

Land east of Station Road Elsenham (Phase II)

Landscape and Visual Impact Assessment
September 2022



A 17 Minster Precincts
Peterborough
PE1 1XX
United Kingdom
T 01733 310 471

W www.lda-design.co.uk

LDA Design Consulting Ltd
Registered No. 09312403
17 Minster Precincts, Peterborough, PE1 1XX

Contents

1.0 Summary.....	1
2.0 Introduction.....	2
3.0 Methodology.....	4
4.0 Planning Policy.....	12
5.0 Baseline.....	15
6.0 The Proposed Development.....	22
7.0 Landscape and Visual Effects.....	25
8.0 Cumulative Assessment.....	39

Appendices

Appendix 1 – Glossary

Appendix 2 – References

Appendix 3 – Assessment Methodology

Appendix 4 – Visualisation and ZTV Methodology

Appendix 5 – Relevant National Planning Policy

Appendix 6 – Extracts from local landscape character assessment

Appendix 7 – Study area and viewpoint agreement with Uttlesford District Council

Appendix 8 - Consented development information regarding Elsenham Phase I (Outline Permission UTT/17/3573/OP and APP/C1570/W/19/3243744 and Reserved Matters UTT/21/3269/DFO) relevant to this assessment

Appendix 9 – Proposed Development Parameter Plans

Appendix 10 - Figures

Version:: 0.2
Version date: 29.09.2022
Comment Planning

This document has been prepared and checked in accordance with ISO 9001:2015.

1.0 Summary

This assessment describes the existing landscape and views, considers their sensitivity to change and identifies the changes likely to arise from the Proposed Development; providing judgements of the importance of effects arising.

The Site is approximately 11.2ha comprised of part of one large arable field located on gently rising ground to the north-east of Elsenham and east of Elsenham station. Elsenham is a relatively large village with a number of services and facilities, including a railway station on the West Anglia Mainline.

The Proposed Development consists of up to 200 residential dwellings and associated infrastructure. The proposals include areas of public open space to the north and east of the Site where structural planting is proposed to help screen and soften built form from landscape and views to the north-east, towards Henham. A large green corridor is also proposed in the west of the Site to accommodate attenuation basins to be located at the lowest point of the Site, which also serves to set back built form from the station and Station Road. Built form is proposed to be up to 3 storeys high in the lower half of the Site with up to 2.5 storeys high on the upper half.

Effects on landscape character are limited to those areas within the Site and its immediate surroundings up to 500m away within B10 Broxted Farmland Plateau only. Direct effects within the Site and its immediate environs would be Moderate and Adverse. Indirect effects within the character area reduce with distance from the Site to Slight and Adverse within 500m of the Proposed Development, only where there is intervisibility. Effects to all other character areas within the study area would be Minimal.

The primary visual effects (Major-Moderate and Adverse) arising from the Proposed Development would be on residents and visitors to Station Road in Elsenham and users of Footpath 15 to the north of the Site (the latter where there are gaps in vegetation) in close proximity to the Site. These effects reduce relatively quickly to Moderate to north-west associated with Footpath 13 north of Ugley Green and Slight-Minimal and Neutral/Positive to north-east up to 1.3km within limited locations from the public right of way network, local roads and recreational routes, which is reflective of the tight visual envelope of the Proposed Development.

There would be Minimal or no effect on other receptors including Cutler's Way Recreational Cycle Route and Sustrans Route 50, Old Mead and Henham overall

2.0 Introduction

2.1. Background

LDA Design was commissioned in September 2021 to carry out a landscape and visual impact assessment (LVIA) of the proposed residential development at Elsenham on behalf of Bloor Homes (the Applicant). The assessment has been carried out by Nicola Longland BA Hons Dip LA CMLI who has 20 years' experience as a Landscape Architect and Masterplanner. Her experience includes production of numerous LVIA's for a range of developments from wind farms, large scale employment buildings through to residential schemes of all scales through to masterplanning new towns, villages and urban extensions. She also appeared as an expert landscape witness at a planning appeal. This LVIA forms part of a suite of documents supporting the planning application for this development proposal.

This assessment defines the existing landscape and visual baseline environments; assesses their sensitivity to change; describes the key landscape and visual related aspects of the Proposed Development; describes the nature of the anticipated change upon both the landscape and visual environments; assesses the effects during construction, the period following completion prior to the maturing of mitigation planting (short to medium term) and once the mitigation planting is mature (long term) (the 'operational phase').

2.2. The Site and Proposals

Figure 1 places the Proposed Development within its local context. The Site adjoins the eastern edge of the village of Elsenham to the east of Elsenham station and occupies approximately 11.2ha of agricultural land in arable use.

The Site is located within part of a large arable field and is approximately rectangular in shape bounded to the south and west by the Consented Elsenham Phase I development (ref: Outline Permission UTT/17/3573/OP and APP/C1570/W/19/3243744 and Reserved Matters UTT/21/3269/DFO), beyond which to the west are the West Anglia Mainline railway and Elsenham Station. To the north west, the Site is bounded by Elsenham Station car park before crossing open arable land to the north and east with an undefined boundary.

Consented development associated with Elsenham Phase I (Outline Permission UTT/17/3573/OP and APP/C1570/W/19/3243744 and Reserved Matters UTT/21/3269/DFO) comprises 350 dwellings and a primary school, hereinafter referred to as 'Consented Elsenham Phase I' (CEPI). Details regarding this consented development relevant to this assessment are at Appendix 8.

The topography of the Site is sloping, with land rising from the railway line to the west up to the north east. The immediate context of the Site to the east and south east is characterised by Elsenham village, which will over time extend to the area south of the Site as construction of CEPI progresses. The Site's wider context to the east and north is farmland, with the village of Henham approximately 1.5km to the north west.

The Proposed Development is for up to 200 residential dwellings along with landscaping, public open space and associated infrastructure works. Access to the Site is proposed from CEPI to the south.

2.3. The Study Area

It is accepted practice within landscape and visual assessment work that the extent of the study area for a development proposal is broadly defined by the visual envelope of the Proposed Development Site and the anticipated extent of visibility arising from the development itself, based on the Zone of Theoretical Visibility (ZTV) study. In this case a study area of 3km has been agreed as being appropriate to cover all potentially material landscape and visual impacts.

2.4. Report Structure

This report is structured as set out in the table of contents.

Supporting appendices have been prepared that supplement the sections regarding methodology, planning policy and baseline. The appendices are important to the assessment and should be read alongside this report.

3.0 Methodology

3.1 Overview

“Landscape and Visual Impact Assessment is a tool used to identify and assess the significance of and the effects of change resulting from development on both the landscape as an environmental resource in its own right and people’s views and visual amenity.” (GLVIA 3, para. 1.1).

Paras. 2.20-2.22 of the same guidance indicate that the two components (assessment of landscape effects, and assessment of visual effects) are *“related but very different considerations”*.

The assessment method for this LVIA draws upon the established GLVIA3; An Approach to Landscape Character Assessment (Natural England, 2014), Landscape Institute Technical Information Note (LI TIN) 05/2017 regarding townscape character; LI TGN 02/2019 Residential Visual amenity assessment (RVAA); LI Technical Guidance Note 06/19 Visual Representation of development proposals and other recognised guidelines.

The methodology is described in more detail in Appendices 3 and 4.

3.2. Assessment Terminology and Judgements

A full glossary is provided in Appendix 1. The key terms used within this assessment are:

- Susceptibility and Value – which contribute to Sensitivity of the receptor;
- Scale, Duration and Extent - which contribute to the Magnitude of effect; and
- Significance.

These terms are described in more detail below

3.2.1. Sensitivity of the Receptor

Susceptibility indicates the ability of a landscape or visual receptor to accommodate the Proposed Development *“without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies.” (GLVIA3, para. 5.40).*

High	Undue consequences are likely to arise from the Proposed Development.
Medium	Undue consequences may arise from the Proposed Development.
Low	Undue consequences are unlikely to arise from the Proposed Development.

Susceptibility of landscape character areas is influenced by their characteristics and is frequently considered (though often recorded as ‘sensitivity’ rather than susceptibility) within documented landscape character assessments and capacity studies.

Susceptibility of designated landscapes is influenced by the nature of the special qualities and purposes of designation and/or the valued elements, qualities or characteristics,

indicating the degree to which these may be unduly affected by the development proposed.

Susceptibility of accessible or recreational landscapes is influenced by the nature of the landscape involved; the likely activities and expectations of people within that landscape and the degree to which those activities and expectations may be unduly affected by the development proposed.

Susceptibility of visual receptors is primarily a function of the expectations and occupation or activity of the receptors (GLVIA 3rd version, para 6.32).

Landscape Value is “the relative value that is attached to different landscapes by society” (GLVIA3, page 157).

National/International	Designated landscapes which are nationally or internationally designated for their landscape value.
Local / District	Locally or regionally designated landscapes; also areas which documentary evidence and/or site observation indicates as being more valued than the surrounding area.
Community	‘Everyday’ landscape which is appreciated by the local community but has little or no wider recognition of its value.
Limited	Despoiled or degraded landscape with little or no evidence of being valued by the community.

Areas of landscape of greater than Community value may be considered to be ‘valued landscapes’ in the context of NPPF (2021) paragraph 174.

Sensitivity is assessed by combining the considerations of susceptibility and value described above. The differences in the tables below reflect a slightly greater emphasis on value in considering landscape receptors, and a greater emphasis on susceptibility in considering visual receptors.

Landscape Sensitivity

		Susceptibility		
		High	Medium	Low
Value	National/International	High	High-Medium	Medium
	Local/District	High-Medium	Medium	Medium-Low
	Community	Medium	Medium-Low	Low
	Limited	Low	Low-Negligible	Negligible

Visual Receptor Sensitivity

		Susceptibility		
		High	Medium	Low
Value	National/International	High	High-Medium	Medium
	Local/District	High-Medium	High-Medium	Medium
	Community	High-Medium	Medium	Medium-Low
	Limited	Medium	Medium-Low	Low

For visual receptors; susceptibility and value are closely linked - the most valued views are also likely to be those where viewer’s expectations will be highest. The value attributed relates to the value of the view, e.g. a National Trail is nationally valued for access, not necessarily for the available views. Typical examples of visual receptor sensitivity are plotted in a diagram in **Appendix 3**.

3.2.2. Magnitude of Effect

Scale of effect is assessed for all landscape and visual receptors and identifies the degree of change which would arise from the development.

Large	Total or major alteration to key elements, features, qualities or characteristics, such that post development the baseline will be fundamentally changed.
Medium	Partial alteration to key elements, features, qualities or characteristics, such that post development the baseline will be noticeably changed.
Small	Minor alteration to key elements, features, qualities or characteristics, such that post development the baseline will be largely unchanged despite discernible differences.
Negligible	Very minor alteration to key elements, features, qualities or characteristics, such that post development the baseline will be fundamentally unchanged with barely perceptible differences.

Duration of effect is assessed for all landscape and visual receptors and identifies the time period over which the change to the receptor as a result of the development would arise.

Permanent	The change is expected to be permanent and there is no intention for it to be reversed.
Long-term	The change is expected to be in place for 10-25 years and will be reversed, fully mitigated or no longer occurring beyond that timeframe.
Medium-term	The change is expected to be in place for 2-10 years and will be reversed, fully mitigated or no longer occurring beyond that timeframe.
Short-term	The change is expected to be in place for 0-2 years and will be reversed, fully mitigated or no longer occurring beyond that timeframe.

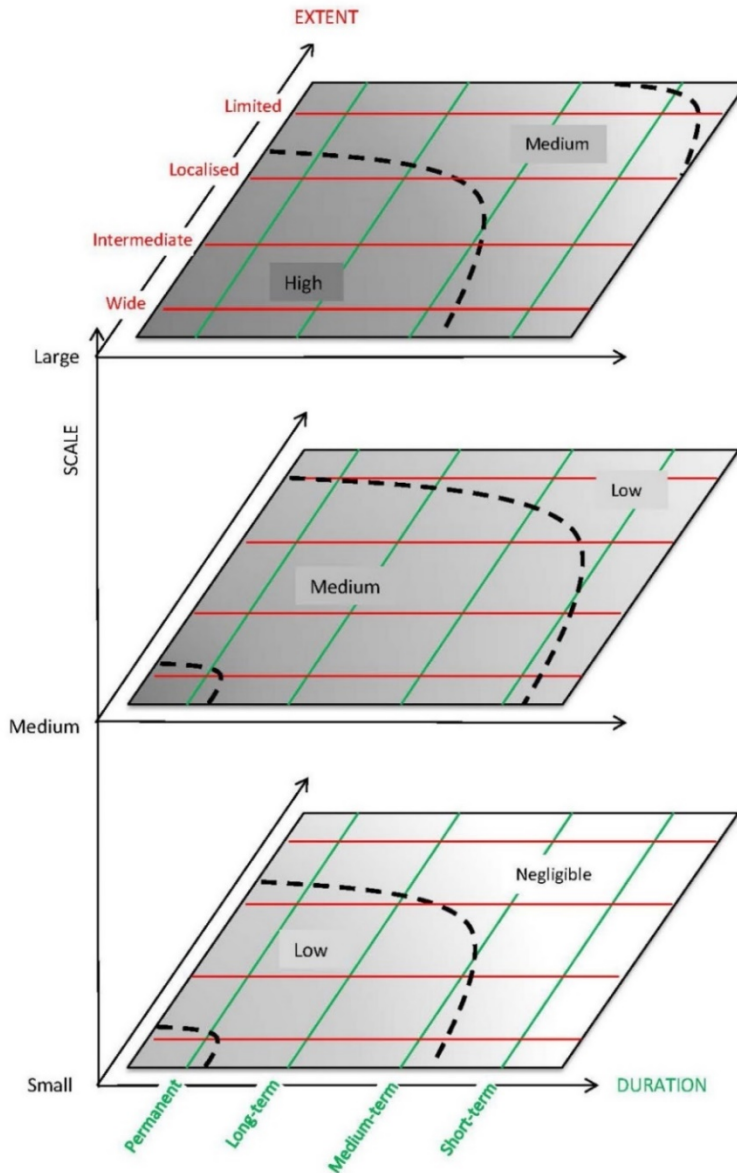
Most effects will be Long term or Permanent; however, Medium or Short term effects may be identified where mitigation planting is proposed or local factors will result in a reduced duration of effect (for example where maturing woodland will screen views in future). The effects arising from the construction of the development will usually be Short term.

Extent of effects is assessed for all receptors and indicates the geographic area over which the effects will be felt.

Wide	Beyond 4km, or more than half of receptor.
Intermediate	Up to approx. 2-4km, or around half of receptor area.
Localised	Site and surroundings up to 2km, or part of receptor area (up to approx. 25%).
Limited	Site, or part of site, or small part of a receptor area (< approx. 10%).

