

Landscape and Visual Appraisal

New Student Residential Accommodation at Wilmot House, How Caple, Herefordshire



Prepared
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v1

INDEX

1.0	BACKGROUND	page 4
2.0	METHOD OF ASSESSMENT	page 4-5
3.0	PROPOSED DEVELOPMENT	page 5
4.0	OVERALL LANDSCAPE AND VISUAL BASELINE	page 6-7
5.0	LANDSCAPE CHARACTER	page 8-10
6.0	PLANNING CONTEXT	page 10-11
7.0	LANDSCAPE CHARACTER IMPACTS	page 11-12
8.0	VISUAL ANALYSIS	page 13-14
9.0	LANDSCAPE MITIGATION MEASURES	page 14
10.0	CONCLUSION	page 15

APPENDIX 1 : Method of assessment

LIST OF PLANS

PLAN 1	LANDSCAPE CONTEXT
PLAN 2	AERIAL PHOTO
PLAN 3	HISTORIC CONTEXT
PLAN 4	LANDSCAPE CHARACTER
PLAN 5	HISTORIC CONTEXT
PLAN 6	PROPOSALS PLAN
PLAN 7	LANDSCAPE MITIGATION
	PHOTO SHEET

1.0 BACKGROUND

1.1 This study has been undertaken to assess the potential landscape character and visual impact effects associated with a planning application to the Herefordshire Council for a for new student residential accommodation on the site at Wilmot House (formerly How Caple Grange) to include a Boiler House. The report has been prepared by Wyn Davies (CMLI) of Mackley Davies Associates Ltd, a registered practice of the Landscape Institute.

1.2 The proposal also includes:

- Boiler House
- Two External Tennis Courts
- Multi-use Games Area

2.0 METHOD OF ASSESSMENT

2.1 The appraisal has been produced in line with the published 'Guidelines for Landscape and Visual impact Assessment' (referred to as GLVIA) produced by the Landscape Institute (2103 3rd edition).

2.2 The GLVIA publication defines landscape and visual impacts as changes to the fabric, character and quality of the landscape as a result of development and is based on a mix of desk based study and field work.

The impact assessment is principally concerned with:

- Direct impacts upon specific landscape elements
- Effects on the overall pattern of components that give rise to landscape character and regional and local distinctiveness
- Impacts on acknowledged areas of special landscape value such as designated landscapes, site of conservation interest or sites of cultural interest
- Direct intrusion or obstruction on views within the landscape
- The effect on specific visual receptors
- The overall impact on visual amenity

The GLVIA produces an evaluation of **landscape effects and visual effects**:

- Landscape effects: consist of the changes in the fabric, character and quality of the landscape which is predicted would result from the construction and operation of the proposal.
- Visual effects: the predicted effects on views available from publicly accessible areas, residential dwellings ie. visual receptors and public general visual amenity, and heritage assets.

2.3 Assessment of impact

Landscape and visual impacts are a function of sensitivity combined with the magnitude of change. This is a subjective judgement, but one that is based on robust, transparent and professional judgement. The categories for significance used are detailed in Appendix 1 and are used whether the impact is negative, neutral, beneficial, short or long term.

2.4 Survey work

Following a desk top review of existing maps and documents, a driving and walking tour of the study area was undertaken early December 2019, in reasonable weather conditions.

A selection of photographs on photo sheets 1-4 show views from and towards the site taken from key points, locations are shown on Plans 2 and 8.

2.5 Limitations

The assessment is based on views from publicly accessible locations but does not necessarily identify all locations from where the proposals are potentially visible from. Where there is likely to be an impact on private views this is noted and assessed where possible.

3.0 PROPOSED DEVELOPMENT

3.1 Wilmot House situated on the B4224, with the site straddling the parish boundaries of How Caple and Sollers Hope in the Wye Valley. The site has an area of approximately two hectares. The site gently slopes down from the road boundary to the south-west and the River Wye with views over the Wye valley to higher ground in the west. Formerly a country hotel the existing building in the northern corner of the site has recently been converted into a boarding house for Hereford Cathedral School. In the south-western corner of the site is an existing single storey stable block/caretakers' bungalow in a poor state of repair.

3.2 The proposal will utilise the existing vehicle access points and parking facilities. Parking will be solely for the use of staff and school-related visitors. Students will not be permitted to use the car park nor have a car whilst at school.

3.3 Bounded to the south and west by farmland, a public footpath follows the southern boundary located in the adjacent field. To the north-west there are a number of existing converted farm buildings and dwellings in a clustered settlement.

4.0 OVERALL LANDSCAPE AND VISUAL BASELINE

4.1 Landscape Setting

Wilmot House is located in open agricultural land on the B4224 between Hereford and Ross-on-Wye. Land to the south-west is fairly flat, sloping very gently towards the river Wye, whereas to the north-east the ground rises gently to a narrow bely of woodland at the crest of Rattle Hill.

To the north-west lies Rugden House, a small cluster of dwellings and agricultural buildings with the agricultural buildings constructed typically with timber cladding and corrugated sheet metal roof. To the south are the residential dwellings in Crossway, typically two storey with stone walls and pitched tiled roofs.

A public right of way crosses the field adjacent to the southern boundary leading from the B4224 to How Caple Court.

Views out from the site to the north & west over gently rising agricultural fields are limited to less than 0.5km by rising ground and woodland on the ridge of Rattle Hill. Views south are also limited to 0.5km by woodland at How Caple Court. Extensive views over flat ground to the west towards higher ground along the Welsh border.

The solid geology of the area consists of micaceous sandstones of the Brownstones formation on the boundary with argillaceous rocks & sandstones in the adjacent Maughan's formation located to the north-east.

Soils are classified as slightly acid loams with low fertility producing neutral & acid pasture suitable for spring & autumn crops.

4.2 Site boundaries

The current site use is a boarding house for Hereford Cathedral School with surrounding landscaped grounds and open playing field. The site frontage on the north-eastern boundary is open to the road and dominated by a linear car parking strip of loose gravel, edged by a low timber post & rail fence.



North-west boundary (looking south)



North-west boundary (looking north)



A number of trees or hedgerows could be affected by the proposals which are addressed within the Arboricultural Impact Assessment report (British Standard BS5837: 2012).

