LDĀDESIGN

Bull Field, Takeley

Landscape and Visual Impact Assessment
June 2023

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

W [redacted]

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

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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 comprises the entirety of an agricultural field parcel named Bull Field, with access provided through an adjacent development parcel to the north-west referred, to as 'Seven Acres'. The proposed access is off Parsonage Road, which is situated to the west of the Site. The Access forms part of the proposals for the adjacent Site (7 Acres) which has planning permission (Ref. No. UTT/22/2744/FUL) for 4no. commercial units. The application boundary also includes Prior's Wood which is designated as Ancient Woodland. The Site is bounded to the southwest by both existing residential development within Takeley and Roseacres Primary School. Smiths Green Lane runs adjacent to the eastern Site boundary, separating the Site from existing development within Little Canfield.

There would be no significant effects on the host Broxted Farmland Plateau Landscape Character Area (LCA) due primarily to the small proportion of the LCA that the Site represents, the long-term visual containment of the Site and resultant low level of visibility to it from the wider context. The maturation of the green infrastructure would soften views towards the development from the wider context, insofar as there would be negligible/no effects on adjacent LCA. Therefore, whilst an adverse effect on the LCA results from the proposals, this effect would not be significant and would be further tempered as mitigation planting matures.

The primary visual permanent effects arising from the proposed development would be on users of both PRoW 48_40 and 48_41(Major, Adverse); reducing to Major-Moderate (Adverse) for dwellings off North Road/Leyfield/Roseacres and off Smiths Green Lane, to the west and east of the Site respectively. These receptors are situated within and adjacent/close to the Site boundary and therefore would experience fundamental/noticeable changes to their baseline views. The visual effects experienced as a result of the proposals reduces rapidly with distance from the Site boundary and therefore the overall number of visual receptors that would experience significant effects is very limited.

A Regional Cycle Network Route runs from Stansted Airport to the north through Bambers Green to the northeast, before routing south along Smiths Green Lane where it joins National Cycle Network Route 16 off Dunmow Road. There would Slight Adverse permanent visual effects upon this receptor within a limited extent.

When taking into account potential cumulative effects of the proposed development, in the context of the Jack's Parcel planning application, long term effects would be no greater than the effects for the proposed development alone.

The following Major and Major-Moderate effects are identified at year 15:

- Major Adverse effects on visual amenity for users of PROW 48_40 and users of PROW 48_41.
- Major-Moderate Adverse effects on the visual amenity of residents within Takeley at North Road, Leyfield, Longcroft and Roseacres.
- Major-Moderate Adverse effects on the visual amenity of residents east of Smiths Green Lane.

These effects will be limited to the site itself and to residents and rights of way users immediately adjoining the site boundaries. Effects of this nature would be likely to result from development on any greenfield site. Effects on the wider landscape and its users are modest, which is due to the high degree of visual containment of the majority of the site, its close association with existing built areas of the settlement and the sensitive design of the proposals, which respond carefully to the surrounding context.

Overall, this LVIA finds that the development proposed within the Site relates well to the existing settlement of Takeley from both a landscape character and visual amenity perspective, such that the proposed development represents a logical area for growth that can be readily assimilated and integrated into this part of the landscape. Whilst the proposed development would yield change and have an adverse effect on the landscape character of the Site, this appraisal finds those effects to be very localised in nature (focused predominantly upon the Site itself).

The proposed scheme demonstrates sensitive design principles (see Design & Access Statement and Landscape Strategy), all of which serve to address concerns regarding potential landscape and visual effects as practicably as possible. The Site has been appraised in detail, which has outlined subsequent sensitivities and in turn guided the masterplan to date.

2.0 Introduction

2.1. Background

LDA Design was commissioned in November 2022 to carry out a landscape and visual impact assessment (LVIA) of the proposed residential development at Bull Field, Takeley on behalf of Weston Homes. The assessment has been carried out by Oliver Wheeler BSc (Hons) MA CMLI and Ruth Knight BA (Hons) Dip LA MA CMLI, both of whom have extensive experience of undertaking LVIAs for a diverse range of proposed developments including residential, mixed-use and renewables. The 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').

This planning application follows an earlier application (application reference: UTT/21/1987/FUL) for development of a wider site encompassing three land parcels known as Seven Acres, Bull Field and Jack's Field, with a subsequent appeal (appeal reference: APP/C1570/W/22/3291524) which was refused.

2.2. The Site and Proposals

Figure 1 places the Site within its local context. The Site comprises the entirety of an agricultural field parcel named Bull Field, with access currently provided through an adjacent development parcel to the west referred to as 'Seven Acres'. The proposed access is off Parsonage Road, which is situated to the west of the Site. The north of the application Site includes Prior's Wood which is designated as Ancient Woodland, with agricultural land located between the northern boundary of the Site and the A120. The Site is bounded to the southwest by Roseacres Primary School and existing residential development within Takeley. Smiths Green Lane runs adjacent to the eastern Site boundary, separating the Site from existing development along Smiths Green. **Figure 3** illustrates the topographic context, with the Site located on a localised ridgeline between the north-south valleys of the River Roding to the east and Pincey Brook to the west. The Site is situated at an elevation of approximately 100-105m Above Ordnance Datum (AOD).

A Regional Cycle Network Route runs from Stansted Airport to the north through Bambers Green to the northeast, before routing south along Smiths Green Lane where it joins National Cycle Network Route 16 off Dunmow Road. Two public rights of way (PRoW) cross the Site, namely PRoW 48_40 and PRoW 49_41, both of which connect to the aforementioned regional cycle route. Both PRoW 48_40 and 49_41 serve to connect Smiths Green and Takeley and form part of a wider network of PRoW that extend out into the surrounding countryside.

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 2km has been used and is deemed as being appropriate to cover all potentially material landscape and visual impacts. The ZTV is illustrated within **Figure 4** of this report. The ZTV does not take into account consented but not yet constructed schemes.

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); Landscape Institute's Technical Guidance Notes 02-21: Assessing landscape value outside national designations; 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 paragraph 170.

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.

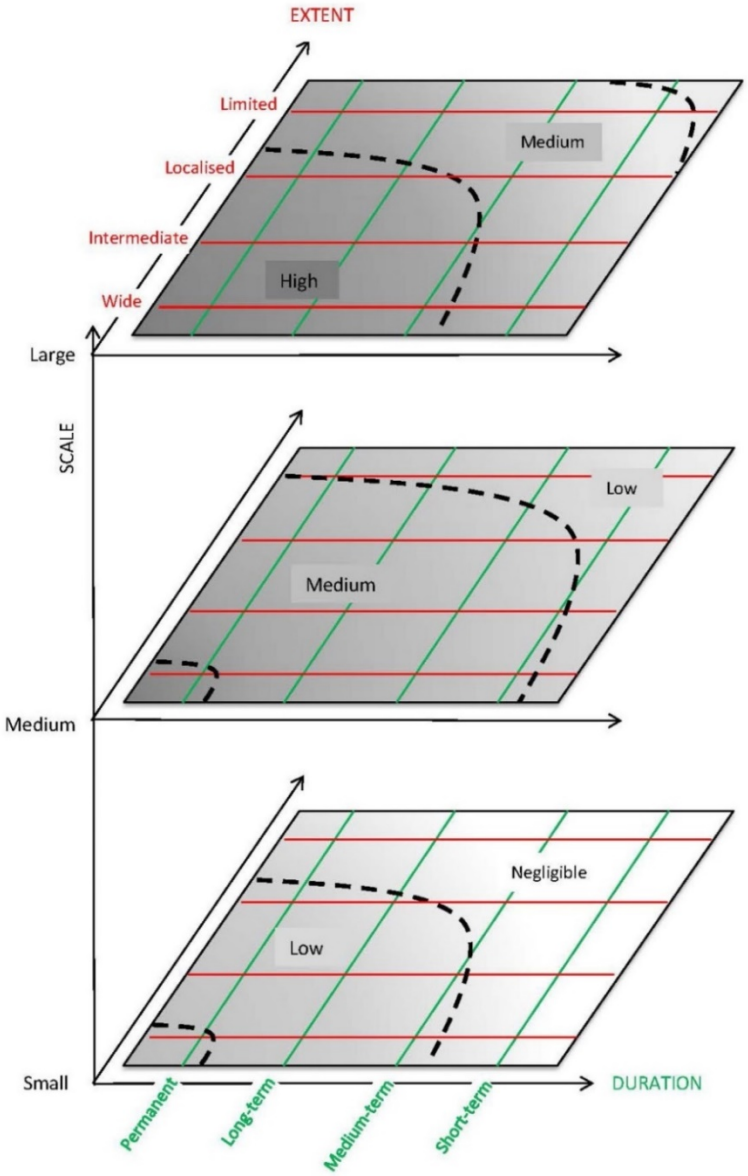
Most effects will be Long term or Permanent; however, Medium or Short term effects may be identified where mitigation planting is proposed or local factors will result in a reduced duration of effect (for example where maturing woodland will screen views in future). The effects arising from the construction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



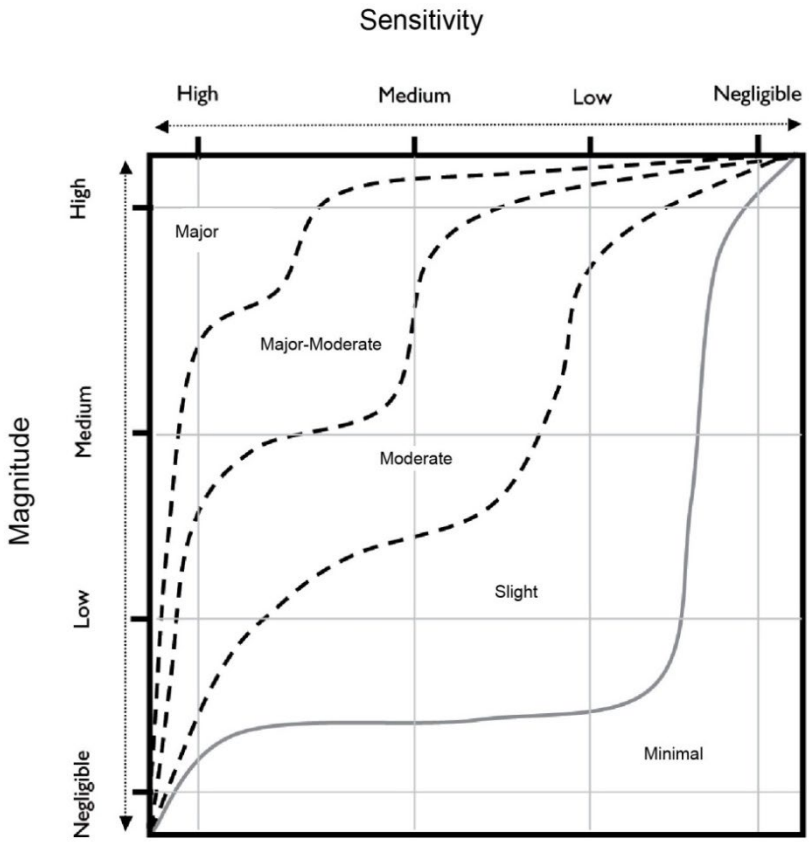
As can be seen from the illustration above, scale (shown as the layers of the diagram) is the primary factor in determining magnitude; most of each layer indicates that magnitude will typically be judged to be the same as scale, but may be higher if the effect is particularly widespread and long lasting, 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 Major or Major-Moderate are considered *"likely to influence the eventual decision"*, whilst those that are Moderate or below 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. For each of the identified cumulative schemes within the study area 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.

A nearby development referred to as 'Seven Acres' (application reference: UTT/22/2744/FUL), located immediately to the north west of the Site with the access into the Site passing through the Seven Acres site, has recently had a resolution to grant planning consent. The proposals are for the construction of 4 industrial/flexible employment buildings with associated landscaping and parking. Two further proposed developments to the north west of the Site also have planning consent. These are 'Land West of Parsonage Road' (application reference: UTT/19/0393/OP), an application for up to 119 no. Dwellings (including affordable housing) including vehicular and pedestrian accesses, infrastructure, open space, footpath links, children's play area, landscaping, green infrastructure, surface water management, wastewater pumping station and associated works, and ' Land East of Parsonage Road' (application reference: UTT/21/2488/OP), an application for up to 88 dwellings (including affordable housing and self/custom-build plots), as well as public open space, children's play area, landscape infrastructure including a buffer to Prior's Wood Ancient Woodland and all other associated infrastructure. As these schemes are all consented, they form part of the baseline for the proposed development. The locations of these schemes are shown on **Figure 5**.

A further nearby proposed development referred to as 'Jack's Parcel', situated to the east of the application Site off Smiths Green Lane, has been identified and will be considered as part of the cumulative assessment, given its proximity to the Site. Jack's Parcel is a valid planning application (application reference: UTT/22/3126/FUL) that proposes the development of "*40 no. dwellings, including open space landscaping and associated infrastructure".*

This application has also been submitted to the Planning Inspectorate under Section 62A (Ref. No. S62A/2023/0016).

The cumulative assessment, which focusses on the combined effects of both Jack's Field and the application Site, are presented in **Section 7.0**.

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 have been informed by desk-study and fieldwork (undertaken in January 2023)

A ZTV study (**Figure 4**) 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, and takes into account topography, principal woodlands and settlements within the study area. It is noteworthy that consented schemes, which have not yet been constructed, have not been taken into account within the 3D model used for the ZTV, given that the data is not yet available to input into the model.

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 is 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 currently no emerging local planning policies to review.

4.2.1. Uttlesford Local Plan (2005)

Policies of relevance to this LVIA are outlined below:

Policy GEN2 – Design states that**:**

"Development will not be permitted unless its design meets all the following criteria and has regard to adopted Supplementary Design Guidance and Supplementary Planning Documents.
a) It is compatible with the scale, form, layout, appearance and materials of surrounding buildings;
b) It safeguards important environmental features in its setting, enabling their retention and helping to reduce the visual impact of new buildings or structures where appropriate;
c) It provides an environment, which meets the reasonable needs of all potential users.
d) It helps to reduce the potential for crime;
e) It helps to minimise water and energy consumption;
f) It has regard to guidance on layout and design adopted as supplementary planning guidance to the development plan.
g) It helps to reduce waste production and encourages recycling and reuse.
h) It minimises the environmental impact on neighbouring properties by appropriate mitigating measures.
i) It would not have a materially adverse effect on the reasonable occupation and enjoyment of a residential or other sensitive property, as a result of loss of privacy, loss of daylight, overbearing impact or overshadowing."

The visual impacts of the proposed development are considered in Section 7.0 of this LVIA.

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."

The effects of the proposed development on site fabric are considered in Section 6.0 of this LVIA.

Policy ENV8 – Other Landscape Elements of Importance for Nature Conservation states that**:**

"Development that may adversely affect these landscape elements including Hedgerows, Linear tree belts, Larger semi natural or ancient woodlands, Semi-natural grasslands, Green lanes and special verges Orchards, Plantations, Ponds, reservoirs, River corridors, Linear wetland features, Networks or patterns of other locally important habitats will only be permitted if the following criteria apply:

a) *The need for the development outweighs the need to retain the elements for their importance to wild fauna and flora ;*

Mitigation measures are provided that would compensate for the harm and reinstate the nature conservation value of the locality."

Policy ENV9 – Historic Landscapes states that:

"Development proposals likely to harm significant local historic landscapes, historic parks and gardens and protected lanes as defined on the proposals map will not be permitted unless the need for the development outweighs the historic significance of the Site."

