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Land West of Thaxted Road, Saffron Walden

LANDSCAPE AND VISUAL APPRAISAL

February 2023

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1.0 INTRODUCTION

- 1.1 This Landscape and Visual Appraisal (LVA) has been carried out for land to the west of Thaxted Road, Saffron Walden by FPCR Environment and Design Ltd (FPCR). The purpose of this LVA study is to provide an assessment of the likely landscape and visual effects of the proposed development. The landscape and visual effects have been considered in relation to the proposals detailed in the Design and Access Statement (DAS) and Design Code submitted for the planning application.
- 1.2 FPCR is a multi-disciplinary environmental and design consultancy established over 60 years, with expertise in architecture, landscape, ecology, arboriculture, urban design, masterplanning and environmental impact assessment. The practice is a member of the Landscape Institute and Institute of Environmental Management and Assessment and is frequently called upon to provide expert evidence on landscape and visual issues at Public and Local Plan Inquiries.

Site Location

- 1.3 Figures 1 and 2 show the location and context of the site. The site is situated to the west of Thaxted Road, Saffron Walden.
- 1.4 The site is defined to the north and west by existing residential settlement including dwellings, open space and a skatepark, to the east by Thaxted Road, and to the south hedgerow field boundaries along arable agricultural land.
- 1.5 The site is currently in agricultural use and is occupied by arable fields. Vegetation cover within the site itself is restricted to hedgerows and trees, situated along site perimeters and internal field boundaries.

Proposed Development

- 1.6 The proposed development is for a residential development of up to 170 dwellings and associated access, infrastructure and landscaping. A main access into the site will be provided from Thaxted Road. Where possible existing vegetation including hedgerows and trees will be retained and enhanced with additional planting.

2.0 METHODOLOGY

2.1 This LVA has been prepared based upon the Guidelines for Landscape and Visual Impact Assessment, third edition (GLVIA3), published by the Landscape Institute and the Institute of Environmental Management and Assessment, in 2013. The assessment of Landscape Value also takes account of guidance in Landscape Institute Technical Guidance Note 02-21 “Assessing landscape value outside national designations”.

2.2 In summary, the GLVIA3 states:

“Landscape and Visual impact assessment (LVIA), is a tool used to identify and assess the significance of and the effects of change resulting from development on both landscape as an environmental resource in its own right and on people’s views and visual amenity.” (GLVIA3 paragraph 1.1.)

2.3 There are two components of LVIA:

- *“Assessment of landscape effects; assessing effects on the landscape as a resource in its own right;*
- *Assessment of visual effects: assessing effects on specific views and on the general visual amenity experienced by people.”* (GLVIA3 paragraph 2.21.)

2.4 The GLVIA3 states:

“LVIA can be carried out either as part of a broader EIA, or as a standalone ‘appraisal’ of the likely landscape and visual effects of a proposed development...

- *As a standalone ‘appraisal’ the process is informal and there is more flexibility, but the essence of the approach – specifying the nature of the proposed change or development; describing the existing landscape and the views and visual amenity of the area that may be affected; predicting the effects, although not their likely significance; and considering how those effects might be mitigated – still applies”.* (GLVIA paragraph 3.2)

2.5 The components of this report include: baseline studies; description and details of the landscape proposals and mitigation measures to be adopted as part of the scheme; and identification and description of likely effects arising from the proposed development.

2.6 In terms of baseline studies, the assessment provides an understanding of the landscape that may be affected, its constituent elements, character, condition and value. For the visual baseline, this includes an understanding of the area in which the development may be visible, the people who may experience views, and the nature of views.

Assessment of Landscape Effects

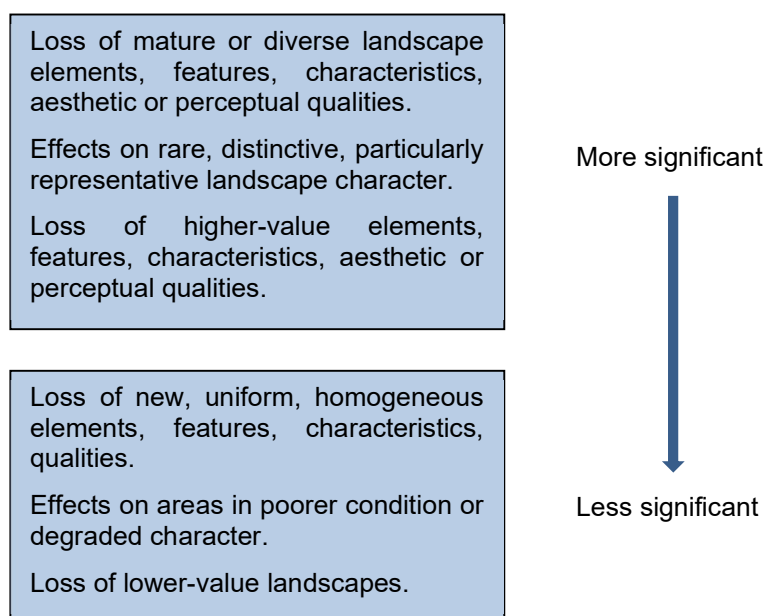
2.7 GLVIA3 states that *“An assessment of landscape effects deals with the effects of change and development on landscape as a resource”* (GLVIA3 paragraph 5.1).

2.8 The baseline landscape is described by reference to existing published Landscape Character Assessments and by a description of the site and its context.

2.9 A range of landscape effects can arise through development. These can include:

- Change or loss of elements, features, aesthetic or perceptual aspects that contribute to the character and distinctiveness of the landscape;

- Addition of new elements that influence character and distinctiveness of the landscape;
 - Combined effects of these changes.
- 2.10 The characteristics of the existing landscape resource are considered in respect of the susceptibility of the landscape resource to the change arising from this development. The value of the existing landscape is also considered.
- 2.11 Each effect on landscape receptors is assessed in terms of size or scale, the geographical extent of the area influenced and its duration and reversibility. In terms of size or scale of change, the judgement takes account of the extent of the existing landscape elements that will be lost or changed, and the degree to which the aesthetic or perceptual aspects or key characteristics of the landscape will be altered by removal or addition of new elements. Geographical extent is considered by reference to the extent of the area over which there will be a change. Duration is considered for the landscape effects, with short term effects being defined as those lasting less than 5 years, medium term effects lasting between 5 and 10 years and long-term effects being defined as anything over 10 years in duration.
- 2.12 The level of effect is determined by considering the sensitivity of the landscape receptors and the magnitude of effect on the landscape. Final conclusions on the overall landscape effects are drawn from the assessment components described. This appraisal describes the nature of the landscape effects, and whether these are adverse or beneficial, at the following stages of development; construction, completion (year 1) and longer term (year 15).
- 2.13 GLVIA3 sets out some guidance on the underlying principles, which are used in this appraisal. This includes Figure 5.10, Scale of significance. Whilst this scheme is not EIA development, and judgements on significance are not therefore required, the Figure does provide useful guidance on reaching an overall judgement on the level of effects. This is repeated below (note this includes the correction of a typo, from the published document)



Assessment of Visual Effects

- 2.14 An assessment of visual effects deals with the effects of change and development on the views available to people and their visual amenity. This appraisal describes the nature of the visual effects and, whether these are adverse or beneficial, at the following stages of development; construction, completion (year 0 Winter) and longer term (year 15 Summer).
- 2.15 The first stage in the assessment is to identify approximate visibility/ visibility mapping. This is done by either a computerised Zone of Theoretical Visibility (ZTV)¹, or by manual methods using map study and field evaluation. A series of viewpoints are included within the assessment that are representative of views towards the site from surrounding visual receptors. Other views of the site are included where it supports the description and understanding of the site's landscape and visual characteristics.
- 2.16 The views also typically represent what can be seen from a variety of distances from the development and different viewing experiences.
- 2.17 It is important to remember that visual receptors are all people. For each affected viewpoint, the assessment considers both the susceptibility to change in views and the value attached to views.

“The visual receptors most susceptible to change are generally likely to include:

- *Residents at home;*
 - *People, whether residents or visitors, who are engaged in outdoor recreation, including use of public rights of way, whose attention or interest is likely to be focused on the landscape and on particular views;*
 - *Visitors to heritage assets, or to other attractions, where views of the surroundings are an important contributor to the experience;*
 - *Communities where views contribute to the landscape setting enjoyed by residents in the area;*
- Travellers on road, rail or other transport routes tend to fall into an intermediate category of moderate susceptibility to change. Where travel involves recognised scenic routes awareness of views is likely to be particularly high.” (GLVIA3 paragraph 6.33.)*

“Visual receptors likely to be less sensitive to change include:

- *People engaged in outdoor sport or recreation which does not involve or depend upon appreciation of views of the landscape;*
 - *People at their place of work whose attention may be focused on their work or activity, not on their surroundings, and where the setting is not important to the quality of working life (although there may on occasion be cases where views are an important contributor to the setting and to the quality of working life).” (GLVIA3 paragraph 6.34.)*
- 2.18 Each of the visual effects is evaluated in terms of its size or scale, the geographical extent of the area influenced and its duration or reversibility.
- 2.19 In terms of size or scale, the magnitude of visual effects takes account of:

¹ Zone of Theoretical Visibility (ZTV): A map usually digitally produced, showing areas of land within which a development is theoretically visible. [GLVIA3]

- *“The scale of the change in the view with respect to the loss or addition of features in the view and changes in its composition, including proportion of the view occupied by the proposed development;*
- *The degree of contrast or integration of any new features or changes in the landscape with the existing or remaining landscape elements and characteristics in terms of form, scale and mass, line height, colour and texture;*
- *The nature of the view of the proposed development, in terms of the relative amount of time over which it will be experienced and whether views will be full, partial or glimpses” (GLVIA3 paragraph 6.39).*

2.20 The geographical extent of the visual effect in each viewpoint is likely to reflect:

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

2.21 As with landscape effects, the duration of the effect could be short to long term or permanent and the same definitions apply.

2.22 GLVIA3 states that there are no hard and fast rules about what makes a significant effect, and there cannot be a standard approach since circumstances vary with the location and context and with the type of proposal, but the following points should be noted;

- *Effects on people who are particularly sensitive to changes in views and visual amenity are more likely to be significant*
- *Effects on people at recognised and important viewpoints or from recognised scenic routes are more likely to be significant*
- *Large-scale changes which introduce new, non-characteristic or discordant or intrusive elements into the view are more likely to be significant than small changes or changes involving features already present within the view. (GLVIA3 paragraph 6.44)*

Overall Landscape and Visual Effects

2.23 The final conclusions on effects, whether adverse or beneficial, are drawn from the separate judgements on the sensitivity of the receptors and the magnitude of the effects. This overall judgement is formed from a reasoned professional overview of the individual judgements against the assessment criteria.

2.24 GLVIA3 notes, at paragraphs 5.56 and 6.44, that there are no hard and fast rules with regard to the level of effects, therefore the following terms have been used for this appraisal:

- **Major**
- **Moderate**
- **Minor**
- **Negligible**

- 2.25 Where it is determined that the assessment falls between or encompasses two of the defined criteria terms, then the judgement may be described as, for example, Major/ Moderate or Moderate/ Minor. This indicates that the effect is assessed to lie between the respective definitions or to encompass aspects of both.

3.0 PLANNING POLICY

National Planning Policy

National Planning Policy Framework (NPPF, July 2021)

- 3.1 The NPPF sets out the Government's economic, environmental and social planning policy and in combination these policies give the Government's vision of sustainable development. The NPPF emphasises the need for well-designed places, promoting healthy and safe communities and conserving and enhancing the natural environment.
- 3.2 Regarding landscape and green infrastructure, the Natural Environment section of the NPPF provides a policy context for the countryside and green infrastructure. The key objectives include protecting and enhancing valued landscapes and, minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.
- 3.3 Paragraph 174 states at part a) that planning policies and decisions should protect and enhance valued landscapes and goes on to clarify that this should be in a manner commensurate with their statutory status or identified quality in the development plan. Part b) states that planning policies and decisions should recognise *"the intrinsic character and beauty of the countryside"*.
- 3.4 Paragraph 175 advises that:
"Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries".
- 3.5 Paragraph 176 goes on to add:
"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". And
"The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas."
- 3.6 The site is not in the setting of a nationally designated landscape. The character of the site and its immediate context is assessed within this report to help inform decisions regarding *"the intrinsic character and beauty of the countryside"*. The potential to enhance green infrastructure networks is also considered.