4.3 Public access network

The adjacent public right of way (shown on Plan 07), although edged with a low neatly cut hedgerow, has clear views into the site however the level of use is likely to be low, mainly local users.

The Wye Valley Walk and Herefordshire Trail long distance paths lie within 1.5km to the west & east respectively. There is no visibility into the site from these long distance footpaths.

4.4 Designated and non-designated heritage

The site lies within the Wye Valley Area of Outstanding Natural Beauty.

Mapping from Historic England shows there are a collection of listed buildings and structures (grade II) at How Caple Court. Wilmot House itself is not a listed heritage asset but does contribute to the local character affording a degree of sensitivity when considering the development of the site.

The River Wye Site of Special Scientific Interest and Special Area of Conservation lies within 1.2km to the site but will not be affected by the proposals.

The 1887 first edition Ordnance Survey map (Plan 4) shows the landscape is little changed, changes include:

- loss of roadside trees
- loss of orchards associated with a number of properties
- expansion of housing development at Crossway

5.0 LANDSCAPE CHARACTER

5.1 In addition to the landscape and visual baseline outlined in Section 4, further information is drawn from three published landscape assessments:

1. The Wye Valley AONB Management Plan 2015-2020 (this divides the AONB into Management Zones and highlights the special qualities of each)
2. the Herefordshire Council 'Landscape Character Assessment' (Supplementary Planning Guidance) which was updated in 2009
3. reference is also made to Natural England's National Character Areas

5.2 The site lies within the 'Sollers Hope Ridges & Valleys' AONB management zone, reference LMZ03:

LMZ ID	Landscape Management Zone (LMZ)	LCA ref [NCA no.]	Features and link to Special Qualities [SQ]
LMZ03	Sollers Hope Ridges and Valleys	HC Character Areas: Central Herefordshire Archenfield Leadon Vale Landscape Types: Principal Settled Farmlands Wooded Estate Lands Principal Wooded Hills Estate Farmlands [NCA 104]	Hedgerows with mature trees [SQ5] • Mixed farming [SQ1] • Fragments of ancient woodland [SQ] • Varied topography [SQ1] • Medium to long distance views • Clustered settlement pattern [SQ20] • Parkland [SQ19] • Narrow lanes with hedges and hedgerow trees • Remnants of traditional orchards • Red soils of Devonian Old Red Sandstone

Wye Valley AONB Management Plan 2015-2020 extract from Table 2

5.3 Herefordshire Council 'Landscape Character Assessment provides 12 sub-regional character areas and 23 landscape types (Refer to Plan 5).

Sub-regional character – 'Archenfield'

Landscape type – 'Wooded Estate Land'

Characteristics of the 'Wooded Estate Land' relevant to the site are:

Primary:

- large, discrete blocks of woodland

Secondary:

- mixed farming land use
- hedgerows used as field boundaries
- ancient wooded character
- medium distance framed views
- clustered settlement pattern, often of small estate villages
- large country houses set in parkland and ornamental grounds

Forces for change:

Hedgerows provide a unifying presence in this landscape by linking the large blocks of woodland. The intensification of arable farming in these areas has unfortunately resulted in the loss and deterioration of many of the hedgerows and thus the fragmentation of landscape character. The introduction of conifers to the woodlands has also weakened the inherent character of the landscape. The many parklands often originated from medieval deer parks but have been significantly reduced in size, frequently leaving the former parkland trees marooned amongst arable cropping. This is a large scale landscape with a character that is dependant on a small number of strongly defined characteristics. The introduction of small scale elements does as much harm to the character as the loss of the inherent features.

Appropriate management guidelines include:

- Conserve all ancient woodlands and encourage restocking with locally occurring native species
- Seek to restore hedgerow linkage to all woodland blocks in order to provide visual cohesion and wildlife corridors
- Promote new large scale woodland planting of a scale and pattern commensurate with the landscape character
- Conserve and restore the hedgerow pattern
- Ensure that new woodland planting is of native broadleaved species, with oak dominating
- Conserve and restore parkland, including veteran trees
- Conserve the integrity of estate villages

5.4 The site lies within Natural England National Landscape Character Area no.104 'South Herefordshire & Over Severn'.

The key characteristics of South Herefordshire and Over Severn are:

- An undulating landscape with some prominent rounded Old Red Sandstone hills in the west, lower rolling ground, ridges and valleys, meandering, often deeply incised rivers with narrow flood plains, and Silurian limestone ridges and clay vales of the Woolhope Dome and Silurian sandstone of May Hill in the east.
- Well-wooded character created by larger woodlands confined to the steeper slopes adjacent to the flood plain and to hillsides. Smaller tree clumps often found in groups around hill tops, farmsteads, hamlets and prominent buildings including small areas of ornamental parkland-style planting and scattered parklands.
- Numerous mature and over-mature trees along hedgerows and watercourses including ash, oak, alder and some pollarded willows.
- Traditional historic cider apple orchards and commercial bush orchards on steeper valley slopes and around farmsteads, hamlets and country houses throughout the area, contributing to the woodland character.
- Substantial country houses set within historic landscaped parklands.
- Varied field pattern bounded by hedgerows, ranging from sparse and low 19th century to dense and species-rich hedgerows dating from the medieval period.
- Large-to-medium-sized fields dominate the intensive arable farming on the fertile soils of the lower undulating ground and river valleys.
- Small-to-medium-sized pastures typify livestock farming on the higher ground with steeper slopes.
- Welsh Borders character in western hills and valleys linked to historic 'Archenfield'.
- Dispersed settlement pattern throughout the area with scattered farmsteads, small hamlets, numerous isolated churches and manor houses linked by narrow winding roads.
- Key transport routes run north-south and east-west linking larger settlements (Newent, Woolhope and Dymock) with the principal town Ross-on-Wye and Monmouth, Gloucester and Hereford in neighbouring NCAs.
- Remnant commons and patches of unimproved grassland typically found on hilltops and inaccessible steeper valley slopes.
- Historic wild daffodil fields of Over Severn and the Wye Valley have inspired poets and stimulated tourism.
- Traditional building materials in the west are predominantly red sandstone; however, to the east of the River Wye they include brick, 'black and white' timber-framed and grey Silurian limestone, render and whitewash.
- Hill-top iron-age forts, motte-and-bailey castles and moated sites are found scattered throughout the area.