The impacts of the proposed development on protected lanes is considered in Section 7.0 of this LVIA.

Policy S7 – The Countryside states that:
"The countryside to which this policy applies is defined as all those parts of the Plan area beyond the Green Belt that are not within the settlement or other Site boundaries. In the countryside, which will be protected for its own sake, planning permission will only be given for development that needs to take place there, or is appropriate to a rural area. This will include infilling in accordance with paragraph 6.13 of the Housing Chapter of the Plan. There will be strict control on new building. 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 impacts of the proposed development on local character are considered in Section 7.0 of this LVIA.

Policy S8 – The Countryside Protection Zone states that for the areas around Stansted Airport as defined on the Proposals Map**:**
"In the Countryside Protection Zone 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. In particular development will not be permitted if either of the following apply:
a) New buildings or uses would promote coalescence between the airport and existing development in the surrounding countryside;
b) It would adversely affect the open characteristics of the zone. "

The landscape and visual effects of the proposed development are considered in Section 7.0 of this LVIA.

4.3. Local Guidance

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

- Uttlesford Countryside Protection Zone Study (2016)
- New Settlement Proposals: Landscape and Visual Impact (May 2017)

These documents form part of the documented baseline. The landscape character assessment is reviewed in section 7 in conjunction with the assessment.

4.3.1. Uttlesford Countryside Protection Zone Study (2016)

The overall aim of the study was to assess the extent to which the land within the Countryside Protection Zone (CPZ) is meeting its purposes, as set out in Policy S8 of the Uttlesford Local Plan (2005). This will enable the Council to make informed decisions, should it decide to amend the CPZ through the Local Plan. The main objectives and requirements of the CPZ are '*to maintain a local belt of open countryside around the airport which will not be eroded by coalescing development'*. The CPZ was broken down into ten

parcels. The Site is contained within the southwestern corner of Parcel 5 of the CPZ. Parcel 5 extends from the settlement edges of Takeley and Little Canfield towards the A120. The land north of the A120 falls within Parcel 6. The Study provides the summary of each Parcel's contribution to the CPZ as determined against criteria defined in the report, which informs both the landscape and visual baseline in Section 5.0 of this LVIA.

4.3.2. New Settlement Proposals: Landscape and Visual Impact (2017)

The overall aim of the study was to look at the significance and the effects of change resulting from the development of new settlements on the landscape and on public views and visual amenity. This report was not based on any site-specific Landscape and Visual Impact Assessment (LVIA), or part of an Environmental Impact Assessment (EIA), undertaken by UDC. The Landscape Character Assessment undertaken by Chris Blandford Associates (2006) was used to inform the report. The report recognizes that '*the 2006 study was a relatively broadbrush analysis undertaken at 1:25,000 scale and consequently the degree of sensitivity is not absolute. Furthermore, the Blandford study is not based on any specific Site development proposal*.'

One of the sites considered within this document is the Land at Priors Green at Takeley, which lies in close proximity to the Site. This informs the landscape and visual baseline in Section 5.0 of this LVIA.

5.0 Baseline

5.1. Introduction

An overview of the baseline study is provided in this section, presenting a review of the key local guidance documents and all of the landscape and visual receptors identified within the extent of the study area.

This section has undertaken an initial assessment of all the identified receptors and sets out which receptors merit further detailed consideration in **Section 7.0: Landscape and Visual Effects**; and which receptors 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). Full baseline descriptions are provided alongside the assessment of effects for those receptors taken forward to **Section 7.0**, for ease of reference.

Both this baseline study section and **Section 7.0** describe 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 report.

5.2. Zone of Theoretical Visibility Study

The topography of the study area is illustrated on **Figure 3**. This analysis underpins the Zone of Theoretical Visibility (ZTV) study, which was generated based on the proposed design and has been used as a tool to inform the professional judgements made in this LVIA.

The ZTV is shown on **Figure 4**, indicating areas of potential visibility of the proposed development. The analysis was carried out using a topographic model 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 determine which landscape and visual receptors are likely to be affected and merit detailed consideration in the assessment of effects, and those which are unlikely to have visibility.

It should be borne in mind that the ZTV represents a theoretical model of the potential visibility of the proposed development. In reality, landscape features such as trees, hedgerows, embankments, landform and / or buildings found on the ground, but not accounted for within the surface mapping dataset, are likely to combine to screen the proposed development to a greater degree. As a result, the extent of actual visibility experienced on the ground will be less than suggested by the ZTV study.

5.2.1. ZTV and Zone of Visual Influence (ZVI)

The ZTV study shown on **Figure 4** indicates that the theoretical visibility of the proposed development would be confined to principally around 1.5-2km from the Site to the north-east and north-west, where combinations of landform, vegetation and the built-up area screen views beyond. Prior's Wood restricts visibility of the western and central areas of Bull Field from the north.

To the south, areas of potential visibility become fragmented beyond approximately 0.3km from the Site boundary, where a combination of landform, existing vegetation and built form restrict potential views.

The anticipated main areas of visibility, based on fieldwork observations, hereafter referred to as the 'Zone of Visual Influence' (ZVI), are described below.

The ZVI is predominantly limited to areas in close proximity to the Site, owing in a large part to the built-up context, woodland blocks, trees and tall hedgerows present in the local landscape and also to the topography.

Visibility towards the Site, from the north, is largely contained by Prior's Wood and existing vegetation along field boundaries within the Site's context. Consented development proposals within the study area situated between the Harcamlow Way (PRoW 48_21) and the Site, such as Seven Acres and both Land East and West of Parsonage Road, will also serve to reduce intervisibility when the schemes are constructed. Taking into account the consented development proposals, it is deemed there would be very little to no visibility towards the Site from the Harcamlow Way (PRoW 48_21) upon their completion. Existing built form and vegetation within the local landscape combined with the relatively flat landform, also serve to limit visibility beyond them to the north-west.

To the north-east, at Warish Hall Farm and Parker's Farm, visibility is limited to within approximately 300m of the Site boundary due to a combination of intervening roadside vegetation along Smiths Green Lane, the dense woodland at Prior's Wood and the relatively flat topographic context. To the east, the landform and built-up area of Smiths Green would limit visibility to within approximately 200-300m of the Site boundary. To the south and west, the landform and built-up area of Takeley would limit visibility to within approximately 100m of the Site boundary.

Beyond the immediate context of the Site, there are a small number of locations where there is currently visibility of Prior's Wood only. These include an area of the rising ground at Le Knell's Cottage to the north-west, a section of Bamber's Green at Bury Villas to the north-east, areas of Frogs Hall Farm to the east and a section of the Harcamlow Way adjacent to Church Lane to the west. However, for much of the section between the church and Parsonage Road, the route of the Harcamlow Way runs between hedgerows, which filter views towards the Site. Based on fieldwork observations, it is judged that the Site (other than Prior's Wood) is not visible from these locations.

Based on fieldwork observations, it is judged that landscape or visual receptors outside the ZVI described above would experience **Negligible** change and are not assessed in further detail in this report.

5.3. 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:

- Natural England National Landscape Character Area Profiles (2014)
- Essex Landscape Character Assessment (2003)

- Braintree, Brentwood, Chelmsford, Maldon and Uttlesford Landscape Character Assessments (2006)

Copies of relevant maps and character assessment descriptions of areas taken forward for assessment in **Section 7.2** are included in **Appendix 6**.

5.3.1. National Landscape Character Profiles

There are 159 National Character Area (NCA) profiles across England, providing a broad analysis of each area's characteristics. The Site and immediate study area within 2km is situated within the South Suffolk and North Essex Clayland National Character Area 86 (NCA) as identified in the National Character Area Profiles (2014).

NCA 86: South Suffolk and North Essex Clayland is described as: *"It is an ancient landscape of wooded arable countryside with a distinct sense of enclosure. The overall character is of a gently undulating, chalky boulder clay plateau, the undulations being caused by the numerous small-scale river valleys that dissect the plateau. There is a complex network of old species-rich hedgerows, ancient woods and parklands, meadows with streams and rivers that flow eastwards".*

In addition to that defined above, key characteristics of relevance to the Site include:

- *"An undulating chalky boulder clay plateau is dissected by numerous river valleys, giving a topography of gentle slopes in the lower, wider valleys and steeper slopes in the narrower upper parts.*
- *South-east-flowing streams and rivers drain the clay plateau. Watercourses wind slowly across flood plains,…*
- *Lowland wood pasture and ancient woodlands... Large, often ancient hedgerows link woods and copses, forming wooded skylines.*
- *The agricultural landscape is predominantly arable with a wooded appearance. There is some pasture on the valley floors. Field patterns are irregular despite rationalisation, with much ancient countryside surviving.*
- *… rich archaeology…dot the landscape, forming historical resources.*
- *There is a dispersed settlement pattern of scattered farmsteads, parishes and small settlements around 'tyes' (commons) or strip greens and isolated hamlets. The NCA features a concentration of isolated moated farmsteads and numerous well-preserved medieval towns and large villages.*
- *Winding, narrow and sometimes sunken lanes are bounded by deep ditches, wide verges and strong hedgerows. Transport infrastructure includes the A14, A12, M11 and Stansted Airport.*
- *A strong network of public rights of way provides access to the area's archetypal lowland English countryside".*

The National Character Areas provide context to the assessment but given the scale of the NCAs, and the presence of more detailed character areas at a local level, effects on this NCA are not assessed in further detail.

5.3.2. Regional Landscape Character

Essex Landscape Character Assessment (2003)

At the regional level Essex County Council and Southend-on-Sea Borough Council have published the Essex Landscape Character Assessment (2003). It describes the character of

Essex landscape, including its distinctive attributes and features. 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. It also describes the changes taking place in the landscape and strategic guidance to help guide future development.

This assessment identifies 35 Landscape Character Areas (LCA). The Site lies within LCA B1 Central Essex Farmlands. This LCA extends to cover the surrounding landscape, up to 5km to the west and east and beyond the 2km study area to the south and north. No other LCAs are present within the 2km study area.

These county Landscape 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.

5.3.3. Local Landscape Character

Braintree, Brentwood, Chelmsford, Maldon and Uttlesford Landscape Character Assessments (2006)

Uttlesford District Council has published the Braintree, Brentwood, Chelmsford, Maldon and Uttlesford Landscape Character Assessments (2006), produced by Chris Blandford Associates. This assessment identifies three Landscape Character Types and 20 Landscape Character Areas within Uttlesford District. It includes detail on the key characteristics of each Landscape Character Type, as well as sensitivity analysis, together with the proposed strategy objectives and suggested guidelines for each Landscape Character Area.

The Site lies within LCA B10: Broxted Farmland Plateau. This LCA extends to cover the surrounding landscape, up to 2km to the west, 1.5km to the south and up to and beyond the 2km study area to the north and east. It therefore provides the key focus of landscape character across the setting of the Site and covers most of the visibility from key points to the west, east and south. Copies of relevant maps and character assessment descriptions for this LCA are included in **Appendix 6.**

Two other LCAs are present within the 2km study area. LCA B14: Roding Farmland Plateau lies approximately 1.4km to the south of the Site and extends beyond the 2km study area, and LCA B12: Hatfield Forest Farmland Plateau lies approximately 1.4km to the west.

Whilst the ZTV (**Figure 4**) indicates visibility within these two LCAs, they are located beyond the ZVI and these Landscape Character Areas would experience **Negligible** change and are not assessed in further detail in this report.

5.4. 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, baseline desk study and Site visits have been used.

The different types of groups assessed within this report encompass local residents; people using key routes such as roads; cycle ways; people within accessible or recreational landscapes; people using Public Rights of Way; or people visiting key viewpoints. In

dealing with areas of 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.

Nine representative viewpoints have been selected to assess the effects on visual receptors and agreed with Uttlesford District Council.

5.4.1. Visual Environment of Existing Site

As shown in **Figure 1** the Site is approximately 18.2ha and largely comprises one medium-sized arable field as well as Prior's Wood to the north; an area of Ancient Woodland. Site access is proposed through the Seven Acres development situated to the northwest of Bull Field. Taking into account the character and intervisibility, the Site can be broadly separated into the following three separate areas:

- Bull Field - Western and Central areas

  The northern extent of Bull Field is largely bound by Prior's Wood, which provides a high degree of visual enclosure. Bull Field is also bound by the existing urban area of Takeley, to the west and south, which also serves to enclose the Site. These development areas have an urbanising influence on the perceptual qualities of the Site, given the direct intervisibility with existing residential development from within Bull Field. As a result, the western and central areas of Bull Field are more closely associated with existing development within Takeley as opposed to the wider countryside to the north and east, beyond Prior's Wood. Bull Field extends eastwards towards Smiths Green Lane, which has a more rural character, as outlined below.

- Bull Field - Eastern area

  The eastern area of Bull Field adjoins Smiths Green Lane along the Site's eastern edge. This area of the field has a more visually open relationship with the undeveloped rural landscape to the north, towards Maggots Field. Existing residential development is situated adjacent to the southern and eastern Site boundaries, including residential development off Smiths Green Lane. It is considered that this area of the Site has a more rural character and fewer urban influences, when compared to the western Site area.

- Prior's Wood

  This area of ancient woodland forms part of the Site boundary and will be retained as part of the proposed development, with a buffer provided between the edge of the woodland and any proposed built development, continuing to play its existing role within the landscape. This woodland serves to largely restrict intervisibility between the western and central Site areas, and wider agricultural landscape to the north.

The Site is relatively flat with topographic levels at approximately 100 to 102m AOD. The highest point is approximately 103m AOD at the centre of Bull Field. An overgrown ditch forms the Site's boundary to Smiths Green Lane along the eastern edge of Bull Field.

Smiths Green Lane runs between Dunmow Road and Bamber's Green. The southern section of the lane has residential development on either side forming Smiths Green, with the majority set back and separated from the highway by common land/open verges. Hedgerow, scrub and tree's line Smiths Green Lane and serve to partially restrict visibility out towards the wider landscape. However, where there are either gaps in vegetation or

where hedgerow has been maintained at lower heights, there are short distance, partially filtered views towards the Site.

Parsonage Road (to the west of the Site) has a north-south alignment and is one of the primary roads within Takeley. It forms a crossroads with Dunmow Road (the B1256) in the centre of Takeley, at the Four Ashes Crossroad. Views towards the Site from Parsonage Road are restricted by a combination of mature roadside vegetation and existing commercial and residential development at the roadside. Receptors along this road are already located within an urban environment and experience urban influences.

The arable land within the Site is bound along its western, southern and eastern boundaries by the settlement areas of Takeley and Smiths Green. To the north, beyond Prior's Wood, the agricultural landscape is generally open, which is characteristic of the Broxted Farmland Plateau, and extends beyond the A120 corridor towards London Stansted Airport and Bambers Green to the north-west and north-east respectively.

The A120 forms an east-west route linking the M11 and London Stansted Airport with the A12, Colchester and Harwich. It is predominantly at grade or in minor cutting as it passes the Site approximately 200m-500m to the north. Local roads (including Parsonage Road and Smiths Green Lane) pass over the A120 via road bridges which, together with the parts of the carriageways where not in cutting, are visible in the landscape.

5.4.2. Visual Receptor Groups

Visual effects are assessed for groups of visual receptors within close proximity of each other and that are judged to experience similar visual effects arising from proposed development. These are referred to as 'visual receptor groups' and include motorists on local roads, users of rights of way and local residents or visitors to settlements.

The following visual receptor groups have been identified within the extent of the ZVI (described in **Section 5.3**) and are taken forward for detailed assessment in **Section 7.0**. The extents of the Visual Receptor Groups described below.