Planning Practice Guidance (PPG)

- 3.7 The PPG was first published on 6th March 2014 and is a regularly updated online planning resource which provides guidance on the NPPF and the planning system. The NPPF continues to be the primary document for decision making.

- 3.8 Guidance on open space, sports and recreation facilities and how should open space be taken into account in planning for new development is provided. Extracts relating to open space are provided below:

Open space should be taken into account in planning for new development and considering proposals that may affect existing open space (see National Planning Policy Framework paragraph 96). Open space, which includes all open space of public value, can take many forms, from formal sports pitches to open areas within a development, linear corridors and country parks. It can provide health and recreation benefits to people living and working nearby; have an ecological value and contribute to green infrastructure, as well as being an important part of the landscape and setting of built development, and an important component in the achievement of sustainable development.

Paragraph: 001 Reference ID: 37-001-20140306

- 3.9 Guidance on the natural environment explains key issues to protect and enhance the natural environment. Extracts from the guidance on green infrastructure are provided below:

Green infrastructure can embrace a range of spaces and assets that provide environmental and wider benefits. It can, for example, include parks, playing fields, other areas of open space, woodland, allotments, private gardens, sustainable drainage features, green roofs and walls, street trees and 'blue infrastructure' such as streams, ponds, canals and other water bodies. References to green infrastructure in this guidance also apply to different types of blue infrastructure where appropriate.

Paragraph: 004 Reference ID: 8-004-2019072

Green infrastructure is a natural capital asset that provides multiple benefits, at a range of scales. For communities, these benefits can include enhanced wellbeing, outdoor recreation and access, enhanced biodiversity and landscapes, food and energy production, urban cooling, and the management of flood risk. These benefits are also known as ecosystem services.

Paragraph: 005 Reference ID: 8-005-20190721

Local Planning Policy

Uttlesford Local Plan – Adopted January 2005

- 3.10 The current local plan was adopted in 2005. It provides the basis for all planning decisions within the district. It contains policies relating to the location of development and protection of environmental features.
- 3.11 The following policies are of relevance to landscape and visual matters and the proposed development:
- **Policy S7 – The Countryside**
 - **Policy GEN2 – Design**
 - **Policy ENV8 – Other Landscape Elements of Importance for Nature Conservation**

Saffron Walden Neighbourhood Plan 2021-2036

- 3.12 This Neighbourhood Plan covers the period from 2016-2031 and will be used by councillors and officers at Uttlesford District Council in assessing planning applications and by developers when preparing planning applications for submission.
- 3.13 The following policies are of relevance to landscape and visual matters and the proposed development:
- ***Policy SW3 Design***
 - ***Policy SW12 Promoting walking and cycling***
 - ***Policy SW17 Open space for informal recreation***
 - ***Policy SW18 Public rights of way***

Other Relevant Strategies, Guidelines or DocumentsBuilding for a Healthy Life (November 2021)

- 3.14 This design guidance sets the standard for well-designed homes and neighbourhoods. It has been adopted by Uttlesford District Council and was endorsed by the Local Plan Leadership Group on 28 October 2021.
- 3.15 The guidance is based on 'Building for a Healthy Life', a government-endorsed industry standard, and will be used to inform decisions on planning applications.

The Essex Design Guide

- 3.16 The Essex Design Guide (EDG) provides contemporary socio economic, environmental, and best practice guidance to planners and those interested in the provision of new housing developments. design guidance sets the standard for well-designed homes and neighbourhoods.

Supplementary Planning Documents

- 3.17 Uttlesford District Council has produced Supplementary Planning Documents (SPDs) to provide more detailed advice or guidance on how policies in the Local Plan should be implemented. SPDs are a material consideration in the determination of planning applications.
- 3.18 The following SPDs are of relevance to the proposed development:
- ***Urban Place Supplement to the Essex Design Guide (March 2007)***
 - ***Accessible Homes and Playspace (November 2005)***

Green Infrastructure Framework, Natural England (January 2023)

- 3.19 Natural England has recently published a Green Infrastructure Framework in January 2023, setting out best practice guidance aimed at planners and developers, to help increase the amount of green infrastructure (GI) in urban residential areas. It includes principles covering why, what and how to do good green GI.
- 3.20 Extracts outlining the attributes for what good GI should look like are provided below:

Varied: GI includes a mix of types and sizes that can provide a range of functions and benefits to address specific issues and needs.

GI should comprise a variety of types and sizes of green and blue spaces, green routes and environmental features (as part of a network) that can provide a range of different functions, benefits and solutions to address specific issues and needs.

- 3.21 Guidance is also provided on the targets for the provision of Greenspace close to people's homes. Extracts from Appendix 2 – Accessible Greenspace Standards are provided below.

The Green Infrastructure Headline Standards states everyone should have access to good quality green and blue spaces close to home for health and wellbeing and contact with nature, to meet the Accessible Greenspace Standards, with an initial focus on access to green and blue spaces within 15 minutes' walk from home.

The Accessible Greenspace Standards define good provision based on different size-proximity, capacity and quality criteria as set out below. .

Size Proximity Criteria

Within 15 minutes' walk

EITHER a Doorstep or Local Accessible Greenspace

- *A doorstep greenspace of at least 0.5ha within 200 metres, or*
- *A local natural greenspace of at least 2ha within 300 metres walk from home.*

4.0 BASELINE CONDITIONS

Landscape Character (Figure 5)

National Character

- 4.1 National Character Area (NCA) profiles have been prepared by Natural England for the 159 NCAs defined across England. These NCA profiles include a description of the natural and cultural features that shape the landscape, how the landscape has changed over time, the current key drivers for ongoing change, and a broad analysis of each area's characteristics.
- 4.2 At this very broad landscape scale, the site lies at the northern edge of Natural England's National Character Area (NCA) 86 'South Suffolk & North Essex Clayland'. This NCA covers the four counties of Suffolk, Essex, Hertfordshire and Cambridgeshire. It stretches from Bury St Edmunds in the north-west to Ipswich in the north-east, roughly following the line of the A14 trunk road through the Gipping Valley. It then embraces the Colchester hinterland before encompassing the urban areas of Braintree and Chelmsford in the south and stretching to Bishop's Stortford and Stevenage in the west. The Key Characteristics for the NCA are:
- *An undulating chalky boulder clay plateau is dissected by numerous river valleys, giving a topography of gentle slopes in the lower, wider valleys and steeper slopes in the narrower upper parts.*
 - *Fragments of chalk give many of the soils a calcareous character, which also influences the character of the semi-natural vegetation cover.*
 - *South-east-flowing streams and rivers drain the clay plateau. Watercourses wind slowly across flood plains, supporting wet, fen-type habitats; grazing marsh; and blocks of cricket-bat willows, poplars and old willow pollards. Navigation locks are present on some rivers.*
 - *Lowland wood pasture and ancient woodlands support the dormouse and a rich diversity of flowering plants on the clay plateau. Large, often ancient hedgerows link woods and copses, forming wooded skylines.*
 - *The agricultural landscape is predominantly arable with a wooded appearance. There is some pasture on the valley floors. Field patterns are irregular despite rationalisation, with much ancient countryside surviving. Field margins support corn bunting, cornflower and brown hare.*
 - *Roman sites, medieval monasteries and castles and ancient woodlands contribute to a rich archaeology. Impressive churches, large barns, substantial country house estates and Second World War airfields dot the landscape, forming historical resources.*
 - *There is a dispersed settlement pattern of scattered farmsteads, parishes and small settlements around 'tyes' (commons) or strip greens and isolated hamlets. The NCA features a concentration of isolated moated farmsteads and numerous well-preserved medieval towns and large villages.*
 - *Larger 20th-century development has taken place to the south and east around Chelmsford, Ipswich and the new towns of Harlow and Stevenage.*
 - *Traditional timber-frame, often elaborate buildings with exposed timbers, colour-washed render, pargeting and steeply pitched roofs with pegtiles or long straw thatch. Sometimes they have*

been refronted with Georgian red brick or Victorian cream-coloured bricks ('Suffolk whites'). Clay lump is often used in cottages and farm buildings.

- *Winding, narrow and sometimes sunken lanes are bounded by deep ditches, wide verges and strong hedgerows. Transport infrastructure includes the A14, A12, M11 and Stansted Airport.*
- *A strong network of public rights of way provides access to the area's archetypal lowland English countryside*

4.3 The 'Statement of Environmental Opportunity' includes the following of relevance for the site and proposed development:

4.4 *SEO 2: Protect and enhance the area's ancient woodland cover, parkland trees, river valley plantations and ancient hedgerows, through the management of existing woods and the planting of new woods, hedgerows and hedgerow trees to benefit landscape character, habitat connectivity and a range of ecosystem services, including timber provision, the regulation of soil erosion and the strengthening of the sense of place and history. For example, by:*

- *Restoring traditional orchards, once a feature of many settlements, which contribute to the area's sense of place and genetic diversity.*
- *Conserving, managing and replanting hedgerows, especially those that are ancient and species rich, in a manner consistent with the historical patterns, particularly in areas that will help to regulate soil erosion.*
- *Encouraging the planting of characteristic hedgerow trees from existing hedgerow stocks; that is, oak in Suffolk and field maple and hornbeam in Essex. This will enhance landscape diversity and ecosystem services, including carbon storage. It will also help to counteract the threats to landscape character and biodiversity from tree diseases such as ash die-back.*
- *Ensuring that new hedgerow planting on the plateau does not block important views and overly enclose the landscape. Planting characteristic species mixes will support biodiversity and landscape character and should include hawthorn, blackthorn, hazel, field maple, dogwood, spindle and small-leaved lime (derived from woodland).*
- *Extending and linking woodland sites, including orchards, through the expansion and enhancement of semi-natural linear features such as hedgebanks, streams, sunken hedged lanes, grass verges and farm woodlands, enhancing biodiversity and landscape character.*

Braintree, Brentwood, Chelmsford, Maldon and Uttlesford Landscape Character Assessments. September 2009 Chris Blandford Associates

4.5 This study provides a comprehensive assessment of the landscape character within the study area to inform land use planning and land management decisions. The study was jointly commissioned from Chris Blandford Associates by Uttlesford, Braintree, Chelmsford, Maldon and Brentwood Councils and the study covers all these district/borough areas.

4.6 The site falls within the Character Area A1 Cam River Valley. Key characteristics for this area are provided below:

- *Rolling, open landscape of chalky boulder clay with wide views from higher ground.*
- *Well vegetated riverbanks with shrubs, trees and water meadows along the winding narrow river corridor.*
- *Large-scale downland reflecting late enclosure, with rectilinear field pattern .*
- *Low hedges and few trees mainly in small copses.*
- *Ancient town of Saffron Walden.*
- *Dispersed settlements on valley sides connected by busy B roads.*

4.7 Further analysis of the Character Area A1 Cam River Valley is provided below:

Overall Character

The Cam River Valley extends from the Cambridgeshire-Essex boundary south to Newport where the M11 and the B1383 roads converge. It is a broad rolling landscape that drains the River Cam and its tributaries, Debden Water and Wicken Water. The eastern slopes are dominated by the historic settlement of Saffron Walden, with its imposing church. This side of the river valley is characterised by large farms and small villages connected by small lanes. In contrast, the western slopes are more diverse, with small quiet villages, and many busy roads. The eastern slopes are a large-scale landscape of primarily arable fields, with some grazing pastures. Dense blocks of trees, including some ancient woodland, punctuate the western slopes where the field boundaries are typically organic in shape. The M11, the railway line and the B1383 run north–south through the western slopes of the Cam River Valley. Disused clay pits and chalk pits can be seen in places on the lower slopes. On the eastern slopes, the settlement pattern is dispersed, with isolated farmsteads and nucleated villages such as Little Walden and Little Chesterford. Colour-washed thatched or mellow red brick houses are found throughout the valley which enhance its visually rich heritage, and there are some outstanding old barns. Great Chesterford is a larger village, with business parks and significant commercial areas. Field pattern is regular, bounded by gappy hedgerows, drainage ditches and occasional trees. Views from the higher ground are often framed by distant patches of woodland and scattered copses. The narrow course of the River Cam meanders within its floodplain between Great Chesterford and Shortgrove Bridge. The river corridor is fringed by trees which delineate its shape within the patchwork of pasture and plantation woodlands that line the valley floor. Audley End - an outstanding Jacobean manor set in its eighteenth century Capability Brown landscape park is a distinctive area of local character. In the upper reaches, arable farmland covers steep slopes descending almost to the river's edge. The village of Littlebury, with its picturesque setting along the River Cam and its historic houses in many shades of colour-washed plaster, also possesses the former King's Mill - an old watermill that bridges the river behind the village.