The **Magnitude** of effect is informed by combining the scale, duration and extent of effect. **Diagram 1** below illustrates the judgement process:

Diagram 1: Magnitude of Effect

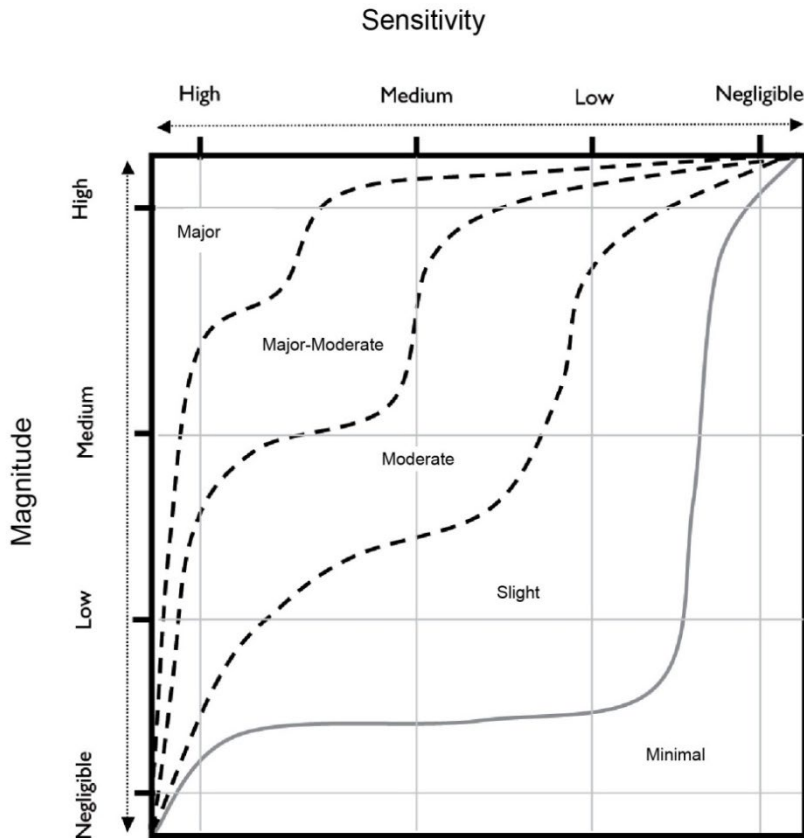


As can be seen from the illustration above, scale (shown as the layers of the diagram) is the primary factor in determining magnitude; most of each layer indicates that magnitude will typically be judged to be the same as scale, but may be higher if the effect is particularly widespread and long lasting, or lower if it is constrained in geographic extent or timescale. Where the Scale of effect is judged to be Negligible the Magnitude is also assumed to be Negligible and no further judgement is required.

3.2.3. Significance

Significance indicates the importance or gravity of the effect. The process of forming a judgement as to the degree of significance of the effect is based upon the assessments of magnitude of effects and sensitivity of the receptor to come to a professional judgement of how important this effect is. This judgement is illustrated by the diagram below:

Diagram 2: Significance



The significance ratings indicate a 'sliding scale' of the relative importance of the effect, with Major being the most important and Minimal being the least. Effects that are towards the higher level of the scale (Major) are those judged to be most important, whilst those towards the bottom of the scale are "of lesser concern" (GLVIA, 3rd edition, para 3.35).

Where intermediate ratings are given, e.g. "Moderate-Slight", this indicates an effect that is both less than Moderate and more than Slight, rather than one which varies across the range. In such cases, the higher rating will always be given first; this does not mean that the impact is closer to that higher rating but is done to facilitate the identification of the more significant effects within tables. Intermediate judgements may also be used for judgements of Magnitude.

3.2.4. Positive/Adverse/Neutral

Effects are defined as adverse, neutral or positive. Neutral effects are those which overall are neither adverse nor positive but may incorporate a combination of both.

The decision regarding the significance of effect and the decision regarding whether an effect is beneficial or adverse are entirely separate. For example, a rating of Major and Positive would indicate an effect that was of great significance and on balance positive, but not necessarily that the proposals would be extremely beneficial.

Whether an effect is Positive, Neutral or Adverse is identified based on professional judgement. GLVIA 3rd edition indicates at paragraph 2.15 that this is a “*particularly challenging*” aspect of assessment, particularly in the context of a changing landscape.

3.3. Cumulative Assessment

Cumulative assessment relates to the assessment of the effects of more than one development.

Developments that are subject to a valid planning application are included where specific circumstances indicate there is potential for cumulative effects to occur, with progressively decreasing emphasis placed on those which are less certain to proceed. Typically, operational and consented developments are treated as being part of the landscape and visual baseline. i.e. it is assumed that consented schemes will be built except for occasional exceptions where there is good reason to assume that they will not be constructed.

Within the study area for this assessment, the scope for potential cumulative effects of the Proposed Development includes Proposed Developments at:

- Land South Of Henham Road Elsenham (LPA Ref UTT/22/2174/PINS) - planning application for up to 130 new homes. Awaiting decision

The cumulative assessment, which focusses on combined effects with the Proposed Development is presented in Section 8.

No other developments requiring cumulative assessment were identified.

3.4. Residential Amenity

This LVIA does not include a separate residential amenity assessment. It is considered that the effects resulting from the Proposed Development would fall below the Residential Visual Amenity Threshold referred to in LI TGN 02/2019 as visual effects “*of such nature and / or magnitude that it potentially affects ‘living conditions’ or Residential Amenity*”. The guidance note further indicates that “*It is not uncommon for significant adverse effects on views and visual amenity to be experienced by people at their place of residence as a result of introducing a new development into the landscape. In itself this does not necessarily cause particular planning concern. However, there are situations where the effect on the outlook / visual amenity of a residential property is so great that it is not generally considered to be in the public interest to permit such conditions to occur where they did not exist before.*”

3.5. Distances

Where distances are given in the assessment, these are approximate distances between the nearest part of the Site and the nearest part of the receptor in question, unless explicitly stated otherwise.

3.6. Assumptions and Limitations

3.6.1. Desk-study & Fieldwork

The baseline conditions of the Site and the surrounding landscape described in the subsequent sections has been informed by desk-study and fieldwork (undertaken in September 2022).

A ZTV study (Figure 7) has been produced and used as a tool to inform the professional judgements made in this LVIA during the iterative masterplan process and stages. The ZTV study has been modelled on the maximum building height parameters available at the time of assessment, but does not take into account smaller scale, local screening features such as hedgerows, individual trees or micro topography.

3.6.2. Future Baseline

With CEPI approved at outline and reserved matters, this development is judged to be part of the future baseline regarding this LVIA. Consequently, this development is considered as built within all baseline descriptions and assessment of landscape and visual receptors. CEPI is expected to be completed by early 2026. Visualisations produced supporting this LVIA illustrate CEPI within the Existing View, Year 1 and Year 15 visuals using the layouts, height and parameters associated with its planning consents.

In addition to the development itself, condition 23 associated with the consent of CEPI states:

“Prior to the occupation of any dwelling a scheme for hedgerow gap planting in the hedgerow to the south of Footpath 15 shall be submitted to and approved in writing by the Local Planning Authority. The hedgerow gap planting shall be undertaken in accordance with the approved scheme.”

The broad location for gap planting is outlined within the plan at Appendix 8. Consequently, the future baseline takes into account this planting within all baseline descriptions and assessment of landscape and visual receptors. It should be noted that gap planting does not extend as far west as Viewpoint 5 along Footpath 15. For the purpose of this assessment, it is assumed that gap planting would be approx. 1.2m high as part of future baseline, but from completion (year 1) and once planting has matures within the Proposed Development (Year 15), gap planting is considered to be 3m and 5m high respectively.

4.0 Planning Policy

4.1 National Planning Policy

Relevant national planning policy is set out in Appendix 5.

4.2 Local Planning Policy

The Site lies within Uttlesford District Council. Current local planning policy is described in the Uttlesford Local Plan (Uttlesford District Council, 2005). The draft Local Plan 2019 was withdrawn in April 2020 and the council are currently at call for sites stage regarding its next Local Plan, as such there are no emerging local planning policies to review.

4.2.1 Uttlesford Local Plan 2005

The Uttlesford Local Plan (Uttlesford District Council, 2005) provides the basis for all planning decisions within the District. In general, policies aim to protect the physical and visual character of the countryside, to retain and enhance existing landscape and ecological features, and to conserve and highlight the unique historic features of landscapes and settlements within the District. Uttlesford District Council made an application in 2007 to save the policies, and all but two were saved.

Saved Local Plan Policies of relevance to landscape and visual issues are listed below:

- Policy S3 – Other Development Limits
- Policy S6 – Metropolitan Greenbelt
- Policy S7 – The Countryside
- Policy S8 – Countryside Protection Zone
- Policy ENV1 – Design of Development within Conservation Areas
- Policy ENV3 – Open Spaces and Trees
- Policy ENV8 – Other Landscape Elements of Importance for Nature Conservation
- Policy ENV9 – Historic Landscapes

The distribution of landscape designations, land use policies and Tree Preservation Orders (TPOs) is presented on Figure 1 in Appendix 10.

Policies of relevance to this LVIA are outlined below:

Policy S3 – Other Development Limits identifies the village of Elsenham as a Key Rural Settlement. It states that development at Elsenham will be permitted within the Development Limits boundary as identified on the proposals map and will need to be compatible with the settlement's character and countryside setting. The entirety of the Site lies outside of the Development Limits of Elsenham as defined by this Policy.

Policy S6 – Metropolitan Greenbelt covers land in the south of the district. The Site sits wholly outside of the area covered by this Policy, which lies west of the M11 Motorway and south of Stansted Mountfitchet and over 1 kilometre to the south west of the Site

beyond Elsenham at its closest point. It is not of relevance to the Proposed Development due to physical and visual separation.

Policy S7 – The Countryside identifies countryside as *“all those parts of the Plan area beyond the Green Belt that are not within the settlement or other site boundaries”*. Where development is proposed within the countryside, the policy goes on to state that: *“planning permission will only be given for development that needs to take place there, or is appropriate to a rural area.”* The policy continues by stating that *“there will be strict control on new building”* and that *“development will only be permitted if its appearance protects or enhances the particular character of the part of the countryside within which it is set or there are special reasons why the development in the form proposed needs to be there”*. The entirety of the Site lies within The Countryside as defined by Policy S7.

Policy S8 – The Countryside Protection Zone identifies an area around Stansted Airport in which *“planning permission will only be granted for development that is required to be there, or is appropriate to a rural area. There will be strict control on new development”*. The policy goes on to state that: *“development will not be permitted if either... new buildings or uses would promote coalescence between the airport and existing development in the surrounding countryside...”* or *“...it would adversely affect the open characteristics of the zone”*. The Site lies immediately to the north of, but entirely outside, the Countryside Protection Zone as defined by Policy S8.

As all of the policies listed above are land use policies rather than specifically identifying valued landscapes, landscape and visual effects on areas outlined above are not further assessed.

Policy ENV1 – Design of Development within Conservation Areas covers the historic core of Henham village, which comprises the Henham Conservation Area. It lies over 1.2 kilometres north east of the Site at its closest point, and is not of relevance to the Proposed Development due to physical and visual separation, which is illustrated by the ZTV which does not indicate any theoretical visibility.

Policy ENV3 - Open Spaces and Trees states that: *“the loss of traditional open spaces, other visually important spaces, groups of trees and fine individual tree specimens through development proposals will not be permitted unless the need for the development outweighs their amenity value”*. Paragraph 5.5 elaborates on the need to retain, protect and (where possible) to enhance *“open spaces of high environmental quality”* such as *“village greens, commons or narrow tongues of agricultural land or woodland or mature gardens”*. It adds that some of these spaces *“may have been left in a state of untidiness but, nevertheless, the existence of the space may be important to the character of the locality”*. The Local Plan states that only the most significant areas covered by Policy ENV3 are illustrated on the Proposals Map. Paragraph 5.5 notes that *“other smaller spaces of importance will also be protected where development would be inappropriate”*. Paragraph 5.6 adds that development *“should avoid taking away features that are prominent elements and enhance the local environment, such as for example, healthy mature trees”*.

The Site includes no elements specifically designated under this Policy.

Policy ENV8 – Other Landscape Elements of Importance for Nature Conservation identifies landscape elements as features of importance for nature conservation. Paragraph 5.13 notes how woodland and hedgerows, in particular, are *“important components in the*

local landscape” and mentions that “*all of the visually important woodlands in the District are shown on the Proposals Map*”. The Site includes no elements specifically identified under this Policy. The Proposals Map does illustrate visually important woodland covered by Policy ENV8 within the study area, the closest of which are Alsa Wood approximately 580 metres to the west and woodland at Hazelmoo Common which lie approximately 870 metres from the Site, separated by the settlement of Elsenham and the M11 motorway.

Policy ENV9 – Historic Landscapes states that development proposals “*likely to harm significant local historic landscapes, historic parks and gardens and protected lanes*” will not be permitted “*unless the need for the development outweighs the historic significance of the site*”. The Proposals Map identifies one historic parkland within the study area at Elsenham Hall, located approximately 800 metres south-east of the Site beyond Stansted Brook at its closest point. CEPI will be located between the Site and Elsenham Hall and will therefore screen any views to Proposed Development. Landscape and visual effects on the Historic Landscape at Elsenham Hall are not further assessed.

The Proposal Map also illustrates a number of protected lanes within the study area, which are considered an “*important element in the character of the countryside*” however the Proposed Development will have no physical effect on these lanes with the closest being over 1km away, effects on their contribution in terms of character will be Negligible.

4.3. Local Guidance

In addition to the policy document identified above, there are local guidance documents as follows:

- Essex Landscape Character Assessment (2003)
- Landscape Character of Uttlesford District (2006)

These form part of the documented baseline and are reviewed in section 5.5, with accompanying commentary on the implications for the development siting and design and the assessment methodology, as appropriate.

5.0 Baseline

5.1. Introduction

An overview of the baseline study results is provided in this section with the full baseline description of the individual landscape and visual receptors being provided alongside the assessment in Section 7.0 for ease of reference.

This section provides a review of the key local guidance documents and identifies those landscape and visual receptors which merit detailed consideration in the assessment of effects, and those which are not taken forward for further assessment as effects *“have been judged unlikely to occur or so insignificant that it is not essential to consider them further”* (GLVIA3, para. 3.19).

Both this baseline section and the effects section describe townscape/landscape character and visual receptors before considering designated landscape. It is common for designations to encompass both character and visual considerations within their special qualities or purposes of designation. It therefore makes a more natural reading sequence to draw together those aspects of character and views which relate to the designation if they have been described earlier in the chapter.

5.2. Topography

Figure 2 illustrates the topography of the Site and its local context.

The topography of the landscape surrounding the Site is characterised by an undulating plateau of higher ground (generally up to 105m Above Ordnance Datum (AOD)). This plateau is incised by valleys, some dry some associated with water courses, such as Elsenham Brook to the south of Elsenham. To the north, approximately 2km from the Site, is the valley of the River Cam which meanders in and out of the study area. To the west beyond the study area, is the wide valley associated with the River Stort. This creates a gently rolling landscape with broad plateaux and ridges that allow views across valleys.

Elsenham and the Site are located on slopes running north-south, the floor of which has formed the natural route for the West Anglia Mainline railway. Historically, development associated with Elsenham settled on the east facing slopes but in more recent times, the village has extended to the western facing slopes to the south of the village (including CEPI), north of Henham Road (B1051). Elsenham currently reaches up to c. 100m AOD on the valley side.

The Site ranges from c. 103m AOD in the east and c. 90m AOD in the west.

In contrast to Elsenham’s development pattern within a valley landform, Henham to the north east is located on localised high ground upon the plateau at approx. 115m AOD.