It is judged that for those visual receptors located outside of the ZVI there would be little to no visibility of proposed development, and that effects would be **Negligible** at most. Visual receptors located outside of the ZVI are not taken forward for detailed assessment.

Table 1: Visual Receptor Groups taken forward for assessment

Visual Receptor Group Name		Location / Description
(1)	Visitors and workers at Weston Business Centre and the future Seven Acres development	This group includes visitors to and workers at Weston Business Centre and the future Seven Acres development. See Viewpoint 8.
(2)	Residents within Takeley at North Road, Leyfield, Longcroft and Roseacres	This group includes residents within Takeley at North Road, Leyfield, Longcroft and Roseacres. See Viewpoint 7.
(3)	Users of PRoW 48_40 and PRoW 48_41	This group includes users of PRoW 48_40 and PRoW 48_41, which both pass through the Site. See Viewpoints 4, 6 and 9.
(4)	Residents east of Smiths Green Lane	This group includes residents in properties east of Smiths Green Lane, including Woodside, Hollow Elm, Cherrups and Pippins, as well as The Limes, Limes

		Cottage and No's 1 and 2 Maggotts Cottages. It also includes walkers, cyclists and motorists using Smiths Green Lane. See Viewpoints 2-5.
(5)	Users of PRoW 48_25	This group includes users of PRoW 48_25 to the north east of the Site. See Viewpoint 2.
(6)	Residents west of Smiths Green Lane	This group includes residents west of Smiths Green Lane, including No's 1 and 2 Bull Cottages, Crown Cottage, The Cottage and Goar Lodge. See Viewpoints 5 and 6.
(8)	Residents at Parsonage Road	This group includes residents along Parsonage Road, as well as walkers, cyclists and motorists using the road itself.
(9)	Residents / Workers at Warish Hall and Residents at Parkers Farm	This group includes workers and residents at Warish Hall and Parkers Farm to the north east of the Site. See Viewpoint 1.

5.4.3. Roads and Rail

The following routes pass through the study area, note all distances are approximate:

Main Roads

- A120 (200m, north)

At most a **Negligible** scale of change would occur for receptors on this route located outside of the ZVI and effects on these motorists are not assessed further.

5.4.4. Long Distance Walking Routes

Figure 1 shows that there is a number of long-distance walking routes present within the study area, which are as follows:

- Harcamlow Way (PRoW 48_21) (300m, north)
- Flitch Way - forms part of a former railway line from Braintree to Bishops Stortford (300m, south)
- Three Forests Way (2km, south-west)

The baseline research, ZTV study (**Figure 4**) and field study has confirmed there would be very limited, glimpsed visibility towards the Site for these receptors given the intervening development, vegetation and landform.

At most a **Negligible** scale of change would occur for receptors on these routes outside of the ZVI and effects on these walkers are not assessed further.

5.4.5. National, Regional and Local Cycles Routes

Figure 1 shows that there are a number of Cycle Routes present within the study area, which are as follows:

- A Regional Cycle Network Route runs from Stansted Airport to the north through Bambers Green to the northeast, before routing south along Smiths Green Lane where it joins National Cycle Network Route 16 off Dunmow Road (0m, east)

The visual effects upon users of this cycle route are considered in Section 7.0.

There are a number of routes that pass through the study area which are excluded from the detailed assessment. These are:

- National Cycle Network Route 50 starts south of Dunmow Road and follows Great Canfield Road through Hope End Green and Puttock's End routing south-east to Great Canfield (500, south-west)
- National Cycle Network Link Route runs east of Station Road through Sycamore Close to join National Cycle Network Route 16 (400m, south-west)
- National Cycle Network Link Route runs from Smiths Green Lane through Dunmow Road to join Great Canfield Road (200m, south)
- National Cycle Network Route 16 starts near Stansted and follows the disused railway path along the northern edge of Hatfield Forest, through Takeley (intersecting with National Route 50) until Great Dunmow (300m, south)

The ZTV study (**Figure 4**) and field study has confirmed there would very limited, glimpsed visibility for these receptors given the intervening vegetation and built form.

At most a **Negligible** scale of change would occur for receptors on these routes outside of the ZVI and effects on these cyclists are not assessed further.

5.4.6. Accessible and Recreational Landscapes

Figure 1 shows that there is an accessible/recreational landscape within the study area and ZVI, which is the Open Access Land and Registered Common Land at Jacks Green (200m, east).

The visual effects on users of this accessible landscape are considered in Section 7.0 as part of Visual Receptor Group 4.

There are a number of accessible and recreational landscapes within the study area which are excluded from the detailed assessment, note all distances are approximate. These are:

Accessible Landscape

- Flitch Way Country Park (300m, south)
- Hatfield Forest National Nature Reserve and Hatfield Forest Country Park (1.5km, south-west)

The ZTV study (**Figure 4**) and field study has confirmed there would very limited, glimpsed visibility for these receptors given the intervening vegetation and built form.

At most a Negligible scale of change would occur for receptors using these accessible landscapes, which are located outside the ZVI and effects on these users are not assessed further.

5.4.7. Specific Viewpoints

Ordnance Survey mapping does not indicate any panoramic viewpoints within the 2km study area, and no promoted viewpoints have been identified.

5.5. Landscape Designations and Value

5.5.1. Designated Landscapes

There are no designated landscapes located within the study area.

5.5.2. Local Landscape Value

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."

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.

Within the study area there are a number of features that contribute to the value of the local landscape. These features include:

- Publicly accessible landscapes;
- The Public Rights of Way network;
- Hatfield Forest Country Park and habitats associated with it;
- Flitch Way Country Park and habitats associated with it;
- The distribution of woodlands and well-treed and established network of field boundaries; and
- Designated heritage assets

On the basis of the evaluation above, only two of the factors has been evaluated as being of a 'Local' value, with most of the criteria assessed as either of 'Community' value or 'Limited' value. The landscape value of the Site should be considered of a 'Community' value, which is defined as an "*everyday landscape which is appreciated by the local community but has little or no wider recognition of its value*". The Inspector for the appeal on the previous scheme (appeal reference: APP/C1570/W/22/3291524) agreed with this assessed landscape value.

New Settlement Proposals: Landscape and Visual Impact (2017)

This document prepared by Uttlesford District Council is based on the Landscape Character Assessment undertaken by Chris Blandford Associates (2006). It looks at the significance and the effects of change resulting from the development of new settlement on the landscape and on public views and visual amenity.

One of the Sites considered within this document is the Land at Priors Green at Takeley which lies immediately east of the Application Site. The Priors Green Site was described as '85.2ha (Developable Area 58.1ha) Total number of housing units proposed 1,700. Employment land proposed 0.6ha. 1no. Primary School. Local Centre 0.4ha'.

Overall, the landscape character area was considered to have a moderate to high sensitivity to change and the Council's assessment concluded that:

'*Whilst the proposed development would undoubtedly result in a significant change to the visual character of the Site itself, it is considered the visual impact of the development on the surrounding landscape would be limited with the implementation of appropriate landscape mitigation measures. The relatively flat nature of the Site combined with the visual containment provided by Prior's Wood to the north east of the Site, and the physical containment of the northern extent of the proposed development provided by the A120, reduces the potential impact of the proposed development on the wider landscape*'. Whilst the Warish Hall Farm Site was not included in this assessment, the findings with regards to the visual containment provided by Prior's Wood and the physical containment provide by the A120 are relevant to the application Site and inform the assessment of landscape sensitivity and both landscape and visual effects in Section 7.0.

5.5.3. Uttlesford Countryside Protection Zone

Figure 2 illustrates the extent of the Uttlesford Countryside Protection Zone, which is a spatial planning policy rather than a landscape designation. The main objectives and requirements of the Countryside Protection Zone are '*to maintain a local belt of open countryside around the airport which will not be eroded by coalescing development*'. The CPZ was broken down into ten parcels in the Uttlesford Countryside Protection Zone Study (2016). The Site is contained within the southwestern corner of Parcel 5 of the CPZ. Parcel 5 extends from the settlement edges of Takeley and Little Canfield towards the A120. The land north of the A120 falls within Parcel 6.

The Study provides the following summary of Parcel 5's contribution to the CPZ:

To protect the open characteristics of the CPZ: Medium

"The parcel contains limited development and has a relatively strong sense of openness. Land use within the parcel includes large arable fields, small, wooded areas and the hamlet of Smith Green and some isolated farms (Frogs Hall Farm/Parker's Farm/Warren Farm) Recent residential development on the edge of Little Canfield has encroached on open land on the southern boundary of the parcel. The A120 runs along the northern boundary".

To restrict the spread of development from the airport: Medium

"The A120 is a strong durable barrier features which has the potential to prevent the outward spread of development from the airport to the countryside. This major road reduces the potential role of the parcel in performing this purpose. Conversely, the downgrading of the Dunmow Road following the construction of the new A120 has provided opportunities for development to occur. The CPZ therefore plays a strong role in preventing further development within Takeley Street".

To protect the rural character of the countryside (including settlement) around the airport: Medium

"The parcel contains the characteristics of the countryside and urbanising influences are limited, particularly to the east, with gently undulating farmland with large arable fields and woodland blocks including the ancient woodland at Prior's Wood. The parcel is characterised by peaceful winding sunken lanes running north-south (Smiths Green/Takeley to Bambers Green) which give access to historic farmsteads and moated halls (Warish Hall/Frogs Hall). The wooded edge of the River Roding defines the eastern boundary. The A120 to the north affect the tranquility of the parcel but is less intrusive due to its position in a cutting. Residential development on the northern edge of Little Canfield and Takeley has little link to local vernacular style and brings a suburban element to the southern boundary of the parcel. Commercial development on the northern edge of Takeley (Stansted Centre Industrial Estate) compromises the rural character of the parcel".

To prevent changes to the rural settlement pattern of the area by restricting coalescence: High

'*The parcel plays an essential role in preventing the merging of the narrow gap between the villages of Takeley and Little Canfield, and protecting the rural settlement pattern of Smiths Green'.*

Effects on the Countryside Protection Zone are set out within Section 7.0.

5.5.4. Uttlesford Protected Lanes

Protected Lanes were assessed by Essex County Council in the Uttlesford Protected Lanes Assessment (March 2012). In evaluating Protected Lanes, this study scores each lane against a number of criteria.

In this study, the section of Smiths Green Lane between Jack's Lane and the A120 is identified as UTTLANE166 Takeley – Warish Hall Road 1.

In evaluating Protected Lanes, this study scores each lane against a number of criteria, two of which appear to have a landscape dimension. These are:

- Group Value (Association), for which UTTLANE166 is given a score of 3, which is defined in the table on pages 9-12 as *"The lane has association with a moderate range of contemporary historic landscape features and other heritage assets"*.
- Aesthetic Value, for which the lane is also scored at 3, meaning *"The lane has a wide variety of aesthetic features or forms/alignment and/or more than one significant view"*.

In relation to Group Value (Association), the only relevant historic landscape feature of note is the ancient woodland of Prior's Wood, which can be seen from the section of the Protected Lane south of Warish Hall across the open land of Maggots Field and Bull Field.

The evaluation for Aesthetic Value includes a reference to more than one significant view, although there is no indication in this study as to which, if any, views were taken into account in scoring UTTLANE166 against this criterion. Section 5.2 of this study elaborates on some aspects of the assessment methodology. On page 16, there is a paragraph on views, which is intended to relate to the 'significant views' criterion. It states:

"notable views, which are particularly scenic, unusual or which include contemporary historic features of note e.g. a parish church, listed building, farm complex or landscape that are framed by the lane and/or its associated vegetation were identified as were similarly significant 'offscape' views from the lane."

The word 'offscape' is assumed to contrast with the reference to framed views and that the last two lines quoted above mean that both framed and unframed views are to be considered. Based on fieldwork observations, it is judged, there are no views from UTTLANE166 that are particularly scenic or unusual.

The ZTV and subsequent Site investigation indicates visibility along this lane, within the 2km study area. Potential effects on Smiths Green Lane as a Protected Lane, from a landscape and visual perspective, are considered in Section 7.0.

6.0 The Proposed Development

6.1. The Proposal

The proposed development will comprise the following elements:

1) The provision of 96 dwellings on Bull Field, south of Prior's Wood, including associated parking, landscaping, public open space, land for the expansion of Roseacres Primary School, pedestrian and cycle routes to Smiths Green Lane. The application will include the provision of both formal and informal public open spaces (POS), extensive tree, hedgerow and shrub planting as well as enhancements to Prior's Wood.

2) The larger areas of POS are located towards the eastern area of the Site, adjacent to Smiths Green Lane. Within the central development area there is a proposed green corridor, which would comprise a variety of locally prevalent native tree and shrub species and would soften the proposed built form in the long term.

3) Retention and management of the existing hedgerows along the boundaries of the Site. Short sections of vegetation are proposed to be felled within the hedgerows, at proposed vehicular and pedestrian access points, as shown on the Site masterplan. Existing Site access points for PRoW will be retained and enhanced as part of the proposals.

4) Mixed native woodland planting adjacent to the northern section of Prior's Wood. This would have multiple benefits, such as:

    - Increasing the visual screening effect of Prior's Wood;
    - Enhancing the ecological habitat of the woodland for increased biodiversity; and
    - Further reinforcing the landscape fabric within the Site and local landscape context.

5) Naturalistic informal public open space in the eastern area of the Site, adjacent to both Smiths Green Lane and the existing agricultural countryside to the north. This area will retain its open character through its management as a hay meadow.

6) The reinstatement of an historic hedgerow in the eastern area of the Site will form part of a wider strategy to provide a substantial green edge to the proposed development. The landscape strategy also proposes to reinforce existing hedgerows that currently delineate the Site boundaries, through additional native whip planting. This would serve to enhance both the existing landscape fabric and ecological habitat within the Site.

7) Formalised and active POS, within the more centralised area of the Site to the south of Prior's Wood. This active POS would include a natural play area (LEAP), informal kickabout spaces and open amenity areas to encourage recreation and appreciation of the wider landscape. The proposed strategy would include multiple areas of play amongst native tree groups and hedgerows, as well as more ornamental shrub and bulb planting to provide seasonal year-round visual interest. This area provides a space that will help create a transition from countryside to settlement. Proposed groups of trees strategically located within this space and its boundaries will filter views of the built form from views east of the Site.

8) Offset from Prior's Wood Ancient Woodland. This would involve a 15m buffer to new built form within the Site. The Forestry Commission and Natural England standing advice within the Planning Policy Guidance 'Ancient woodland, ancient trees and veteran trees: protecting them from development' recommends the use of a 15-metre 'buffer zone' as key method of mitigation.

9) The proposed masterplan provides a buffer to Smiths Green Lane through the inclusion of a substantial green edge and informal POS area, which separates proposed development from Smiths Green Lane, ensuring proposals are set back from this highway. The Site's new green edge includes both new and reinforced native hedgerows, and the planting of informal groups of trees that will soften the edge of the proposed development in the small number of views available from the east and north-east.

10) The proposals will also include appropriately surfaced PRoW and cycle routes to ensure the longevity and safety of future use. Surfacing of PRoW relates directly to PRoW 48_40 and 49_41 which run through the Site. Additional pathways are also proposed within the active POS area to further encourage outdoor recreation and enhance Site walkability.

11) A sustainable drainage feature has been designed as an integral part of the green infrastructure, which contributes to visual and wildlife amenity within the development. This wetland basin has been incorporated at the southern end of the Site, where the natural topography allows.

