and can be either **adverse or beneficial**. This is defined more fully below:

Adverse	High	<ul style="list-style-type: none"> Major change in view composition resulting from a loss of or alteration to features. Direct angle of viewing in relation to main activity of the receptor. Close-range view. Prolonged exposure to view. Long-term and irreversible effect.
	Medium	<ul style="list-style-type: none"> Moderate change in view composition resulting from a loss of or alteration to features. Indirect angle of viewing in relation to main activity of the receptor. Mid-range view. Moderate exposure to view. Medium-term and irreversible effect.
	Low	<ul style="list-style-type: none"> Minor change in view composition resulting from a loss of or alteration to features. Peripheral view in relation to main activity of the receptor. Distant view. Brief exposure to view. Short-term and irreversible effect.
Neutral	Nil	<ul style="list-style-type: none"> No perceptible change to the composition of the view.
Beneficial	Low	<ul style="list-style-type: none"> Minor beneficial change to the composition of the view.
	Medium	<ul style="list-style-type: none"> Moderate beneficial change to the composition of the view.
	High	<ul style="list-style-type: none"> Major beneficial change to the composition of the view.

2.7. Significance of visual effect

The significance of the visual effect is a combination of the level of sensitivity of the visual receptor and the magnitude of the visual effect, which can be adverse, beneficial or neutral.

		Sensitivity of Receptor		
		High	Medium	Low
Magnitude of visual effect	High adverse	Major adverse	Major / Moderate adverse	Moderate adverse
	Medium adverse	Major / Moderate adverse	Moderate adverse	Moderate / Minor adverse
	Low adverse	Moderate adverse	Moderate / Minor adverse	Minor adverse
	Nil	Neutral	Neutral	Neutral
	Low beneficial	Minor beneficial	Minor beneficial	Minor beneficial
	Medium beneficial	Moderate beneficial	Moderate beneficial	Moderate beneficial
	High beneficial	Major beneficial	Major beneficial	Major beneficial

2.8. Definition of significance

Significance may vary with location and context and with the type of proposal, but typically effects are assessed to be significant where they typically are major or major/moderate adverse (indicated by shading illustrated in the table above).

A scale of significance can be reasonably described as follows:

- *Major changes on an extensive scale introducing new, non-characteristic, intrusive or discordant effects into the view of highest sensitivity receptors* are defined to be effects of key importance for consideration in the decision making process and / or of national importance and therefore significant.
- *Major/Moderate changes on a large scale introducing new, non-characteristic, intrusive or discordant effects into the view of higher sensitivity receptors* are defined to be effects of key consideration in the decision making process and / or of regional or district importance and therefore significant.
- *Moderate changes introducing effects into the view of moderately sensitivity receptors* can be defined to be effects likely to be a lesser consideration in the decision making process and / or of local importance but not generally significant. Where seen in combination in cumulative assessments, moderate effects could become significant.
- *Moderate/minor changes introducing small effects into the view of moderately sensitivity receptors* can be defined to be effects unlikely to be a consideration in the decision making process and / or of local importance and therefore not significant.
- *Minor changes introducing small effects into the view of low sensitivity receptors* can be defined to be effects unlikely to be a consideration in the decision making process and / or of very local importance and therefore not significant.

2.9. Mitigation and residual effects

Where adverse visual effects are judged to be significant, mitigation proposals are described where possible. Any significant residual visual effects remaining after mitigation are then summarised.

3. APPROPRIATENESS OF ZONE OF THEORETICAL VISIBILITY (ZTV) ANALYSES

It should be noted that the establishment of a ZTV is a potentially misleading exercise, showing an indiscriminate level of visibility using a 'bare earth' scenario, without consideration for vegetation and built form that may often prevent views, and takes no account of the extent of accessible viewpoints.

It is a desktop exercise, a tool to inform the scope of fieldwork that has then to be tested in the field to check the reality of the situation.

A LVIA should be proportional to the nature of the proposals to which it relates and there may be no need to carry out a ZTV exercise. This should be judged on a project by project basis, in consultation with the Local Planning Authority if necessary, when agreeing the scope of the study.