Visual Characteristics

- *Attractive panoramic views from the eastern slopes to western valley slopes framed by distant blocks of trees.*
- *Views of towns and villages from higher ground.*
- *Valley sides descend quite steeply from rolling arable fields to the river and its tributaries and dramatic views are possible from the ridges.*

- *Large ancient town of Saffron Walden, and its distinctive church spire can be seen from many directions due to its position on the higher slopes.*
- *Intimate views on the lower slopes of wooded river valley floor.*
- *Intimate scale of villages and towns contrasts with large-scale modern agriculture.*
- *Hedgerow loss is visible in the landscape.*
- *Urban fringe settlement often not well integrated into the landscape.*

Sensitivities to Change

Sensitive key characteristics and landscape elements within this character area include the patchwork pattern of pasture and plantation woodlands, which would be sensitive to changes in land management. The open skyline of the valley slopes is visually sensitive, with new development potentially being highly visible within panoramic inter and cross-valley views. Intimate views from lower slopes to the wooded river valley floor and views to the valley sides from adjacent Landscape Character Areas are also sensitive. Historic integrity is relatively strong with a dispersed historic settlement pattern and several winding lanes, greens and ancient woodlands...

Proposed Landscape Strategy Objectives

Conserve - *seek to protect and enhance positive features that are essential in contributing to local distinctiveness and sense of place through effective planning and positive land management measures.*

Suggested Landscape Planning Guidelines

- *Conserve and enhance the landscape setting of settlements.*
- *Maintain cross-valley views.*
- *Consider the landscape pattern and structure of large woodland areas and the role that they have in the composition of views to and from the area.*
- *Ensure that new woodland planting is designed to enhance landscape character and that species composition reflects local character.*
- *Ensure any new development on valley sides is small-scale and that it responds to historic settlement pattern, form and building materials.*
- *Encourage the re-use of redundant agricultural farm buildings, especially red brick or black timber-framed and boarded barns.*

Suggested Land Management Guidelines

- *Develop strategies to deal with peak flows of traffic in tourist season, particularly near Audley End.*
- *Conserve and enhance existing hedgerows and restore where possible.*
- *Establish arable field margins.*
- *Conserve and manage areas of ancient woodland as historical landscape and nature conservation features.*

- *Consider the visual impact of new farm buildings on the valley slopes and encourage the planting of tree groups around visually intrusive buildings.*

Designations

- 4.8 Figure 4 illustrates the location of the designations within the immediate context of the site.
- 4.9 The site or its immediate context are not situated within an area afforded statutory landscape protection at a national or regional scale eg. National Park, AONB, Special Landscape Areas, Area of Great Landscape Value.
- 4.10 A Grade II listed building at the Granary is located approximately 250m to the south of the site. Within the historic town of Saffron Walden and wider landscape are a number of other heritage assets including listed buildings, a conservation area, scheduled monuments, as well as registered park and gardens. These heritage assets have no notable inter visibility with the site.

Topography

- 4.11 The following should be read in conjunction with Figure 3.

Context – Landform

- 4.12 The site sits on north east facing, gently undulating land associated with the Cam Valley. The western part of the site includes hill slopes at around 85-100m AOD, whilst the eastern part of the site occupies lower lying ground at around 80-75m AOD. Within the site, land rises approximately 101m AOD by the south western corner of the site. A low point within northern corner of the site by Thaxted Road is approximately 73m AOD. Other variations in topography within the site include ditches along field boundaries.
- 4.13 Topography within the wider landscape is varied, with gently undulating hills and narrow shallow valley slopes along the River Cam and associated tributaries. Localised landform includes a series of low hills and ridgelines which surround Saffron Walden.

Site and Immediate Context

- 4.14 An assessment of landscape character of the site and its immediate context has been carried out, providing a finer level of assessment than the published studies.
- 4.15 The site is located to the west of Thaxted Road, immediately adjacent to the existing settlement edge of Saffron Walden. The western site boundary is backed onto by existing residential properties situated at The Glebe, off Ross Close. Katherine Semnar Junior School is also located off Ross Close, to the southwest of the site. A corridor of public open space is located between the northern site boundary and residential properties situated on Peal Road and Tukes Way, whilst a skatepark, indoor bowling club and leisure centre are located to the north of the site by Thaxted Road.
- 4.16 A range of other residential and commercial developments are situated to the east of the site, on the opposite side of Thaxted Road. These include the Kilns apartments and terraced properties by Tiptoft Lane, as well as residential developments currently under construction (Ref UTT/18/0824/OP and UTT/18/2820/FUL). Various commercial developments at Knight Retail Park include Aldi, Pets at Home, B&M Garden centre store, Pure Gym, Howdens, a Premier Inn and

Saffron Walden household waste recycling centre. Bus stops and pedestrian crossing points are located by Knight Retail Park and the skate park.

- 4.17 The wider landscape to the south of the site is characterised by gently undulating agricultural fields along the Cam Valley. Vegetation cover along field boundaries, lanes and track varies, typically including hedgerows, with occasional copses, tree belts and woodland. Scattered farmsteads and detached properties are also present, including at Brickkiln Leys Farm, Herberts, Gunters and The Old Pig & Whistle.
- 4.18 Settlements within the surrounding area to the north east of the site include the village of Swards End, approximately 1.5km away.

Site Features

- 4.19 The site area is 7.84 Ha and is currently in agricultural use occupied by arable fields. Vegetation cover within the site itself is restricted to hedgerows and trees, situated along site perimeters and internal field boundaries. Hedgerows along internal field boundaries are degraded and have become gappy in places. Ditches are also present along internal field boundaries.
- 4.20 Locally increased vegetation cover includes tree belts along the perimeter of the site, including alongside Thaxted Road (by the site's eastern boundary) along an east west field boundary (within the central part of the site), and to the rear of properties on The Glebe. In addition the hedgerow along the northern site boundary has been enhanced with tree planting.
- 4.21 No public rights of way exist on site. However unauthorised paths occur along field boundaries, with informal accesses along the existing settlement edge including from the public open space to the north and residential streets to the west.
- 4.22 The site is reasonably attractive as agricultural fields. Views of the site are seen within the context of farmland along the Cam valley as well as various surrounding developments situated at the edge of Saffron Walden and by Thaxted Road.

Landscape Value

- 4.23 In terms of "landscape value" it is appropriate to examine the role of the site and its immediate context in terms of the range of local factors set out in LI TGN 02-21, and summarised in the methodology. This considers the landscape in terms of a range of factors as set out below. As a starting point, landscape designations have been considered.
- 4.24 Landscape Designations: The site and its wider landscape context (including its Visual Envelope) (Figure 6) are not subject to any national, local or other landscape designations.
- 4.25 Natural Heritage: The site is not designated for nature conservation value. Habitats of ecological interest are limited to the periphery of the site. The proposed development would offer the potential to enhance wildlife corridors along the site boundaries as part of a cohesive green infrastructure framework.
- 4.26 Cultural Heritage: There are no listed buildings, conservation areas or monuments within or immediately adjacent to the site. A Grade II listed building at the Granary is located approximately 250m to the south of the site. Within the historic town of Saffron Walden and wider landscape are a number of other heritage assets including listed buildings, a conservation area, scheduled

monuments, as well as registered park and gardens. These heritage assets have no notable inter visibility with the site.

- 4.27 Landscape Condition: The site is in reasonable condition and is in use as farmland. Landscape features include field hedgerows and trees, situated along site perimeters and internal field boundaries.
- 4.28 Associations: There are no known associations within the site itself.
- 4.29 Distinctiveness: The site includes gently undulating agricultural fields along the Cam valley. There are no unusual features within the site.
- 4.30 Recreational Value: No public rights of way exist on site. Unauthorised paths occur along field boundaries, with informal accesses from the public open space to the north and residential streets to the west.

The Green Mile situated immediately to the north of the site provides a local natural greenspace including informal public open space and a skatepark. Other facilities include an indoor bowling club and leisure centre.

- 4.31 Perceptual (Scenic): The site is reasonably attractive as agricultural fields. Views of the site are seen within the context of farmland along the Cam valley as well as various surrounding developments situated at the edge of Saffron Walden and by Thaxted Road.
- 4.32 Perceptual (Wildness and tranquillity): The site is not particularly wild or tranquil as it is located adjacent to various surrounding developments situated at the edge of Saffron Walden and by Thaxted Road.
- 4.33 Functional aspects: The site currently has a limited function other than its use for agriculture. Development of the site would provide opportunities for the creation of residential dwellings and green infrastructure enhancements. Unauthorised paths provide potential for footpath connections from the adjacent settlement edge. Existing field hedgerows provide some potential for wildlife corridors.
- 4.34 In conclusion and having appraised the above factors it is judged that the site and the immediate landscape is overall of medium landscape value.

Visual Baseline

- 4.35 A visual appraisal has been undertaken for the site (Figure 6). This has explored the nature of the existing visual amenity of the area and sought to establish the approximate visibility of the site from surrounding locations and receptors. A series of photo viewpoints have been selected which support this analysis.
- 4.36 Photographs have been taken to illustrate a view from a specific vantage point, or to demonstrate a representative view for those receptors that are moving through the landscape, e.g. rights of way users. The photographs may demonstrate varying degrees of visibility and include both short and long range views. The majority of views have been selected to represent the maximum potential visibility of the site and the potential future development. The photographs were taken on the 25th April 2022 and seasonal differences have been taken into account when determining the visual effects on these receptors.

- 4.37 'Photo Viewpoints', as referred to in this report are 'Type 1 Visualisations' or 'Annotated Viewpoint Photographs', as referred to in the Landscape Institute Technical Guidance Note on 'Visual Representation of Development Proposals' (TGN 06/19).

Photo Viewpoints

- 4.38 An assessment of the likely visual effects of the proposed development upon surrounding receptors is detailed in the subsequent section. Figure 6 details the location of the Photo Viewpoints. Photographs for key viewpoints are provided at Figures 7 - 20 and briefly described below.

Viewpoint 1 Westerly view from Thaxted Road opposite the site

- 4.39 This viewpoint is taken from Thaxted Road opposite the site. The view is semi-enclosed due to a combination of existing vegetation cover and built development. Hedgerow and tree belts channel views along the road corridor and restrict views into the site. A localised gap in the vegetation cover by a field access allows a glimpsed view into the site, across gently sloping arable fields. Highways infrastructure along the road corridor dominates the view and includes the main carriageway, grass verges, a footpath/cycleway and lighting columns.

Viewpoint 2 Southerly view from Thaxted Road by the access into the Bellway development

- 4.40 This viewpoint is taken from Thaxted Road by the access into the Bellway development and the skatepark. The view along Thaxted Road is semi-enclosed due to a combination of existing vegetation cover and built development. Hedgerow and tree belts channel views along the road corridor and restrict views of the skatepark and site beyond. Highways infrastructure along the road corridor dominates the view and includes the main carriageway, signalised crossing, grass verges, a footpath/cycleway and lighting columns.

Viewpoint 3: Southerly view from the skatepark

- 4.41 Foreground views are across the skatepark facility situated by Thaxted Road and the indoor bowling centre. Established hedgerow / treebelt present along Thaxted Road partially screens residential development to the east including the Bloor scheme under construction as well as apartments and terraced properties by Tiptofts Lane. Other development within view includes glimpses of the Premier Inn and Brickkiln Leys Farm. Views into the site are over a clipped field hedgerow along the edge of the skatepark and public open space. Gently undulating arable fields within the site, with hedgerows present along the site perimeter.

Viewpoint 4: Southerly view from public open space to the east of Tukes Way

- 4.42 Viewpoint 4 is taken from public open space situated between Tukes Way and the indoor bowling centre. Residential properties by Tukes Way are partially screened by hedgerow and trees, whilst the bowling centre building sits on low lying land. Beyond the bowling centre are views of various developments situated to the east of Thaxted Road including residential developments and Knight Retail Park. Views into the site are over a clipped field hedgerow along the edge of the skatepark and public open space. Gently undulating arable fields within the site, with hedgerows present along the site perimeter. An arable field beyond the site forms a low ridgeline which is seen along the near horizon.