6.0 PLANNING CONTEXT

6.1 The Development Plan comprises the adopted Herefordshire Local Plan - Core Strategy. The plan provides strategic policy which requires that development proposals positively influence landscape character and that site specific details are to be addressed within Neighbourhood Development Plans where these exist and other development plan documents.

Relevant policies that promote local distinctiveness that are relevant to the site proposals are:

Policy LD1 Landscape and townscape - development proposals should:

- demonstrate that character of the landscape and townscape has positively influenced the design, scale, nature and site selection, protection and enhancement of the setting of settlements and designated areas;
- conserve and enhance the natural, historic and scenic beauty of important landscapes and features, including Areas of Outstanding Natural Beauty, nationally and locally designated parks and gardens and conservation areas; through the protection of the area's character and by enabling appropriate uses, design and management;
- incorporate new landscape schemes and their management to ensure development integrates appropriately into its surroundings; and
- maintain and extend tree cover where important to amenity, through the retention of important trees, appropriate replacement of trees lost through development and new planting to support green infrastructure.

Policy LD3 Green Infrastructure - development proposals should protect, manage and plan for the preservation of existing and delivery of new green infrastructure, and should achieve the following objectives:

- identification and retention of existing green infrastructure corridors and linkages; including the protection of valued landscapes, trees, hedgerows, woodlands, water courses and adjoining flood plain;

- provision of on-site green infrastructure; in particular proposals will be supported where this enhances the network; and
- integration with, and connection to, the surrounding green infrastructure network.

6.2 Other relevant guidance as Supplementary Planning Guidance is provided in 'Herefordshire landscape character assessment' published as special planning guidance in 2004 (updated 2009) which is reviewed in section 5.0.

6.3 The site lies within the Wye Valley AONB, the primary purpose of designation is to 'conserve and enhance the natural beauty of the landscape'. The relevant strategy document is the AONB Management Plan 2015-2020. Relevant objectives from the Plan for development are below. Generally proposals must be carefully assessed for their effect on those features and Special Qualities that make the designated area so distinctive.

AONB Aim: Ensure all development within the AONB and its setting is compatible with the aims of AONB designation

Development Strategic Objectives

WV-D1	Ensure a consistent and coherent framework of planning policies relating to the AONB is fully reflected in the statutory land use planning documents and their effectiveness monitored
WV-D2	Encourage and support high standards of design, materials, energy efficiency, drainage and landscaping in all developments, including Permitted Development, to ensure greater sustainability and that they complement and enhance the local landscape character and distinctiveness including scale and setting and minimise the impact on the natural environment
WV-D3	Resist inappropriate development which will create a persistent and dominant feature out of keeping with the landscape of the AONB and/or if it damages Special Qualities in the AONB, including through high levels of noise and/or light pollution or any SAC, SPA or Ramsar site or other sites designated as environmentally important
WV-D4	Encourage the use of Section 106 or Section 38 Agreements and the Community Infrastructure Levy to provide opportunities for developments to contribute to enhancing or conserving the natural beauty of the AONB
WV-D5	Encourage and support public involvement in the future planning of settlements and the countryside throughout the AONB for example through Neighbourhood Plans

7.0 LANDSCAPE CHARACTER IMPACTS

7.1 This section looks at the ability of the landscape character outlined in section 5.0 to accommodate the proposed development change without detriment to the key landscape characteristics and the special qualities of the Wye Valley AONB.

7.2 The proposal is for a full planning application. Limited design information is shown on Plan 9, refer to associated submitted documents for further detail. The site lies within the AONB 'Sollers Hope Ridges and Valleys' Landscape Management Zone and is landscape type: 'Wooded Estate

Land'. The special qualities of Sollers Hope Ridges and Valleys are listed in 5.2 and the primary and secondary characteristics are listed in 5.3.

7.3 The footprint of the proposals will be sufficiently set back from adjacent hedgerows and trees to allow their retention.

7.4 The proposed land use is not out of character for a lowland rural location.

7.5 The proposal is for a new standalone two storey building to accommodate an additional 32 pupils (increasing the number on site to 60). The proposal is to include four kitchenettes/social spaces plus a bedsit for a member of staff, Music Room, Laundry & Store rooms. The proposal also includes a Boiler House, two External Tennis Courts, a Multi-use Games Area and a "Forest School" area. The scale of the proposals will be contained on the existing site which is approximately 2ha in size.

7.6 The site is reasonably level, requiring limited and localised cut and fill. The proposal is easily accommodated within the existing field which will be managed for amenity and recreational purposes.

7.7 The field pattern will not be affected and all field boundaries will be retained.

7.8 There will be no loss of hedgerows and little impact on the existing trees.

7.9 The proposals will not impact on a designated built heritage or biodiversity.

7.10 The proposal will not impact on the special qualities of 'Sollers Hope Ridges and Valleys' or impact on the characteristics of 'Wooded Estate Land'.

7.11 Views are explored in section 8. In summary the site is open to views from road users and walkers from the footpath. Partial and open elevated views into the site are found along the length of the minor road from Crossway to Rattle Hill. A small number of residential properties will have short to medium range open views.

7.12 Measures outlined in section 9 include appropriate management of existing hedgerows and trees, and restoration of hedgerow trees which is a key characteristic of the landscape.

7.13 Summary

- **Level of sensitivity: High** – a landscape with a national designation [AONB]
 - **Size & scale: Medium** – partial or noticeable change to the existing landscape including key elements, characteristics and qualities
 - **Geographic extent: Local** – the site & immediate surrounds (up to 1km)
 - **Magnitude of landscape change: Medium** – moderate long-term change in a localised area.

Overall landscape effect: Medium – moderate long-term change in a localised area. Mitigation will include restoration of hedgerow & hedgerow trees resulting in a positive change, a localised improvement to a key landscape component.

8.0 VISUAL ANALYSIS

8.1 The following outlines the key likely impacts on views and amenity.

8.2 Visual assessment has been undertaken in December when deciduous trees and hedgerows are bare of leaves.

8.3 Due to the nature of the proposals, the view shed (area from where the site could theoretically be seen) will be localised ie. less than 500m distance.

8.4 Photos looking into and out from the site are shown on sheets 1 – 4. The key potential viewpoints are described in the table below.