6.2. Site Fabric

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

- A small section of hedgerow would have to be lost in order to accommodate the Site entrance point, at the western edge of Bull Field. This would allow for vehicular and pedestrian access.
- The replacement of arable fields with residential land, public open space and water attenuation areas.

Prior's Wood would be brought under enhanced management as part of the proposed development. It would not be physically impacted by the proposals and the only development within the 15m offset from Prior's Wood as an ancient woodland would be the cycle way along the southern edge of the woodland and a stretch of the access road connecting Seven Acres and Bull Field. In addition, views toward Prior's Wood from the wider countryside and from Smiths Green Lane as a Protected Lane are maintained as the proposed development does not encroach into any fields north or east of Prior's Wood. The appearance of Prior's Wood as a feature within the local landscape is retained, and whilst evidence at the Public Inquiry for the previous scheme suggested that the setting of Prior's Wood as an ancient woodland would be harmed by development to the south of the woodland, this is not a recognised concept in national or regional policy.

6.3. Design approach in respect of landscape and visual matters

All relevant landscape policies and guidance have been considered as part of the iterative design process. **Table 2** below sets out the key policies / guidance of relevance to the

landscape and visual context and demonstrates how the design of the proposed development responds.

Table 2: Summary of key policies / guidance (relevant to the landscape and visual context) and the Proposed Development's response

Policy / Guidance	Project response / Comment
Policy ENV3 – Open Spaces and Trees	It has been acknowledged that some minor loss of vegetation would be required to facilitate Site vehicular access, however none of these are deemed to be significant in terms of their amenity value, but rather they contribute to the wider green infrastructure of the Site and local context. Mitigation planting in the form of woodland extension and new tree and hedgerow planting throughout the Site would compensate for this minor loss of vegetation. The Site is not deemed to be a visually important space and therefore isn't a relevant aspect of the policy.
Policy ENV 8 – Other Landscape Elements of Importance for Nature Conservation	As outlined above, mitigation planting measures are a key element of the Site proposals and therefore would serve to compensate for the harm and reinstate the nature conservation value of the locality.
Policy S7 - The Countryside	Beyond the Site itself, effects on the Broxted Farmland Plateau, the landscape character area within which the Site is located, will be Minimal in the longer term. In addition, Prior's Wood would be brought back into positive management, enhancing its condition over time. Consequently, the proposed development would protect the character of the countryside within which it is set, and the proposed planting associated with the development, particularly the extension to Prior's Wood, would enhance the character of the wider countryside. See Planning Statement for further consideration of Policy S7.
Policy S8 - The Countryside Protection Zone	The proposed development is well separated from Stansted Airport and no part of it would be as close to the airport as the existing group of houses on Parsonage Road north of the Weston Business Centre or the consented schemes east and west of Parsonage Road. The majority of the Site is strongly contained by existing vegetation. new planting associated with the proposed development will provide a long-term landscape structure and containment for the development. The proposed development will be well contained by existing vegetation and by proposed planting east of Prior's Wood, it will have little effect on the perception of openness in the wider countryside lying between Takeley and the airport. See Planning Statement for further consideration of Policy S8.

Landscape and visual considerations have informed the design of the proposals from the outset. In relation to the recent planning history for the Site, which has included a refusal and subsequent dismissal at appeal, development proposals have since been scaled back. The proposed masterplan now incorporates a large green edge, taking into account the increased sensitivity of the eastern end of Bull Field.

Subsequent to this, key constraints and consultation have also shaped the design; identifying that the eastern Site area will not be developed due to the more rural character and open relationship with the countryside to the north – therefore being proposed as more naturalistic POS. In addition, the more active play elements would be integral to the central and peripheral development areas which would also serve to enhance the play provision for the existing local communities.

Taking all of this into account, development is focussed onto the western and central areas of Bull Field, with Prior's Wood providing substantial screening of the Site to the north. The reduced dwelling numbers and removal of development from the eastern Site area ensures proposals do not directly overlook or impinge on adjacent dwellings off Smiths Green Lane. New planting would serve to soften this interface further.

6.4. Construction

This assessment has assumed a scenario based on conventional best practice approaches. The following construction control measures should be implemented and adhered to, secured by a suitably worded planning condition, during the temporary construction phase:

- The adoption of an approved framework Construction Environmental Management Plan including an Ecological Construction Method Statement designed to avoid significant ecological effects, including those on key landscape features, and incorporating the measures listed below as appropriate.

- The adoption of an approved Arboricultural Method Statement (AMS) incorporating best practice guidance set out in British Standard 5837: '2012 Trees in Relation to Design, Demolition and Construction' which would ensure retained trees and other vegetation are not adversely affected during the construction process.

- The use of visual screening, such as hoardings for more sensitive visual receptors in proximity to the Site, including residential receptors that have the greatest potential to be affected by the proposed development.

- Existing residents that live adjacent to the Site would be more sensitive to construction lighting due to the proximity, direction and type of receptor. Mitigation measures for construction lighting are likely to include directional fittings and restricted hours of operation; and

- Construction works which create dust should be kept to a minimum within proximity to existing pedestrian routes and residential properties, and dust prevention measures, such as damping, should be undertaken to reduce the impact on users of the PRoW network. For reasons of public safety, any informal use of the Site for dog walking, etc. should be established, and where evident, would need to be prevented during the construction phase of the proposed development. This would be achieved using protective fencing.

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.

Key potential impacts during the construction phase might include the visual effect of Site vehicles and construction traffic, within the application 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 temporary and short term and would be of notably lower magnitude than those on completion, although more likely to be perceived as adverse. Therefore, effects during construction are not assessed in detail as they would not present the worst-case effects for receptors.

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. The Site

As describe in section 5 of this report, the Site is approximately 18.2ha and largely comprises one medium-sized arable field as well as Prior's Wood to the north, an area of Ancient Woodland. Site access is proposed through Seven Acres development parcel situated to the northwest of Bull Field. Within the baseline, the Site was broadly separated into the following three separate areas; Bull Field (western and central areas), Bull Field (eastern area) and Prior's Wood.

The western and central areas of Bull Field are bounded by Prior's Wood to the north and by the existing urban area of Takeley to the west and south. The Site is therefore subject to a high degree of urban influence. This part of the Site is deemed to have a medium susceptibility to the proposals and when combined with its community value leads to a medium-low sensitivity.

The eastern area of Bull Field adjoins Smiths Green Lane along its eastern edge. This area of the field has a more visually open relationship with the undeveloped rural landscape to the north, including Maggots Field. Existing residential development is situated adjacent to both the south-eastern Site boundary and also proximal to the eastern Site boundary, on the opposite side of Smiths Green Lane. It is deemed that this area of the Site has a more rural character and fewer urban influences, when compared to the western Site area. This part of the Site is deemed to have a medium-high susceptibility to the proposals and when combined with its community value leads to a medium sensitivity.

Prior's Wood ancient woodland forms part of the Site but will be retained and buffered as part of the proposed development, continuing to play its existing role within the landscape. This woodland serves to largely restrict intervisibility between the western Site area and wider landscape to the north. This part of the Site is deemed to have a medium susceptibility to the proposals and when combined with its community value leads to a medium-low sensitivity.

On balance, the Site as a whole is regarded as having a medium-low sensitivity.

The scale of effects are deemed to be as follows:

- Large scale effects on landscape character would be experienced within the Site itself, where development is proposed. The development would involve the permanent loss of an agricultural 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. These effects would be on a Permanent basis. Although boundaries and the eastern Site area would be enhanced by additional tree and hedgerow planting, there would be a high degree of change from the present land use to a residential development. The scale of this effect would be reduced in the eastern Site area of Bull Field which is retained as POS. The scale of effects would be limited.
- Medium scale effects on landscape character would be experienced within the eastern Site area of Bull Field. This area would be physically separated by a combination of reinstatement planting of historic hedgerow and also sporadic tree/shrub planting which would reinforce the fabric of this area of the Site. This scale of effect would also be experienced within the area of land retained as agricultural, for the future extension of Roseacres Primary School. The scale of effects would be limited.
- Small scale effects on landscape character would be experienced within a confined area in close proximity to the Site, such as the southern half of Maggots field, to the northeast. The consented residential development to the northwest of the Site serves to desensitise the local landscape in regard to this type of proposed built form. The scale of effects would be localised.

For residential development to occur on a greenfield Site, it is to be expected that there will be large scale effects on the character of the majority of the Site itself, given that it is changing from landscape to townscape. These changes would be permanent and limited in extent. How rapidly effects diminish beyond the Site depends on the scale of development, the context and visibility of the proposal. For example, some urban extensions that do not greatly extend the settlement boundary may have very localised effects.

7.2.2. Braintree, Brentwood, Chelmsford, Maldon and Uttlesford Landscape Character Assessments (2006)

Broxted Farmland Plateau LCA (B10)

The Site is within the Broxted Farmland Plateau LCA which is summarised as a *"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; … Takeley and Broxted are linear. Most settlements are hamlets or farmsteads scattered over the plateau or along the lanes…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;… 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".

Key characteristics of relevance to this assessment are summarised below:

- *"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."*

Visual characteristics of relevance to this assessment summarised below:

- *"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."*

The main historic landscape features of relevance to this assessment summarised below:

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

Fieldwork has confirmed that the above is only partially reflective of the present landscape character of this LCA. The open nature of the wider LCA is found within the eastern Site area, whereas the western and central areas of the Site are visually enclosed by existing built form and Prior's Wood.

Key Planning and Land Management Issues of relevance to this assessment summarised below:

- *"Past loss of hedgerows and decline in hedgerow management.*
- *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 to use quick screening ability of conifer plantings which are out of character with this landscape."*

The sensitive key characteristics and landscape elements within this LCA as follows:

"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 for this LCA include:

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 of relevance to this assessment summarised below:

- *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.*
- *Small-scale development should be carefully Sited in relation to existing farm buildings.*

Suggested Land Management Guidelines of relevance to this assessment summarised below:

- *"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."*

As outlined in Section 5.0, this character area is assessed in the New Settlement Proposals: Landscape and Visual Impact (2017) as having a moderate to high sensitivity to change. In LVIA terms this judgement is commenting on Susceptibility rather than Sensitivity, as the report takes no account of Value. In terms of Value, the area has a number of positive features but also has significant detractors including the A120 and Stansted Airport. This LCA is assessed as having Community value ('everyday' landscape which is appreciated by the local community but has little or no wider recognition of its value). Combining this Value with a Medium-High Susceptibility gives a Medium Sensitivity for the Broxted Farmland Plateau character area as a whole.

The proposed development would result in a complete change in land use within the Site, but the wider structure of the landscape, including field pattern, hedgerows, lanes and Prior's Wood, would be largely unchanged. There would therefore be a Large Scale of change within the western and central Site areas. Changes would occur in only a small part of the overall character area, so the extent will be Limited. Combining Scale, Duration and Extent, the magnitude of effect would likely be Medium at year 1. As the planting associated with development establishes and starts to mature, it would enhance positive aspects of the landscape character, reducing the scale of change to Medium, with the magnitude reducing to Medium-low.

As set out above, Medium Scale effects would occur in the eastern half of Bull Field. These effects would also occur across a Limited extent of the host LCA. Whilst there would be a difference in the scale of effect across the Site and the surrounding area, the Magnitude of effect would continue to Medium in the eastern area of the Site, reducing to Medium-low at year 15. For the LCA as a whole, at year 1 there would be a Moderate, Adverse effect and at year 15 reduce to a Minimal Adverse effect as mitigation planting assimilates the proposals into the local landscape.

As the development will only affect a very small part of the overall character area and will thus have very little effect on the character area as a whole, it is also necessary to assess the effects on landscape character within the site itself. The susceptibility and sensitivity of the west and central areas of Bull Field are assessed to be of comparable Susceptibility, Value and therefore Sensitivity to the wider Broxted Farmland Plateau LCA, given that the majority of Bull Field is bounded by Prior's Wood to the north and by the existing urban area to the west and south. It is therefore subject to significant urban influences and has little relationship with the wider countryside, but the field extends eastwards to Smiths Green Lane. Landscape character effects for this part of the Site would be Large Scale and would be permanent whilst affecting a Limited Extent. At both year 1 and year 15, effects would be of Medium Magnitude, Moderate, and Adverse.

The eastern area of Bull Field part of Bull Field adjoins Smiths Green Lane to the east and is more open to the landscape to the north. The built development that adjoins the eastern part of Bull Field comprises a small number of detached properties of a rural character on both sides of Smiths Green. This part of the site thus has a more rural character with fewer urban influences and is assessed to be of Medium Susceptibility to proposed residential development, of Community Value and is assessed to be of Medium Sensitivity. Landscape character effects for this part of the Site would be Medium Scale and would be permanent whilst affecting a Limited Extent. At both year 1 and year 15 effects would be of Low Magnitude, Slight and Adverse.

7.2.3. Effects on settlement form and context

The Site is located adjacent to existing development within Takeley, being situated on the northern edge of the settlement. The Site is closely related to the existing village, with housing to the west and south of Bull Field being clearly visible from all parts of the Site.

The proposed development would extend the existing settlement form, expanding the village northwards. Prior's Wood serves to clearly contain the proposals, which separates the Site visually from the wider landscape context to the north and therefore removes any perception that the proposals could be encroaching into the wider landscape context.

Within its wider landscape context, the proposed development would be relatively well contained to the northwest and south, with hard boundaries abutting the Site. The eastern Site development boundary is currently open and looks onto the eastern area of Bull Field. The proposals planting mitigation, as outlined within section 6, would serve to contain the proposals along its western edge and retain an open green edge alongside Smiths Green Lane – similar to its current baseline context. The proposed development would also enhance the vegetated boundaries and habitat through additional planting measures, and also provide additional recreational opportunities through allowing public access into the field which is not currently possible. The character of the east area of Bull Field would be partially retained, as its agricultural land use would be lost, but would become more integrated into Takeley, providing a positive new feature.

The baseline context comprises a clear, narrow gap between Smiths Green and Takeley. The proposed development footprint, alongside the proposed large area of open space within the eastern end of Bull Field, would not change this. It is deemed that the proposals will not cause any increase in coalescence between the settlements of Takeley and Smiths Green.

7.2.4. Effects on The Countryside

Policy S7 – The Countryside of the Uttlesford Local Plan seeks to protect the countryside for its own sake. The assessment above in Section 7.2.2 shows that, beyond the site itself, effects on the Broxted Farmland Plateau, the landscape character area within which the site is located, will be Minimal in the longer term. In addition, Prior's Wood would be brought back into positive management, enhancing its condition over time. Consequently, the proposed development would protect the character of the wider countryside within which it is set, and the proposed planting associated with the development, particularly the extension to Prior's Wood, would enhance the character of the wider countryside. See Planning Statement for further consideration of Policy S7.