5.3. ZTV Study

A Zone of Theoretical Visibility (ZTV) study was generated based on the proposed design parameters (provided at Appendix 9). This is shown on Figure 7 in Appendix 10 and indicates areas of potential visibility. The analysis was carried out using a topographic

model and including settlements and woodlands (with heights derived from NEXTMAP 25 surface mapping data) as visual barriers in order to provide a more realistic indication of potential visibility.

The ZTV study was used to aid the identification of those receptors that are likely to be most affected by the Proposed Development and those that may be scoped out. However, areas shown as having potential visibility may have visibility of the development screened by local features such as trees, hedgerows, embankments or buildings. This is typically the case in most studies of this sort.

As can be seen from the ZTV for the proposed scheme, the maximum extent of potential visibility extends up to approximately 3 kilometres in all directions of the Site. To the south potential visibility extends to Tye Green just over 2 kilometres south of the Site. To the south east, potential visibility is limited by Eastend Wood. Woodland cover in the study area has some effect on visibility, breaking it up and resulting in gaps in many areas.

The ZTV for the Proposed Development illustrates potential visibility within the 3km study area from the Site. It indicates potential visibility in all directions generally within 0.5km of the Site boundary. Beyond 0.5km to the south, potential visibility is prevented as it meets the valley of Elsenham Brook. This lack of potential visibility continues to the south-west where Alsa Woods prevents views continuing further in this direction. In contrast potential visibility continues to the north-west, north and east generally up to 1.5km from the Site. Beyond this point, the high ground of the plateaux prevent potential visibility, including the high ground associated with Henham to the north-east. Visibility then picks up again and becomes patchy beyond 2km in distinct locations to the west, north and east. To the south, potential visibility picks up again beyond the valley associated with Elsenham Brook and is fragmented by the number of woodland features in the landscape. Potential visibility is generally limited to the south at approx. 2.5km from the Site due to topography.

5.4. Zone of Visual Influence (ZVI)

As noted above, areas shown as having theoretical visibility may have visibility of the development screened by local features such as trees, hedgerows, embankments or buildings that are not included within the model of the ZTV. Site observations confirm that vegetation associated with field boundaries and infrastructure routes (e.g. railway lines, roads) within the wider landscape would significantly reduce the extent of visibility of the Proposed Development from that illustrated by the ZTV.

Due to roadside vegetation, field boundary features and vegetation in the wider landscape, the main area of visibility towards the Proposed Development is within 1km of the Site. Specifically, CEPI coming forward immediately south of the Site limits views to the wider landscape to the south as well as general lack of visibility towards the Site even before CEPI is delivered (refer to Illustrative Viewpoints A and B ; the vegetation along the railway line limits views west towards majority of Elsenham; the hedgerow north of the Site and associated shoulder of rising ground limits actual visibility to the north and north-east up to the village of Henham; and vegetation associated with Mill Lane limits visibility east. In addition, trees and vegetation associated with the villages of Elsenham, Henham and Old Mead also reduce actual visibility within settlements and beyond.

This anticipated main area of visibility, based on Site observations, are annotated on the ZTV study (Figure 3) as the Zone of Visual Influence (ZVI).

Given the lack of intervisibility between receptors and the Proposed Development, effects on landscape or visual receptors outside the ZVI would be Negligible and are not assessed further.

5.5. Landscape Character

Paragraphs 5.13-5.15 of GLVIA, 3rd edition indicates that landscape character studies at the national or regional level are best used to “*set the scene*” and understand the landscape context. It indicates that Local Authority Assessments provide more detail and that these should be used to form the basis of the assessment of effects on landscape character – with (appropriately justified) adaptation, refinement and interpretation where required.

Relevant assessments are:

- **National Character Area Profile: 86 South Suffolk and North Essex Clayland (NE515) (Natural England, 20 January 2014).**

The Site is situated within South Suffolk and North Essex Clayland (No. 86), defined in Natural England’s ‘Character of England’ map. The South Suffolk and North Essex Clayland is described as an area of broadly flat, chalky, boulder clay plateau dissected by undulating river valley topography with predominantly arable with wooded appearance with some pasture in valley floors.

The national character area provides the context for understanding the landscape within the study area, but given their scale, and the presence of more detailed character areas at a local level, the NCAs are not assessed in detail.

- **East of England Regional Landscape Framework: Stage 2B – Production of final refined Landscape typology, Warnock, S., Farmer, A., Griffiths, J. and Wessex Archaeology and Countryside, 2009.**

The East of England Landscape Framework provides a refinement of the broad contextual understanding set out in the national scale assessment. The Site and much of the surrounding area falls within two Landscape Character Types: ‘Settled Chalk Valleys’ and ‘Wooded Plateau Farmlands’. A further two Landscape Character Types which lie within six kilometres of the Site: ‘Valley Settled Farmland’ and ‘Valley Meadowlands’.

These regional character types provide the context for understanding the landscape within the study area, but given their scale, and the presence of more detailed character areas at a local level, effects on the regional character types are not assessed in detail.

- **Essex Landscape Character Assessment, Chris Blandford Associates, 2003.**

County Landscape Character areas are illustrated on Figure 6. The Site falls within a single Landscape Character Type, Glacial Till Plateau, which consists of the B1 – Central Essex Farmlands Landscape Character Area. The assessment includes detail on the key characteristics of each landscape character type, as well as descriptive text

and information on the sensitivity of the landscape character and key integrated objectives. A summary of key characteristics for these Landscape Character Types is included in Appendix 6.

The Site lies within a transitional area near the edges of a number of Landscape Character Areas identified within the assessment.

Generally, the county scale assessment corresponds with the more detailed district level assessment, with both distinguishing river valleys from large farmland areas; however, the county scale assessment makes a distinction between farmland areas to the east and west of the M11 motorway and West Anglia Mainline railway which is not carried through into the district scale landscape character assessment, within which district scale landscape character areas include land on both sides of the M11 motorway and West Anglia Mainline .

These county character areas provide the context for understanding the landscape within the study area, but given their scale, and presence of more detailed character areas at a local level, effects on the county character areas are also not assessed in detail.

- **Landscape Character of Uttlesford District, Chris Blandford Associates, 2006**
Local landscape character areas from Landscape Character of Uttlesford are shown on Figure 6 in Appendix 10, which are as follows within the 3mk study area.
 - B10- Broxted Farmland Plateau (Site located within).
 - A3 – Stort River Valley (0.6 kilometres, south).
 - B7 – Debden Farmland Plateau (1.7 kilometres, north).
 - B8 – Thaxted Farmland Plateau (2.3 kilometres, north east).

All except B10 – Broxted Farmland Plateau, are excluded from the assessment as they are located beyond the ZVI and are likely to receive Negligible effects. As such only B10 Broxted Farmland Plateau is considered in Section 7.2 of this LVIA to assess direct and indirect effects on landscape character.

5.6. Landscape Fabric

The Site comprises part of one large single arable field rising from c. 90m AOD in the west to c. 103m AOD in the east in a convex form. The land is open with no vegetation or boundary features, with exception to the boundary associated with CEPI, being a new hedgerow feature with trees.

5.7. Visual Receptors

Visual receptors are *“the different groups of people who may experience views of the development”* (GLVIA, 3rd edition, para 6.3). In order to identify those groups who may be significantly affected the ZTV study and baseline desk study and site visits have been used.

The different types of groups assessed within this report encompass local residents within settlements; people using key routes such as roads; cycle ways or long distance paths; people within accessible or recreational landscapes; people using Public Rights of Way; or people visiting key viewpoints. In dealing with settlement, Public Rights of Way and local roads, receptors are grouped into areas where effects might be expected to be broadly similar, or areas which share particular factors in common.

To inform the visual assessment, 9 representative viewpoints and 3 illustrative viewpoints were selected to assess the effects on visual receptors. Following an initial site visit in December 2021, correspondence was issued to UDC in August 2022 setting out the proposed viewpoints and study area to be used in the LVIA to accompany an outline planning application, including for four of the viewpoints to be progressed to Type 3 Photowire visuals. A 3km study area was proposed along with nine representative viewpoints from which to inform the assessment of the likely impact of the Proposed Development. Subsequently, this information was sent to UDC again in September 2022 direct to the landscape officer along with three illustrative viewpoints to demonstrate lack of visibility towards the Proposed Development.

UDC confirmed that they agreed with the proposed viewpoints, study area and proposed visuals from viewpoints 2, 3 4 and 8. A copy of all relevant correspondence is included at Appendix 7.

The locations of representative viewpoints are illustrated on Figure 7 and representative views for each viewpoint are shown in Figures 8-16 (Photograph Panels 1-9) Illustrative viewpoint are shown in Figures 17-19. Visuals for viewpoints 2,3, 4 and 8 are shown on Figures 20-23. All figures are found in Appendix 10.

5.7.1. Visual Environment of Existing Site

As described at Section 5.3, the Site is located upon a west facing slope associated with the settlement of Elsenham. The Site is open with no landscape features at the current time, but given the baseline for this assessment includes CEPI, the new hedgerow and tree edge associated with CEPI to the south, and the development beyond also need to be factored in, which will limit views of the Site from the south. However, vegetation associated with the West Anglia Mainline serves to limit direct views into the Site from within the majority of Elsenham to the west. A hedgerow located north of the Site associated with Footpath 15, that will be gap filled associated with consent of CEPI, as well as underlying topography, serves to limit most views towards the Site from Old Mead to the north, as well as views from Henham to the north-east. The relatively wide ridge of the plateau to the east limits views towards the Site from Mill Road.

From within the Site, upon higher ground, there are views facing west across the valley to the rising development associated with Elsenham along New Road. The skyline to the west is generally wooded, associated with Alsa Woods west of the village. To the north-east, vegetation allows views to the ridgeline associated with Ugley Green, upon which a number of public footpaths are found. Facing west and south, views are limited by underlying topography which creates a localised ridge in the foreground due to the broad plateau shoulder. Views north are generally precluded by the hedgerow associated with

Footpath 15 approximately 100m north of the Site boundary. Views to Old Mead and Henham are generally screened from view due to topography and intervening vegetation.

Lower down the Site, the pedestrian bridge over Elsenham railway station is a significant structure and landmark near the western edge of the Site. The station buildings and associated infrastructure, as well as views to the station car park and employment buildings beyond to the north-west of the Site influence the character of this part of the Site. CEPI delivered to the south of the Site also creates an urban influence over the Site with views to built form through and in between boundary vegetation.

5.7.2. Visual Receptor Groups

The following visual receptor groups are located within the ZVI and would have visibility of varying degrees towards the Proposed Development.:

Settlements

- Residents of, and visitors to, Elsenham – 30m, west
- Residents of, and visitors to, Henham – 900m, north-east

The visual effects on these visual receptor groups are considered at Section 7.3.2.

No accessible and recreational landscapes are located within the ZVI.

5.7.3. Key Routes

Road and Rail

The following main road and rail routes pass through the ZVI:

- Railway line running between London and Cambridge (West Anglia Mainline) (30m west of the Site).

Local Roads

The following local roads pass through the ZVI:

- Station Road (30m, west)
- New Road (100m west)

Recreational Routes

- Regional Sustrans Route 50 (600m east)
- Locally promoted cycle route (The Cutler's Way: Stansted Mountfitchet – Thaxted East of England Tourist Board Cycle Route) (30m, west and 600m, east)
- Users of Public Rights of Way between Elsenham and Henham (Footpaths 1, 5, 15 and 16) – between 100m and 1.3km north east of the Site
- Users of Public Rights of Way north of Ugley Green (Footpath 13) – 1.2km north-west

The visual effects on these visual receptor groups along key routes are considered at Section 7.3.3.

5.7.4. Specific Viewpoints

Ordnance Survey mapping does not indicate any panoramic viewpoints within the 3 kilometre study area and no promoted viewpoints have been identified.

5.8. Landscape Designations and Value

5.8.1. Designated Landscapes

There are no statutory or local landscape designations to be assessed within the ZVI or wider 3km study area.

5.8.2. Local Landscape Value

Within the study area, there are a range of features which contribute to the value of the local landscape. These include the rights of way network, the Harcamlow Way long distance footpath, recreational landscapes and designated heritage assets.

The landscape within the study area is judged to be of Community Value; while they may contain features or landmarks of local interest, they have little or no wider recognition of their value.

6.0 The Proposed Development

6.1. The Proposal

The Proposed Development will comprise the following elements relevant to this assessment as described in more detail in the Design and Access Statement (DAS). Parameter plans associated with the planning application sought for consent and used as a basis of this assessment are provided at Appendix 9, along with the proposed illustrative masterplan:

- Up to 200 dwellings with built form up to 2.5 storeys and 3 storeys high, with main road access from the proposed primary street, connecting the Site to Henham Road via CEPI.
- Open space located along the periphery of the Site to the north and east to allow minimum of 10m wide structural planting to reduce visibility and soften mass of development from views to the north and north-east.
- Ground reprofiling associated with attenuation basins located at bottom of slope in west of Site which also serves to set back development from Elsenham Station.
- Heights of built form are dictated by underlying landform, with taller 3 storey buildings located at the bottom of the slope with shorter buildings located at the top to reduce visibility. It is expected that the majority of built form will be 2 storey with occasional 2.5 and 3 storey buildings, however for the purpose of this LVIA, it is assumed that all buildings are the tallest as set out on the parameter plans at Appendix 9.
- A key pedestrian and cycle route to west of Site through to consented CEPI link to Elsenham Station
- A pedestrian access in south-east of Site to consented primary school in CEPI.
- Ground reprofiling to allow for gravity fed surface water drainage attenuation basins in west of Site;

6.2. Site Fabric

A number of landscape features, comprising parts of the Site's physical fabric, would be modified, added or removed, as follows:

- The replacement of existing arable farmland with residential land and public open space.
- Creation of c. 0.5ha of new mixed native tree belt and woodland
- Creation of c. 400 linear m of native hedgerow along north and eastern boundary
- Creation of c. 0.8ha of species rich grass associated with northern and eastern public open space areas
- Creation of c. 0.5ha of seasonal wetland associated with attenuation basins
- Creation of c. 3.75ha of public open space.

- Planting of street trees along residential streets
- Creation of swales along principal streets

6.3. Design approach in respect of landscape and visual matters

Landscape and visual considerations have informed the design of the submitted proposal. Early studies considered the feasibility of taking the Site boundary through to the northern extent of the hedgerow associated with Footpath 15 and as far east as the boundary of CEPI. However, to ensure that built form is kept to a similar contour to existing development (built and consented) at c. 100m AOD, the Site boundary was contracted. By bring the Site boundary away from the northern boundary, potential effects on Old Mead and Henham were reduced. In addition, proposed structural planting is proposed along the north and eastern edges of the Site to reduce visual effects and soften massing of built form.

In addition to the above, the various policies and recommendations detailed from Section 4 can be grouped as follows that have been reflected within the Proposed Development to limit adverse effects or delivering enhancement opportunities through design:

Enhance natural environment – The Proposed Development seeks to create many new types of habitat for wildlife within the Site, which given the Site has no landscape features currently, would be a significant benefit. This includes woodland, hedgerows, grassland and seasonal wetland. This would replace the current mono-culture of arable farmland to increase biodiversity (up to c.12% biodiversity net gain) within Elsenham, as well as for the amenity and recreation of the local community.