Viewpoint 5: Southerly view from public open space to the south of Tukes WayViewpoint 6: Easterly view from public open space by Peal Road

- 4.43 Viewpoints 5 and 6 are taken from public open space situated to the south of Tukes Way and Peal Road. Similarly to Viewpoint 4 the foreground views are available across the public open space and to the site beyond. Hedgerow trees filter views into the site. Viewpoint 6 is taken from an elevated vantage point which enables a long distance view across the wider landscape to the east, including developments situated to the east of Thaxted Road, and the countryside beyond.

Viewpoint 7: Easterly view from The Glebe

- 4.44 The easterly view from The Glebe is enclosed due to the presence of existing vegetation cover and residential properties. Views of the site are filtered by hedgerow trees present alongside the western site boundary. Glimpsed views into the site include an arable field.

Viewpoint 8: South westerly view from Tiptofts Lane

- 4.45 The south westerly from Tiptofts Lane is enclosed due to the presence of existing vegetation cover and residential properties situated alongside the lane. Views are available along the lane and across Thaxted Road. An established roadside hedgerow and trees restrict wider views into the site and other existing residential settlement within Saffron Walden.

Viewpoint 9: Southerly view from pedestrian footpath by Aldi supermarket

- 4.46 This view is taken from the pedestrian walkway / ramp by Aldi supermarket. This elevated vantage point allow views over Thaxted Road. Gaps in the roadside hedgerow and trees allow partial filtered views into the site and towards existing residential settlement by Tukes Way and Peal Road at the edge of Saffron Walden. Other development within view includes residential development under construction, by Tiptofts Lane.

Viewpoint 10: Northerly view from Brickkiln Leys Farm (Private Lane)

- 4.47 This view is taken from the private lane to Brickkiln Leys Farm. The view from Thaxted Road is more restricted due to the presence of roadside hedgerow vegetation. Views are across an arable field which rises to the west and forms the near horizon. Arable fields within the site are seen within the close context of existing residential settlement along the edge of Saffron Walden, including properties at Tukes Way, Peal Road and The Glebe. Vegetation cover along the arable field boundaries is varied. Hedgerows and trees, where present, filter views of the site and existing residential properties beyond.

Viewpoint 11: Northerly view from Thaxted Road

- 4.48 This view is taken from Thaxted Road approximately 1km away to the south east of the site. Views along Thaxted Road are generally restricted due to the presence of roadside hedgerow vegetation. This viewpoint is available from an elevated vantage point where a gap in the vegetation cover allows a long distance view across the agricultural landscape towards Saffron Walden. Brickkiln Leys Farm is glimpsed at middle distance, whilst distant views of the site are seen within the close context of existing residential settlement along the edge of Saffron Walden. Vegetation cover within the intervening landscape including field hedgerows and trees filter views of the site and existing development at Saffron Walden.

Viewpoint 12: Southerly view from public footpath by the Bellway development

- 4.49 Views from the public footpath, to the south of Rylstone Way, are dominated by the Bellway residential development, currently under construction. This locally elevated vantage point allows long distance views to the south east, which includes wider settlement within Saffron Walden and also surrounding countryside. Arable fields within the site are seen within the close context of existing residential settlement along the southern edge of Saffron Walden, including properties at Tukes Way, Peal Road and The Glebe. Other developments within view are situated to the east of Thaxted Road including residential developments and larger scale buildings within Knight Retail Park.

Viewpoint 13: Westerly view from public bridleway by the Bellway development

- 4.50 Similarly to the above, views from the public bridleway are dominated by the Bellway residential development, currently under construction. This locally elevated vantage point allows long distance views to the west, which includes wider settlement within Saffron Walden and also surrounding countryside. Glimpsed views of arable fields within the site are seen within the close context of existing residential settlement along the southern edge of Saffron Walden, including properties at Tukes Way, Peal Road and The Glebe. Other developments within view are situated to the east of Thaxted Road including residential developments and larger scale buildings within Knight Retail Park.

Viewpoint 14: Westerly view from public footpath to the east of Thaxted RoadViewpoint 15: Westerly view from public footpath to the east of Thaxted Road

- 4.51 Views from the public footpath are across arable fields towards various existing developments situated at the south eastern edge of Saffron Walden. Developments within view include large scale buildings within Knight Retail Park and residential developments under construction situated to the east of Thaxted Road. Residential roofscape of other properties within the Saffron Walden are also visible. A church spire forms a notable landmark within the view. Distance glimpsed views of the site are seen within the close context of existing residential settlement along the southern edge of Saffron Walden, including properties at Tukes Way, Peal Road and The Glebe. Vegetation cover within the intervening landscape including field hedgerows and trees filter views of the site and existing development at Saffron Walden.

Viewpoint 16: Northerly view from public footpath by the Herberts

- 4.52 Northerly views from public footpath by the Herberts are typically restricted by a field hedgerow. This viewpoint is available where an absence of hedgerow allows views across the adjacent arable fields. There are glimpsed views of development at the edge of Saffron Walden. Beyond the site are filtered views of the roofscape of residential development and upper parts of buildings within the wider settlement of Saffron Walden.

Viewpoint 17: Westerly view from Cole End Lane

- 4.53 Views from Cole End Lane are typically enclosed by roadside hedgerows. This viewpoint is available at a gap in the vegetation cover, allowing a view across adjacent arable fields and beyond towards Saffron Walden. Whilst distant glimpsed views of the site may be available, they would be seen within the close context of existing residential development at Saffron Walden, and form a small component within the overall view.

Summary of Visual Baseline

- 4.54 The baseline analysis results in a number of reasoned conclusions which are summarised below:
- The site has a restricted visual envelop, being generally well contained due to the combined screening effects of topography along the Cam valley, as well as existing urban fabric along the south eastern edge of Saffron Walden.
 - The site occupies gently undulating land situated along the Cam valley and is visually contained to the north and west by existing settlement including open space and residential properties on Tukes Way, Peal Road and The Glebe. An undulating landscape of low ridgelines and shallow valleys associated with tributaries of the River Cam restricts potential views of the site from the wider landscape.
 - The majority of views of the site are close range from residents and users of the public open space and skate park situated adjacent to the site. Existing properties with potential close range views of the site are limited to dwellings situated on the adjacent streets including Tukes Way, Peal Road, the Glebe and Peaslands Road.
 - Filtered views of the site also occur from upper floors of residential properties, and from Aldi supermarket situated on the opposite side of Thaxted Road.
 - Views of the site from the public rights of way network are much restricted. Glimpsed views of the site occur from the public rights of way (a footpath and bridleway) by the Bellway residential development currently under construction. Such views will be further restricted upon completion of the development.
 - Longer distance glimpsed views of the site also occur from a short stretch of Thaxted Road (by Gunters) and from a public footpath to the east of Thaxted Road. Such distant views include land in the western part of the site, seen within the close context of existing developments at Saffron Walden.
 - Other potential views of the site are limited to detach properties and farmsteads such as Brickkiln Leys Farm and the Herberts.

5.0 LANDSCAPE PROPOSALS

- 5.1 The existing landscape resource and the visual receptors and amenity of the site have been considered by the planning and design process and have informed the resultant scheme.

Landscape Design and Green Infrastructure (GI) Proposals

- 5.2 Analysis of local landscape character and visual resources has informed the design principles for the Illustrative Masterplan DwgNo1005.Rev.B prepared by Omega Architects. Considerations which form an important part of the Projects design are outlined below.
- 5.3 The proposed development will provide an extension to the existing settlement of Saffron Walden to the west of Thaxted Road. The proposed development, comprising of up to 170 residential dwellings, will also include landscaped buffers along the boundaries, belts of new trees, green links and focal green spaces within the site along with new pedestrian and bridleway multi-user routes and existing vegetation being retained where possible.
- 5.4 A high quality cohesive, multi-functional green infrastructure is proposed across the site to provide a rich and distinctive character.
- 5.5 The following guidance underpins the landscape strategy:
- Development is set back from site boundaries to minimise the visual impact. An appropriate relationship with the existing settlement edge and wider rural character is achieved by respecting both the existing public open space, established residential streets, historic field boundaries, topography and views along the Cam valley.
 - Development within the western part of the site situated on higher ground could accommodate lower density residential development, up to 2 storeys in height. Lower lying parts of the site, adjacent to Thaxted Road would be suitable for higher density development up to 3 storeys in height.
 - Key areas of focal open space, children's play areas and greenways would be actively fronted onto by adjacent streets, lanes and residential properties.
 - Existing hedges and trees by the site perimeter and along field boundaries will be retained where feasible to enhance the rural edges and to sub-divide the proposed residential parcels;
 - The existing field hedgerows within the site will be supplemented with additional tree planting, bolstering vegetation cover which will soften and filter views. Proposed development would be set back behind a landscape buffer. New planting will utilise a select planting palette including locally characteristic indigenous native tree varieties.
 - New footpaths would be accommodated along greenways and lanes to enhance opportunities for recreational uses. An 'Orbital' Greenway multi-use bridleway is proposed along a corridor of open space, alongside the southern site boundary. Elsewhere within the site, other footpath routes will be accommodated along open space corridors. Attractive, convenient routes through the proposed development will ensure connectivity both to the existing settlement and to the wider countryside.

- The scheme has been designed taking consideration of the existing open space known as the Green Mile located immediately to the north of the site. Convenient footpath and cycleway links to the Green Mile ensures that the proposed dwellings would be within close walking distance and very well connected to this existing local natural greenspace.

Landscape Management

- 5.6 All of the landscape areas and public open space features will be managed and maintained. This would be achieved through the implementation of a comprehensive Landscape Management Plan (LMP), to ensure the successful establishment and continued thriving of the landscape proposals.

6.0 LANDSCAPE AND VISUAL EFFECTS

6.1 The following section outlines the likely landscape and visual effects that would arise from proposed development on the site.

Landscape Effects

Construction

6.2 The approaches and methodologies to be adopted during the construction of the proposed development would endeavour to minimise any unnecessary effects upon the environment and surrounding receptors. For example, the location and design of temporary site compounds associated lighting, signage and screen fencing would all take these issues into account. Combined with effective project management and close liaison and communication with the relevant authorities, the potential effects of construction would be mitigated and minimised. It is anticipated that the construction working methods would adopt best practices wherever practicable.

6.3 The landscape character of the site would inevitably change during the construction period and would include the active presence of plant and machinery and the increasing presence of new built development and infrastructure.

6.4 Impacts upon the character of the site itself and the surrounding landscape during construction will typically be transitory in nature ie. views towards machinery, materials storage, contractors compound etc. However the effects arising from the construction period will be temporary and will therefore not cause any significant long-term harm.

Operation (following Completion)

6.5 This section details the landscape effects arising from the proposed development within the site. The assessment details the effects of the proposed development upon completion and the longer-term effects arising as the landscape/ planting matures.

6.6 The introduction of a residential development, associated infrastructure and open space would result in permanent changes in the landscape.

6.7 Permanent changes include:

- Change of land use from agricultural to residential;
- The creation of a main vehicular access into the site off Thaxted Road;
- Introduction of up to 170 new houses, access roads, lighting and their associated activity; and
- Introduction of new Green Infrastructure including public open space, children's play areas, footpaths, multi-use bridleway, structural trees/hedgerow boundary planting and Sustainable Drainage System features including an attenuation basins and swales.

6.8 The predicted effects are considered with reference to landscape character assessments and landscape features and components.

6.9 In terms of the National Character Area (NCA) 30 86 'South Suffolk & North Essex Clayland'. The effects are considered to be **Negligible** as the scheme would be a very small part of an extensive area that encompasses several existing settlements.