7.3. Visual Effects

7.3.1. Visual Aids

Annotated photographs are shown on figures supporting this LVIA. The method of presentation for each viewpoint has been informed by Landscape Institute Technical Note 06/19 'Visual representation'. The viewpoint description, description of effects and scale of effect for each viewpoint (see **Figure 4** for locations) is set out on the relevant photograph. The scale of effect at each viewpoint is summarised in **Table 3** below:

Table 3: Representative viewpoints

Viewpoint Reference & Direction	Distance, Location	Scale of effect *Adverse / Neutral / Positive*	
		Medium- term	**Permanent**
Viewpoint 1 Smiths Green Lane looking Southwest	322m, north	Negligible Neutral	Negligible Neutral
Viewpoint 2 Smiths Green Lane looking Southwest	131m, east	Medium to Small Adverse	Small Adverse
Viewpoint 3 Smiths Green Lane looking West	16m, east	Medium Adverse	Medium to Small Adverse
Viewpoint 4 PRoW 48_41 looking West	0m, within the Site	Medium Adverse	Medium to Small Adverse
Viewpoint 5 Smiths Green, looking north towards Bull Field	103m, south	Small Adverse	Negligible Adverse
Viewpoint 6 Informal footpath to the rear of Beech Cottage and Goar Lodge looking West towards Bull Field	0m, south	Large Adverse	Large Adverse
Viewpoint 7 Roseacres Primary School, looking North towards Prior's Wood	102m, south	Medium-small Adverse	Small Adverse
Viewpoint 8 PRoW 48_40 to rear of properties at North Road	0m, within the Site	Large Adverse	Large Adverse
Viewpoint 9 PRoW 48_40 looking south across Bull Field	0m, within the Site	Large Adverse	Large Adverse

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 the Site or immediately adjacent to the proposed development. This is

where the views of the proposals would be most apparent and uninterrupted due to a lack of intervening built form and/or vegetation.

- Beyond the development area, the scale of effects reduces due to: the screening effect of Prior's Wood; existing built form within Takeley and Smiths Green; existing vegetation within the local landscape (i.e. trees, hedgerow and scrubland); and inherent design principals of the proposed development (i.e. incorporation of the eastern green edge adjacent to Smiths Green Lane).
- Medium Scale effects would likely be present where receptors are in close proximity to the development parcels but set back from the development edge, so that only part of their view is affected by the proposed development (i.e. views to the wider countryside northwards are retained and/or proposed development is offset from existing local highway infrastructure and walking routes), within approximately 100m of the proposed development. New mitigation planting also serves to reduce the scale of effects in these instances.
- The Scale of effect reduces from Medium to Small where views are screened by mature landscape features or beyond approximately 200m from the Site boundary, particularly once mitigation planting within the eastern Site area, as outlined within section 6, has matured. This would serve to break up the edge of the built form, filtering and heavily screening views of the proposals.

Outside these areas, the development would either be screened from visual receptors by vegetation within the landscape, or the development would form a very limited change in views, being seen in the context of existing housing on the edge of Takeley.

7.3.2. Visual Receptor Groups

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-Medium sensitivity. The assessment of effects on settlements focuses on the visual amenity of public spaces, though views from groups of dwellings will also be noted in the descriptions. Effects on private residential amenity are a separate matter, and only require assessment when a development is likely to have effects over the Residential Visual Amenity Threshold referred to in LI TGN 02/2019 (as set out within **Section 3.4**), which is not the case in respect of this development.

Visual receptor group 1 – Visitors and Workers at Weston Business Centre and the Seven Acres Development (Adjacent to the western Site area) – Medium-Low Sensitivity.

This receptor group includes visitors and works at Weston Business Centre and the future Seven Acres development and is partly represented by Viewpoint 8 on the eastern edge of Bull Field. The greatest change in views would be of the new proposed Site access and oblique views into Bull Field. The proposed development would be largely screened from this receptor by existing built form off North Road and vegetation within Prior's Wood, except at the point where the proposed new Site access enters Bull Field. The majority of the proposed new access passes through the Seven Acres development and would lead to a Small-scale change within a Limited urbanised extent. These would be permanent effects of Negligible Magnitude, Minimal and, on balance, Neutral given the existing built context that will result when the Seven Acres development is complete. On the eastern edge of the

receptor group, visibility of the proposals would be more open and of Large Scale across a Limited extent of the receptor group. These would be permanent effects of Medium Magnitude, Moderate and, on balance, Adverse given the proximity to the proposed built development.

Visual receptor group 2 – Residents within Takeley at North Road, Leyfield, Longcroft and Roseacres (Adjacent to the western Site boundary and within 100m to the south-west) – High–Medium Sensitivity

This receptor group includes properties along the northern edge of Takeley and is represented by Viewpoint 7. The greatest magnitude of change within this receptor group would be experienced by those properties that directly abut the Site, with views overlooking Bull Field. The proposals would likely be a major alternation in a select number of residential views towards the Site; particularly for those dwellings off North Road, Leyfield and Longcroft that are situated adjacent to the Site boundary. The proposals would serve to urbanise the existing rural setting along the north-eastern edge of Takeley, which would be clearly noticeable by residential receptors within close proximity to the Site. In both the medium and long term, the proposals would lead to a Large to Medium Scale of effect within a Localised Extent. These Permanent effects would be of Medium Magnitude, Major-Moderate and, on balance, Adverse given the new built form introduced to views.

Visual receptor group 3 – Users of PRoW 48_40 and PRoW 48_41 (Within the Site area) – High-Medium Sensitivity

This receptor group includes users of the PRoW through the Site and is represented by Viewpoints 4, 6 and 9. The visual context for users of these PRoW would change noticeably when compared to the baseline view. Built form would dominate views southwards from PRoW 48_40, ultimately urbanising the immediate context to this footpath. Similarly, views from PRoW 48_41 would also be changed noticeably given that proposed built form is situated to both the north and south of this PRoW. In both the medium and long term, the proposed development would lead to a Large Scale change with an Intermediate extent. These permanent effects would be of High Magnitude, Major and, on balance, Adverse due to the urbanising influence of the proposals on the character of the footpaths and the loss of views southwards over Bull Field.

Visual receptor group 4 – Residents east of Smiths Green Lane (Proximal to the eastern Site boundary, approx. 10m east) – High-Medium Sensitivity

This receptor group includes local residents and is represented by Viewpoints 2-5 and the corresponding photomontages for Viewpoints 2 and 3. Views of the proposals would be partially screened by the existing vegetation within the domestic curtilage of the residential dwellings and also that lining Smiths Green Lane. As shown by the photomontages for Viewpoints 2 and 3, the setting back of the proposals from the eastern Site boundary would serve to limit the overall scale of effect, decreasing the prominence of the proposals due to the buffer provided by the eastern green edge to the Site. The photomontage for Viewpoint 2 demonstrates that from locations further north along Smiths Green Lane, Prior's Wood would partially screen the proposed development. The photomontage for Viewpoint 3 demonstrates that there will be a clear separation between Smiths Green Lane and the proposed development, with proposed planting softening and largely screening views of the built form in the Long term. For the small number of dwellings that abut Smiths Green Lane that do not benefit from the screening effects of vegetation within the front gardens of their domestic curtilage, effects would likely remain unchanged in both the medium and

long term, particularly from upper storey windows. This receptor group considers all residential dwellings east of Smiths Green Lane and therefore takes forward the worst-case scenario i.e., effects upon dwellings with the greatest intervisibility with the proposals. As such, in both the medium and long term, the proposals would lead to a Medium Scale of effect for a Localised Extent of the Receptor Group. These permanent effects would be of Medium Magnitude, Major-Moderate and, on balance, Adverse.

Visual receptor group 5 – Users of PRoW 48_25 (Situated approx. 170m north-east) – High-Medium Sensitivity

This receptor group includes users of the PRoW and is represented by Viewpoint 2 and the corresponding photomontage. For long sections of this PRoW there would be very little to no visibility towards the proposed development due to intervening vegetation and existing built form. At the north-western end of the PRoW there would be oblique, filtered views across the southern half of Maggots Field, towards proposed development in the south-eastern Site area. The photomontage for Viewpoint 2 demonstrates that from the north-western end of the PRoW, Prior's Wood would partially screen the proposed development. In the medium term, before the proposed planting has become established, the proposals would lead to a Medium to Small Scale change with a Limited Extent. These medium-term effects would be of Medium to Low magnitude, Moderate and, on balance, Adverse.

Permanent visual effects on this receptor group would, in the worst case, reduce to Small Scale as the proposed planting matures. These effects would be of Low Magnitude, Slight and, on balance, Adverse.

Visual receptor group 6 – Residents west of Smiths Green Lane (Adjacent to the southern Site boundary and within 170m to the south) – High-Medium Sensitivity

This receptor group includes local residents and is represented by Viewpoints 5 and 6, although Viewpoint 6 is a more open than experienced by any of the properties. The limited intervisibility between the proposals and this receptor group is determined by the high degree of existing vegetation that between them. There are small gaps within the vegetation that would allow views of the proposals. However, this is deemed to be a Small Scale change in the domestic view northwards given that the majority of the view would be of domestic curtilage vegetation enclosing their respective properties. As such, the proposed planting scheme would not dramatically change the scale of effect upon this receptor group. As such, in both the medium and long term, the proposed development would lead to a Small Scale change in a localised extent. These permanent effects would be of Low Magnitude, Slight and, on balance, Adverse.

Visual receptor group 7 – Residents at Parsonage Road (Adjacent to the western Site boundary and within 50m to the west) – High-Medium Sensitivity

This receptor group includes local residents. Views towards the Site are within an urban context. The Site access would be partially visible from nearby residential dwellings; primarily those within close proximity to the Weston Business Centre. The Seven Acres development would further serve to limit views of the proposed Site access once constructed. Views of proposed dwellings would be limited to Small Scale changes in views through additional visibility of rooftops. However, most rooftops would be screened by existing and future built development and by new tree planting in the long term. Effects as a result of the proposals at the Site access would not change dramatically between year 1 and year 15, given the urbanised context of Parsonage Road and the future development at Seven Acres. As such, in both the medium and long term, the proposed development

would lead to a Small Scale change in a Limited Extent. These permanent effects would be of Low Magnitude, Slight and, on balance, Neutral.

Visual receptor group 8 – Residents / Workers at Warish Hall and Parkers Farm (North-east of the Site, 400m distance) – High-Medium Sensitivity

Effects on visual receptors at Warish Hall and Parkers Farm are partially represented by Viewpoint 1 and the corresponding photomontage. The photomontage illustrates that from publicly accessible locations to the north-east of the Site there would always be separation from the proposed development by Maggots Field and the eastern parcel of Bull Field. Prior's Wood serves to screen views of the western and central areas of the proposed development. Permanent visual effects on this receptor group would, in the worst case be of Negligible magnitude, Minimal and, on balance, Adverse.

7.3.3. National, Regional and Local Cycle Routes

A Regional Cycle Network Route runs from Stansted Airport to the north through Bambers Green to the northeast, before routing south along Smiths Green Lane where it joins National Cycle Network Route 16 off Dunmow Road (0m, east) - users are judged to be of Medium Sensitivity.

Users of this route have been assessed as part of receptor group 4 above. On a wider scale as the cycle route passes through the study area there is little to no intervisibility towards the Site, except when passing the eastern Site boundary. Permanent visual effects would be Low magnitude, Slight and, on balance, Adverse.

7.4. Designations

7.4.1. Uttlesford Countryside Protection Zone

As established within **section 6** of this LVIA, the main objectives and requirements of the Countryside Protection Zone are "*to maintain a local belt of open countryside around the airport which will not be eroded by coalescing development*".

Policy S8 sets two tests in relation to the CPZ. The first is that development should not *"promote coalescence between the airport and existing development in the surrounding countryside"*. The proposed development is well separated from Stansted Airport and no part of it would be as close to the airport as are the existing group of houses on Parsonage Road north of the Weston Business Centre and the consented developments east and west of Parsonage Road. The majority of the Site is strongly contained by existing vegetation, particularly the western and central Site areas.

The second requirement of Policy S8 is that development should not "*adversely affect the open characteristics of the zone*", i.e. the CPZ. Since the proposed development will be well contained by existing vegetation and by proposed planting adjacent to the northern section of Prior's Wood, as well as the existing and consented development north west of the Site, it will have little effect on the perception of openness in the wider countryside lying between Takeley and the airport.

See Planning Statement for further consideration of Policy S8 and the weight to be given to it.

7.4.2. Uttlesford Protected Lanes

Smiths Green Lane, north of its junction with Jacks Lane, is designated in the Local Plan as a Protected Lane under Policy ENV9, which is a heritage policy and addressed in detail in the Built Heritage Assessment. However, some of the criteria underpinning the designation have a landscape dimension. See Planning Statement for further consideration of Policy ENV9 and the weight to be given to it.

In relation to Group Value (Association) aspect of the Protected Lane, as discussed in section 5.5.4 above, there would continue to be views across open land to Prior's Wood from the entire length of Smiths Green Lane. The association between Smiths Green Lane and Prior's Wood would be maintained.

In relation to Aesthetic Value, there are no views from Smiths Green Lane that are particularly scenic or unusual. However, as stated above, views towards Prior's Wood would be maintained.

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.

Table 4: Summary of Effects

Receptor	Comments	Distance, Direction	Sensitivity	Magnitude	Significance	Positive / Neutral / Adverse
Landscape Character						
Broxted Farmland Plateau LCA (B10)	Overall - Medium term, before proposed planting has become established	Covers Site & partial study area	Medium	Medium	Moderate	Adverse
	Overall - Permanent effects			Medium-low	Minimal	Adverse
	Within site west and central areas - Permanent effects			Medium	Moderate	Adverse
	Within site eastern area - Permanent effects			Low	Slight	Adverse
Visual Receptor Groups						
1. Visitors and Workers at Weston Business Centre and the Seven Acres Development	Overall - Permanent effects	Adjacent to the western Site area	Medium-Low	Negligible	Minimal	Adverse
	Eastern edge - Permanent effects			Medium	Moderate	Adverse
2. Residents within Takeley at North Road, Leyfield, Longcroft and Roseacres	Permanent effects	Adjacent to the western Site boundary and within 100m to the south-west	High-Medium	Large to Medium	Major-Moderate	Adverse
3. Users of PRoW 48_40 and PRoW 48_41	Permanent effects	Within the Site area	High-Medium	High	Major	Adverse

Receptor	Comments	Distance, Direction	Sensitivity	Magnitude	Significance	Positive / Neutral / Adverse
4. Residents east of Smiths Green Lane	Permanent effects	Proximal to the eastern Site boundary, approx. 10m east	High-Medium	Medium	Major-Moderate	Adverse
5. Users of PRoW 48_25	Medium term, before proposed planting has become established	Situated approx. 170m north-east	High-Medium	Medium-Low	Moderate	Adverse
	Permanent			Low	Slight	Adverse
6. Residents west of Smiths Green Lane	Permanent effects	Adjacent to the southern Site boundary and within 170m to the south	High-Medium	Low	Slight	Adverse
7. Residents at Parsonage Road	Permanent effects	Adjacent to the western Site boundary and within 50m to the west	High-Medium	Low	Slight	Neutral
8. Residents / Workers at Warish Hall and Parkers Farm	Permanent effects	North-east of the Site, 400m distance	High-Medium	Negligible	Minimal	Adverse

Receptor	Comments	Distance, Direction	Sensitivity	Magnitude	Significance	Positive / Neutral / Adverse
National and Regional Cycle Routes						
Regional Cycle Route	Permanent effects	Adjacent to eastern Site boundary	Medium	Low	Slight	Adverse

As stated in the methodology at section 3.2.3 above, effects of Major and Major-Moderate are considered *"likely to influence the eventual decision"*. Effects of Moderate or below are *"of lesser concern"* (GLVIA, 3rd edition, para 3.35).

The following Major and Major-Moderate effects are identified at year 15:

- Major Adverse effects on visual amenity for users of PROW 48_40 and users of PROW 48_41.
- Major-Moderate Adverse effects on the visual amenity of residents within Takeley at North Road, Leyfield, Longcroft and Roseacres.
- Major-Moderate Adverse effects on the visual amenity of residents east of Smiths Green Lane.