Promote local distinctiveness and character – Wooded skylines are a noticeable characteristic of the landscape around Elsenham, with the exception of the land within and surrounding the Site. Tree and woodland planting along the north and eastern edges of the Site will not only assist with reducing visual effects from landscape to the north east, but will also serve to reinforce and enhance the wooded setting of the village, mirroring to a lesser extent ancient Alsa Woods.

6.4. Construction

It is expected that the southern part of the Site would be constructed first before moving further north. It is assumed that construction would be between early 2024 through to 2026. The construction would be experienced as a short period of initial ground works, followed by the construction of dwellings with the Site increasingly taking on the character of a housing area. Construction activity will be visible from Station Road near to the north-west off the Site and would consist of earthworks, vehicle and plant movement, scaffolding and part-built dwellings at various points across the Site at different stages of the work.

Effects during construction would be a similar scale and extent to those of the completed development but would not be distinct and separate as described from section 7 below. They would also be Short to Medium-term and thus of lower magnitude and significance than the Permanent effects. Effects during the construction period will also be adverse. Key

potential impacts during the construction phase might include the visual effect of site vehicles and construction traffic, within the Site and in surrounding areas; other components typical of construction activities, including workers' accommodation, stockpiles of materials, lighting of specific areas, such as construction compounds; and gradual modification of landscape character as part of a phased programme of works. Effects during construction would be Short to Medium term and temporary and, therefore, Limited.

The assessment below therefore focusses on the Permanent effects of the completed Proposed Development, noting any differences that would arise during construction or where after mitigation planting would mature to reduce effects:

- In the Medium to Long-term following completion of the Proposed Development, before planting matures (year 1 after completion)
- Permanent, following completion of the Proposed Development when planting has established (year 15 after completion)

7.0 Landscape and Visual Effects

7.1. Introduction

This section sets out the effects that the Proposed Development would have on both landscape and visual receptors.

As highlighted under Section 6.4 earlier, effects during construction for this development would be Limited and therefore are not considered within this assessment.

Effects are assessed during the period following completion, when construction is complete but before mitigation planting is fully mature. During this period the effects will gradually reduce as planting along Site boundaries and within the development matures. During the early part of this period effects are likely to be at their greatest.

As additional planting is proposed as part of the scheme, effects, once the vegetation has matured, are also assessed. Up to this point effects are described as Medium Term, thereafter they are considered to be Permanent.

7.2. Effects on Landscape Character

7.2.1. Description of the Site and its Context

As described at Section 5.6 the Site comprises of part of a large single arable field rising up the slope associated with the village of Elsenham. CEPI coming forward to the south of the Site would have a significant urbanising influence across the open Site, which along with Elsenham Station and Elsenham village rising up New Road to the west, further reinforces this character across the Site. The employment building to the northwest, along with the station car park, also aid to erode the rural qualities of the Site.

The Site itself has no landscape features or vegetation.

7.2.2. Extent of Landscape Effects

The development would involve the permanent loss of part of a large arable field which has limited contribution towards local landscape character, and the creation of a residential development with associated infrastructure, entirely changing the character of the Site itself.

Large scale effects on landscape character would be experienced within the Site itself and its adjacent boundaries. These effects would extend further to the north and east of the Site due to their exposed boundaries up to the existing hedgerow to the north (adjacent to Footpath 15) and up to 50m to the east. These effects would be on a Permanent basis. Although boundaries would be enhanced by tree and hedgerow planting, there would be a high degree of change from the present land use to a residential development.

Medium scale effects on landscape character would be experienced in fields further to the north and east of the Site up to approx.. 500m from the Site due to topography which either starts to dip to the north or is upon a broad ridge to the east.

Small scale effects on landscape character would be experienced upon the east facing slopes of the dry valley north of Ugley Green.

The scale and extent of landscape effects as described above are illustrated on Figure 6. Beyond these areas, landscape effects would be limited due to restricted visibility and distance to the Proposed Development. Effects on local landscape character areas identified at section 5.6.1 are described below.

7.2.3. Landscape Character of Uttlesford District (2006)

B10 – Broxted Farmland Plateau Landscape Character Area

The Site lies within this character area, which extends from Ugley in the west towards Great Dunmow in the east, wrapping around the northern and eastern extents of Stansted Airport and including sections of the M11 Motorway and A120 (refer to Figure 6).

Viewpoints 1 – 9 are located within this character area.

A full description of the character area is included in Appendix 5 and the key visual characteristics are identified as:

- *“Gently undulating farmland on glacial till plateau, dissected by River Roding.*
- *Large open landscape with tree cover appearing as blocks on the horizon or as scattered trees along field boundaries, with intermittent hedgerows.*
- *Higher ground where plateau broadens and flattens is expansive and full of big sky views.*
- *Dispersed settlements and few villages of any size.*
- *Some sunken lanes.*
- *Moats, halls and historic farmsteads scattered over the area”.*

The description of this character area highlights the undulating open landscape comprising of large arable farms with few trees except in blocks or near settlements. It notes that *“Settlement pattern is varied: the village of Henham is a nucleated settlement while Takeley and Broxted are linear”* and continues by noting that *“new residential development outside Henham is more suburban; with little link to local building materials or vernacular style”*. The description also notes the major influence of Stansted Airport on the south-western part of the landscape area.

Key characteristics and landscape elements which are identified within the assessment as being sensitive to change include blocks of woodland (visible on the horizon), scattered trees within field boundaries and sunken, often tree-lined lanes. The assessment notes that *“the open nature of the skyline of higher areas of plateau is visually sensitive”*.

The assessment recommends the protection and enhancement of positive features that are essential in contributing to local distinctiveness. The suggested landscape planning guidelines adds that the rural character of the area should be conserved and that deciduous tree planting should be encouraged to mitigate visually intrusive effects of development. Suggested land management guidelines recommend that hedgerows where gappy and depleted should be strengthened.

The assessment notes that overall the character area is recorded as having a moderate to high sensitivity to change. It is judged that the above description accurately reflects the

existing baseline landscape character. Therefore, the susceptibility of the Broxted Farmland Plateau Landscape Character Area to the Proposed Development is judged to be **Medium to High**.

In the vicinity of the Site, there are a limited number of localised features of landscape value within the Broxted Farmland Plateau landscape character area, such as the rights of way network. It is judged that these are appreciated by the local community but have limited wider recognition of their value (Alsa Wood). Overall, the Broxted Farmland Plateau landscape character area is judged to be of **Community** value.

Taking into consideration susceptibility and landscape value, the landscape character area is judged to be of **Medium to Low** sensitivity to the Proposed Development.

As the whole of the Site is located within this character area, there would be direct effects on the parts of this character area in the vicinity of the Proposed Development.

Direct effects on this character area would entail the loss of the open agricultural landscape and its replacement with residential development and areas of open green space within the Site and adjacent area would be of Large scale, Permanent duration and Limited extent. Taking into consideration the scale, duration and extent, effects are assessed to be of Medium magnitude. With a sensitivity of Medium-Low, effects would be **Moderate and Adverse**

Medium scale effects in this landscape character area would occur in the fields to the north and east for approx. 300m. Upon completion in the Medium term, effects would be of Limited extent, which together result in a Low magnitude. Effects would be **Slight**, and on balance **Adverse** becoming **Neutral** as the proposed planting around the development establishes an extended wooded feature on the skyline (Permanent).

Small scale changes in landscape character would occur in the east facing valley fields north of Ugley Green across all durations would be of Limited extent, which together result in Negligible magnitude. Effects would be **Minimal and Adverse**.

Overall, the Proposed Development would urbanise an extremely limited area within B10: Broxted Farmland Plateau adjacent to existing residential development associated with Elsenham and increase the urban influence upon a limited part of the character area. As the influence of Elsenham (including CEPI) and the train station already influences the character of the Site, the scale of effect upon the overall character of B10 Broxted Farmland Plateau is judged to be Negligible, as fundamentally, the character area will be largely unchanged from the baseline. This results in **Minimal and Neutral** effects.

7.2.4. Relationship of Site to Settlement Form and Setting

The Site is located north east of Elsenham village. The current gateway into the village from this direction is broadly at the station car park and railway crossing along Station Road/Old Mead Road. At this location, views into the station and residential properties along Station Road to the south are clearly visible.

The Proposed Development will not advance the existing gateway of the village any further north. Attenuation basins at the bottom of the slope within the Site will be built

form away from Station Road and the station itself, creating a wide green corridor for pedestrian and cycle access associated with CEPI as well as the Proposed Development.

As outlined at section 5.2, Elsenham has historically grown upon the east facing slope, east of the West Anglia Mainline railway. More recent development to the west of the railway, including CEPI means that the Proposed Development would be a natural extension to the village, remaining upon the slopes associated with Elsenham.

The wooded backdrop over Elsenham provided by Alsa Woods is contrasted by a more exposed and open ridge top associated with the Site. The Proposed Development will intrude tree and woodland planting that will enhance the village’s wooded ridgeline setting.

7.3. Visual Effects

7.3.1. Visual Aids

Annotated photographs and visualisations are shown on figures supporting this LVIA. The viewpoint description, description of effects and scale of effect for each viewpoint (see Figure 7 for locations) are set out on photograph panels 1 to 9 (Figures 8 to 16).

Visualisations have been produced for viewpoints 2, 3, 4 and 8 using Type 3 Photowires given the outline proposals for the application. The method of visualisation selected for each viewpoint has been informed by Landscape Institute TGN 06/19 *Representation of development proposals* (refer to Figures 20 to 23 for visuals). Further detail about the visualisation methodology is provided in Appendix 4.

The scale of effect at each viewpoint is summarised in Table 2 below:

Summary of scale of effects on viewpoints

Viewpoint Reference & Location	Distance & Direction	Scale of effect	
		Medium-term	Permanent
Viewpoint 1 – Public footpath FP5, Henham	1.3km, north-east	Small-Negligible <i>Adverse</i>	Negligible <i>Neutral</i>
Viewpoint 2 – Public Footpath FP15/Mill Road, Henham	855m, north-east	Small – Negligible <i>Adverse</i>	Small-Negligible <i>Neutral</i>
Viewpoint 3 – Public footpath FP13 north of Ugley Green	1.2km, north-west	Small-Negligible <i>Adverse</i>	Small-Negligible <i>Adverse</i>
Viewpoint 4 – Public footpath FP15	231m north-east	Medium <i>Adverse</i>	Medium <i>Neutral</i>
Viewpoint 5 – Public footpath FP15 close to Elsenham train station car park	105m, north	Large <i>Adverse</i>	Medium <i>Neutral</i>

Viewpoint Reference & Location	Distance & Direction	Scale of effect	
		Medium-term	Permanent
Viewpoint 6 – Platform at Elsenham Station	78m, west	Large <i>Adverse</i>	Large <i>Adverse</i>
Viewpoint 7 – Footbridge to Elsenham train station, Elsenham	30m, west	Large <i>Adverse</i>	Large <i>Adverse</i>
Viewpoint 8 – New Road, Elsenham	340m, west	Small - Negligible <i>Neutral</i>	Small- Negligible <i>Neutral</i>
Viewpoint 9 – Elsenham Recreation Ground, Elsenham	708m, south-west	Negligible <i>Neutral</i>	Negligible <i>Neutral</i>

Each of the viewpoints is a ‘sample’ of the potential effects, representing a wide range of receptors – including not only those actually at the viewpoint, but also those nearby, at a similar distance and/or direction.

From these viewpoints it can be seen that:

- The extent of **Large** scale visual effects, where the Proposed Development would form a major alteration to key elements, features, qualities and characteristics of the view such that the baseline will be fundamentally changed, would generally be limited to locations within or immediately adjacent to the Site. Examples include views from Elsenham Station and Footpath FP15 (viewpoint 5).
- **Medium** scale effects are limited to areas north east of the Site within 300m due to screening effects of hedgerow adjacent to footpath 15 and topography.
- Beyond approximately 300m from the Site boundary, the scale of effects reduces to **Small**, with topography and vegetation screening a large portion of the scale of development or the development seen in the context of Elsenham.
- Outside of these areas, the Proposed Development would either be screened from visual receptors by vegetation and built form, or the Development would form a Negligible change to views, being seen as a barely perceptible element in the wider view.

7.3.2. Visual Receptor Groups

Settlement

This assessment focuses on effects on groups of visual receptors, incorporating effects on views from public spaces and streets within settlements (or around the houses in areas with isolated dwellings), and the routes and accessible landscape in the surrounding countryside. Residents and visitors within these communities are assessed to be of **High** sensitivity.

Elsenham (immediately adjacent to the south and west of the Application Site)

This group includes residents and visitors to Elsenham, in particular to the north and north-west of the village associated with Station Road (viewpoints 6 & 7) and New Road (viewpoint 8) as well as the nearest public footpath (FP15) north of the village (viewpoint 5). As outlined in Section 5.7.1, the majority of Elsenham village is screened from view to the Site and Proposed Development due to topography and vegetation generally associated with the West Anglia Mainline railway, therefore only a very Limited area of the village would be affected by a change in view. From these locations, the Proposed Development would either be a major alteration to the view, such as from viewpoints 5, 6 and 7 between 30-100m of the Site quickly reducing to a minor alteration with distance such as at Viewpoint 8, approx 350m from the Site.

Visual effects for this limited group (worst case) are Large in scale for all durations, as built form will remain visible on the rising ground of the valley side, for a Limited extent and are assessed to be of Medium magnitude and **Major-Moderate** and **Adverse** effect.

Effects on the open spaces within Elsenham would be of **Negligible** scale. Viewpoint 9 is located within Elsenham Recreation Ground. The photograph shows views of the Proposed Development would be substantially screened by existing built form and vegetation. Effects on open spaces of Elsenham are therefore assessed to be of **Negligible** magnitude and **Minimal** effect.

Effects for the settlement as a whole would therefore be of **Small** scale, **Low** magnitude and **Slight** effect and, on balance, **Adverse**.

Henham (0.9 kilometres, north east)

Henham occupies an elevated position approximately 0.9 kilometres to the north east of the Site and is characterised by its historic core containing numerous characterful buildings set alongside linear greens. Additional areas of 20th century development lie to the south and east of the historic core. Mature broadleaf trees define the perimeter of the village and provide a well treed setting, combining with existing housing to screen views from the historic core of Henham into the surrounding landscape and to the Proposed Development.

This group includes residents and visitors to Henham. Viewpoints 1 and 2 are representative views from the edge of the village facing south-west towards the Site. There are no direct views towards the Site due to the land falling within the Site associated with the valley slope to Elsenham as well as a localised ridge located approximately along the hedgerow associated with Footpath 15. Views towards the Proposed Development would be limited to distant rooftops at the north-eastern corner of the Site seen as a sliver over the intervening hedgerows in the landscape. However, as the proposed vegetation establishes, these slivers of rooftops would be replaced with a wooded setting that would enhance existing views to Alsa Wood on the perceived horizon and maintain visual separation between Henham and Elsenham.

Therefore, visual effects for this group are Small-Negligible in scale in the Medium term for a Limited extent and are assessed to be of a Negligible magnitude and of **Slight-Minimal** and **Adverse** effect changing to **Neutral** as planting matures (Permanent).

Overall, effects on Henham as a whole would be of **Negligible** scale and magnitude and **Minimal** effect.