- 6.10 The proposals have been designed taking consideration of environmental opportunities, including the provision of green infrastructure across the site, along with access improvements and the creation of semi-natural habitats and enhancement of biodiversity. For example existing retained hedgerows will be enhanced with characteristic hedgerow trees including field maple, hornbeam and other native species.
- 6.1 The Braintree, Brentwood, Chelmsford, Maldon and Uttlesford Landscape Character Assessments published in 2009 places the site within Character Area A1 Cam River Valley. The Cam River Valley extends from the Cambridgeshire-Essex boundary south to Newport. The eastern part of the Cam River Valley is dominated by the settlement of Saffron Walden, whilst the wider landscape to the south and east of the site is characterised by arable agricultural fields. Field pattern is regular, bounded by gappy hedgerows, drainage ditches and occasional trees.
- 6.2 Within the site proposed built development would create a high quality scheme that relates well to the adjacent settlement edge and local landscape. The proposed development would be well contained by a combination of existing urban fabric, public open space and field hedgerows which would limit any harm upon the character of wider Cam River Valley.
- 6.3 The proposed development would protect and enhance key features of the Cam River Valley. There are limited cross-valley views towards the site, and those that do occur are seen within the close context of the existing settlement. Part of the proposed development situated on higher ground would be no greater than two storeys in height to reduce its visibility. Existing hedgerows would largely be retained for enhancement with additional tree planting to filter views to the urban fringe and reinforce the rural character.
- 6.4 The scale of the change across the Cam River Valley character area as a whole would be low and the landscape effects at outset is considered to be **Minor adverse**. At year 15, when the landscape around the site perimeter and within the public open space matures, it would help to further assimilate the development into the surrounding landscape and improve landscape linkages and habitat connectivity. The landscape effect at year 15 is assessed as **Minor adverse / Negligible**.
- 6.1 The site is situated to the west of Thaxted Road, immediately adjacent to the existing settlement edge of Saffron Walden Saffron Walden. Within the context of the site there are existing influences from the settlement of Saffron Walden. The western site boundary is backed onto by existing residential properties situated at The Glebe, off Ross Close. Katherine Semnar Junior School is also located off Ross Close, to the southwest of the site. A corridor of public open space is located between the northern site boundary and residential properties situated on Peal Road and Tukes Way, whilst a skatepark, indoor bowling club and leisure centre are located to the north of the site by Thaxted Road.
- 6.2 A range of other residential and commercial developments are situated to the east of the site, on the opposite side of Thaxted Road. These include the Kilns apartments and terraced properties by Tiptoft Lane, as well as residential developments currently under construction (Ref UTT/18/0824/OP and UTT/18/2820/FUL). Various commercial developments at Knight Retail Park include Aldi, Pets at Home, B&M Garden centre store, Pure Gym, Howdens, a Premier Inn and Saffron Walden household waste recycling centre.
- 6.3 Proposed development would be read as a logical extension to the existing settlement, being well integrated with the framework of public open space, leisure facilities and residential streets situated

alongside the site's northern and western site boundaries, and the residential and commercial development situated to the east of Thaxted Road.

- 6.4 Convenient routes through the proposed development will ensure connectivity both to the existing settlement and to the wider countryside. The proposed routes will have connections onto Thaxted Road, other residential streets and public open space adjoining the site. An 'Orbital' Greenway multi-use bridleway will provide an attractive route along the southern edge of the site. Elsewhere within the site, other footpath routes will be accommodated along open space corridors
- 6.5 A change to the site and immediate landscape would arise as result of the replacement of agricultural land with residential development and associated infrastructure. Whilst built development would alter the physical fabric and character of the site, the proposal will retain and enhance existing landscape features wherever feasible. The majority of existing hedges and trees by the site perimeter and along field boundaries will be retained where feasible and supplemented with additional tree planting. Existing field hedgerows along the site boundaries will be protected with the proposed development set back behind landscape buffers. The retained hedgerows will be enhanced with additional native species hedgerow trees to ensure a soft edge to the proposed built development. This will ensure that the proposed development achieves an appropriate interface with both the existing settlement and the wider Cam Valley. Green infrastructure includes the provision of open space and wildlife habitat creation. Proposed native tree planting, species rich grassland and SuDS wetland areas will enhance the retained landscape features and potentially increase biodiversity.
- 6.6 At the year of completion, it is considered that the direct impact of the development to the site and the immediate landscape would be **Moderate adverse**. Whilst there would be an initial adverse effect, it is considered that these effects would reduce over time as the proposed green infrastructure becomes established. By year 15, the site would benefit from a maturing landscape of new hedgerow and tree planting and it is therefore assessed that the long term effects would be **Moderate / Minor adverse**.

Visual Effects

Construction

- 6.7 Construction activities will result in temporary, phased, adverse effects on the viewing experience of all visual receptors that have views of the works. ie. views towards machinery, materials storage, contractors compound etc.
- 6.8 Effects will be greater for receptors directly adjacent to the site with unimpeded views. In general, the effects upon other receptors are of lower impact where longer distance views towards the site will see construction in context with of the existing settlement immediately adjacent to the site.
- 6.9 The visual receptors that will be the most noticeably affected will be those receptors with direct, close range views of the proposed building works. These will primarily be:
- Users of the public open space and skatepark to the north of the site;
 - Users of Thaxted Road to the east of the site;
 - Residents on streets situated to the north of the existing public open space including Tukes Way, Peal Road and The Glebe;

- Residents on The Glebe situated adjacent to the site's western boundary; and
 - Residents of properties situated to the east of Thaxted Road situated opposite to the site.
- 6.10 The visual receptors identified above have a range of views of the existing agricultural fields within the site, situated adjacent to the existing settlement edge. Within such views, land within the site would be replaced by views of construction works. The visual effects on existing residential properties, users of the public open space, skatepark and Thaxted Road situated immediately adjacent to the site boundary are assessed as **Major/Moderate adverse** during the construction of the works.
- 6.11 The following visual receptors would experience **Moderate adverse** effects as a result of longer distance and/or partially screened views of the construction works.
- Users of Brickkiln Leys Farm to the south of the site;
 - Users of commercial development situated to the east of Thaxted Road;
 - Residents of properties situated to the east of Thaxted Road within developments currently under construction (Ref UTT/18/0824/OP and UTT/18/2820/FUL); and
 - Public rights of way to the east of Thaxted Road (a public footpath south of Rylestone Way and a byway open to all traffic).
- 6.12 Opportunities for other medium and longer distance views are limited, as demonstrated in the photo viewpoints and are typically screened by a combination of existing vegetation, localised topography and urban fabric situated within the intervening landscape.
- 6.13 Effects upon the wider highways and public rights of way network would be limited to localised vantage points where glimpsed views of construction activities would result in **Minor adverse** effects.

Operation (following Completion)

Residential Properties and Settlement

- 6.14 The vast majority of existing properties within Saffron Walden will be screened from the proposed development by the combined screening effects of existing built form, localised topography and vegetation cover situated adjacent to the site. There would be no significant views of the proposed development from other settlements within the surrounding landscape.
- 6.15 The greatest effects on residential receptors upon completion of the development would be on existing properties on The Glebe situated by the site's western boundary (Ref Viewpoints 7). Filtered views of existing fields would be replaced by close range glimpsed views of residential development, set back from the site boundary behind a landscape buffer containing greenway and public open space. Existing boundary hedgerow vegetation would be retained and supplemented by additional tree and shrub planting. Upon completion the effects on the properties have been assessed as **Moderate/Major adverse** with the potential for relatively close range filtered views from windows and gardens facing the site. Planting proposed within open space and along streets will assist in softening views of the development over time, and the effects would reduce to **Moderate adverse**.

- 6.16 There would also be views of the proposed development from properties on Tukes Way and Peal Road (Ref Viewpoints 4, 5 & 6) situated to the north of the site and the existing public open space. Existing views of across arable fields within the site would be replaced by proposed residential properties, access roads, and public open space. Views across the existing public open space would be available towards proposed residential properties set back behind an existing hedgerow and proposed greenway along the northern site boundary. Proposed tree planting would bolster the existing vegetation cover to filter views of the built development. Upon completion the effects on the properties have been assessed as **Moderate adverse**, reducing to **Moderate / Minor adverse** as the tree planting establishes.
- 6.17 Residents from properties situated to the east of Thaxted Road opposite to the site (Ref Viewpoints 8 & 9) would experience partial filtered views of proposed residential development and the main access road into the site. Existing hedgerow and trees alongside Thaxted Road would be retained where feasible, softening and filtering views of the built development. Upon completion the effects on the properties have been assessed as **Moderate / Minor adverse**. Tree planting proposed within the site will assist in further softening views of the development over time, and the visual effects would reduce to **Minor adverse**.
- 6.18 Users of Brickkiln Leys Farm to the south of the site (Ref Viewpoint 10) would experience views of proposed residential development, which would be seen within close context to the existing settlement edge. There would be views across the existing arable fields towards proposed residential properties set back behind an existing hedgerow and proposed landscape buffer along the southern site boundary. Proposed tree planting would bolster the existing vegetation cover to filter views of the built development. Upon completion the effects on the properties have been assessed as **Moderate / Minor adverse**, reducing to **Minor adverse** as the tree planting establishes.
- 6.19 Glimpsed, distant views of the proposed development would potentially be experienced by residents of properties (Ref Viewpoints 12 & 13) situated to the east of Thaxted Road from development currently under construction (Ref UTT/18/0824/OP and UTT/18/2820/FUL). Such views would be seen within the close context of the existing settlement edge. Upon completion the effects on the properties have been assessed as **Minor adverse**. Tree planting proposed within the site will assist in softening views of the development over time, and the visual effects would reduce to **Negligible**.
- 6.20 There would be no significant views of the proposed development from residential properties situated within the wider landscape.

Public Open Space & Public Rights of Way (PROW)

- 6.21 The proposed development would affect views from the public open space situated to the north of the site by the existing residential edge (Ref Viewpoints 3, 4, 5 & 6). Existing views of across arable fields within the site would be replaced by proposed residential properties, access roads, and public open space. Proposed residential properties would be set back behind an existing hedgerow / hedgerow trees and a proposed greenway along the northern site boundary. Users of the skatepark would potentially experience relatively close range views of the proposed access road, set back behind a retained boundary hedgerow. Additional tree planting would bolster the existing vegetation cover and soften views of the built development. Upon completion the effects on the users of the

public open space have been assessed as **Moderate adverse**, reducing to **Moderate / Minor adverse** as the tree planting establishes.

- 6.22 Views towards the proposed development from a public footpath (Ref Viewpoint 12) and bridleway (Ref Viewpoint 13) to the south of Rylestone Way will be obscured by the development currently under construction (Ref UTT/18/0824/OP and UTT/18/2820/FUL). These locally elevated vantage points allow views towards Saffron Walden and surrounding agricultural fields within the River Cam Valley. Partial glimpsed views of the proposed development would be seen within the close context various existing residential and commercial developments situated at the edge of Saffron Walden. Upon completion the effects on the users of the public footpath have been assessed as **Minor adverse**. Tree planting proposed by the retained hedgerows and elsewhere across the site will assist in softening views of the development over time, and the visual effects would reduce to **Negligible**.
- 6.23 Views towards the proposed development from a byway open to all traffic (Ref Viewpoint 8) will be filtered by existing hedgerow and trees alongside Thaxted Road. Users of the path would experience partial filtered views of proposed residential development and a bridleway access into the site. Existing hedgerow and trees alongside Thaxted Road would be retained where feasible, softening and filtering views of the built development. Upon completion the visual effect has been assessed as **Minor adverse**. Tree planting proposed within the site will assist in further softening views of the development over time, and the visual effects would reduce to **Negligible**.
- 6.24 Glimpsed views of the proposed development from a public footpath (Ref Viewpoint 16) to the south of the site would be much restricted. Northerly views from public footpath by the Herberts are typically restricted by a field hedgerow. This viewpoint is available where an absence of hedgerow allows views across the adjacent arable fields. Beyond the site are filtered views of the roofscape of residential development and upper parts of buildings within the wider settlement of Saffron Walden. Glimpsed views of upper parts of the proposed development would be seen within the context of the existing settlement. Upon completion the visual effect has been assessed as **Minor adverse**. Tree planting proposed along the southern edge of the site will assist in further softening views of the development over time, and the visual effects would reduce to **Negligible**.
- 6.25 Longer distance glimpsed views from the wider public rights of way network would be more restricted. Views of the proposed development from a public footpath to the east of Thaxted Road (Ref Viewpoints 14 & 15) would largely be screened by a combination of existing vegetation, localised topography and urban fabric situated within the intervening landscape. Partial glimpsed long distance views of the proposed development would be seen within the close context various existing residential and commercial developments situated at the edge of Saffron Walden. Upon completion the visual effect has been assessed as **Negligible**.