These effects will be limited to the site itself and to residents and rights of way users immediately adjoining the site boundaries. Effects of this nature would be likely to result from development on any greenfield site. Effects on the wider landscape and its users are modest, which is due to the high degree of visual containment of the majority of the site, its close association with existing built areas of the settlement and the sensitive design of the proposals, which respond carefully to the surrounding context.

8.0 Cumulative assessment

8.1. Introduction

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.

As indicated in the Section 3.0, the scope for potential cumulative effects of the proposed development includes proposed development at:

- Jack's Parcel (application reference: UTT/22/3126/FUL)

8.2. Assessment Scenarios and Methodology

As outlined within Section 3, a nearby proposed development referred to as 'Jack's Parcel', situated to the east of the application Site off Smiths Green Lane, will be considered as part of a cumulative assessment, given its proximity to the application Site. As shown on the Local Planning Authorities (LPA) website, Jack's Parcel is shown as a valid planning application (application reference: UTT/22/3126/FUL) that proposes the development of "*40 no. dwellings, including open space landscaping and associated infrastructure*". This application has also been submitted to the Planning Inspectorate under Section 62A (Ref. No. S62A/2023/0016).

This cumulative assessment considers likely effects should the above Jack's Parcel proposals and the proposed development within Bull Field proceed. The Jack's Parcel application comprises 2.1 Hectares of land and is an isolated land parcel accessible from Smiths Green Lane and Jack's Lane, abutted to the east, west and south by low density larger residential dwellings. Cumulative effects are assessed on the same groups of landscape, townscape and visual receptors as the assessment for the main scheme.

8.3. Cumulative Effects on Landscape Character

The proposed development and the cumulative scheme are situated within the host LCA B10 Broxted Farmland Plateau. As previously established, the proposed development would result in a change of land use within the Site from farmland to urban development. This would also be the case for the cumulative Sites. However, the wider structure of the landscape, including field pattern, hedgerows, lanes and Prior's Wood, would be largely unchanged. The proposed development alongside the cumulative Sites, there would be a small scale of change.

Changes would occur in only a small part of the overall character area and therefore the extent will be Localised and result in a Low Magnitude of effect at year 1 on the host LCA. As the proposed planting mitigation within the Sites matures, collectively it would enhance positive aspects of the landscape character, reducing the scale of effect further and the permanent magnitude to Negligible, which is assessed to be a Minimal effect and Neutral.

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, only viewpoints 1 and 2 would be likely to be include visibility of both the proposed development and Jack's Parcel (application reference: UTT/22/3126/FUL), as follows:

- VP01 - Jack's Parcel may be partially visible amongst the treed skyline to the left of the viewpoint, east of Smiths Green Lane. The combined view would result in a negligible scale cumulative effect (see photomontage for Viewpoint 1).
- VP02 - Jack's Parcel would be visible in succession, as the observer turns eastwards. The combined view would result in a small-scale cumulative effect.

8.4.2. Cumulative Effects on Visual Receptor Groups

The effects of the proposed development are highly localised due to the combination of consented development, intervening vegetation and existing built form. All of the receptor groups identified are located within approximately 400m of the Site – primarily either on adjacent streets and PRoW or within developed areas of the local landscape context.

The combination of the proposed development at the Jack's Field Site may increase the scale of effects, in the medium term, upon Visual Receptor Group 4. This is primarily related to existing dwellings that currently have views of both Jack's Field (to the east) and Bull Field (to the west). Given that the Visual Receptor Group is situated between both proposed development areas, the view would be in succession, with views to the west and northeast. The proposed mitigation planting would serve to reduce the scale of cumulative effects. As such, the cumulative effects would not increase the effect experienced as a result of the proposed development alone.

9.0 Comparison with previous scheme

The main issues considered by the Inspector during the Appeal in relation to the previous scheme included the effect of the proposal on:

- the character and appearance of the surrounding area, including the Countryside Protection Zone,
- the significance of nearby heritage assets including Warish Hall moated site and remains of Takeley Priory SAM, the Grade 1 listed Warish Hall and Moat Bridge, along with other designated and non-designated heritage assets,
- the adjacent ancient woodland at Priors Wood, and
- whether any adverse impacts of the proposal would significantly and demonstrably outweigh the benefits when assessed against the policies of the NPPF taken as a whole or whether specific NPPF policies indicate that development should be restricted.

The landscape and visual aspects of the Inspector's comment on these issues are considered below and are also considered within the Planning Statement.

9.1. The character and appearance of the surrounding area

The Inspector agreed at para 18. of the Inspector's report that the site is not located within a valued landscape. The Inspector also agreed at para. 22 that the site and it's surrounding context are of Community Value and an "everyday" landscape. This remains the case.

In response to the Inspector's comments at para. 23, the current proposed development has been reduced to ensure development is contained within the western and central parts of Bull Field, and no longer extend into the western part of Bull Field or into Maggots Field. The agrarian character is therefore now maintained in these locations, which helps to retain the strong demarcation between the countryside and the existing urban settlement which is currently visible on the southern and western boundaries of Bull Field. The proposed new urban development is set back from both Smiths Green Lane and the Woodland with public open space providing a transition between the open countryside and the proposed development.

The removal of development from the western part of Bull Field and from Maggots Field has also allowed the sense of grandeur of Prior's Wood, when viewed from the visual receptors of the Smiths Green Lan and PRoWs (where they join the protected lane) to remain, in response to the Inspector's comments at para. 24. In addition, the set back of the proposals by at least 150m from Smiths Green Lane in response to para. 25 of the Inspector's Report means that with mitigation proposals in place the proposed development would be less likely to be seen from Smiths Green Lane, with the updated visualisations demonstrating that only occasional ridgelines on the eastern edge of the proposed development would be visible once vegetation becomes established, similar to the existing situation where some of the houses on Roseacres and North Road are visible. The boundary hedge along Smiths Green Lane will also be maintained to a more natural height to filter views towards the proposed development.

The lack of development in Maggots Field and the eastern section of Bull Field means that there are no new proposed accesses from the Smiths Green Lane and the urbanising effect on the protected lane which the Inspector identified with the Appeal Scheme is reduced.

The current proposals have also taken into account the comments from the Inspector at para. 26 in relation to Maggots Field and the eastern part of Bull Field forming part of the wider open countryside north of Takeley. The proposals maintain the open character in the Maggots Field and the eastern part of Bull Field which in turn maintains the sense of affinity with the countryside. The remaining area of Bull Field to be developed is considered to have a lower susceptibility to change given the urbanising influence of the existing edge of Takeley and the buffer to the open countryside provided by the undeveloped parcels.

The site remains within the Countryside Protection Zone (CPZ). However, the proposed development is well separated from Stansted Airport and no part of it would be as close to the airport as are the existing group of houses on Parsonage Road north of the Weston Business Centre and the consented developments east and west of Parsonage Road. The majority of the Site is strongly contained by existing vegetation, particularly the western and central Site areas. Further developments within the CPZ have also been approved since the Public Inquiry, including within the Seven Acre site.

In response to para. 30 of the Inspector's Report, the current proposals would be fully contained to the north by Prior's Wood, as well as set back from Smiths Green Lane with the eastern part of Bull Field retained as open agrarian land.

Any adverse effect on the open characteristics of the CPZ is less than for other recently approved developments, such as east and west of Parsonage Road.

9.2. The significance of nearby heritage assets

Paras. 57-60 of the Inspector's Report related to effects on Smiths Green Lane as a protected lane. In response to these paragraphs, the current proposals remove all development from Maggots Field and the eastern section of Bull Field and consequently no additional driveways are proposed on to Smiths Green Lane. As development is no longer proposed in the agrarian setting of the Protected Lane, these impacts have been mitigated and removed. The set back also reduces effects on Smiths Green Lane as a landscape component.

LDĀDESIGN

BULL FIELD, TAKELEY

Appendices to Landscape and Visual Impact Assessment
June 2023

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

W [redacted]

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

8749

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

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) National Character Area Profiles, Natural England, 2014
10) Braintree, Brentwood, Chelmsford, Maldon and Uttlesford Landscape Character Assessments (2006)
11) Uttlesford Countryside Protection Zone Study, 2016
12) New Settlement Proposals: Landscape and Visual Impact, 2017
13) Essex Landscape Character Assessment, 2003
14) Uttlesford Protected Lanes Assessment, 2012

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 EIA 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 12.4.
- 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.

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.

1) 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.

2) Creation of a ground model and 3D mesh to illustrate that model. This is created using NextMap25 DTM point data (or occasionally other terrain datasets where required, such as site-specific topographical data or Photogrammetrically Derived Heights) and ground modelling software.

3) 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.

4) Wireline generation – The viewpoints are added within the 3D CAD model with each observer point being inserted at 1.5m 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 series of single frame images, which also include bearing markers. As with the photographs, these single frame images 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 ensure that they are the same size as the photographs.

5) Wireline matching – The photographs are matched to the wirelines using a combination of the visible topography, bearing markers and the landmarks that have been included in the 3D model.

6) 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.

7) 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 (Ref. 6), visualisations will be prepared to the technical methodology set out in below. The photowires and photomontages prepared in support of the LVIA 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

Information	Technical Response
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 section on Photomontages and Photowires 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	TBC
How have the model and the camera locations been placed in the software?	Georeferenced model supplied by engineers/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, 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 174 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 development[60] 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…

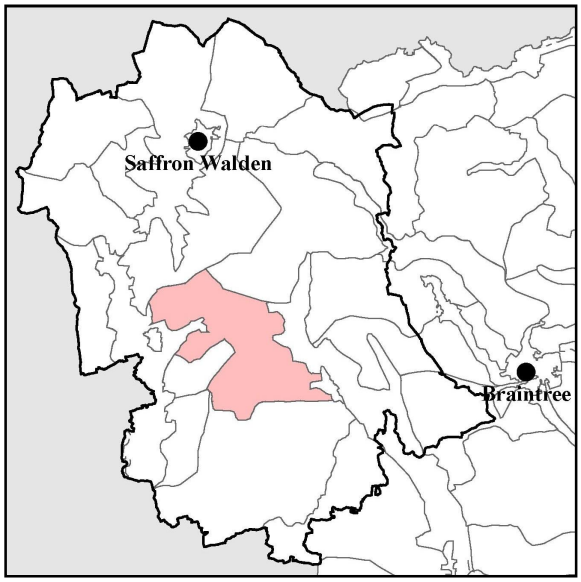
The guidance indicates that nature *'contributes to the quality of a place, and to people's quality of life, and it is a critical component of well-designed places.'* Natural features include *'natural and designed landscapes, high quality public open spaces, street trees, and other trees, grass, planting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

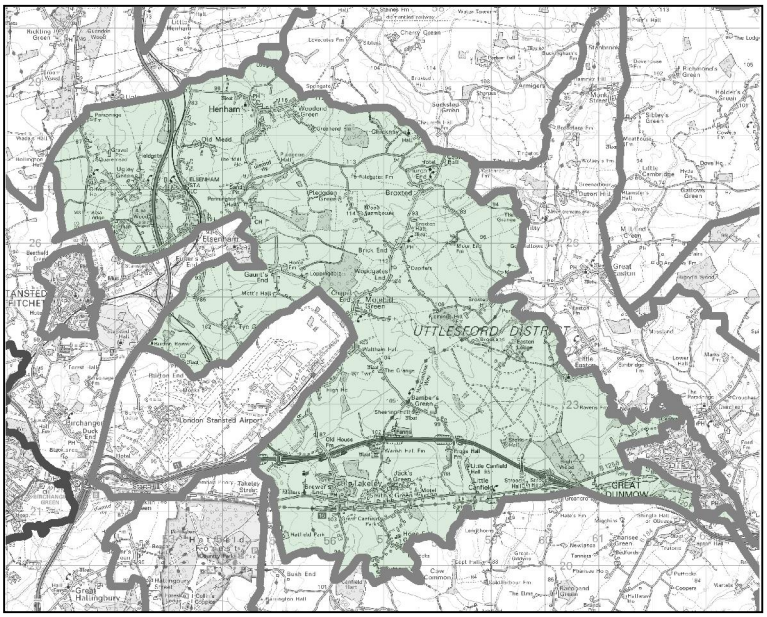
Appendix 6 Extracts from Landscape Character Assessment

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 Landscape Value

The Landscape Institute's Technical Guidance Note 'TGN 02-21 Assessing Landscape Value Outside National Designations' (2021) sets out at Table 1 a range of factors that can be considered when identifying 'landscape value'. The factors are not presented in order of importance and are not intended to be exhaustive. Landscape value, along with susceptibility, is one of two components of landscape sensitivity.

TGN 02-21 states:

"GLVIA3 recognises that landscape value is not always signified by designation: 'the fact that an area of landscape is not designated either nationally or locally does not mean that it does not have any value' (paragraph 5.26). GLVIA3 recommends that when undertaking a LVIA/LVA in an undesignated area, landscape value should be determined through a review of existing assessments, policies, strategies and guidelines and, where appropriate, by new survey and analysis (paragraphs 5.27 and 5.28). It is recommended that the process for identifying landscape value outside nationally designated areas is based upon a structured and transparent assessment process including community-based evidence where practical to do so."

TGN 02-21 also states that key points to note are as follows:

- *"It would be expected that a 'valued landscape' would demonstrate the presence of a number of indicators of landscape value, as set out in Table 1* [of TGN 02/21]*, although it is possible for one indicator to be of such importance (e.g. rarity, association or perceptual aspects) that the landscape is judged to be a 'valued landscape' even if other indicators are not present.*
- *The identification of landscape value needs to be applied proportionately ensuring that identification of 'valued landscape' is not over used."*

The table below presents an evaluation of the Site and its context against the factors identified in TGN 02-21, drawing on a range of evidence such as that identified as examples in TGN 02-21 and surveys undertaken specifically for the Site.