Old Mead Lane (0.9 kilometres, north)

Old Mead is a hamlet located to the north of Elsenham and the Site. It comprises of residential properties off a private lane that is also a public footpath (FP16) meaning that it has a linear settlement pattern. There is no through-road out of Old Mead whose primary access is off Old Mead Road to the west. Old Mead is located at a lower level than much of Elsenham and the Site, which along with a well treed edge, means that views into and out of Old Mead are limited. Illustrative Viewpoint C (Figure 23) from FP16 demonstrates the lack of visibility towards the Site from within the hamlet. Effects on the settlement as a whole would therefore be of **Negligible** scale and magnitude and **Minimal** effect.

7.3.3. Key Routes

Roads and Rail

For the route as a whole, effects are assessed to be of **Negligible** scale, and of **Negligible** magnitude that are **Minimal**.

West Anglia Mainline railway (near to north western boundary)

Railway travellers see views to the side of the direction of travel, rather than forward or behind and they are assessed to be of **Medium** sensitivity as visual receptors. The West Anglia Mainline passes close to the western boundary of the Site with the station and associated crossing of Station Road near the north-western corner of the Site. The majority of the route is well vegetated which screens views towards the Site. However, as trains approach the station at Elsenham, this vegetation stops allowing clear and direct views into the Site as illustrated by Viewpoints 6 & 7. As trains slow down to make a stop at the village, people within the train along with people waiting or alighting the platform to the west of the rail line will have clear views towards the Proposed Development, albeit for a Limited time along the length of the railway or using the pedestrian bridge will have clear direct views into the Site as it rises up before them.

At all durations, effects on users of the West Anglia Mainline would experience Large scale effects at the Limited location at Elsenham Station which is assessed to be of **Medium** magnitude and of **Moderate** and **Adverse** effect.

For the route as a whole, effects are assessed to be of **Negligible** scale, and of **Negligible** magnitude that are **Minimal**.

Local Roads

None of the local roads within the vicinity of the Proposed Development have been identified as scenic routes (designated for their scenic quality). The sensitivity of users of these routes is therefore assessed to be **Medium**.

Station Road/Old Mead Road (near to the western boundary)

This road is the only approach into Elsenham from the north which connects to a rural network of roads and lanes that service smaller villages and hamlets beyond. There would

be Limited oblique views of the Proposed Development from Elsenham Station car park to Elsenham Railway Station from users traveling in either direction. This stretch of road includes the railway crossing at Elsenham Station, which means that users would occasionally have to stop to wait for passing trains before continuing their journey where drivers and passengers will be able to see the Proposed Development clearly.

Effects on users of Station Road between the station car park and Elsenham Station would be of Large scale in a Limited area at all durations which is assessed to be of Medium magnitude and of Moderate and Adverse effect.

For the route as a whole, effects are assessed to be of **Negligible** scale, and of **Negligible** magnitude that are **Minimal**.

New Road (100m, west)

This local road provides an approach into Elsenham from the north west connecting with Ugley Green. It travels from higher ground at the top of the valley before descending to the floor of the dry valley to meet with Station Road. The road is directly aligned towards the Site from approximately 250m into the village, therefore users travelling in an easterly direction from 400m of the Site will have framed views towards the Proposed Development (viewpoint 8) along the road. In contrast, users travelling west will have no view. Given the built development along either side of New Road and the framed view towards the Site along the road, the Proposed Development is seen in the context of Elsenham. The pedestrian bridge over the station is also aligned with New Road which is seen in front of views towards the Site. Therefore the Proposed Development only forms a minor alteration to the view.

Effects on users of New Road traveling in an easterly direction from within 400m of the Site would experience Small-Negligible scale effects in an Intermediate extent at all durations which is assessed to be of Low magnitude and of **Slight** and **Neutral** effect.

For the route as a whole, effects are assessed to be of **Negligible** scale, and of **Negligible** magnitude that are **Minimal**.

Mill Road (0.6 kilometres east)

Mill Road is the main approach into Henham from the south.

Viewpoint 2 represents oblique views from Mill Road, albeit that most of the route is lined by hedgerow and hedgerow trees that limit views west towards the Site. However, in limited locations where there are gaps in vegetation, slivers of the Proposed Development rooftops may be visible above intervening topography and/or vegetation. As planting matures along the northern and eastern boundaries of the Site, these views will be replaced with an enhanced wooded ridgeline that stitches well with the perceived wooded skyline beyond to the west.

In the Medium-term users of Mill Road would experience Small to Negligible scale effects in Limited locations which is assessed as Negligible magnitude and of **Slight-Minimal** and **Adverse** effect, changing to **Neutral** as planting matures (Permanent).

For the route as a whole, effects are assessed to be of **Negligible** scale, and of **Negligible** magnitude that are **Minimal**.

7.3.4. Recreational Routes - Regional Cycle Route and Locally Promoted Cycle Route

The sensitivity of users of Regional Cycle Route and the Locally Promoted Cycle Route is assessed to be **Medium**.

Sustrans Regional Route 50 (0.6 kilometres east)

This route passes to the north and east of the Site along North Hall Road, through Henham and along Mill Road, linking National Route 11 at Quendon north-west of the Application Site to NCN Link (1) east of Chelmsford.

The route passes through the ZVI as it travels along Mill Lane between Henham in the north and the B1051 to the south.

Effects of users of Route 50 would be similar to road users of Mill Lane who would experience **Small to Negligible** scale effects in **Limited** locations which is assessed as **Negligible** magnitude and of **Slight -Minimal** and **Adverse** effect, changing to **Neutral** as planting matures (Permanent).

For the route as a whole effects are assessed to be **Negligible** magnitude and **Minimal** effect.

The Cutler's Way: Stansted Mountfitchet - Thaxted East of England Tourist Board Cycle Route (located 0.05 kilometres to the west and 0.6 kilometres to the south of the Site)

This is a circular route that passes through Elsenham, Henham, Ugley Green, Stansted Mountfitchet, Thaxted and other rural villages. The routes passes through the ZVI of the Proposed Development to the north-west associated with New Road and Station Road/Old Mead Road and to the east along Mill Road south of Henham. Effects to users on this route would be similar to users of these local roads:

- Station Road/Old Mead Road - Effects on users of Station Road between the station car park and Elsenham Station would be of **Large** scale in a **Limited** area at **all durations** which is assessed to be of **Medium** magnitude and of **Moderate** and **Adverse** effect.
- New Road - Effects on users of New Road traveling in a easterly direction from within 400m of the Site would experience **Small-Negligible** scale effects in an **Intermediate** extent at all durations which is assessed to be of **Low** magnitude and of **Slight** and **Neutral** effect.
- Mill Road - In the **Medium term** users of Mill Road would experience **Small to Negligible** scale effects in **Limited** locations which is assessed as **Negligible** magnitude and of **Slight -Minimal** and **Adverse** effect, changing to **Neutral** as planting matures (Permanent).

For the route as a whole, effects are assessed to be **Negligible** magnitude and **Minimal** effect.

Public Rights of Way (PROW)

No Long Distance Walking Routes were identified that required detailed assessment. The sensitivity of users of PROW is assessed to be **High**.

Users of Public Rights of Way between Elsenham and Henham (Footpaths 1, 5, 15 and 16) – between 100 to 1.3km north-east

These public footpaths provide connections between Elsenham to Henham and Old Mead to Henham and are represented with Viewpoints 1, 2, 4 and 5. All footpaths are north of the hedgeline (to be gap filled associated with CEPI) associated with FP15 which prevents majority of views towards the Proposed Development along with underlying rising ground. However, views from Limited locations along these footpaths would be towards a sliver of built form seen above the intervening hedge/landform before being screen by mitigation planting to north and east boundary of Site over time. The most effected footpath would be footpath 15, which is the closest footpath to the Site. However, as it runs immediately north of the aforementioned hedge, users only have occasional glimpsed oblique views towards the Site where gaps appear outside of the CEPI condition to plant (such as at Viewpoint 5)

Therefore, this user group ranges from Large to Small-Negligible scale from 100m to 1.3km from the Site. Given the Limited extent of views along the route, in the Medium term it is assessed to be of Medium to Negligible magnitude and of **Major-Moderate** to **Slight-Minimal** and **Adverse** effect, changing to **Neutral** once planting has matured (Permanent).

Users of Public Rights of Way north of Ugley Green (Footpath 13) – 1.2km north-west

This footpath provides a connection from Ugley Green travelling in a northeast direction to the M11. The footpath is located on the valley top facing east with more distant elevated views towards the Site. The majority of the Proposed Development would be screened by intervening vegetation associated with the M11, but where development rises up the valley side, views to built form above this vegetation will become available. Traffic along the M11 effects the rural tranquillity of this view and employment buildings north east of the Site can be glimpsed through vegetation which would be more apparent in winter when leaves are off trees. Views from footpath are oblique to the direction of travel, but the panorama available captures the eye. Views to Proposed Development would be limited to the southern section of the route before the wood at Hazelmoor Common obstructs views.

Users of this footpath would experience Small to Negligible scale effects at a Localised extent at all durations which is assessed as Low magnitude and of **Moderate** and **Adverse** effect.

Accessible and Recreational Landscapes

No Accessible and Recreational Landscapes have been identified that require detailed assessment.

7.4. Designated landscapes

7.4.1. Designated landscape

No designated landscapes have been identified within the study area that require assessment.

7.5. Summary of Landscape and Visual Effects

Effects on the receptors assessed above are summarised in the table over page. For receptors where the significance of effects varies, the distribution of effects is summarised. Effects summarised are for Permanent duration once construction is complete and planting has matured.

Table 2: Summary of Effects

Only effects of greater than Negligible magnitude and/or Minimal significance are included in the summary table.

Receptor	Comments	Distance/ Direction	Sensitivity	Magnitude	Significance	Positive /Neutral /Adverse
Landscape Character						
B10 – Broxsted Farmland Plateau	Within the Site and immediate environs	0m	Medium to Low	Medium	Moderate	Adverse
	Within approximately 500 metres			Low	Slight	Neutral
	Near Ugley Green at 1.2km north west			Negligible	Minimal	Adverse
	<i>Overall effects on the character area within the study area</i>			Negligible	Minimal	Neutral
Visual Receptor Groups - Settlements						
Elsenham	Residents and visitors to northern eastern edge (i.e. Station Road) in Elsenham	30m, -west	High	<u>Medium</u>	Major-Moderate	Adverse
	Open spaces within Elsenham			Negligible	Minimal	Neutral
	<i>Overall effects on the village</i>			Low	Slight	Adverse
Visual Receptor Groups – Roads and Rail						
West Anglia Mainline	Users of railway at Elsenham station	30m, west	Medium	Medium	Moderate	Adverse
	<i>Overall effects on route</i>			Negligible	Minimal	Neutral

Receptor	Comments	Distance/ Direction	Sensitivity	Magnitude	Significance	Positive /Neutral /Adverse
Station Road	Users of Station Road from station car park to Elsenham station	30m, west	Medium	Medium	Moderate	Adverse
	<i>Overall effects on route</i>			<i>Negligible</i>	<i>Minimal</i>	<i>Neutral</i>
New Road	Users of New Road travelling east up to 400m from Site	100m, west	Medium	Low	Slight	Neutral
	<i>Overall effects on route</i>			<i>Negligible</i>	<i>Minimal</i>	<i>Neutral</i>
Mill Road	Users of Mill Road south of Henham	600m, east	Medium-Low	Negligible	Slight-Minimal	Neutral
	<i>Overall effects on route</i>			<i>Negligible</i>	<i>Minimal</i>	<i>Neutral</i>
Visual Receptor Groups – Recreational Routes						
Sustrans Route 50	Users of route south of Henham along Mill Road	600m, north east	Medium	Negligible	Slight-Minimal	Neutral
	<i>Overall effects on route</i>			<i>Negligible</i>	<i>Minimal</i>	<i>Neutral</i>
The Cutler's Way: Stansted Mountfitchet - Thaxted East of	Users of route along along Station Road near to Elsenham Station	30m, west	Medium	Medium	Moderate	Adverse
	Users of route along New Road travelling east	100m, west		Low	Slight	Neutral

Receptor	Comments	Distance/ Direction	Sensitivity	Magnitude	Significance	Positive /Neutral /Adverse
England Tourist Board Cycle Route	Users of route along Mill Road south of Henham	600m, north-east		Negligible	Slight-Minimal	Neutral
	<i>Overall effects on route</i>			<i>Negligible</i>	<i>Minimal</i>	<i>Neutral</i>
Users of Public Rights of Way between Elsenham and Henham (Footpaths 1, 5, 15 and 16)	Users of Footpath 15 north of Site	100m north	High	Medium	Major-Moderate	Neutral
	Users of Footpath 15 north-east of Site	855m, north-east		Medium-Low	Moderate	Neutral
	Users of wider footpaths north east of Site towards Henham	Beyond 855m north east		Negligible	Slight-Minimal	Neutral
	<i>Overall effects on users</i>			<i>Negligible</i>	<i>Minimal</i>	<i>Neutral</i>
Users of Public Rights of Way north of Ugley Green (Footpath 13)	Users of Footpath 13 north of Ugley Green	1.2m, north-west	High	Low	Moderate	Adverse

September 2022
Land east of Station Road
Elsenham (Phase II)

8.0 Cumulative Assessment

8.1 Introduction

As indicated in the 'Methodology' Section, the scope for potential cumulative effects of the Proposed Development includes Proposed Developments at:

- Land South Of Henham Road Elsenham (LPA Ref UTT/22/2174/PINS) - planning application for up to 130 new homes. Awaiting decision. Referred to in this assessment as 'LSHR'.

This Proposed Development is located within the study area as shown on Figure 24. The Proposed Development at LSHR are for buildings of storey located on the southern edge of Elsenham, broadly opposite CEPI.

8.2 Assessment Scenarios and Methodology

Cumulative effects are assessed on the same groups of landscape and visual receptors as the assessment for the main scheme. Landscape and visual receptors that are considered to receive effects of Low-Negligible or Negligible magnitude (both localised and overall) from the Proposed Development are not included in this assessment, as an effect of such low magnitude manifestly adds nothing or very little regardless of the effects of other developments. If significant cumulative effects arise on those receptors, they would be as a result of other developments and as such are not relevant for consideration as part of this application.

8.3 Cumulative Effects on Landscape Character

The following landscape character areas are judged to receive Low magnitude or greater effects (locally or overall) as a result of the proposal, and are therefore assessed for cumulative effects:

- B10 – Broxted Farmland Plateau

In relation to B10 Broxted Farmland Plateau, the Proposed Development would result in Medium magnitude to the Site and its immediate environs and Low magnitude changes up to 500m to the north and east of the Site. Beyond these areas, magnitude is below Low and is therefore not considered further as part of this cumulative assessment. These areas below Low magnitude include the site of LSHR. There would be no intervisibility between the Site and LSHR due to CEPI located in between, as well as underlying topography. It is therefore considered that there is **no potential for notable cumulative effects**.

September 2022
Land east of Station Road
Elsenham (Phase II)

8.4. Cumulative Visual Effects

The assessment considers two types of cumulative visual effect, namely effects arising from combined and sequential views. These comprise:

- Combined views which '*occur where the observer is able to see two or more developments from one viewpoint*'. Combined visibility may either be in combination (where several developments are within the observer's arc of vision at the same time) or in succession (where the observer has to turn to see the various developments); and
- Sequential views which '*occur when the observer has to move to another viewpoint to see different developments.*'

This section assesses the anticipated cumulative visual effects arising from the proposal in combination with the existing and approved developments. For linear routes sequential views are also considered where relevant.