Roads

- 6.26 Upon completion **Moderate/Minor adverse** effects would occur for users of Thaxted Road (Ref Viewpoints 1 & 2), as a result of close range views of the proposed residential development and a new vehicular access into the site. Views of the proposed buildings and a site access road would be seen within the context of other existing residential properties and commercial developments situated adjacent to Thaxted Road. Existing hedgerow and trees alongside Thaxted Road would be retained where feasible, softening and filtering views of the built development. Tree planting

proposed within the site will assist in further softening views of the development over time, and the visual effects would reduce to **Negligible**.

- 6.27 Longer distance views of the proposed development from Thaxted Road (Ref Viewpoint 11) would be more restricted and have **Minor adverse to Negligible** visual effect upon completion, reducing to **Negligible** as proposed tree planting establish.
- 6.28 There would be no significant views of the proposed development from Cole End Lane, Swards End (Ref Viewpoint 17). The proposed development would largely screened from view by a combination of existing vegetation, localised topography and urban fabric situated within the intervening landscape.
- 6.29 There would be no other significant visual effects upon the wider highways network as a result of the proposed development.

7.0 SUMMARY AND CONCLUSIONS

- 7.1 The site is located to the west of Thaxted Road, immediately adjacent to the existing settlement edge of Saffron Walden. The western site boundary is backed onto by existing residential properties situated at The Glebe, off Ross Close. Katherine Semnar Junior School is also located off Ross Close, to the southwest of the site. A corridor of public open space is located between the northern site boundary and residential properties situated on Peal Road and Tukes Way, whilst a skatepark, indoor bowling club and leisure centre are located to the north of the site by Thaxted Road. A range of other residential and commercial developments are situated to the east of the site, on the opposite side of Thaxted Road.
- 7.2 The wider landscape to the south of the site is characterised by gently undulating agricultural fields along the Cam Valley. Vegetation cover along field boundaries, lanes and track varies, typically including hedgerows, with occasional copses, tree belts and woodland. Scattered farmsteads and detached properties are also present, including at Brickkiln Leys Farm, Herberts, Gunters and The Old Pig & Whistle.
- 7.3 The proposed high-quality residential development will provide an extension to the existing settlement to the west of Thaxted Road, Saffron Walden. The proposals for the scheme are detailed in the Design and Access Statement and Design Code accompanying the planning application. The proposed development, comprising of up to 170 residential dwellings, will also include landscaped buffers along the boundaries, belts of new trees, green links and focal green spaces within the site along with new pedestrian and bridleway multi-user routes and existing vegetation being retained where possible.
- 7.4 It is considered that the site and the immediate landscape is one that could accommodate change as presented by the proposed development and the consequential effects would not result in any unacceptable harm to landscape character or visual resources.
- 7.5 The site has been sensitively designed with consideration given to the baseline information including the Saffron Walden Neighbourhood Plan 2021-2036 along with other guidance including the Essex Design Guide and Natural England's Green Infrastructure Framework. The proposed layout ensures that the development relates well to the adjacent settlement and minimises impacts upon the surrounding River Cam Valley.
- 7.6 An appropriate relationship with the existing settlement edge and wider rural character is achieved by respecting the framework of established streets, public open space and field hedgerows and by setting development back from site boundaries to minimise the visual impact. Proposed streets, lanes footpaths and bridleway multi-user routes are designed to ensure connections to the existing settlement, the Green Mile local natural greenspace and the wider countryside. Existing hedges and trees by the site perimeter and along field boundaries will be enhanced with additional tree planting, bolstering vegetation cover along the River Cam Valley which will soften and filter views.
- 7.7 The vast majority of existing properties within Saffron Walden will be screened from the proposed development by the combined screening effects of existing built form, localised topography and vegetation cover situated adjacent to the site. There would be no significant views of the proposed development from other settlements within the surrounding landscape.

- 7.8 The visual receptors that will be the most noticeably affected will be those experiencing direct, close range views of the proposed built development. These will primarily be from roads, residents and users of the Green Mile public open space and skate park situated adjacent to the site. Existing properties with potential close range views of the site are limited to dwellings situated on the adjacent streets including Tukes Way, Peal Road and the Glebe. Users of Thaxted Road to the east of the site would also experience close range views of the proposed residential development and a new vehicular access into the site.
- 7.9 Other visual receptors, potentially affected by the proposed development include users of Brickkiln Leys Farm to the south of the site as well as residential properties and users of commercial developments situated to the east of Thaxted Road.
- 7.10 The proposed development would also affect views from public rights of way situated to the east of Thaxted Road. However longer distance views from the wider public rights of way network would be restricted, with views of the proposed development largely be screened by a combination of existing vegetation, localised topography and urban fabric situated within the intervening landscape. Partial glimpsed long distance views of the proposed development would be seen within the close context various existing residential and commercial developments situated at the edge of Saffron Walden.
- 7.11 As proposed a well designed residential development situated to the west of Thaxted Road can be accommodated within the local landscape with minimal adverse impact upon the wider landscape character and visual resources. Within the site proposed built development would create a high quality scheme that relates well to the adjacent settlement and does not harm Saffron Walden's character. A cohesive green infrastructure framework is proposed, providing an attractive setting to the proposed development. Vegetation cover would be increased along retained field hedgerow boundaries, ensuring that the proposed built development would be well integrated within the local landscape.



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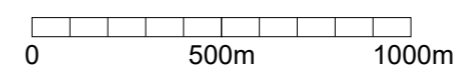
Site Boundary

client
Kier Property
project
Saffron Walden
Land west of Thaxted Road
drawing title
SITE LOCATION

scale
1:20,000 @ A3
drawing / figure number
Figure 1
drawn
SDP
issue date
31 January 2023
rev



Scale: 1:20000 @ A3



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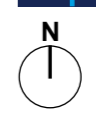
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Site Boundary



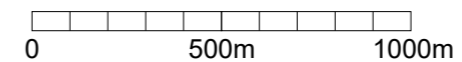
client
Kier Property
project
Saffron Walden
Land west of Thaxted Road
drawing title
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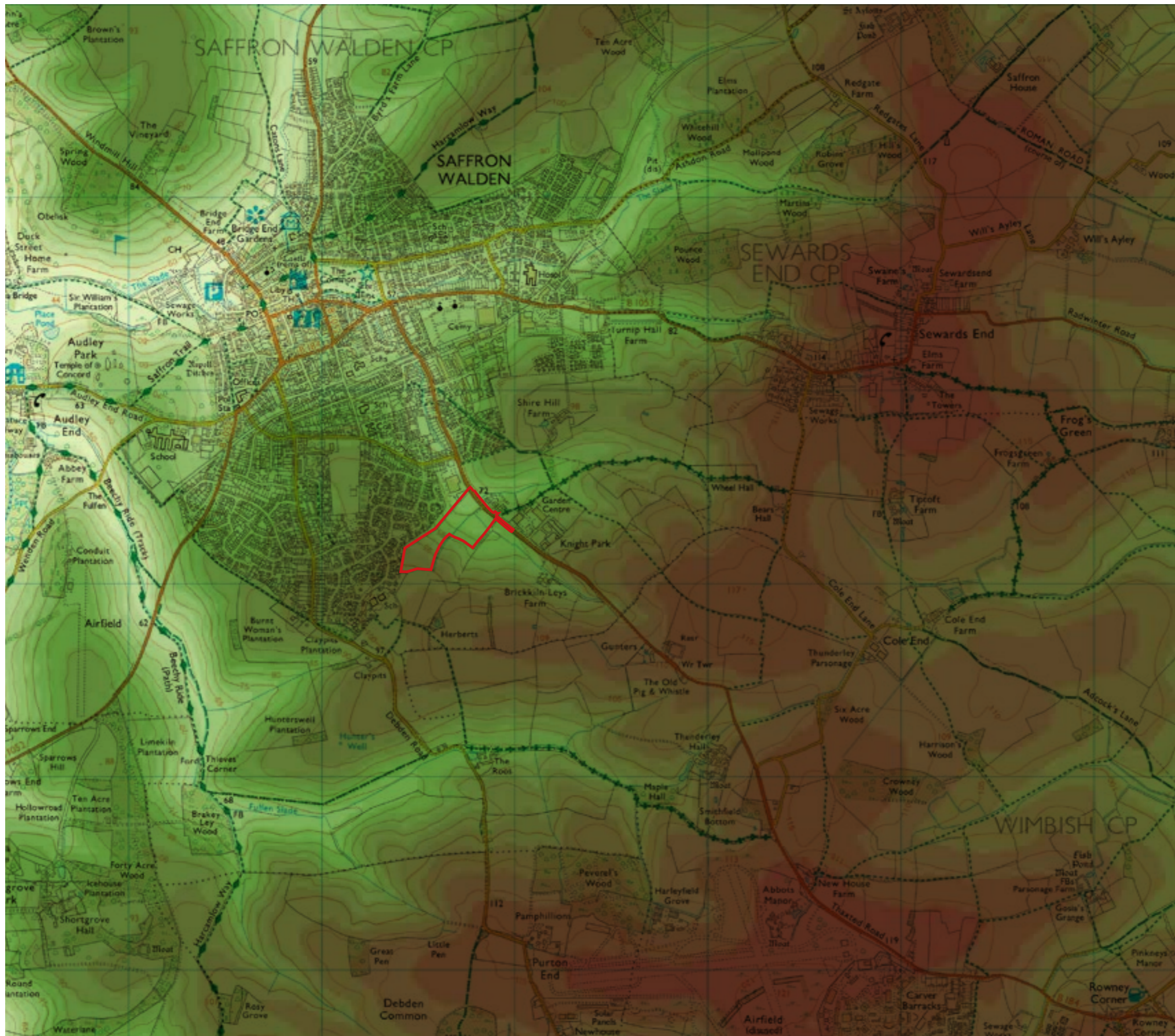


scale
1:20,000 @ A3
drawing / figure number
drawn
SDP
issue date
31 January 2023
rev
-

Figure 2

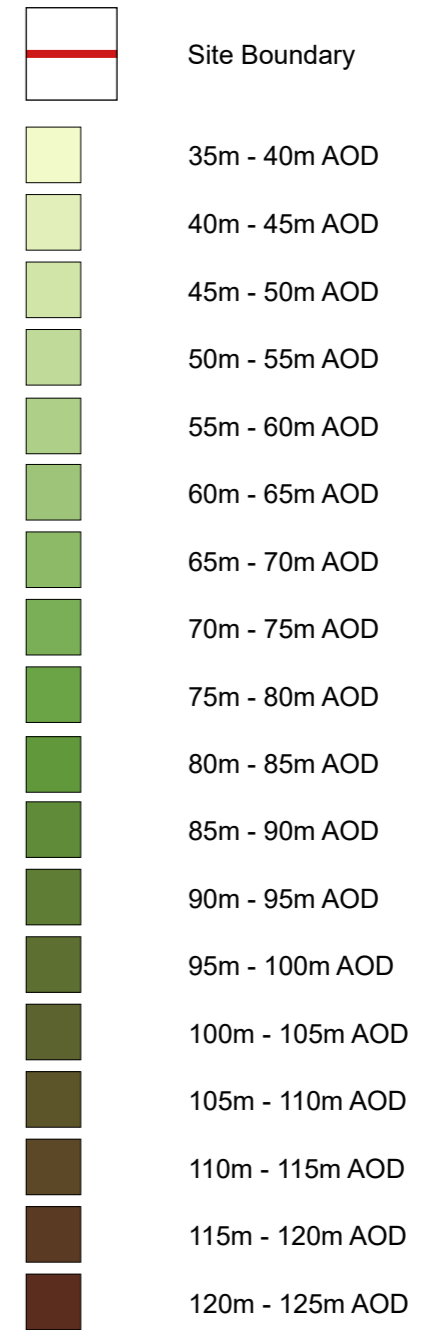
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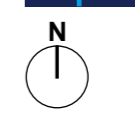
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client
Kier Property
project
Saffron Walden
Land west of Thaxted Road