Evaluation of landscape value

Definition	Indicators / Evaluation	Value
Factor: Natural Heritage		
Landscape with clear evidence of ecological, geological, geomorphological or physiographic interest which contribute positively to the landscape.	Indicators: The Site includes Prior's Wood Ancient Woodland. The closest statutory ecological designation to the Site is approximately 1.6km to the south west at Hatfield Forest Site of Special Scientific Interest (SSSI) and National Nature Reserve (NNR). The Ecological Assessment identifies six different habitat types within the site (arable, field margin, woodland, hedgerow, pond and ditch). The Ecological Assessment concludes that the *"site is dominated by arable fields of negligible intrinsic nature conservation interest. The ancient woodland and hedgerows are of elevated ecological interest within the context of the site"*. Evaluation: The features identified within the Site are generally commonly found within the surrounding landscape, with the exception of Prior's Wood. Prior's Wood and the hedgerows within and around the Site contribute to the character of the Site and its immediate	Local

	surroundings, and have a greater value than the remainder of the habitats within the Site and its wider context.	
Factor: Cultural Heritage		
Landscape with clear evidence of archaeological, historical or cultural interest which contribute positively to the landscape.	Indicators: The Built Heritage Assessment identifies a number of designated heritage assets within the vicinity of the Site. These include: • Grade I listed Warish Hall and Moat Bridge to the north, within the scheduled monument known as Warish Hall moated site and remains of Takeley Priory • A collection of Grade II and one Grade II* listed buildings to the south of the Site within the hamlet of Smiths Green. • Additional built heritage assets beyond the boundary of Smiths Green but within 1500m of the Site, including Grade I listed Church of the Holy Trinity Smiths Green Lane has Protected Lane status, and is considered a non-designated heritage asset. The Site includes Prior's Wood Ancient Woodland. Evaluation: The features identified within the vicinity of the Site form part of the character of the Site and its context. However, none of the assets identified are considered to be of more than local value.	Local
Factor: Landscape condition		
Landscape which is in a good physical state both with regard to individual elements and overall landscape structure.	Indicators: Historic maps indicate there has been some loss of hedgerows within the Site and its context. There is some active management of hedgerows in the area surrounding the Site, although limited management of Prior's Wood. However, the built edge of Takeley, particularly to the south of the Site, does have a detracting influence on the Site and its surroundings. Evaluation: The landscape within the Site is in relatively good condition, although there has been some loss of hedgerows. The surveys undertaken of the Site do not suggest that its condition should be considered of higher value than other areas of land of a similar nature elsewhere in the local area.	Community
Factor: Associations		
Landscape which is connected with notable people, events and the arts.	Indicator: There is no particular evidence of any associations with well-known literature, poetry, art, TV/film or music. A local writer has been identified as having written two books describing the Harcamlow Way long-distance walk in detail. However, the Harcamlow Way is located approximately 300m north of the Site and has limited influence on the local context in this area. Evaluation: There is no indication that the Site and its context should be considered of higher value than other areas of land of a similar nature elsewhere in the local area.	Limited
Factor: Distinctiveness		
Landscape that has a strong sense of identity	Indicators: Both Prior's Wood and Smiths Gren Lane, with its associated listed buildings, are locally distinctive features that contribute to a degree of local identity on the northern edge of Takeley. However, there are no distinctive, rare or unusual features that confer to a stronger sense of place or identify. The Site is typical of arable farmland around Takeley and in the wider area.	Community

	Evaluation: There is no evidence to indicate that the Site and its context should be considered of a higher value than other areas of land of a similar nature elsewhere around Takeley.	
Factor: Recreational		
Landscape offering recreational opportunities where experience of landscape is important	Indicators: PRoW 48_41 and PRoW 48_40 run through the Site and link into the wider footpath network, which includes not only formal PRoW but also informal and permissive routes around field boundaries and through Prior's Wood. In addition, Smiths Green Lane is a locally promoted cycle route that links into the National Cycle Network south of Takeley. Further from the Site, the Harcamlow Way and Flitch Way promoted long distance routes are located within the wider area and provide links to a wider access network. Evaluation: Whilst there are elements of recreational value within the Site and its context, here is no indication these should be considered of higher value than other areas of land of a similar nature elsewhere in the local area.	Community
Factor: Perceptual (Scenic)		
Landscape that appeals to the senses, primarily the visual sense	Indicators: The Site and its context have a number of features that have aesthetic qualities, including Prior's Wood and Smith's Green Lane. However, this is offset by visual detractors such as the visibility of properties on the northern edge of Takeley. Evaluation: There is no evidence to indicate that the Site and its context contains any distinctive features or scenic qualities that appeal to the senses any more than the landscape in the wider area.	Community
Factor: Perceptual (Wildness and Tranquillity)		
Landscape with a strong perceptual value notably wildness, tranquillity and/or dark skies	Indicators: A degree of tranquillity is experienced in the vicinity of the Site. However, the presence of the adjacent village and the A120 corridor to the north of the Site affect both this and any potential for dark skies. The agricultural land within the Site and its context have altered the landscape so that it cannot be considered wild. Evaluation: There is no evidence to indicate that the Site and its context experience dark skies or areas of wildness, and there is a limited tranquillity in the local area.	Community

Factor: Functional		
Landscape which performs a clearly identifiable and valuable function, particularly in the healthy functioning of the landscape	Indicators: The Site, its landscape elements and surrounding context provide a limited contribute to the 'healthy functioning' of the landscape. There are no natural areas of undisturbed and healthy soils, areas of diverse landcover, or pollinator-rich habitats such as wildflower meadows present within the Site or its immediate context. Prior's Wood could be considered an area that forms a carbon sinks, but there are no extensive areas of other types of carbon sink such as peat bogs and oceans. Evaluation: The Site and its immediate context make a small contribution to the 'healthy functioning' of the landscape through the presence of Prior's Wood, but this does not indicate that it should be considered of higher value to other areas of land of a similar nature elsewhere in the local area.	Community

TGN 02/21 makes clear at paragraph A4.2.12 that *"where possible the development plan should be referenced to support the value placed on the landscape. Where the development plan is silent, evidence should be provided in the form of professional analysis"*. In the case of the Site, the development plan does not contain evidence that the landscape has particular value.

On the basis of the evaluation above, only two of the factors has been evaluated as being of a 'Local' value, with most of the criteria assessed as either of 'Community' value or 'Limited' value. The landscape value of the Site should be considered of a 'Community' value, which is defined as an "*everyday landscape which is appreciated by the local community but has little or no wider recognition of its value"*. The Inspector for the Appeal associated with the previous application for a larger residential development at the Site (Appeal Ref: APP/C1570/W/22/3291524) agreed with this assessed landscape value.

Appendix 8 Figures

Figure 1	Site Location and Access
Figure 2	Landscape Policy Context
Figure 3	Topography
Figure 4	Zone of Theoretical Visibility (ZTV) Study and Viewpoint Locations
Figure 5	Cumulative Sites
Figure 6	Photopanels: Representative and Illustrative Viewpoints
Figure 7	Visualisations

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LEGEND

- Site boundary
- Distance from Site boundary (1 and 2km)
- National Nature Reserve
- Open Access Land
- National Trust Open Access 24hrs
- Registered Common Land
- National Cycle Network Route
- National Cycle Network Link Route
- Regional Cycle Network Route

Public Rights of Way (PROW)

- Footpath
- Bridleway
- Byway open to all traffic
- Restricted Byway

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PROJECT TITLE

BULL FIELD, TAKELEY

DRAWING TITLE

Site Location and Access

ISSUED BY	Peterborough	T: 01733 310471	
DATE	June 2023	DRAWN	VW
SCALE @A3	1:18,000	CHECKED	RK
STATUS	Final	APPROVED	CC

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Sources: Esri, Ordnance Survey, Natural England, SUSTRANS

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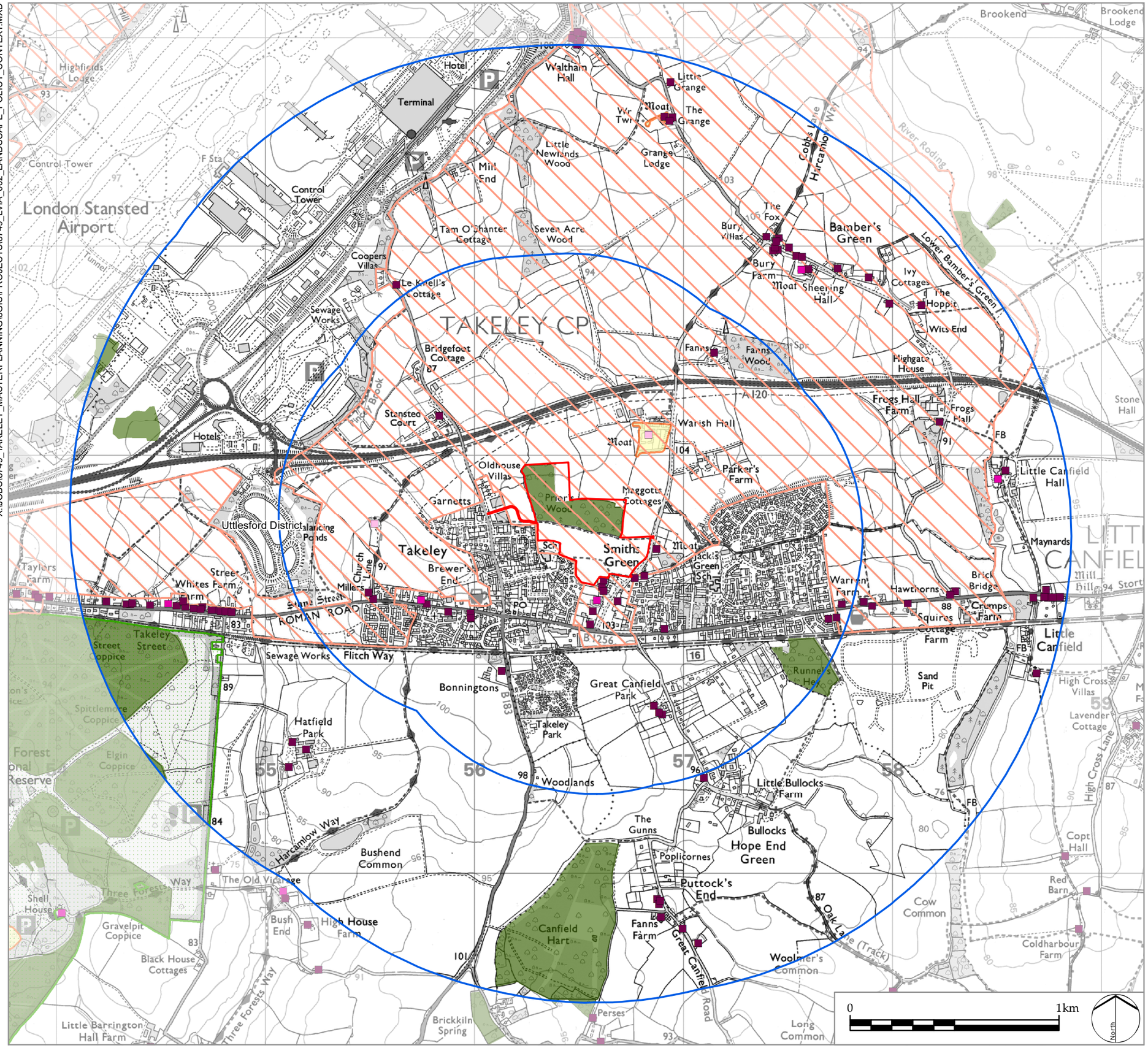

LEGEND

- Site boundary
- Distance from Site boundary (1 and 2km)
- Sites of Special Scientific Interest
- Ancient & Semi-Natural Woodland
- Scheduled Monuments
- Uttlesford District Council Countryside Protection Zone
- Listed Building (grade indicated) — I, II*, II

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PROJECT TITLE

BULL FIELD, TAKELEY

DRAWING TITLE

Landscape Policy Context

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Sources: Ordnance Survey, Natural England, Historic England, Uttlesford District Council

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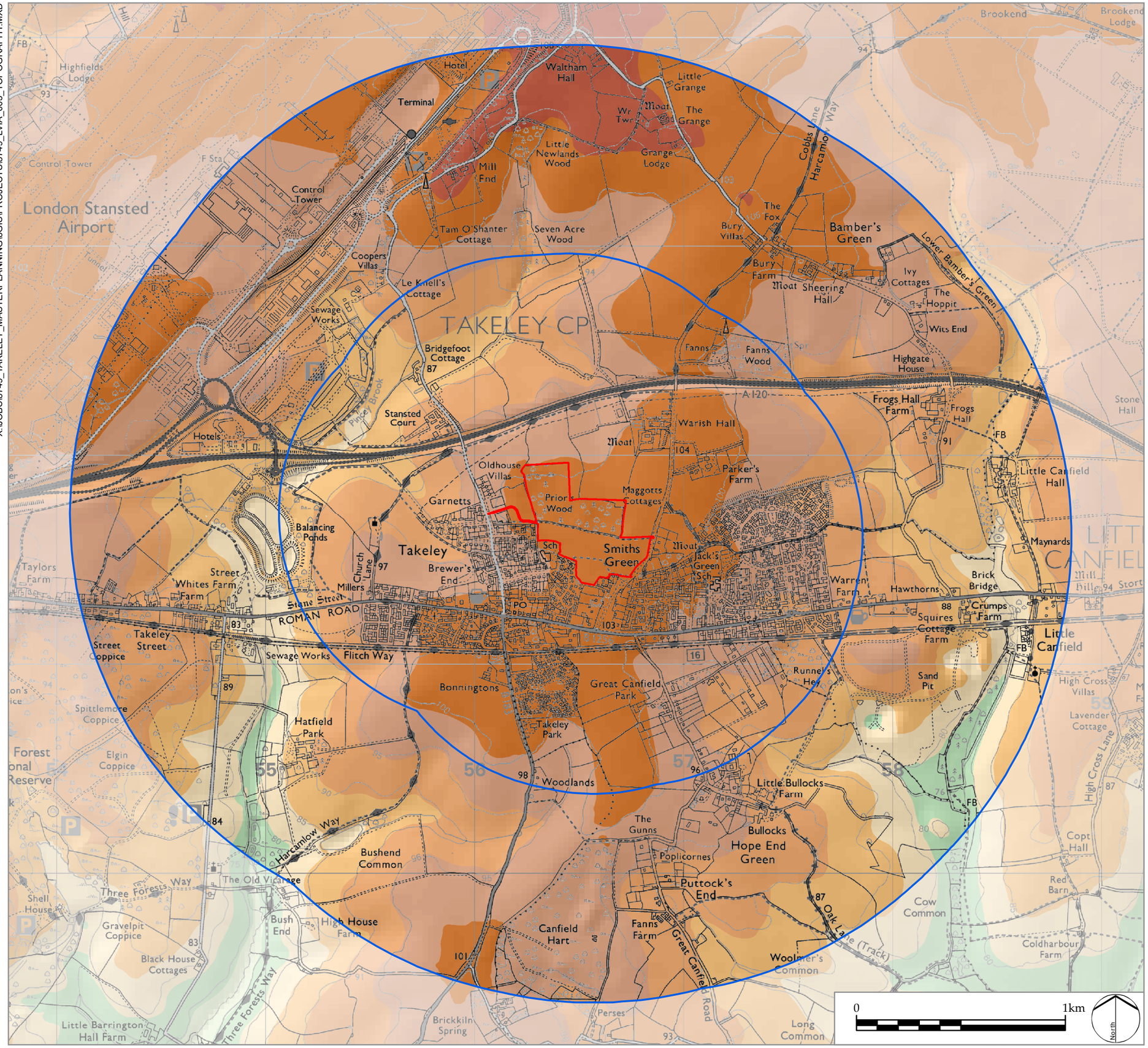

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LEGEND

- Site boundary
- Distance from Site boundary (1 and 2km)

Elevation (m AOD)

- 105 - 110
- 100 - 105
- 95 - 100
- 90 - 95
- 85 - 90
- 80 - 85
- 75 - 80
- 70 - 75

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PROJECT TITLE

BULL FIELD, TAKELEY

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Topography

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Sources: Ordnance Survey, NextMap25