APPENDIX 2: FIGURES

Figure 1: Proposals plan

Figure 2: Site location

Figure 3: Landscape Designations

Figure 4: Heritage designations

Figure 5: Opportunities and constraints

Figure 6: Existing site

Figure 7: Topography

Figure 8: Local landscape character areas (LLCAs)

Figure 9: Local landscape character areas (LLCAs)

Figure 10: Zone of theoretical visibility (ZTV)

Figure 11: Viewpoint Location Diagram (1km)

Figure 12: Viewpoint Location Diagram (3km)

Figure 13: Photographs 1-2

Figure 14: Photographs 3-4a

Figure 15: Photographs 4b-4c

Figure 16: Photographs 5a-5b

Figure 17: Photographs 6-7a

Figure 18: Photographs 7b-8a

Figure 19: Photographs 8b-9a

Figure 20: Photographs 9b-10

Figure 21: Photographs 11a-11b

Figure 22: Photographs 12-13

Figure 23: Photographs 14

Figure 24: Photographs 15a

Figure 25: Photographs 15b-16

Figure 26: Photographs 17-18

Figure 27: Photographs 19-21

Figure 28: Photographs 22-24

Figure 29: Photographs 25-27

Figure 1: Proposals plan



Figure 2: Site location

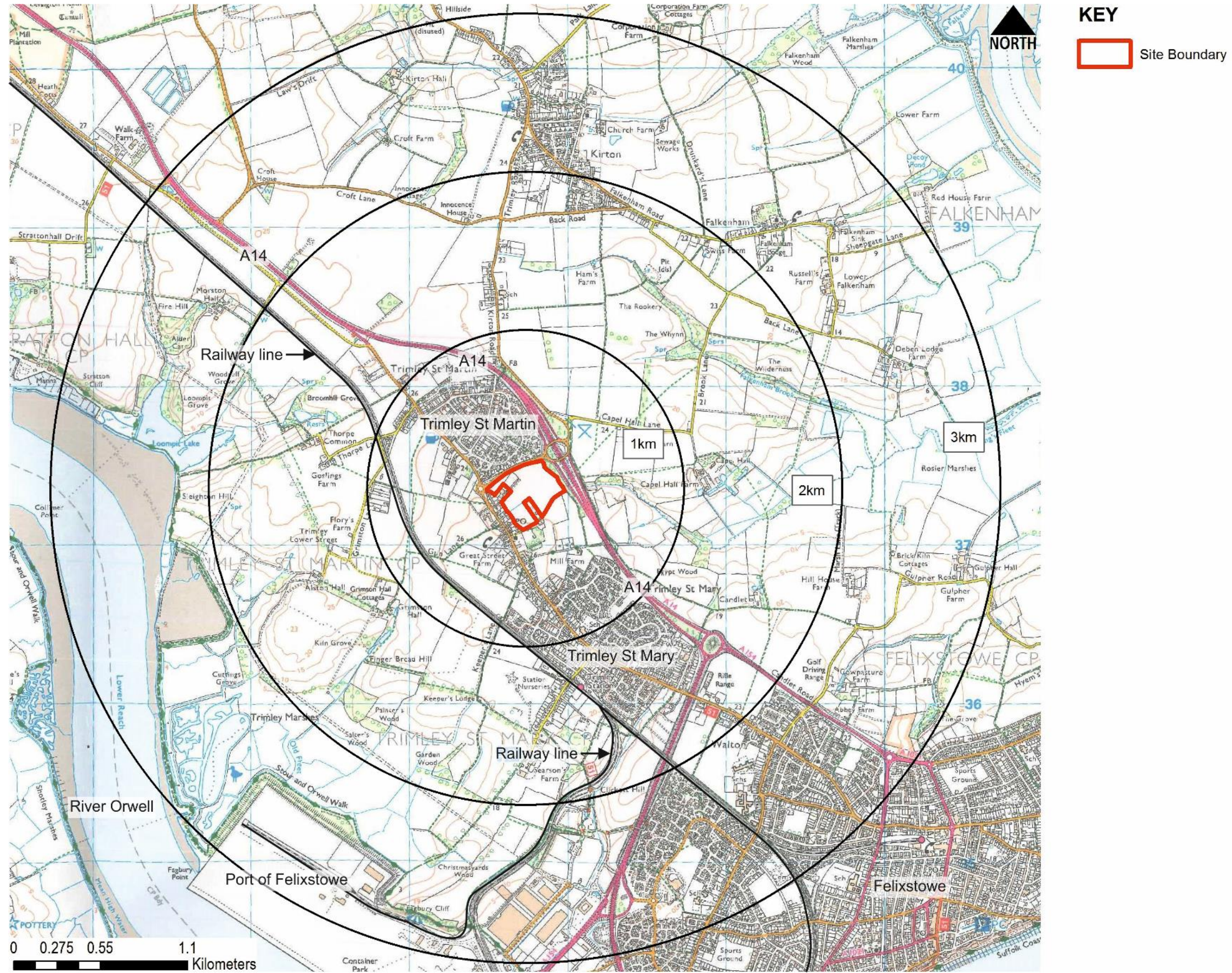


Figure 3: Landscape Designations