drawing title
TOPOGRAPHY



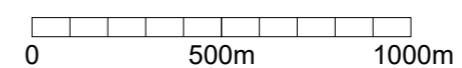
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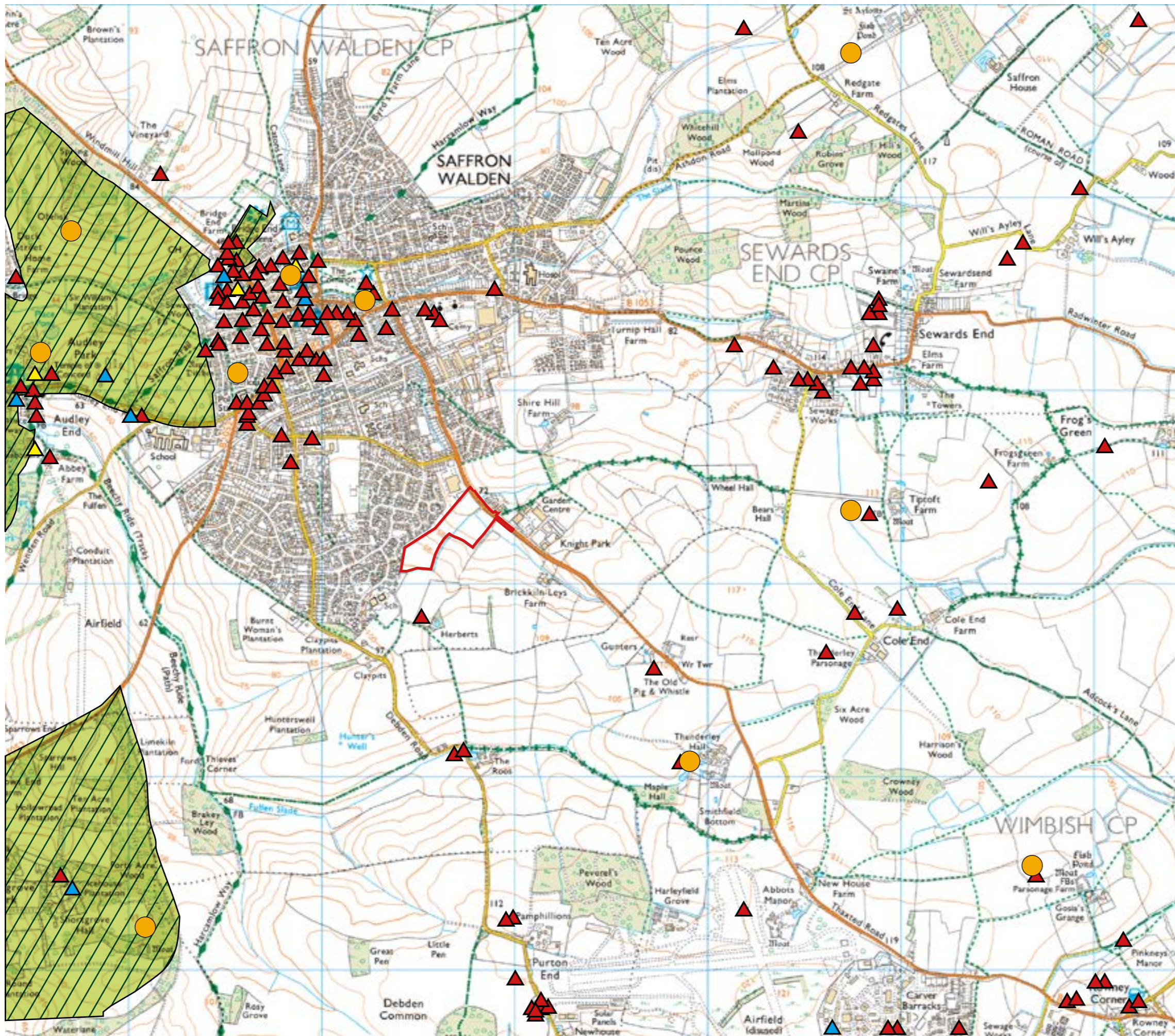
drawn
SDP

issue date
31 January 2023
rev

Figure 3







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-  Site Boundary
-  Registered Parks and Gardens
-  Grade I Listed Building
-  Grade II Listed Building
-  Grade II* Listed Building
-  Scheduled Monuments

client
Kier Property
project
Saffron Walden
Land west of Thaxted Road

drawing title
DESIGNATIONS

scale
1:20,000 @ A3
drawing / figure number

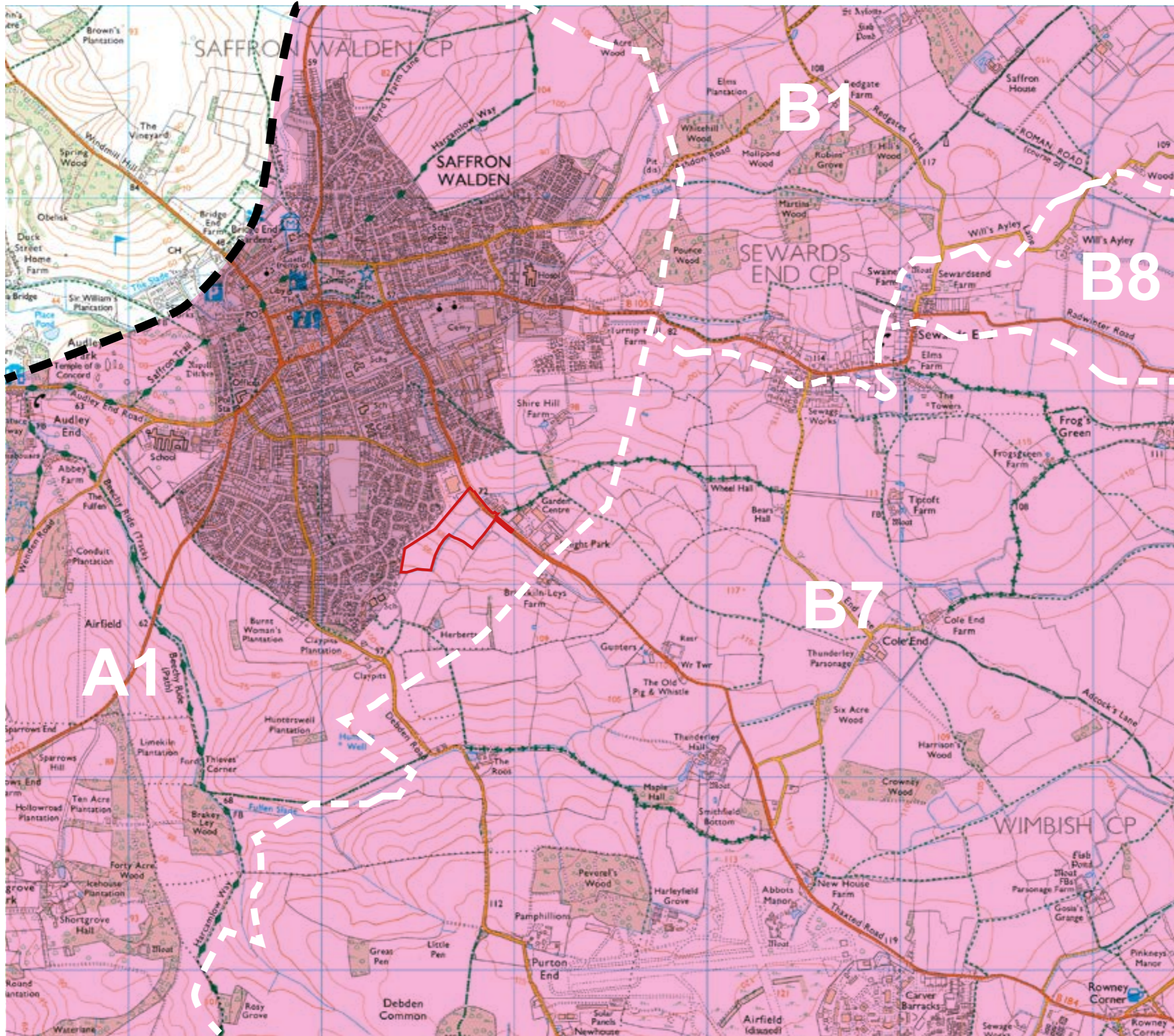


Figure 4

drawn
SDP
issue date
31 January 2023
rev

Scale: 1:20000 @ A3







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 Site Boundary

 National Character Area (NCA) 86 'South Suffolk & North Essex Clayland'

District Landscape character: Braintree, Brentwood, Chelmsford, Maldon and Uttlesford Landscape Character Assessments. September 2009 Chris Blandford Associates

 Character Area

A - River Valley Landscapes

A1 - Cam River Valley

B - Farmland Plateau Landscapes

B1 - Ashdon Farmland Plateau

B7 - Debden Farmland Plateau

B8 - Thaxted Farmland Plateau

client
Kier Property
project
Saffron Walden
Land west of Thaxted Road
drawing title
LANDSCAPE CHARACTER

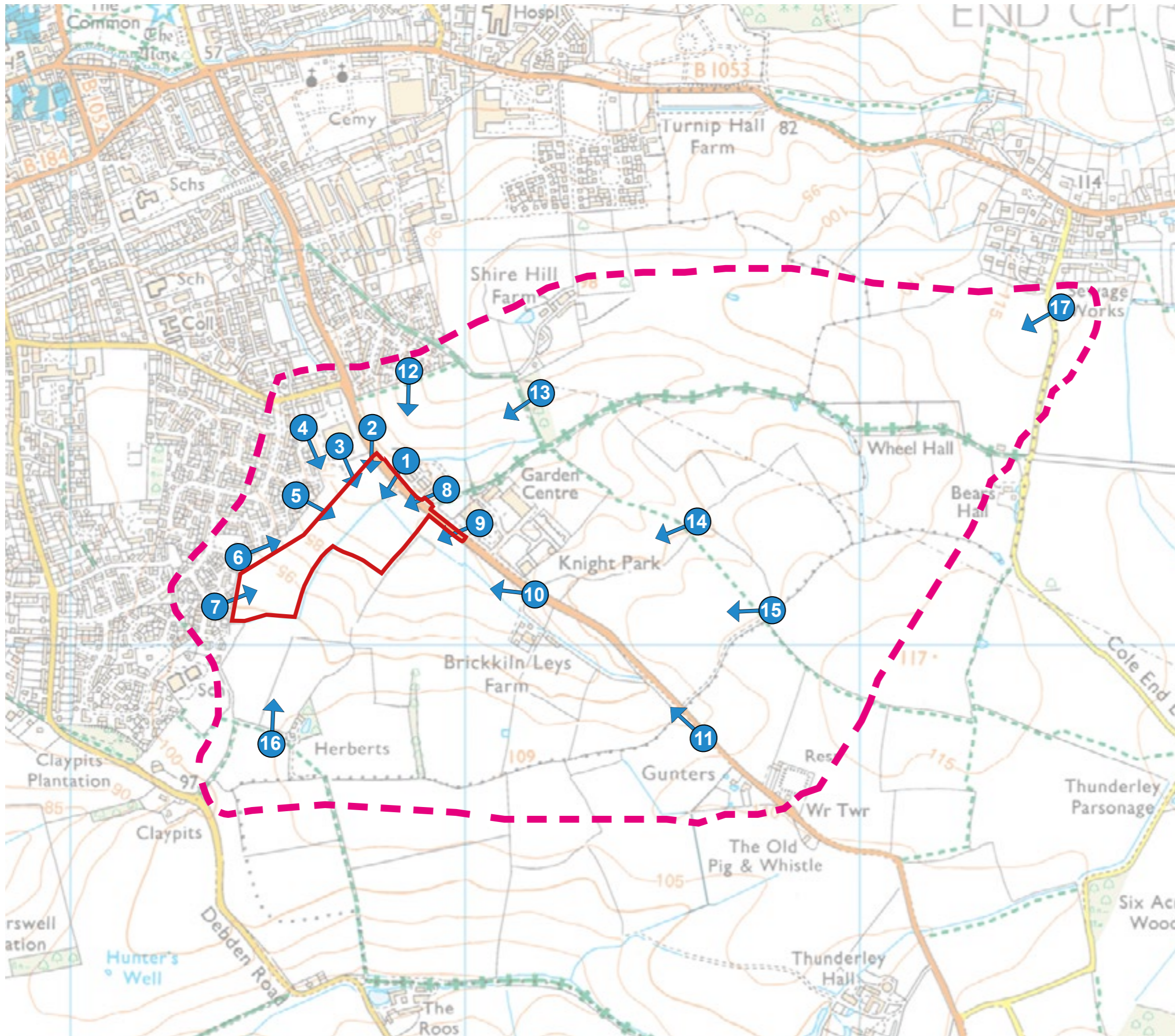
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drawing / figure number
drawn
SDP
issue date
31 January 2023
rev



Figure 5




Scale: 1:20000 @ A3





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-  Site Boundary
-  Photo Viewpoint Locations
-  Visual Envelope (VE)

Notes:

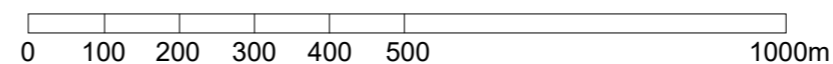
The Visual Envelope (VE) provides a representative area from within which part(s) of the proposed development would be visible. Given the nature of the existing site and surrounding landscape this can only be approximate and should only be used as an aid to understanding the potential visible extent of the proposals.