8.4.1. Representative viewpoints

Considering the representative viewpoints, there are none that would include notable visibility of LSHR due to intervening topography, vegetation and built form. As such, all viewpoints assessed as part of the main Proposed Development would have **no potential for notable cumulative effects**.

8.4.2. Cumulative Effects on Visual Receptor Groups

The effects of the Proposed Development are highly localised due to the combination of consented developments, topography and intervening vegetation. All receptor groups identified as receiving greater than Low-Negligible magnitude of effect are within 100m of the Site primarily the north-east of Elsenham (i.e. Station Road, West Anglia Mainline, Footpath 15).

There would be no combined views towards the Proposed Development and LSHR from any of the visual receptor groups due to intervening consented development, topography and vegetation.

There would be a sequential view from users of The Cutler's Way Recreational Cycle Route travelling along the circular route. As outlined at Section 7.3, visual receptors in the north-east of Elsenham (i.e. New Road and Station Road) would have views towards the Proposed Development giving rise to maximum effects of Major-Moderate and Adverse. As users travel along Henham Road, they would also experience views of LSHR to the south. This would be experienced after the entrance to CEPI in the north. In both instances, users will have travelled through, or are approaching the village of Elsenham after a distance of approx.. 37km clockwise or approx.. 10km anti-clockwise. This distance between sequential views, and the character of the approach

September 2022
Land east of Station Road
Elsenham (Phase II)

to/from Elsenham means that it is considered that there would be **no notable cumulative effect on users of The Cutler's Way Recreational Cycle Route above the individual effects created by each development.**

Appendix 1 Glossary

Cumulative effects. The additional changes caused by a proposed development in conjunction with other similar developments or as the combined effect of a set of developments, taken together.

Illustrative Viewpoint. A viewpoint chosen specifically to demonstrate a particular effect or specific issues, which might, for example, be the restricted visibility at certain locations.

Landscape Character Areas These are single unique areas which are the discrete geographical areas of a particular landscape type.

Landscape Character Type. These are distinct types of landscape that are relatively homogeneous in character. They are generic in nature in that they may occur in different areas in different parts of the country, but wherever they occur they share broadly similar combinations of geology, topography, drainage patterns, vegetation, and historical land use, and settlement pattern, and perceptual and aesthetic attributes.

Landscape effects. Effects on the landscape as a resource in its own right.

Landscape character. A distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse.

Landscape quality (or condition). A measure of the physical state of the landscape. It may include the extent to which typical character is represented in individual areas, the intactness of the landscape and the condition of individual elements.

Landscape receptors. Defined aspects of the landscape resource that have the potential to be affected by a proposal.

Landscape value. The relative value that is attached to different landscapes by society. A landscape may be valued by different stakeholders for a whole variety of reasons.

Magnitude (of effect). A term that combines judgements about the size and scale of the effect, the extent of the area over which it occurs, whether it is reversible or irreversible and whether it is short or long term, in duration.

Mitigation. Measures which are proposed to prevent, reduce and where possible offset any significant adverse effects (or to avoid, reduce and if possible remedy identified effects).

Representative Viewpoint. A viewpoint selected to represent the experience of different types of visual receptor, where larger numbers of viewpoints cannot all be included individually and where the significant effects are unlikely to differ.

Sensitivity. A term applied to specific receptors, combining judgements of the susceptibility of the receptor to the specific type of change or development proposed and the value related to that receptor.

Specific Viewpoint. A viewpoint because it is key and sometimes a promoted viewpoint within the landscape, including for example specific local visitor attractions, viewpoints in areas of particularly noteworthy visual and/or recreational amenity such as landscapes with statutory landscape designations, or viewpoints with particular cultural landscape associations.

Susceptibility. The ability of a defined landscape or visual receptor to accommodate the specific proposed development without undue negative consequences.

Visual amenity. The overall pleasantness of the views people enjoy of their surroundings, which provides an attractive visual setting or backdrop for the enjoyment of activities of people living, working, recreating, visiting or travelling through an area.

Visual effect. Effects on specific views and on the general visual amenity experienced by people.

Visual receptor. Individuals and/or defined groups of people who have the potential to be affected by a proposal.

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

Definitions from *Guidelines for Landscape and Visual Impact Assessment*, 3rd Edition, Landscape Institute with the Institute of Environmental Management and Assessment, 2013

Appendix 2 References

- 1) The Guidelines for Landscape and Visual Impact Assessment, 3rd Edition, Landscape Institute with the Institute of Environmental Management and Assessment, 2013.
- 2) An Approach to Landscape Character Assessment, Natural England, 2014.
- 3) Special Report – The State of Environmental Impact Assessment Practice in the UK, Institute of Environmental Management and Assessment, 2011
- 4) Landscape Institute Technical Guidance Note 06/19 Visual Representation of development proposals
- 5) Landscape Institute Technical Note 06/17 – Townscape Character Assessment
- 6) Landscape Institute Technical Guidance Note 02/2019 Residential Visual amenity assessment
- 7) Landscape Institute’s Technical Guidance Notes 02-21: Assessing landscape value outside national designations
- 8) European Landscape Convention, 2000
- 9) The Uttlesford Local Plan (Uttlesford District Council, 2005)
- 10) Natural England National Landscape Character Area Profiles (2014)
- 11) East of England Regional Landscape Framework: Stage 2B – Production of final refined Landscape typology, Warnock, S., Farmer, A., Griffiths, J. and Wessex Archaeology and Countryside, 2009
- 12) Essex Landscape Character Assessment (2003)
- 13) Landscape Character of Uttlesford District (2006)

Appendix 3 Methodology

Introduction

This appendix contains additional detail regarding the assessment methodology, supplementing the information provided within the LVIA text. This appendix sets out a standard approach – specific matters in terms of the scope of assessment, study area and modifications to the standard approach for this assessment are set out within the LVIA.

The methodology has the following key stages, which are described in more detail in subsequent sections, as follows:

- Baseline – includes the gathering of documented information; agreement of the scope of the assessment with the EIA co-ordinator and local planning authority; site visits and initial reports to the EIAA co-ordinator of issues that may need to be addressed within the design.
- Design – input into the design / review of initial design / layout / options and mitigation options.
- Assessment – includes an assessment of the landscape and visual effects of the scheme, requiring site based work and the completion of a full report and supporting graphics.
- Cumulative Assessment – assesses the effects of the proposal in combination with other developments, where required.

Baseline

The baseline study establishes the planning policy context, the scope of the assessment and the key receptors. It typically includes the following key activities:

- A desk study of relevant current national and local planning policy, in respect of landscape and visual matters, for the site and surrounding areas.
- Agreement of the main study area radius with the local planning authority.
- A desk study of nationally and locally designated landscapes for the site and surrounding areas.
- A desk study of existing landscape character assessments and capacity and sensitivity studies for the site and surrounding areas.
- A desk study of historic landscape character assessments (where available) and other information sources required to gain an understanding of the contribution of heritage assets to the present day landscape.
- Collation and evaluation of other indicators of local landscape value such as references in landscape character studies or parish plans, tourist information, local walking & cycling guides, references in art and literature.
- The identification of valued character types, landscape elements and features which may be affected by the proposal, including rare landscape types.
- Exchanging information with other consultants working on other assessment topics for the development as required to inform the assessment.

- Draft Zone of Theoretical Visibility (ZTV) studies to assist in identifying potential viewpoints and indicate the potential visibility of the proposed development, and therefore scope of receptors likely to be affected. The methodology used in the preparation of ZTV studies is described within **Appendix 4**.
- The identification of and agreement upon, through consultation, the scope of assessment for cumulative effects.
- The identification of and agreement upon, through consultation, the number and location of representative and specific viewpoints within the study area.
- The identification of the range of other visual receptors (e.g. people travelling along routes, or within open access land, settlements and residential properties) within the study area.
- Site visits to become familiar with the site and surrounding landscape; verify documented baseline; and to identify viewpoints and receptors.
- Input to the design process.

The information gathered during the baseline assessment is drawn together and summarised in the baseline section of the report and reasoned judgements are made as to which receptors are likely to be significantly affected. Only these receptors are then taken forward for the detailed assessment of effects (ref. GLVIA 3rd edition, 2013, para 3.19).

Design

The design and assessment stages are necessarily iterative, with stages overlapping in parts. Details of any mitigation measures incorporated within the proposals to help reduce identified potential landscape and visual effects are set out within the LVIA.

Assessment

The assessment of effects includes further desk and site based work, covering the following key activities:

- The preparation of a ZTV based on the finalised design for the development.
- An assessment, based on both desk study and site visits, of the sensitivity of receptors to the proposed development.
- An assessment, based on both desk study and site visits, of the magnitude and significance of effects upon the landscape character, designated and recreational landscape and the existing visual environment arising from the proposed development.
- An informed professional judgements as to whether each identified effect is positive, neutral or adverse.
- A clear description of the effects identified, with supporting information setting out the rationale for judgements.
- Identification of which effects are judged to be significant based on the significance thresholds set out within the LVIA.

- The production of photomontages from a selection of the agreed viewpoints showing the anticipated view following construction of the proposed development.

Site

The effect of physical changes to the site are assessed in terms of the effects on the landscape fabric.

Landscape and Townscape Character Considerations

The European Landscape Convention (2000) provides the following definition:

“Landscape means an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors.”

And notes also in Article 2 that landscape includes *“natural, rural, urban and peri-urban areas. It includes land, inland water and marine areas”*.

An Approach to Landscape Character Assessment (Natural England, 2014) defines landscape character as:

“a distinct and recognisable pattern of elements, or characteristics, in the landscape that make one landscape different from another, rather than better or worse.”

The susceptibility of landscape character areas is judged based on both the attributes of the receiving environment and the characteristics of the proposed development as discussed under ‘susceptibility’ within the methodology section of the LVIA. Thus, the key characteristics of the landscape character types/areas are considered, along with scale, openness, topography; the absence of, or presence, nature and patterns of development, settlement, landcover, the contribution of heritage assets and historic landscape elements and patterns, and land uses in forming the character. The condition of the receiving landscape, i.e. the intactness of the existing character will also be relevant in determining susceptibility. The likelihood of material effects on the landscape character areas can be judged based on the scale and layout of the proposal and how this relates to the characteristics of the receiving landscape.

The introduction of any development into a landscape adds a new feature which can affect the ‘sense of place’ in its near vicinity, but with distance, the existing characteristics reassert themselves.

The baseline is informed by desk study of published landscape character assessments and field survey. It is specifically noted within An Approach to Landscape Character Assessment (Natural England, 2014) that:

“Our landscapes have evolved over time and they will continue to evolve – change is a constant but outcomes vary. The management of change is essential to ensure that we achieve sustainable outcomes – social, environmental and economic. Decision makers need to understand the baseline and the implications of their decisions for that baseline.”

At page 51 it describes the function of Key Characteristics in landscape assessment, as follows:

“Key characteristics are those combinations of elements which help to give an area its distinctive sense of place. If these characteristics change, or are lost, there would be significant consequences for

the current character of the landscape. Key characteristics are particularly important in the development of planning and management policies. They are important for monitoring change and can provide a useful reference point against which landscape change can be assessed. They can be used as indicators to inform thinking about whether and how the landscape is changing and whether, or not, particular policies – for example - are effective and having the desired effect on landscape character.”

It follows from the above that in order to assess whether landscape character is significantly affected by a development, it should be determined how each of the key characteristics would be affected. The judgement of magnitude therefore reflects the degree to which the key characteristics and elements which form those characteristics will be altered by the proposals.

Landscape value - considerations

Paragraph 5.19 of GLVIA states that *“A review of existing landscape designations is usually the starting point in understanding landscape value, but the value attached to undesignated landscapes also needs to be carefully considered and individual elements of the landscape- such as trees, buildings or hedgerows -may also have value. All need to be considered where relevant.”*

Paragraph 5.20 of GLVIA indicates information which might indicate landscape value, including:

- Information about areas recognised by statute such as National Parks, Areas of Outstanding Natural Beauty;
- Information about Heritage Coasts, where relevant;
- Local planning documents for local landscape designations;
- Information on features such as Conservation Areas, listed buildings, historic or cultural sites;
- Art and literature, identifying value attached to particular areas or views; and
- Material on landscapes of local or community interest, such as local green spaces, village greens or allotments.

An assessment of landscape value is made based on the following factors outlined in Table 1 of the Landscape Institute’s ‘Technical Guidance Notes 02-21: Assessing landscape value outside national designations’: natural heritage; cultural heritage; landscape condition; associations; distinctiveness; recreational; perceptual (scenic); perceptual (wildness and tranquillity); and functional.

In addition to the above list, consideration is given to any evidence that indicates whether the landscape has particular value to people that would suggest that it is of greater than Community value.

Viewpoints and Visual Receptors - considerations

A wide variety of visual receptors can reasonably be anticipated to be affected by the proposed development. Within the baseline assessment, the ZTV study and site visits are used to determine which visual receptors are likely to be significantly affected and therefore merit detailed assessment. In line with guidance (GLVIA, 3rd Edition, 2013); both

representative and specific viewpoints may be identified to inform the assessment. In general, the majority of viewpoints will be representative – representing the visual receptors at the distance and direction in which they are located and of the type(s) that would be present at that location. The representative viewpoints have generally been selected in locations where significant effects would be anticipated; though some may be selected outside of that zone – either to demonstrate the reduction of effects with distance; or to specifically ensure the representation of a particularly sensitive receptor.

- The types of visual receptors likely to be included with the assessment are:
- Users of walking routes or accessible landscapes including Public Rights of Way, National and Regional Trails and other long distance routes, Common Land, Open Access Land, permissive paths, land held in trust (e.g. Woodland Trust, National Trust) offering free public access, and other regularly used, permitted walking routes;
- Visitors to and residents of settlements;
- Visitors to specific valued viewpoints;
- Visitors to attractions or heritage assets for which landscape and views contribute to the experience; and
- Users of roads or identified scenic routes.

Visual receptors are grouped for assessment into areas which include all of the routes, public spaces and homes within that area. Groups are selected as follows:

- Based around settlements in order to describe effects on that that community – e.g. a settlement and routes radiating from that settlement; or
- An area of open countryside encompassing a number of routes, accessible spaces and individual dwellings; or
- An area of accessible landscape and the routes within and around it e.g. a country park; and
- such that effects within a single visual receptor group are similar enough to be readily described and assessed.

With the exception of specific viewpoints, each route, settlement or location will encompass a range of possible views, which might vary from no view of the development to very clear, close views. Therefore, effects are described in such a way as to identify where views towards the development are likely to arise and what the scale, duration and extent of those views are likely to be. In some cases, this will be further informed by a nearby viewpoint and in others it will be informed with reference to the ZTV, aerial photography and site visits. Each of these individual effects are then considered together in order to reach a judgement of the effects on the visual receptors along that route, or in that place.

The representative viewpoints are used as ‘samples’ on which to base judgements of the scale of effects on visual receptors. The viewpoints represent multiple visual receptors, and duration and extent are judged when assessing impacts on the visual receptors.

For specific viewpoints (key and sometimes promoted viewpoints within the landscape), duration and extent are assessed, with extent reflecting the extent to which the development affects the valued qualities of the view from the specific viewpoint.