Table 1 - Key view points from where the site could be seen					
	View point	Glimpsed/Open/ Oblique views	Distance to closest point of the site	Potential for mitigation	Residual issues once mitigation measures established
1	Rugden House	Short range open viewpoint View screened in part by Lombardy poplars	50m	Required	None
2	Residential properties in Crossway Refer photo 1	Open views into site across fields	260m	Required	None
3	Footpath on southern boundary Refer photo 2	Open views into site over hedgerow	1m	Required	None
4	Rattle Hill & ridge Refer photo 3	Open elevated views into site from minor road for length of 800km	400m	Required	None
5	B4224 road Refer photo 2	Clear open views into site for length of 450m	<1m	Required	None

Definitions:

Short range viewpoint up to 0.5km

Mid range viewpoint 0.5-1km

Long range viewpoint >1km

8.5 The site is visible from a small number of private dwellings.

8.6 The site is visible from the adjacent public footpath.

8.7 The site is visible with open views from the adjacent B4224 for approximately 450m as the road passes the site and is visible for a longer section with elevated views from the minor road running between Crossway and Rattle Hill.

8.9 Summary

Level of sensitivity: the sensitivity of visual receptors is High given the quality of the landscape and expectations from those visiting or living in an AONB, but the site is assessed as **Low** sensitivity - a view from a small number of residential/community properties experienced by few numbers of viewers. Occasional open views available, viewers pursuing activities such as outdoor sports/work, glimpsed/passing views to vehicles.

- **Size & scale: Small** – generally <25% of a view or receptor
- **Geographic extent: Medium** – generally between 25-50% of a view or receptor.
- **Duration:** Long term (>10 years)

Magnitude of landscape change is **Small** – few viewers affected, discernible change in the view if looked for.

Overall the visual effect is assessed as **Small** as few viewers are affected.

9.0 LANDSCAPE MITIGATION MEASURES

Mitigation measures are derived from the need to: conserve the key qualities of the area identified in Section 5; meet the policies identified in Section 6; take the opportunity to enhance landscape and biodiversity interest.

All new planting will be locally native, using species which are appropriate to the local landscape and are appropriate to the site layout.

The following mitigation measures will be undertaken (for locations refer to Plan 9).

- Allow southern boundary hedge to grow on, gap up, add new tree planting of oak at 10m centres - to restore wildlife corridor and key landscape component
- Plant new native hedgerows on all other boundaries with new tree planting of oak at 10m centres with common pear and common apple to the south-western boundary hedge at 5m centres – to provide biodiversity enhancement.
- Plant new 'Forest School' area
- Sensitive use of ground modelling - to ensure minor new level changes blend in with existing

Mitigation measures during the Construction Phase:

- Keep the construction period to a minimum
- Keep ground disturbance area to a minimum
- Provide an adequate construction exclusion zone to ensure hedges and trees are adequately protected in line with BS5837: 2012 – to protect key landscape components
- Undertake planting and seeding in the first planting season following construction
- Maintain, replacing any failures/failing areas the following season

10.0 CONCLUSION

10.1 The proposals are for application for a two-storey accommodation block, boiler house, MUGA pitch and two tennis courts on an existing property within the Wye Valley Area of Outstanding Natural Beauty.

10.2 The site consists of an existing residential property with surrounding landscaped grounds and open field. The site is open to short-range views (less than 0.5km) with direct open views from the adjacent B4224 and public right of way, elevated views from the minor road from Crossway to Rattle Hill and open views from a small number of residential properties within 50 – 260m of the site.

10.4 The site lies within the 'Sollers Hope Ridges and Valleys' Landscape Management Zone, and is landscape type – 'Wooded Estate Land'. The proposed land use is not out of character for a lowland rural location. The proposal will not impact on the special qualities of the AONB, 'Sollers Hope Ridges and Valleys' or on the characteristics of 'Wooded Estate Land'.

10.5 No hedges and few trees will be removed under the proposals.

10.7 A range of viewpoints have been analysed. Due to a mix of topography, tree belts, woodland and hedgerow cover, the site is only visible from a small number of viewpoints. The overall visual effect is assessed as a Medium change or noticeable visual intrusion experienced from moderately sensitive public viewpoints with relatively few viewers affected.

10.8 Mitigation measures will include restoration of hedgerows and hedgerow trees resulting in a positive change, a localised improvement to a key landscape component.

10.6 The proposal does not impact on the existing hedgerows but will require the removal of a small number of trees. The effects on the landscape character are assessed as **adverse minor** reflecting a localised or small adverse change to the existing components or characteristics or overall character; considerable scope for mitigation.

10.8 The effects on the landscape character are assessed as **adverse minor** reflecting a small or localised visual intrusion in the existing view; relatively few viewers affected, good scope for mitigation.

APPENDIX 1: METHOD OF ASSESSMENT *(Note: Elements in red are applicable to this site)*

1.0 Establishing the landscape baseline:

To be able to assess the effects of a proposed development or change, the landscape baseline must be established. This informs the identification of landscape receptors and the effects of the proposed changes on the receptors can be assessed. The following aspects are considered within this landscape baseline study:

- Landscape fabric – the physical landscape elements including landform, land cover boundaries, trees & woodland.
- Landscape character – the distinct pattern of elements occurring consistently in a particular landscape type, reflecting geology, landform, soils, vegetation and land use together with the aesthetic and perceptual qualities.
- Landscape designation – used to enable judgements when assessing effects within particularly valued sites.

Sensitivity: The sensitivity of landscape receptors to the type and scale of the proposed development is determined by consideration of the *susceptibility* and *value* of the receptor which informs the professional judgement.

- Susceptibility:
 - High – undue negative consequences are expected
 - **Medium - undue negative consequences may arise**
 - Low - undue negative consequences are unlikely
- Value:
 - **High – landscapes with national or international designations**
 - Medium - landscapes with local value subject to additional protection
 - Low - landscapes not subject to designation but valued at the community or local level
 - Minimal - landscapes that are degraded with little/no community or local value

Judgements made on susceptibility & value are combined to inform the **level of sensitivity** which are:

- **Very High** sensitivity – a landscape of international importance that might be affected by the proposal, a landscape vulnerable to disturbance or deterioration in character due to the proposals, no / little potential for substitution or replacement.
- **High** sensitivity – **a landscape of national importance that might be affected by the proposal**, many landscape elements sensitive to disturbance or deterioration in character due to the proposals, no / limited potential for substitution or replacement.
- **Medium** sensitivity – a landscape of regional importance that might be affected by the proposal, some features sensitive to disturbance or deterioration in character due to the proposals, potential for substitution or replacement.
- **Low** sensitivity – a landscape of local importance that might be affected by the proposal, few features sensitive to disturbance or deterioration in character due to the proposals, good potential for substitution or replacement.