The VE for the proposed development has been prepared based upon site based analysis and review of topography and cross sections.

Other locations beyond the VE as shown would potentially have view to part(s) of the proposed development. However, where present these would be distant and/or greatly restricted and would not result in any significant adverse effects.

client
Kier Property
project
Saffron Walden
Land west of Thaxted Road
drawing title
VISUAL APPRAISAL

scale
1:10000 @ A3
drawing / figure number
Figure 6
drawn
SDP
issue date
31 January 2023
rev



Approximate location of site



Viewpoint 1: Westerly view from Thaxted Road opposite the site

Approximate location of site



Viewpoint 1: Continued

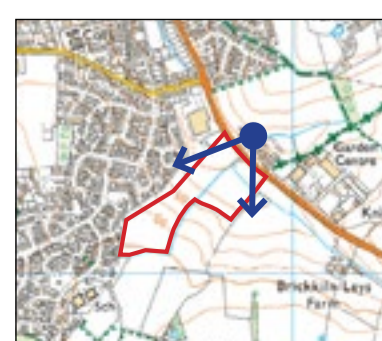


Photo Viewpoint 1
Date & time of photo: 25 April 2022, 11:36
Camera make & model, & sensor format: Canon EOS 6D, FFS
Direction of View: As shown

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
Projection: Cylindrical
Enlargement factor: 100%

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Approximate location of site



Viewpoint 2: Southerly view from Thaxted Road by the access into the Bellway development

Approximate location of site



Viewpoint 2: Continued



Photo Viewpoint 2
Date & time of photo: 25 April 2022, 11:38
Camera make & model, & sensor format:
Canon EOS 6D, FFS
Direction of View: As shown

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.
Visualisation Type: Type 1
Projection: Cylindrical
Enlargement factor: 100%

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Approximate location of site



Viewpoint 3: Southerly view from the skatepark

Approximate location of site



Viewpoint 3: Continued



Photo Viewpoint 3
 Date & time of photo: 25 April 2022, 11:43
 Camera make & model, & sensor format:
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 Direction of View: As shown

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
 Projection: Cylindrical
 Enlargement factor: 100%

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Approximate location of site



Viewpoint 4: Southerly view from public open space by Tukes Way

Approximate location of site



Viewpoint 4: Continued



Photo Viewpoint 4
Date & time of photo: 25 April 2022, 11:47
Camera make & model, & sensor format:
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Direction of View: As shown

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
Projection: Cylindrical
Enlargement factor: 100%

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Approximate location of site



Viewpoint 5: Southerly view from public open space by Tukes Way

Approximate location of site



Viewpoint 5: Continued

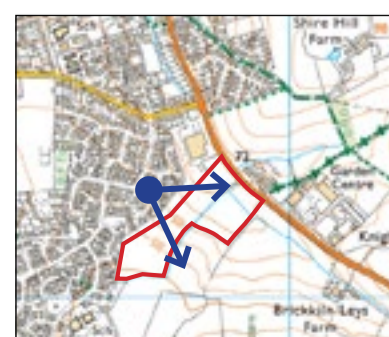


Photo Viewpoint 5
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Direction of View: As shown

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Visualisation Type: Type 1
Projection: Cylindrical
Enlargement factor: 100%

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Approximate location of site



Viewpoint 6: Easterly view from public open space by Peal Road

Approximate location of site



Viewpoint 6: Continued

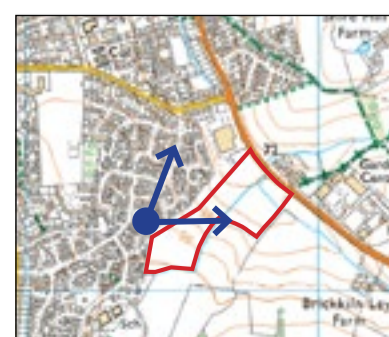


Photo Viewpoint 6
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Camera make & model, & sensor format:
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Direction of View: As shown

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
Projection: Cylindrical
Enlargement factor: 100%

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Approximate location of site



Viewpoint 7: Easterly view from The Glebe

Approximate location of site



Viewpoint 7: Continued

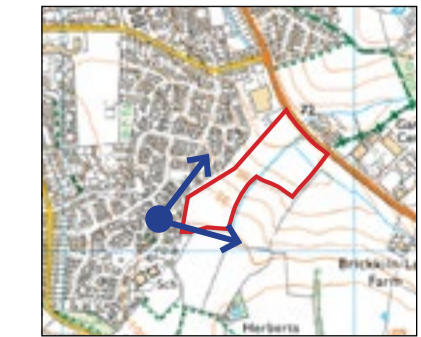


Photo Viewpoint 7
Date & time of photo: 25 April 2022, 12:02
Camera make & model, & sensor format:
Canon EOS 6D, FFS
Direction of View: As shown

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.
Visualisation Type: Type 1
Projection: Cylindrical
Enlargement factor: 100%

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Approximate location of site



Viewpoint 8: South westerly view from Tiptofts Lane

Approximate location of site



Viewpoint 8: Continued

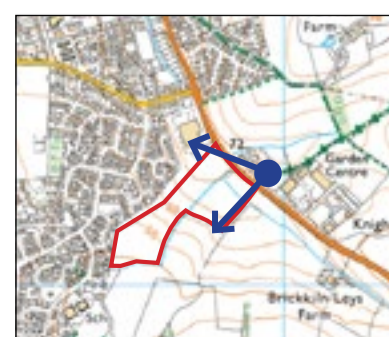


Photo Viewpoint 8
Date & time of photo: 25 April 2022, 12:14
Camera make & model, & sensor format:
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Direction of View: As shown

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
Projection: Cylindrical
Enlargement factor: 100%

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Approximate location of site



Viewpoint 9: Southerly view from pedestrian footpath by Aldi supermarket

Approximate location of site



Viewpoint 9: Continued

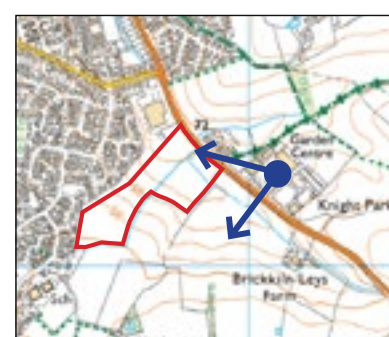


Photo Viewpoint 9
Date & time of photo: 25 April 2022, 12:28
Camera make & model, & sensor format:
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Direction of View: As shown

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
Projection: Cylindrical
Enlargement factor: 100%

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Approximate location of site



Viewpoint 10: Northerly view from Brickkiln Leys Farm (Private Lane)

Approximate location of site



Viewpoint 10: Continued



Photo Viewpoint 10
Date & time of photo: 25 April 2022, 12:34
Camera make & model, & sensor format:
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Direction of View: As shown

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
Projection: Cylindrical
Enlargement factor: 100%

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Approximate location of site



Viewpoint 11: Northerly view from Thaxted Road

L:\19000108\LAND\DELVASHA_110815_PHOTO_VIEWPOINTS.dwg

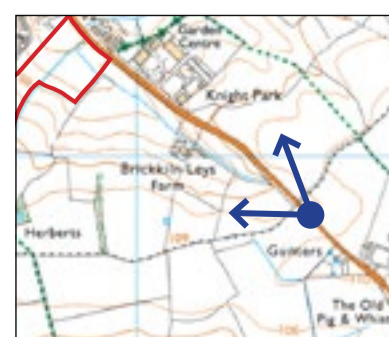


Photo Viewpoint 11
Date & time of photo: 25 April 2022, 13:09
Camera make & model, & sensor format:
Canon EOS 6D, FFS
Direction of View: As shown

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
Projection: Cylindrical
Enlargement factor: 100%

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Viewpoint 12: Southerly view from public footpath by the Bellway development

Approximate location of site



Viewpoint 12: Continued

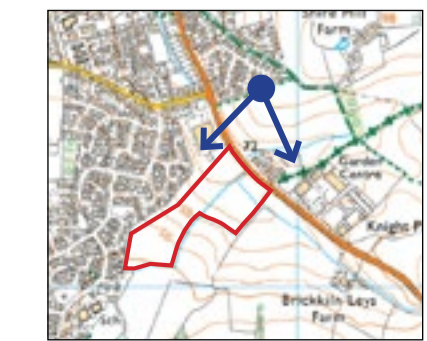


Photo Viewpoint 12
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 Camera make & model, & sensor format:
 Canon EOS 6D, FFS
 Direction of View: As shown

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.
 Visualisation Type: Type 1
 Projection: Cylindrical
 Enlargement factor: 100%

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Approximate location of site



Viewpoint 13: Westerly view from public bridleway by the Bellway development



Viewpoint 13: Continued



Photo Viewpoint 13
Date & time of photo: 25 April 2022, 13:38
Camera make & model, & sensor format:
Canon EOS 6D, FFS
Direction of View: As shown

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
Projection: Cylindrical
Enlargement factor: 100%

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Approximate location of site



Viewpoint 14: Westerly view from public footpath to the east of Thaxted Road



Viewpoint 14: Continued

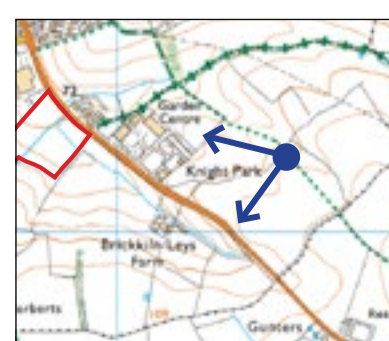


Photo Viewpoint 14
Date & time of photo: 25 April 2022, 13:41
Camera make & model, & sensor format:
Canon EOS 6D, FFS
Direction of View: As shown

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
Projection: Cylindrical
Enlargement factor: 100%

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Approximate location of site



Viewpoint 15: Westerly view from public footpath to the east of Thaxted Road



Viewpoint 15: Continued

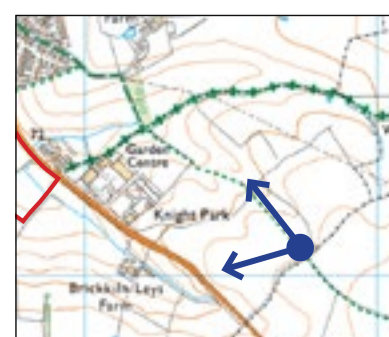


Photo Viewpoint 15
Date & time of photo: 25 April 2022, 13:49
Camera make & model, & sensor format:
Canon EOS 6D, FFS
Direction of View: As shown

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
Projection: Cylindrical
Enlargement factor: 100%

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Approximate location of site



Viewpoint 16: Northerly view from public footpath by the Herberts

Approximate location of site



Viewpoint 17: Westerly view from Cole End Lane

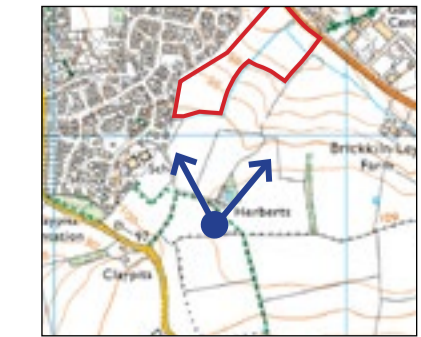


Photo Viewpoint 16
Date & time of photo: 25 April 2022, 14:17
Camera make & model, & sensor format:
Canon EOS 6D, FFS
Direction of View: As shown



Photo Viewpoint 17
Date & time of photo: 25 April 2022, 14:55
Camera make & model, & sensor format:
Canon EOS 6D, FFS
Direction of View: As shown

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.
Visualisation Type: Type 1
Projection: Cylindrical
Enlargement factor: 100%

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