Visual Receptor Sensitivity – typical examples

	High	Medium	Low
National/International	1	4	8
Local/District	2	5	8
Community	3	6	9
Limited		7	10

- 1) Visitors to valued viewpoints or routes which people might visit purely to experience the view, e.g. promoted or well-known viewpoints, routes from which views that form part of the special qualities of a designated landscape can be well appreciated; key designed views; panoramic viewpoints marked on maps.
- 2) People in locations where they are likely to pause to appreciate the view, such as from local waypoints such as benches; or at key views to/from local landmarks. Visitors to local attractions, heritage assets or public parks where views are an important contributor to the experience, or key views into/out of Conservation Areas.
- 3) People in the streets around their home, or using public rights of way, navigable waterways or accessible open space (public parks, open access land).
- 4) Users of promoted scenic rail routes.
- 5) Users of promoted scenic local road routes.
- 6) Users of cycle routes, local roads and railways.
- 7) Outdoor workers.
- 8) Users of A-roads which are nationally or locally promoted scenic routes.
- 9) Users of sports facilities such as cricket grounds and golf courses.
- 10) Users of Motorways and A-roads; shoppers at retail parks, people at their (indoor) places of work.

Preparation and use of Visuals

The ZTVs are used to inform the field study assessment work, providing additional detail and accuracy to observations made on site. Photomontages may also be produced in order to assist readers of the assessment in visualising the proposals, but are not used in reaching judgements of effect. The preparation of the ZTVs (and photomontages where applicable) is informed by the Landscape Institute’s Technical Guidance Note 06/19 ‘Visual Representation of development proposals’ and SNH ‘Visual Representation of Wind Farms Best Practice Guidance’ (both the 2007 and 2017 editions).

The following points should be borne in mind in respect of the ZTV study:

- Areas shown as having potential visibility may have visibility of the development obscured by local features such as trees, hedgerows, embankments or buildings.

A detailed description of the methods by which ZTVs and visualisations are prepared is included in **Appendix 4**.

In addition to the main visualisations, illustrative views are used as appropriate to illustrate particular points made within the assessment. These are not prepared to the same standard as they simply depict existing views, character or features rather than forming the basis for visualisations.

Cumulative Assessment

Cumulative assessment relates to the assessment of the effects of more than one development. A search area from the proposal site (typically of a similar scale to the study area) is agreed with the planning authority. For each of the identified cumulative schemes agreement is reached with the Planning Authority as to whether and how they should be included in the assessment.

Developments that are subject to a valid planning application are included where specific circumstances indicate there is potential for cumulative effects to occur, with progressively decreasing emphasis placed on those which are less certain to proceed. Typically, operational and consented developments are treated as being part of the landscape and visual baseline. i.e. it is assumed that consented schemes will be built except for occasional exceptions where there is good reason to assume that they will not be constructed.

The cumulative assessment examines the same groups of landscape and visual receptors as the assessment for the main scheme, though different viewpoints may be used in order to better represent the likely range of effects arising from the combination of schemes. The assessment is informed by cumulative ZTVs as necessary, showing the extent of visual effects of the schemes in different colours to illustrate where visibility of more than one development is likely to arise. Cumulative wirelines or photomontages may also be prepared.

In addition, the effects on users of routes through the area, from which developments may be sequentially visible as one passes through the landscape are also considered, if appropriate. This assessment is based on the desk study of ZTVs and aerial photography, and site visits to travel along the routes being assessed.

In relation to landscape and visual cumulative assessment, it is important to note the following:

- For each assessed receptor, combined cumulative effects may be the same as for the application scheme, or greater (where the influence of multiple schemes would increase effects, or where schemes in planning other than the application scheme would have the predominant effects).
- For each assessed receptor, incremental cumulative effects may be the same as for the application scheme, or reduced (where the influence of other schemes in planning would be such that were they consented and considered to be part of the baseline, the

incremental change arising from the addition of the application scheme would be less).

- Subject to the distance and degree of intervening landform, vegetation and structures there may be no cumulative effects.

The way in which the assessment is described and presented is varied depending on the number and nature of scenarios which may arise. This variation is needed in order to convey to the reader the key points of each assessment. For example, the three different cumulative combinations that may arise for an assessment in which there are two existing undetermined applications each can be assessed individually. A situation in which there are 10 applications cannot reasonably be assessed in this way and the developments may need to be grouped for analysis.

Residential Amenity

Paragraph 6.17 of GLVIA, 3rd edition notes that:

“In some instances it may also be appropriate to consider private viewpoints, mainly from residential properties.... Effects of development in private property are frequently dealt with mainly through ‘residential amenity assessments’. These are separate from LVIA although visual effects assessment may sometimes be carried out as part of a residential amenity assessment, in which case this will supplement and form part of the LVIA for a project. Some of the principles set out here for dealing with visual effects may help in such assessments but there are specific requirements in residential amenity assessment”

The guidance also notes that:

“In respect of private views and visual amenity, it is widely known that, no one has ‘a right to a view.’ This includes situations where a residential property’s outlook / visual amenity is judged to be ‘significantly’ affected by a proposed development, a matter which has been confirmed in a number of appeal / public inquiry decisions.”

It is important to note:

“Judgements formed in respect of Residential Visual Amenity should not be confused with the judgement regarding Residential Amenity because the latter is a planning matter. Nor should the judgment therefore be seen as a ‘test’ with a simple ‘pass’ or ‘fail’.

... The final judgement regarding effect on Residential Amenity ... requires weighing all factors and likely effects (positive as well as negative) in the ‘planning balance’.”

The guidance notes that many appeal decisions in which residential visual amenity is considered relate to wind farms. Wind farms are unusually tall developments with a greater chance that they could have such an effect. Most forms of development are unlikely to cause effects of such a high magnitude to render a property an unattractive place in which to live unless in very close to the property and occupying a large proportion of views.

Residential properties closest to the site are viewed on site and from aerial photography to consider whether a residential amenity assessment is required. Where such an assessment is required, it is provided as an appendix to the LVIA and in accordance with the guidance provided in LI TGN 02/2019.

Appendix 4 Visualisations and ZTV Studies

ZTV Studies

ZTV studies are prepared using the ESRI ArcGIS Viewshed routine. This creates a raster image that indicates the visibility (or not) of the points modelled. LDA Design undertake a ZTV study that is designed to include visual barriers from settlements and woodlands (with heights derived from NEXTMAP 25 surface mapping data). If significant deviations from these assumed heights are noted during site visits, for example young or felled areas of woodland, or recent changes to built form, the features concerned will be adjusted within the model or the adoption of a digital surface model will be used to obtain actual heights for these barriers. In this instance 2m resolution LiDAR data has been used to include buildings and vegetation in the ZTV model.

The model is also designed to take into account both the curvature of the earth and light refraction, informed by the SNH guidance. LDA Design undertake all ZTV studies with observer heights of 2m.

The ZTV analysis begins at 1m from the observation feature and will work outwards in a grid of the set resolution until it reaches the end of the terrain map for the project.

For all plan production LDA Design will produce a ZTV that has a base and overlay of the 1:50,000 Ordnance Survey Raster mapping or better. The ZTV will be reproduced at a suitable scale on an A3 template to encompass the study area.

Ground model accuracy

Depending on the project and level of detail required, different height datasets may be used. Below is listed the different data products and their specifications:

Product	Distance Between Points	Vertical RMSE Error
LiDAR	50cm – 2m	up to +/- 5cm
Photogrammetrically Derived Heights	2m – 5m	up to +/- 1.5m
Ordnance Survey OS terrain 5	5 m	up to +/- 2.5m
NextMap25 DTM	25 m	+/- 2.06m
Ordnance Survey OS terrain 50	50 m	+/- 4m

Site-specific topographical survey data may also be used where available.

Photomontages and Photowires

Verified / verifiable photomontages are produced in seven stages. Photowires are produced using the same overall approach, but only require some of the steps outlined below.

- 11) Photography is undertaken using a full frame digital SLR camera and 50mm lens. A tripod is used to take overlapping photographs which are joined together using an industry standard application to create a single panoramic image for each viewpoint. These are then saved at a fixed height and resolution to enable correct sizing when

reproduced in the final images. The photographer also notes the GPS location of the viewpoint and takes bearings to visible landmarks whilst at the viewpoint.

- 12) Creation of a ground model and 3D mesh to illustrate that model. This is created using Environment Agency LiDAR 1m DTM/DSM point data (or occasionally other terrain datasets where required, such as site-specific topographical data or Photogrammetrically Derived Heights) and ground modelling software.
- 13) The addition of the proposed development to the 3D model. The main components of the proposed development are accurately modelled in CAD and are then inserted into the 3D model at the proposed locations and elevations.
- 14) Wireline generation – The viewpoints are added within the 3D CAD model with each observer point being inserted at 1.65m above the modelled ground plane. The location of the landmarks identified by the photographer may also be included in the model. The view from the viewpoint is then replicated using virtual cameras to create a panoramic render, which also include the DTM, DSM and bearing markers.
- 15) Wireline matching – The photographs are matched to the wirelines using a combination of the visible topography, DSM, bearing markers and the landmarks that have been included in the 3D model.
- 16) For the photomontage, an industry standard 3D rendering application is used to produce a rendered 3D view of the proposed development from the viewpoint. The rendering uses materials to match the intended surface finishes of the development and lighting conditions according to the date and time of the viewpoint photograph.
- 17) The rendered development is then added to the photograph in the position identified by the wireline (using an image processing application) to ensure accuracy. The images are then layered to ensure that the development appears in front of and behind the correct elements visible within the photograph. Where vegetation is proposed as part of the development, this is then added to the final photomontage.

In accordance with the guidance provided in Landscape Institute Technical Guidance Note 06/19, visualisations prepared to the technical methodology set out in below. The photowires and photomontages prepared in support of the TVIA will adhere to the Type 3 visualisation specification as surveyed locational accuracy is not generally necessary but image enlargement, to illustrate perceived scale, would be appropriate.

Technical Methodology

Information	Technical Response
Photography	
Method used to establish the camera location	Aerial photography in ESRI ArcGIS along with GPS reading taken on site
Likely level of accuracy of location	Better than 1m
If lenses other than 50mm have been used, explain why a different lens is appropriate	N/A
Written description of procedures for image capture and processing	See above
Make and type of Panoramic head and equipment used to level head	Manfrotto Levelling Head 338 and Manfrotto Panoramic Head MH057A5
If working outside the UK, geographic co-ordinate system (GCS) used	N/A
3D Model/Visualisation	
Source of topographic height data and its resolution	LiDAR
How have the model and the camera locations been placed in the software?	Georeferenced model supplied by architects Camera locations taken from photography viewpoint locations
Elements in the view used as target points to check the horizontal alignment	Existing buildings, infrastructure/road alignments, telegraph poles/street lighting/signage, field boundaries, LiDAR DSM
Elements in the view used as target points to check the vertical alignment	Topography, existing buildings
3D Modelling / Rendering Software	Civil 3D / AutoCAD / 3DS Max / Rhino / V-Ray

Appendix 5 National Planning Policy

The National Planning Policy Framework (NPPF, July 2021) makes clear that the purpose of planning is to help achieve sustainable development (Section 2), and that design (Section 12), and effects on the natural environment (Section 15) are important components of this.

Paragraph 11 sets out that in determining applications for development this means that developments which accord with an up-to-date development plan should be approved. Where the development plan is not fit for the purpose of determining the application, paragraph 11 directs that the permission should be granted unless *“any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole”* or *“the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan”*. The areas or assets of particular importance in respect of landscape and visual matters referred to within the relevant footnote 7 are:

- Area of Outstanding Natural Beauty (AONB);
- National Parks including the Norfolk Broads;
- Heritage Coast.

The list also includes important habitats sites, irreplaceable habitats and / or designated as Sites of Special Scientific Interest; land designated as Green Belt or Local Green Space; designated heritage assets or heritage assets of archaeological interest; and areas at risk of flooding or coastal change.

Section 11 sets out considerations in ‘Making Effective Use of Land’ and notes in paragraph 124 that in respect of development density the considerations should include whether a place is well-designed and *“the desirability of maintaining an area’s prevailing character and setting ... or of promoting regeneration and change”*.

Section 12 sets out consideration in ‘Achieving well-designed places’ and indicates in paragraph 127 (Section 12) that decisions should ensure that developments:

“a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) ...

Section 15 of the NPPF covers both ecological and landscape matters. Paragraph 170 requires that decisions should contribute by:

“a) protecting and enhancing valued landscapes, ... (in a manner commensurate with their statutory status or identified quality in the development plan);

b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;

c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate; ...”

In respect of valued landscapes, paragraph 175 notes that planning policy should *“distinguish between the hierarchy of international, national and locally designated sites”*.

Paragraphs 176 – 178 require that:

“176. Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads. The scale and extent of development within 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.

177. When considering applications for development within National Parks, the Broads and Areas of Outstanding Natural Beauty, permission should be refused for major development⁶⁰ other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of:

a) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;

b) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and

c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.

178. Within areas defined as Heritage Coast (and that do not already fall within one of the designated areas mentioned in paragraph 176), planning policies and decisions should be consistent with the special character of the area and the importance of its conservation. Major development within a Heritage Coast is unlikely to be appropriate, unless it is compatible with its special character.”

Footnote 60 notes that *“whether a proposal is ‘major development’ is a matter for the decision maker, taking into account its nature, scale and setting, and whether it could have a significant adverse impact on the purposes for which the area has been designated or defined”*.

Paragraph 85 requires decisions to ensure that *“...new development is appropriate for its location...”* including by limiting the impact of light pollution on local amenity and *“intrinsically dark landscapes”*.

Planning Practice Guidance for Natural Environment, July 2019

This document is intended to explain the key issues in implementing policy to protect biodiversity, enhance green infrastructure and also contains a section on landscape. This section reiterates the policy set out in the NPPF, highlights the importance of identifying the special characteristics of locally valued landscapes and recommends the use of landscape character assessments.

With regards to National Parks, the Broads and AONBs, the guidance states that:

“Section 11A(2) of the National Parks and Access to the Countryside Act 1949, section 17A of the Norfolk and Suffolk Broads Act 1988 and section 85 of the Countryside and Rights of Way Act 2000 require that ‘in exercising or performing any functions in relation to, or so as to affect, land’ in National Parks and Areas of Outstanding Natural Beauty, relevant authorities ‘shall have regard’ to their purposes for which these areas are designated” (para 039). The same paragraph also requires consideration of the effects of development on the setting of AONBs.

The guidance also highlights that Natural England has published advice on Heritage Coasts. This guidance indicates that heritage coasts are *“managed to conserve their natural beauty and, where appropriate, to improve accessibility for visitors”* (para 043).

This document also provides guidance on green infrastructure, highlighting types of green infrastructure (para 004) and the benefits which they provide (005), including achieving well-designed places as *“green infrastructure exists within a wider landscape context and can reinforce and enhance local landscape character, contributing to a sense of place and natural beauty”* (para 006).

Planning Practice Guidance for Design: process and tools, October 2019

The guidance should be read alongside the National Design Guide and sets out the characteristics of well-designed places and demonstrates what good design means in practice. The guidance indicates that good design relates to 10 characteristics:

- context
- identity
- built form
- movement
- nature
- public spaces
- uses
- homes and buildings
- resources
- lifespan

In respect of the determining applications and the relationship between a proposal and the surrounding context, the guidance notes that:

“permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions ...”