It is considered sufficient to describe the 'level of sensitivity' only; with susceptibility & value not always recorded in the assessment.

Other general observations regarding the condition and quality of the landscape are used to support the overall narrative and judgement of the sensitivity (including distinctiveness, management, detractors, unity, structure, function, aesthetic value and sense of place).

Magnitude: The effects on landscape receptors are assessed in terms of 'magnitude of change' based on a combination of size, scale, geographic extent of influence, duration and reversibility of the impact.

- Size & scale:
 - Large – major change to the existing landscape including key elements, characteristics and qualities.
 - Medium – partial or noticeable change to the existing landscape including key elements, characteristics and qualities.
 - Small – some discernible but minor change to the existing landscape including key elements, characteristics and qualities.
 - Negligible – very minor, virtually imperceptible change to the existing landscape including key elements, characteristics and qualities.
- Geographic extent:
 - Wide – influencing several landscape types / areas (>5km)
 - Medium – generally within the local character area (1-5km)
 - Local – the site & immediate surrounds (up to 1km)
 - Site – within 750m of the site
- Duration:
 - Long term (>10 years)
 - Medium term (2 – 10 years)
 - Short term (<2 years)

Judgements made on the scale of **magnitude of landscape change** (a product of size/scale, extent & duration) which are:

- **Large** – notable long term change or loss of landscape components or characteristics over an extensive area or a very intensive, long term change over a more limited area.
- **Medium** – moderate short term change or loss of landscape components or characteristics over a large area or moderate long term change in a localised area.
- **Small** – minor long term or moderate short term change or loss of landscape components or characteristics.
- **Negligible** – no discernible loss of landscape components or characteristics.

It is considered sufficient to describe the 'magnitude of change' only; with the size, scale and extent not always recorded in the assessment.

2.0 Establishing the visual baseline:

Visual effects relate to how the development may affect the available views to 'receptors' (ie. people who experience the view) and the impact on visual amenity. Visual receptors are identified through desk & field studies and the type, relative numbers and activities of potential receptors are documented together with the nature, composition and characteristics of the existing views.

Sensitivity: The sensitivity of visual receptors is assessed by the susceptibility of the receptor and value of the view.

- Receptor activities – (leisure & sporting activities, dog walking, working, at home).
- Movement / Duration – (stationary or moving).
- Orientation – (position of receptors in relation to the development).
- Purpose / expectation of receptors
- Context – (quality of the landscape)
- Importance of view / location

The level of sensitivity is assessed as a combination of *susceptibility & value* which is:

- **Very high** sensitivity – a view from residential/community properties experienced by many viewers (especially open/direct views). Daily/prolonged or sustained views over a long period, where view of the landscape is an important attractant, or where the development is an important element of the view. A view from a valued landscape, or an internationally important recreation facility.
- **High** sensitivity – an oblique / interrupted view from residential/community properties experienced by many viewers. Frequent open views where view of the landscape is an important attractant, or where the development is an important element of the view. A view from a valued landscape, or a nationally important recreation facility, or a promoted long distance route.
- **Medium** sensitivity – a view from moderate numbers of residential/community properties experienced by moderate numbers of viewers, or where the development is not an important element of the view. Open views available intermittently and the view of the landscape is an attractant. A view from a valued landscape, or a regionally important recreation facility (especially open/direct views).
- **Low** sensitivity - a view from a small number of residential/community properties experienced by few numbers of viewers. Occasional open views available, viewers pursuing activities such as outdoor sports/work, glimpsed/passing views to vehicles. A view from a low valued landscape, or a locally important recreation facility, or where the view of the landscape is not the reason for visiting.

Magnitude: The effects on the visual receptors are assessed in terms of 'magnitude of change' based on a combination of size, scale, geographic extent of influence, duration and reversibility of the impact.

The size and scale impacts on the relative change in the elements, features, qualities and characteristics that make up the view.

- Size & scale:
 - Large – major change to the existing view including key elements, characteristics and qualities.
 - Medium – **partial or noticeable change to the existing view including key elements, characteristics and qualities.**
 - Small – some discernible but minor change to the existing view including key elements, characteristics and qualities.
 - Negligible – very minor, virtually imperceptible change to the existing view including key elements, characteristics and qualities.
- Geographic extent:
 - Wide – influencing most of a view or receptor (>50%)
 - Medium – generally between 25-50% of a view or receptor
 - Small – **generally <25% of a view or receptor**
 - Site – generally affecting only a small part of the receptor
- Range of views:
 - Short range view – up to 0.5km from periphery of site
 - Mid range view – **between 0.5km – 1.0km from periphery of site**
 - Long range view – greater than 1.0km from periphery of site
- Duration:
 - **Long term (>10 years)**
 - Medium term (2 – 10 years)
 - Short term (<2 years)

Judgements made on the scale of **magnitude of visual change** (a product of size/scale, extent & duration) which are:

- **Large** – the majority of viewers are affected, great change in view or loss of the view.
- **Medium** – many viewers affected, noticeable change in the view.
- **Small** – **few viewers affected, discernible change in the view if looked for.**
- **Negligible** – barely perceptible change.

It is considered sufficient to describe the 'magnitude of change' only; with the size and scale not always recorded in the assessment.

3.0 Assessment of Landscape & Visual Effects:

In order to determine the scale of effects, the sensitivity and magnitude of change are assessed for the both the landscape or visual receptor. The scale of effects can be classified as beneficial, neutral or adverse. (see indicative criteria tables below)

Landscape Receptors:

- Adverse landscape effects: Adverse effects occur when features or key landscape characteristics are lost, or where new development is out of scale or character.
- Neutral landscape effects: when there is no discernible improvement or deterioration to the landscape intrinsic landscape character of the area.
- Beneficial landscape effects: when repair, replacement or maintenance occurs to derelict buildings / poorly maintained landscape features

Indicative criteria for assessing Landscape Effects:

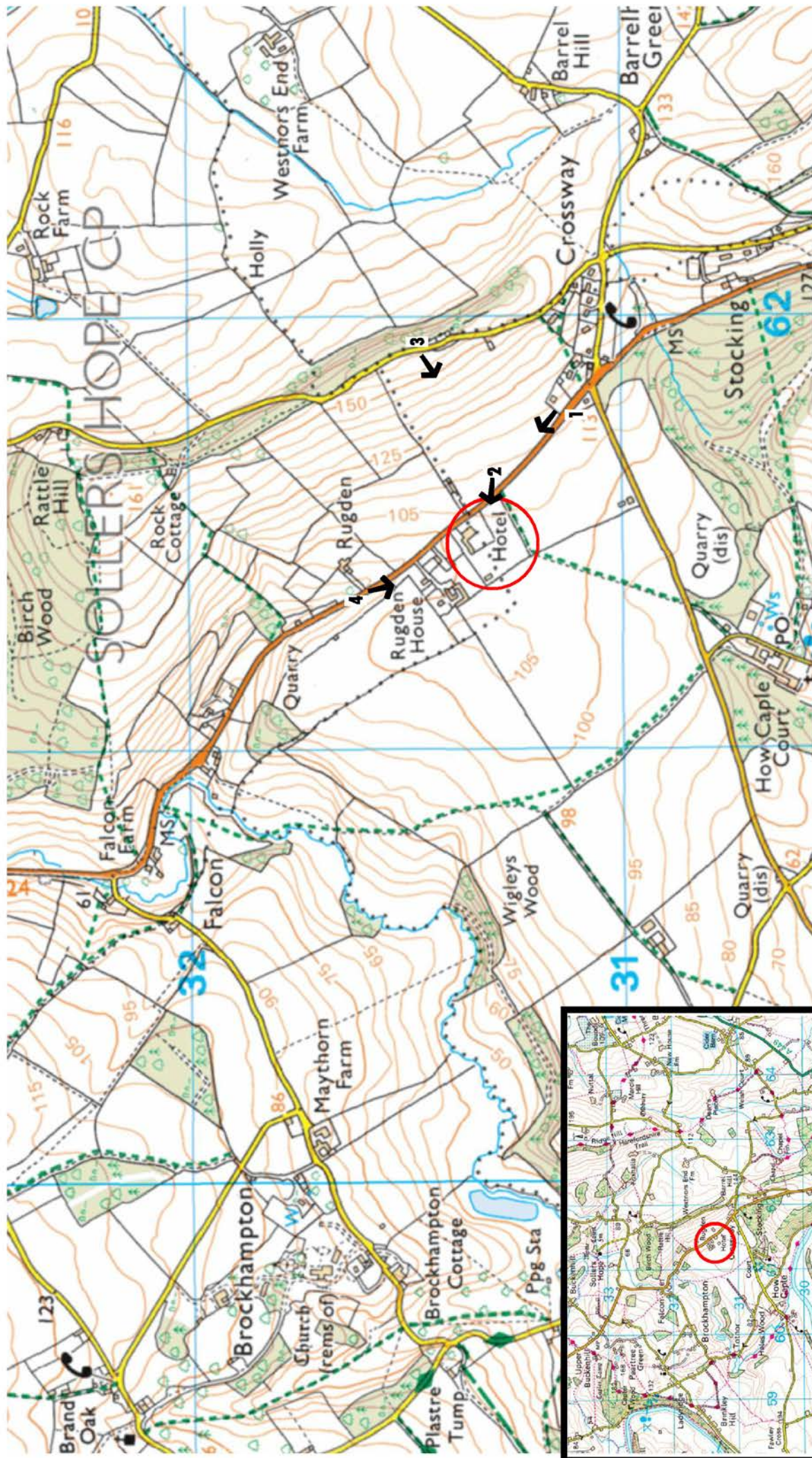
Landscape Effect:	Indicative Criteria:
Great:	Landscape character completely degraded; important components or characteristics lost (especially in highly sensitive landscape); little/no scope for mitigation.
	Great improvement – sufficient to upgrade overall landscape character
Major:	Large or medium adverse change to the components or characteristics, or overall character; large change to a high or medium sensitivity landscape; limited scope for mitigation.
	Large improvement to the landscape, or improvement over a wide area sufficient to alter perceptions; larger changes in a landscape of lower sensitivity, smaller changes in a very highly sensitive landscape.
Moderate:	Medium adverse change to components or characteristics, or overall character of medium-high sensitivity landscape; scope for mitigation; discernible improvements to landscape character.
	Larger changes in a landscape of lower sensitivity, smaller changes in a landscape of higher sensitivity.
Minor:	Localised or small adverse change to the existing components or characteristics or overall character; considerable scope for mitigation.
	Localised improvement to the existing landscape, or to components or characteristics of the landscape.
Negligible/None:	Little or no perceived change to the existing landscape character.
	The change is difficult to discern.

Visual Receptors:

- Adverse visual effects: when the proposed development introduces new non-characteristic, discordant or intrusive elements into views.
- Neutral visual effects: where the change proposed results in no discernible improvement or deterioration to views or visual amenity.
- Beneficial visual effects: when the proposed development would enhance the quality of the receptors view.

Indicative criteria for assessing Visual Effects:

Visual Effect:	Indicative Criteria:
Great:	Large change or visual intrusion experienced by highly/very highly sensitive viewers or from highly/very highly sensitive public view points; many viewers affected. The development would cause a large deterioration in the existing view; little or no scope for mitigation.
	Large improvement in the view, sufficient to upgrade overall visual amenity.
Major:	Large or medium change or visual intrusion experienced by highly sensitive viewers or from highly sensitive public viewpoints; relatively many viewers affected. The development would cause considerable deterioration in the existing view; limited scope for mitigation.
	Appreciable improvement in the existing view; lesser degree of change for very highly sensitive viewers, greater for less sensitive viewers.
Moderate:	Medium change or noticeable visual intrusion experienced by moderately sensitive viewers or from moderately sensitive public viewpoints; relatively few viewers affected. The development would cause a noticeable change in the existing view; scope for mitigation.
	Lesser degree of change for more highly sensitive viewers, greater for less sensitive viewers.
Minor:	Small or localised visual intrusion in the existing view; relatively few viewers affected, good scope for mitigation.
	Localised reduction in visual intrusion or improvement in the view
Negligible/None:	The change in the view is imperceptible or difficult to discern