National Design Guide, January 2021

The guidance sets out characteristics of *'beautiful, enduring and successful places'* that reflect the *'Government's priorities and a common overarching framework'* and provides cross references to the National Planning Policy Framework.

The guidance indicates that *'context, history and the cultural characteristics of a site, neighbourhood and region influences the location, siting and design of new developments'*.

In respect of context, the guidance indicates a positive sense of place and further notes that well-designed places are:

- based on a sound understanding of the features of the site and the surrounding context, using baseline studies as a starting point for design
- integrated into their surroundings so they relate well to them
- influenced by and influence their context positively; and
- responsive to local history, culture and heritage.

The guidance indicates that identity *'or character of a place comes from the way that buildings, streets and spaces, landscape and infrastructure combine together... Local character makes places distinctive.'*

In respect of identity, the guidance further notes that well-designed places, buildings and spaces:

- have a positive and coherent identity that everyone can identify with...;
- have a character that suits the context, its history...;
- are visually attractive...

The guidance indicates that nature *'contributes to the quality of a place, and to people's quality of life, and it is a critical component of well-designed places.'* Natural features include *'natural and designed landscapes, high quality public open spaces, street trees, and other trees, grass, planting and water'*.

In respect of nature, the guidance further notes that well-designed places:

- integrate existing and incorporate new natural features into a multifunctional network that supports quality of place
- prioritise nature so that diverse ecosystems can flourish to ensure a healthy natural environment that supports and enhances biodiversity
- provide attractive open spaces in locations that are easy to access

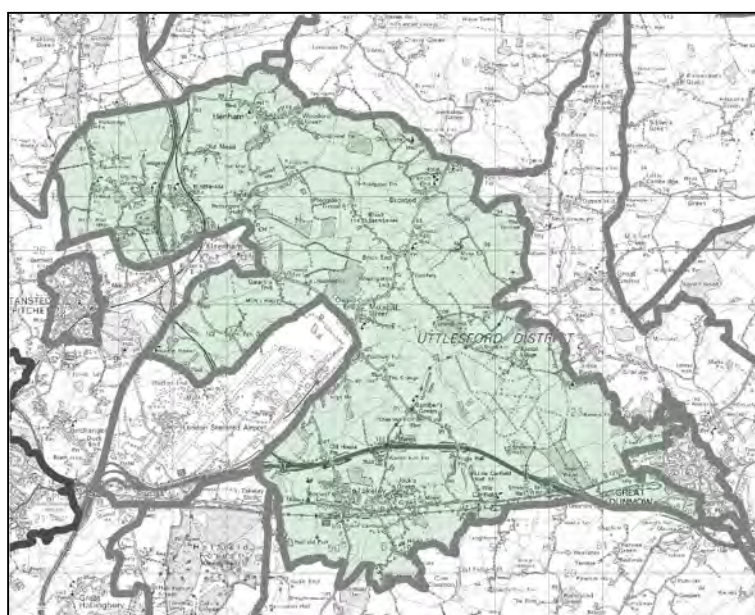
Appendix 6 Extracts from Local Landscape Character Assessment

B10 BROXTED FARMLAND PLATEAU



Key Characteristics

- Gently undulating farmland on glacial till plateau, dissected by River Roding.
- Large open landscape with tree cover appearing as blocks on the horizon or as scattered trees along field boundaries, with intermittent hedgerows.
- Higher ground where plateau broadens and flattens is expansive and full of big sky views.
- Dispersed settlements and few villages of any size.
- Some sunken lanes.
- Moats, halls and historic farmsteads scattered over the area.



Overall Character

This character area is in the glacial till plateau farmland, bisected by the river Roding. It lies between the upper Chelmer and upper Stort river valleys, and stretches from Henham and Ugley Greens eastwards to Molehill Green and the rural fringe to the west of Great Dunmow. Stansted Airport juts into the area at the southwest, and the southern limits reach Puttock's End, below Takeley. This gently undulating arable farmland is in the southern reaches of the boulder clay; the farms are large and the landscape is open, with few trees except in blocks or near settlements. Hedgerows are intermittent and field pattern is delineated mainly by ditches or grass tracks, occasionally with trees or scrub. Rough grassland and pasture for horses can be seen near settlements, bounded by post-and-rail fencing. Tree cover appears in blocks of mixed deciduous types and is often seen as a distant framework on the horizon, or appears to link into a continuous backdrop. The river Roding winds its way southwards from Molehill Green in the centre of the area. Settlement pattern is varied; the village of Henham is a

nucleated settlement while Takeley and Broxted are linear. Most settlements are hamlets or farmsteads scattered over the plateau or along the lanes. The ancient market town of Great Dunmow, to the east of this character area, is the largest in the vicinity. Vernacular buildings are pale colour-washed plaster, many with pargetting, and thatched roofs. Farm buildings are sometimes red brick with black-stained weatherboarding. The historic past is also visible in the many moats, halls and ancient woodland spread over this countryside. New residential development outside Henham is more suburban; with little link to local building materials or vernacular style. This is also apparent in the villages around Takeley. Stansted Airport is a major influence on the character of the southwestern part of this area. Though screened by trees and shrubs, its buildings and tower can be seen in long views. The access roads and perimeter roads have brought an urban feel with them. The sound of aircraft is almost constant. The A120 and the B1256 cut across the southern part of this area, and a small piece of the M11 crosses the northwest corner. Water towers, telegraph poles and telecommunications masts are sometimes seen on the horizon. In spite of the proximity of the airport and major roads in the south and west, there still remain only winding lanes and minor roads for access to the scattered farmsteads. Many of these lanes are sunken, with verges of varying widths, sometimes tree-lined, and often quite peaceful. Many footpaths including the Harcamlow Way cross the area. The texture of the landscape is influenced by the topography and the contrasts with trees, fields and local building materials. Away from the Stansted flight path tranquillity is moderate to strong.

Visual Characteristics

- Churches set on hills are visible in long views.
- Telecommunications masts occasionally visible.
- Stansted Airport and tower visible in long views from many locations within the character area.
- From several locations in the north and east of the character area, panoramic views across the Chelmer Valley slopes and views to Great Dunmow.
- Commercial premises growing around airport.

Historic Land Use

Evidence of historic land use within the Character Area is dominated by pre-18th century irregular fields, probably of medieval origin and some maybe even older, interspersed with linear greens and a number of former common fields. Historic settlement is largely dispersed, comprising church/hall complexes, isolated farms, many moated sites and small hamlets, often along linear greens. The main historic landscape features include:

- A significant proportion of ancient woodland, and many hedgerows which are also of considerable antiquity.
- Intricate, twisting and sunken roads, of ancient origins.

Ecological Features

This Character Area is dominated by intensive and widespread arable agriculture. However, the area does contain 17 sites of nature conservation value. These include:

- Elsenham Woods SSSI and part of High Wood SSSI comprising ancient woodland habitats.
- Halls Quarry SSSI comprising a variety of grassland and scrub habitats.
- Five CWSs with a variety of ancient and semi-natural woodland habitats including: Harland Wood, Lady Wood, Middlefield Wood, Prior's Wood and Hoglands Wood.
- Nine CWSs with a variety of grassland, woodland and wetland habitats including: Palegate Meadow, Broxted, Pledgdon Green, Elsenham Hall Fields, part of Wilkinson's Plantation, Turners Spring, Molehill Green Meadow, Stansted Sewage Works and Fen and Little Easton Airfield.

Key Planning and Land Management Issues

- Past loss of hedgerows and decline in hedgerow management.
- Potential loss of hedgerows and field pattern due to the further introduction of intensive agricultural practices.
- Pressure from increased traffic on rural lanes and erosion of verges.
- Pressure from expansion of village settlements which may be detrimental to landscape character
- Pressure from visually intrusive expansion due to Stansted Airport.
- Potential for erection of new farm buildings on the higher ground, which may be visually intrusive
- Pressure to use quick screening ability of conifer plantings which are out of character with this landscape.
- Pressure for new development from Stansted Airport second runway.

Sensitivities to Change

Sensitive key characteristics and landscape elements within this character area include blocks of mixed deciduous woodland (visible on the horizon) and scattered trees within field boundaries (which are sensitive to changes in land management). The open nature of the skyline of higher areas of plateau is visually sensitive, with new development potentially visible within expansive views across the plateau. Sunken, often tree-lined lanes are also sensitive to new development, or increases in traffic flow associated with such development. There is a sense of historic integrity, resulting from a dispersed historic settlement pattern and several visible moats and halls (the pattern of which is sensitive to change or new development). There are also several important wildlife habitats within the area (including 14 sites of importance for nature conservation, comprising ancient woodland, grassland and wetland habitats) which are sensitive to changes in land management. Overall, this character area has moderate to- high sensitivity to change.

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 the rural character of the area.
- Ensure that any new development responds to historic settlement pattern, especially scale and density, and that use of materials, and especially colour, is appropriate to the local landscape character; such development should be well integrated with the surrounding landscape.
- Encourage the appropriate use of colour as well as deciduous tree planting to mitigate the visually intrusive effects of large modern farm buildings; avoid coniferous screen planting.
- New farm buildings such as sheds should be sensitively located within the landscape to respect local character and avoid the skyline.
- Small-scale development should be carefully sited in relation to existing farm buildings.
- Encourage sensitive conversion of barns which respects traditional materials, built fabric and landscape character.

Suggested Land Management Guidelines

- Strengthen and enhance hedgerows with hawthorn where gappy and depleted.
- Conserve and manage ecological structure of woodland, copses and hedges within the character area.
- Conserve and manage areas of ancient and semi-natural woodland as important landscape, historical and nature conservation sites.
- Conserve historic lanes and unimproved roadside verges.

Appendix 7 Study Area and Viewpoint Agreement

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: E: [External] RE: Elsenham Phase II
Date: 26 September 2022 18:08:00
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)

Dear Peter,

I confirm that the proposed ZTV, and the representative viewpoints, are considered appropriate and agreed.

Kind regards,

Ben Smeeden
Landscape Officer.

From: McKeown, Peter [REDACTED]
Sent: 26 September 2022 15:37
To: Nicola Longland [REDACTED]; Ben Smeeden [REDACTED]
Cc: Marina Solodova [REDACTED]
Subject: [External] RE: Elsenham Phase II

Hi Ben,

It was great to speak with you on Friday.

Have you had a chance to review Nicola's email below? If you could come back to us it would be appreciated.

Thanks

Peter

Classification L2 - Business Data

Peter McKeown MRTPI
Partner

Carter Jonas

Simply better property advice

T: 01223 326809 | M: [REDACTED] | carterjonas.co.uk
One Station Square, Cambridge, CB1 2GA



Please consider the environment. Do you really need to print this email?

From: Nicola Longland [REDACTED]
Sent: Friday, 23 September 2022 13:17
To: [REDACTED]
Cc: McKeown, Peter [REDACTED]; Marina Solodova [REDACTED]
Subject: [Ext Msg] Elsenham Phase II

Hello Ben

I've just been forwarded your details by Peter McKeown at Carter Jonas in relation to proposed residential development at Elsenham Phase II, land east of Station Road on behalf of Bloor Homes (the Applicant).

As you may already be aware, LDA Design are preparing an LVIA to support the outline planning application which is to be submitted imminently.

As part of early engagement with Uttlesford, Peter forwarded our proposed method and viewpoint locations for the LVIA, of which I provide a copy of this information below and attached.

I am writing to consult on the study area and representative viewpoints that will be used to form part of the LVIA as advised within GLVIA3 (Guidelines for Landscape and Visual Impact Assessment, 3rd Edition) in order to understand landscape and visual impacts of the proposed residential development and associated infrastructure within the 8.67 ha (21.42 acres) site area. The proposed development comprises a residential extension to Phase I at Elsenham with associated works including landscape and biodiversity enhancements designed to integrate the development into its landscape context.

The following documents are attached to assist you:

- Zone of Theoretical Visibility (ZTV), proposed representative viewpoint locations and 3km study area plan (8203_007); and
- A schedule of proposed representative viewpoints, including those to be taken through to Type 3 Photowire visualisations.

Please would you confirm whether you agree with, or have any comments on:

1. The proposed study area of 3km from the site boundary; and
2. The proposed representative viewpoints.

The draft ZTV has been generated based on dwelling heights of 10 and 12m above the ground (two and a half and three storeys). The ZTV shown is the maximum theoretical visibility taking into account topography, principal woodlands and settlements, which have been included in the model with the heights obtained from Nextmap 25. The model does not take into account any localised features such as small copses, hedgerows or individual trees and therefore gives an exaggerated impression of the extent of visibility. The actual extent of visibility on the ground will be less than that suggested by the plan, which will be defined as part of our LVIA, although our initial thoughts on a Zone of Visual Influence (ZVI) is illustrated on plan 8203_008. The consented Phase I development at Elsenham has been included as part of settlement obstruction within the ZTV as this will form part of the LVIA's future baseline.

The schedule identifies the proposed representative viewpoints which have been selected to represent a range of distances, directions and locations from where the project is likely to be visible from locations such as settlements, roads, Public Right of Way or accessible recreational locations and high ground with long distance views. This has been informed following an initial desk study and site visit. Please note that for consistency we have incorporated a number of viewpoint locations agreed for Phase I LVIA where it is judged there would be visibility to the proposed development. It should be noted that the consented Phase I development will be treated as future baseline and is expected to screen views south of Elsenham, including along B1051 (Henham Road) and beyond. Indeed existing views south of Elsenham towards the site from initial site survey were extremely limited in publicly accessible locations due to localised changes in topography, built form and vegetation screening longer distance views to the site. We are including a three illustrative viewpoints (A-C) that demonstrate lack of visibility towards the site and proposed development, the locations of which are also illustrated on 8203_007.

If you have any questions or would like to discuss anything regarding the above, please do not hesitate to contact me.

Kind regards

Nicola .

Nicola Longland

Associate

LDĀDESIGN

17 Minster Precincts, Peterborough, PE1 1XX

Tel: +44 (0)1733 310 471 | mob: [REDACTED]

email [REDACTED]

Please consider the environment before printing this e-mail | [Confidentiality Notice](#)

LDA Design is independent and proud to be owned by the people who work here. The brilliance of the collective powers what we do. Find out more [REDACTED]

This e-mail does not constitute any part of an offer or contract, is confidential and intended solely for the use of the individual(s) to whom it is addressed. If you are not the intended recipient be advised that you have received this email in error and that any use, dissemination, forwarding, printing, or copying of this email is strictly prohibited. Although the firm operates anti-virus programmes, it does not accept responsibility for any damage whatsoever that is caused by viruses being passed. Carter Jonas LLP is a Limited Liability corporate body which has "Members" and not "Partners". Any representative of Carter Jonas LLP described as "Partner" is a Member or an employee of Carter Jonas LLP and is not a "Partner" in a Partnership. The term Partner has been adopted, with effect from 01 May 2005, because it is an accepted way of referring to senior professionals. We are committed to protecting your personal information and your right to privacy, please see our [REDACTED]

Carter Jonas LLP

Place of Registration: England and Wales

Registration Number: OC304417

Address of Registered Office: One Chapel Place, London, W1G 0BG.