Inset Map



Proposed site



Refer Photo Sheets

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PLAN 1 : SITE CONTEXT : based on 1:25,000 Ordnance Survey extract

Scale not to scale
 Date December 2019
 Revision -





Approximate location of proposed site



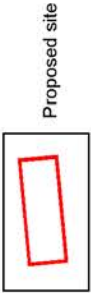
Scale: not to scale
Date: December 2019
Revision: -



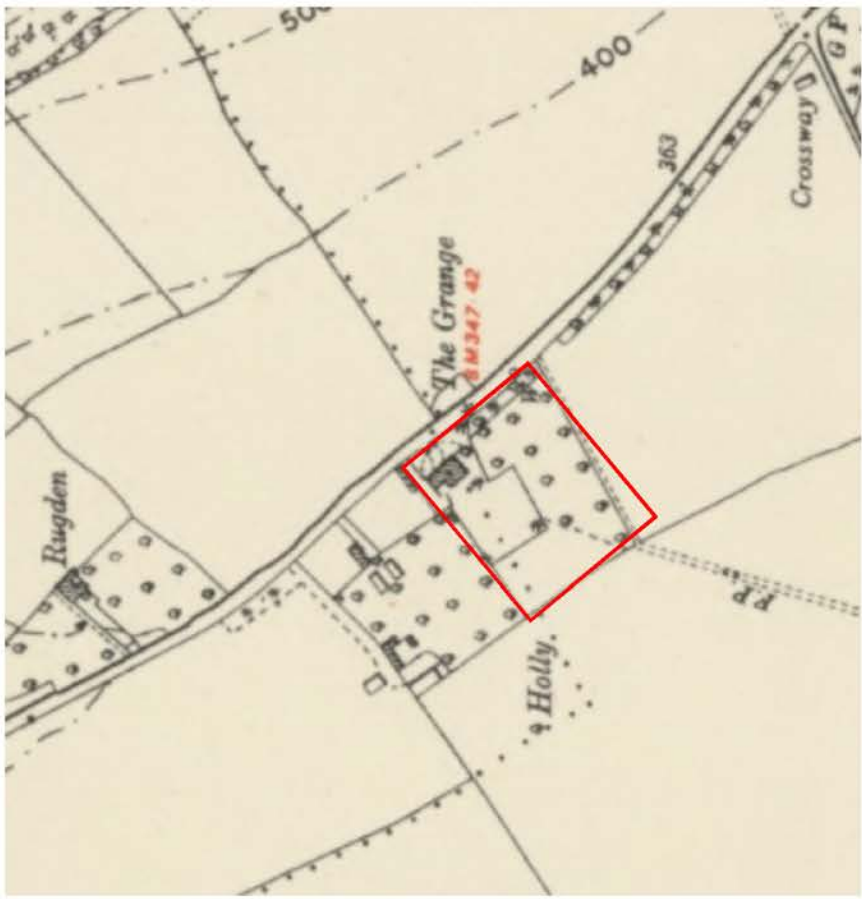
PLAN 2 : AERIAL PHOTO



Extract from 1887 edition
6" Ordnance Survey



Scale not to scale
Date December 2019
Revision -



Extract from 1953 edition
6" Ordnance Survey



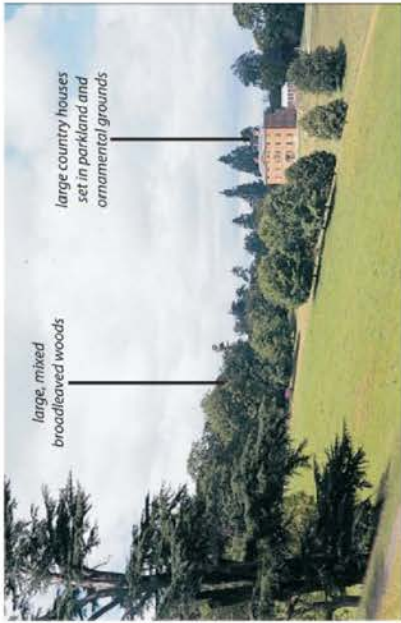
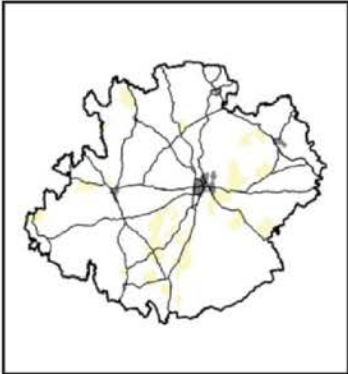
PLAN 3 : HISTORIC CONTEXT

CHARACTER DESCRIPTION

These are wooded agricultural landscapes of isolated farmsteads, clusters of wayside dwellings and occasional small estate villages. Mixed farming is the dominant land use, with woodland comprising about 30-40% of the land cover. This Landscape Type relies heavily upon its woodland component as the critical element in defining its character. The size, shape and composition of the woodlands are all important, being generally large, discrete woods of ancient semi-natural character and irregular or semi-regular outline. They frame the views and are often prominently situated on low crests. The prominent hedgerows are also important in defining the scale and providing the structure to the landscape. Ornamental grounds and parkland associated with large estates can be a noticeable feature in these landscapes. Groups of mature ornamental trees planted in parks or gardens are often significant visual landmarks. The eighteenth and nineteenth century enthusiasm for landscape design is often evident in this Landscape Type where tree planting has been designed specifically to enhance, frame or screen designed views. Berrington Hall and Brockhampton Park are particularly striking examples. Similarly, medieval parkland and its associated ancient woodland is often a feature of Wooded Estatelands. Estate villages may also be associated with these areas, and these invariably possess a strong character as a result of their style, layout and detailing. It is not an intimate landscape and, due to its fairly large scale, can sometimes appear rather functional. The whole Landscape Type will reflect the influence of a limited number of landowners over an extensive area of land.

KEY CHARACTERISTICS

- Primary**
- large, discrete blocks of woodland
- Secondary**
- mixed farming land use
 - hedgerows used as field boundaries
 - ancient wooded character
 - medium distance framed views
 - clustered settlement pattern, often of small estate villages
 - large country houses set in parkland and ornamental grounds



FORCES FOR LANDSCAPE CHANGE

Hedgerows provide a unifying presence in this landscape by linking the large blocks of woodland. The intensification of arable farming in these areas has unfortunately resulted in the loss and deterioration of many of the hedgerows and thus the fragmentation of landscape character. The introduction of conifers to the woodlands has also weakened the inherent character of the landscape. The many parklands often originated from medieval deer parks but have been significantly reduced in size, frequently leaving the former parkland trees marooned amongst arable cropping. This is a large scale landscape with a character that is dependant on a small number of strongly defined characteristics. The introduction of small scale elements does as much harm to the character as the loss of the inherent features.



SETTLEMENT PATTERN

These landscapes generally have a clustered settlement pattern of wayside dwellings or estate villages. Isolated farmsteads are also a feature. New development would be appropriate if it is in accordance with UDP policy but it must be carefully sited in order to protect the visual integrity of the estate villages.

ENCLOSURE PATTERN

The enclosure pattern is not a strongly defined characteristic of these landscapes, being of a variable, planned nature.

WOODLAND OR TREE COVER PATTERN

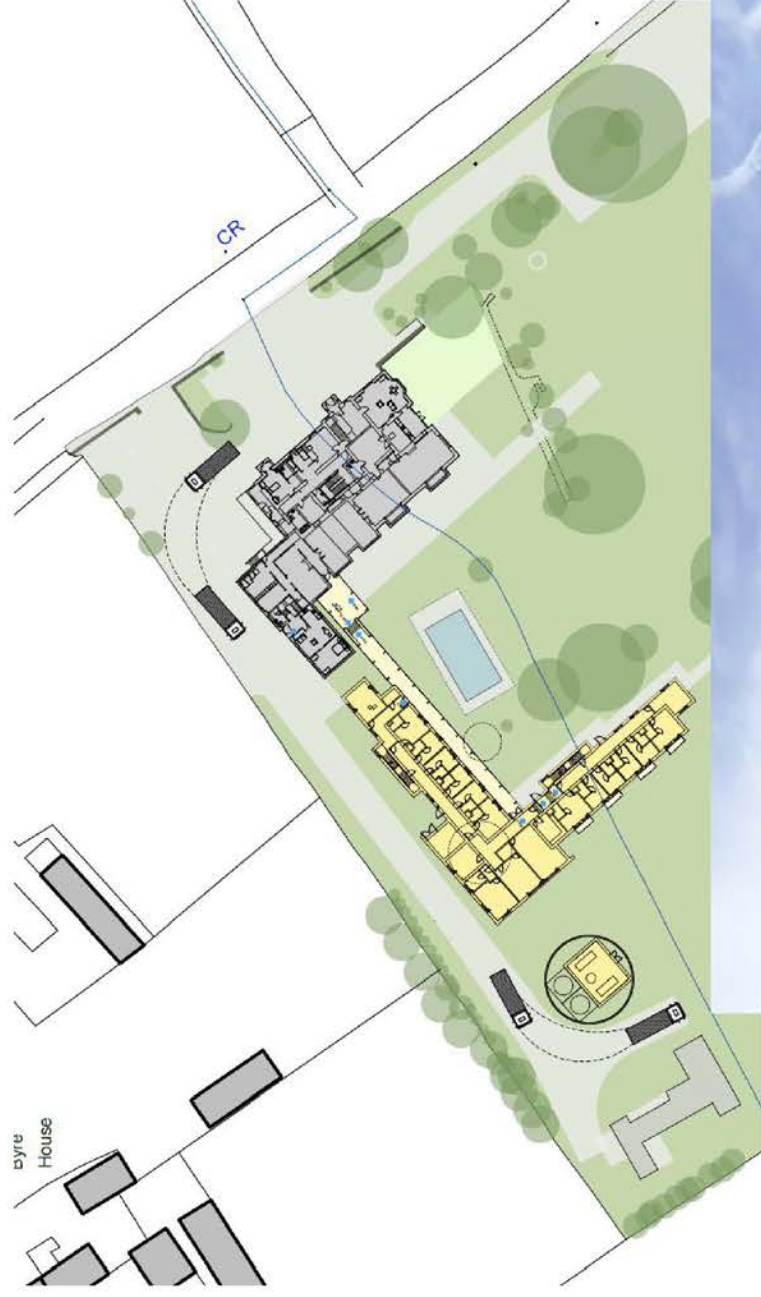
The large, discrete woodlands are generally of ancient character with a species mix of native broadleaved trees and shrubs, a mixed age structure and a varying, irregular outline.

MANAGEMENT GUIDELINES AND ENVIRONMENTAL MITIGATION

There is a need to **conserve** and **restore** the hedgerow fabric, although in such a large scale landscape, the focus could be on the primary hedgerow pattern of ownership, parish and roadside boundary hedges. The existing broadleaved woodland should be **conserved** and encouragement given to the reversion of conifer plantations to native broadleaved species. There is considerable potential in these landscapes for **enhancement** through planting additional large, discrete, broadleaved woodlands. Many of the component features of the parklands are now over-mature or in a relic state and while these, in particular veteran trees, should be protected, initiatives to facilitate parkland restoration should be promoted. Opportunities should particularly be sought to reunite the original scale and conceptual framework of parklands by encouraging the reversion of arable land back to permanent pasture. New development should be correctly sited to reduce the impact on estate villages.

CONSERVATION	RESTORATION	ENHANCEMENT
<ul style="list-style-type: none">• Conserve all ancient woodlands and encourage restocking with locally occurring native species• Conserve and restore the hedgerow pattern	<ul style="list-style-type: none">• Seek to restore hedgerow linkage to all woodland blocks in order to provide visual cohesion and wildlife corridors	<ul style="list-style-type: none">• Promote new large scale woodland planting of a scale and pattern commensurate with the landscape character• Ensure that new woodland planting is of native broadleaved species, with oak dominating
<ul style="list-style-type: none">• Conserve and restore parkland, including veteran trees		
<ul style="list-style-type: none">• Conserve the integrity of estate villages		





Scale not to scale
 Date December 2019
 Revision

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PLAN 5 : PROPOSALS PLAN

Proposed plan by BHN Architects -
 Please note plan is not to scale but is included to provide
 Indication of the proposed layout.



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PLAN 6: LANDSCAPE MITIGATION



1 - view from Crossway (looking west)



2 - View into site from B4224 & footpath (looking west)



3 - View from minor road to Rattle Hill (looking south)