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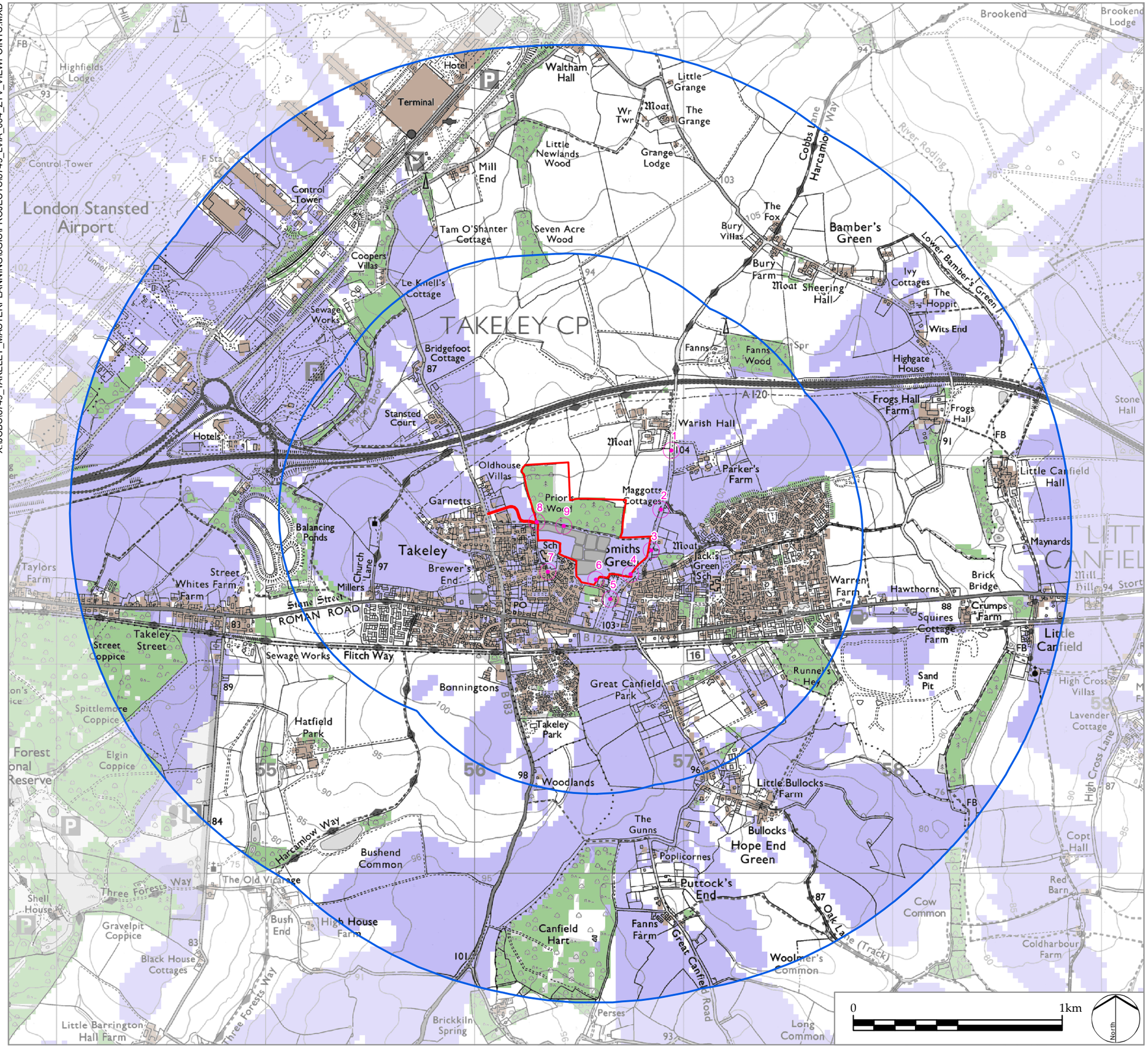

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LEGEND

- Site boundary
- Distance from Site boundary (1 and 2km)
- Proposed development parcels
- Viewpoints
- Zone of Theoretical Visibility (computer generated) - based on building heights of 10m

This drawing is based upon computer generated Zone of Theoretical Visibility (ZTV) studies produced using the viewshed routine in the ESRI ArcGIS Suite. The areas shown are 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. It should be noted that in some areas woodlands included within the ZTV may comprise active forestry, resulting in the felling and replanting of some areas modelled in the ZTV study. The ZTV study reflects this pattern at a specific point in time, as it is based on real height information. Whilst the felling cycle will alter the heights of different areas of forestry over time, altering localised visual effects, the wider pattern will remain relatively constant.

The model does not take into account any localised features such as small copses, hedgerows or individual trees and therefore still gives an exaggerated impression of the extent of visibility. The actual extent of visibility on the ground will be less than that suggested by this plan.

The ZTV includes an adjustment that allows for Earth's curvature and light refraction. It is based on Nextmap 25 terrain data and has a 25m^2 resolution.

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PROJECT TITLE

BULL FIELD, TAKELEY

DRAWING TITLE

Zone of Theoretical Visibility (ZTV) Study including woodland and settlements and Viewpoints

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Sources: Ordnance Survey, NextMap25

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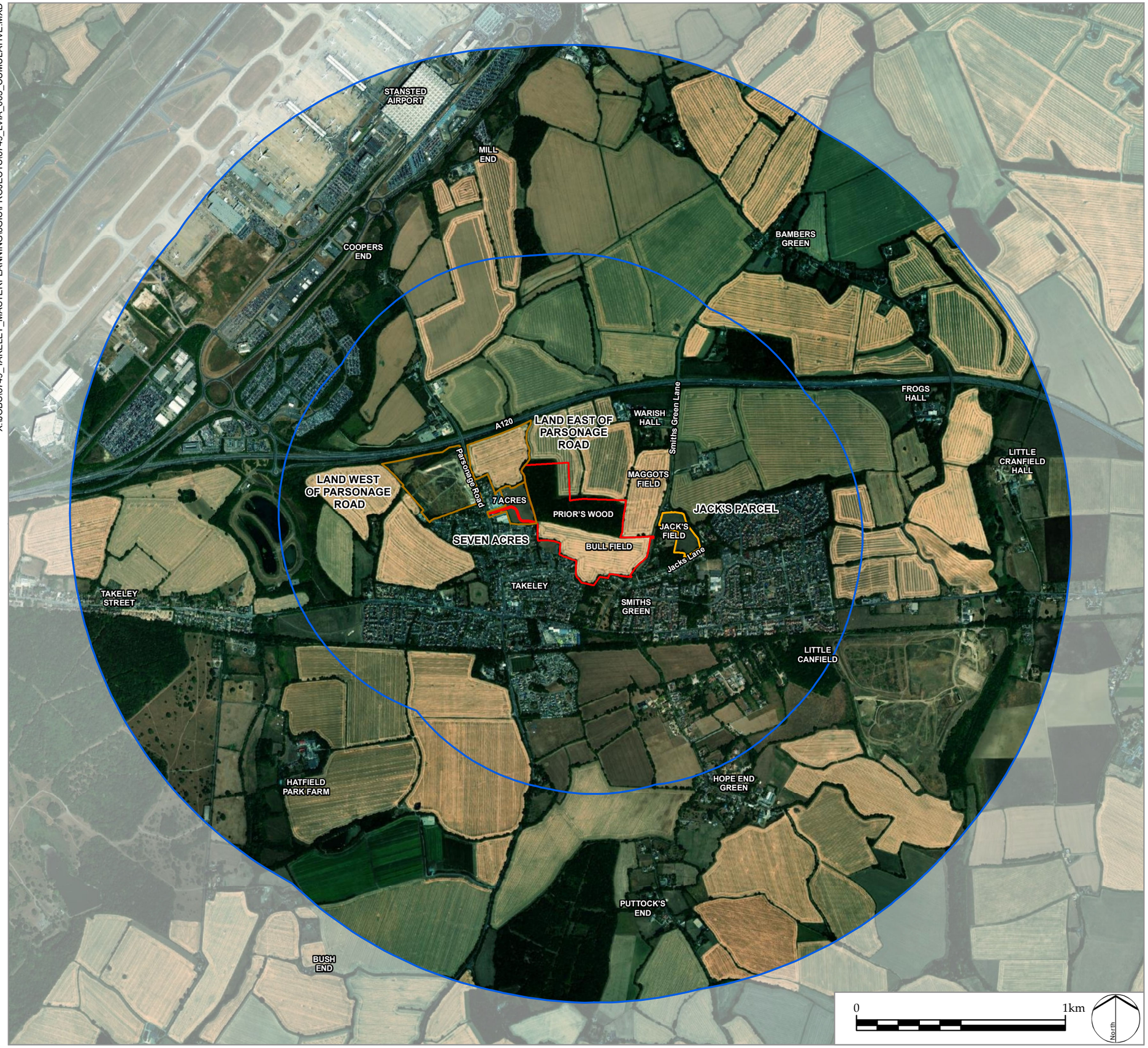

LEGEND

- Site boundary
- Distance from Site boundary (1 and 2km)
- Nearby consented developments
- Nearby developments in planning

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PROJECT TITLE

BULL FIELD, TAKELEY

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Cumulative Developments

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Representative Viewpoint 1 (Left) - Smiths Green Lane looking Southwest

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STATUS	Final	APPROVED	RK

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PROJECT TITLE
BULL FIELD, TAKELEY

DRAWING TITLE
Photograph Panel 1 (Left)
Representative Viewpoints

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Representative Viewpoint 1 (Right) - Smiths Green Lane looking Southwest

Existing View:
This view is representative of users of Smiths Green Lane travelling southwards towards Takeley. This viewpoint is situated to the south of both Warish Hall and Parkers Farm. The eastern site area of Bull Field is visible in the distance, beyond Maggots Field. Existing residential development can be seen off Smiths Green Lane to the east and south of the site. Prior's Wood is prominent in the view and prevents views towards the central and western site area of Bull Field. Existing vegetation along Smiths Green Lane is visible, and comprises a low clipped and partially gappy hedgerow with some mature hedgerow trees. The view is rural in character with some filtered and glimpse views of existing development within the settlements of Takeley and Smiths Green, to the south.

Scale of Effects:
Prior's Wood serves to screen views of the western and central areas of the proposed development and the proposed built development would not be visible from this location. The eastern site area will be retained as public open space and free from built form.

Effects in the medium-term following completion, as well as permanently, are assessed to be of **Negligible** scale and **Neutral**.

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STATUS	Final	APPROVED	RK

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Camera Location (OS Grid Reference):	556942 E 222024 N	Enlargement Factor:	TBC
Ground Level (mAOD):	104.1m	Visualisation Type:	Type 1 (for context)
Direction of View: bearing from North (0°):	210°	Photo Date / Time:	07/04/2022 12:02
Distance to Site:	322m	Camera Model and Sensor Format:	Canon EOS 6D, FFS
Horizontal Field of View:	360° (Cylindrical projection)	Lens Make, Model and Focal Length:	Canon EF50mm f/1.8 STM
Paper Size:	420mm x 297mm (A3)	Height of Camera Lens above Ground (mAOD):	1.5m

PROJECT TITLE
BULL FIELD, TAKELEY

DRAWING TITLE
Photograph Panel 1 (Right)
Representative Viewpoints

LDĀDESIGN

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Representative Viewpoint 2 (Left) - Smiths Green Lane looking Southwest

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DATE	June 2023	DRAWN	VW
SCALE@A3	NTS	CHECKED	RK
STATUS	Final	APPROVED	RK

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PROJECT TITLE
BULL FIELD, TAKELEY

DRAWING TITLE
Photograph Panel 2 (Left)
Representative Viewpoints

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Representative Viewpoint 2 (Right) - Smiths Green Lane looking Southwest

Existing View:
Maggots Field is visible in the foreground, beyond the hedgerow and wide verge along the eastern edge of Smiths Green Lane. Existing residential development can be seen off Smiths Green Lane to the south of the site. Prior's Wood is prominent in the view and prevents views towards much of the central and western site area of Bull Field. Taller areas of vegetation along Smiths Green Lane provides a degree of low-level filtering of oblique views towards the Site.

Scale of Effects:
There would be oblique, filtered views across the southern half of Maggots Field, towards proposed development in the south-eastern site area, which would be partially visible in the distance beyond existing hedgerow and mature trees. Only those properties on the eastern edge of the proposed built area would be visible, with Prior's Wood screening the majority of the proposed development. These new built elements would form a small part of the wider view and be visible alongside the existing residential development off Smiths Green Lane. Proposed tree and hedgerow planting would screen the majority of the proposed development by year 15, with only occasional ridgelines visible above the proposed vegetation once it becomes established.

Effects in the medium-term following completion, are assessed to be of **Medium to Small** scale and **Adverse**. Permanent visual effects, after the proposed planting has become established, are assessed to be of **Small** scale and **Adverse**.

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Camera Location (OS Grid Reference):	556891 E 221739 N	Enlargement Factor:	TBC
Ground Level (mAOD):	103.8m	Visualisation Type:	Type 1 (for context)
Direction of View: bearing from North (0°):	238°	Photo Date / Time:	18/01/2023 13:32
Distance to Site:	131m	Camera Model and Sensor Format:	Canon EOS 6D, FFS
Horizontal Field of View:	360° (Cylindrical projection)	Lens Make, Model and Focal Length:	Canon EF50mm f/1.8 STM
Paper Size:	420mm x 297mm (A3)	Height of Camera Lens above Ground (mAOD):	1.5m

PROJECT TITLE
BULL FIELD, TAKELEY

DRAWING TITLE
Photograph Panel 2 (Right)
Representative Viewpoints

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Representative Viewpoint 3 (Left) - Smiths Green Lane looking West

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DATE	June 2023	DRAWN	VW
SCALE@A3	NTS	CHECKED	RK
STATUS	Final	APPROVED	RK

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PROJECT TITLE
BULL FIELD, TAKELEY

DRAWING TITLE
Photograph Panel 3 (Left)
Representative Viewpoints

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Representative Viewpoint 3 (Centre) - Smiths Green Lane looking West

ISSUED BY	Peterborough	t: 01733 310471	
DATE	June 2023	DRAWN	VW
SCALE@A3	NTS	CHECKED	RK
STATUS	Final	APPROVED	RK

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PROJECT TITLE
BULL FIELD, TAKELEY

DRAWING TITLE
Photograph Panel 3 (Centre)
Representative Viewpoints

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Representative Viewpoint 3 (Right) - Smiths Green Lane looking West

Existing View:
The eastern site area of Bull Field is visible in the foreground, beyond the hedgerow and wide verges along the eastern edge of Smiths Green Lane. Existing residential development can be seen off Smiths Green Lane to the east and south of the Site. Prior's Wood is clearly visible to the north of the Site. There are views across the entirety of Bull Field, with existing vegetation along the western site boundary visible in the distance and forming the skyline. Residential dwellings off Leyfield and Roseacres Primary School are both partially visible adjacent to the western Site boundary. There are more open views northwards, across Maggots Field, towards the wider countryside.

Scale of Effects:
There would be direct views of the proposed development in the medium term, with the proposed built form visible in the central site area of Bull Field. In the longer term, the proposed green edge would provide a degree of filtering in views westwards from Smiths Green Lane at this locality. Proposed tree and hedgerow planting would screen the majority of the proposed development by year 15, with only occasional ridgelines visible above the proposed vegetation once it becomes established. Views northwards and towards Prior's Wood from this locality would remain largely unchanged.

Effects in the medium term following completion, are assessed to be permanent, of **Medium** scale and **Adverse**. Permanent visual effects, after the proposed planting has become established, are assessed to be of **Medium to Small** scale and **Adverse**.

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Camera Location (OS Grid Reference):	556846 E 221544 N	Enlargement Factor:	TBC
Ground Level (mAOD):	103.6m	Visualisation Type:	Type 1 (for context)
Direction of View: bearing from North (0°):	285°	Photo Date / Time:	28/04/2022 16:09
Distance to Site:	16m	Camera Model and Sensor Format:	Canon EOS 6D, FFS
Horizontal Field of View:	360° (Cylindrical projection)	Lens Make, Model and Focal Length:	Canon EF50mm f/1.8 STM
Paper Size:	420mm x 297mm (A3)	Height of Camera Lens above Ground (mAOD):	1.5m

PROJECT TITLE
BULL FIELD, TAKELEY

DRAWING TITLE
Photograph Panel 3 (Right)
Representative Viewpoints

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Representative Viewpoint 4 (Left) - PRoW 48_41 looking West

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SCALE@A3	NTS	CHECKED	RK
STATUS	Final	APPROVED	RK

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PROJECT TITLE
BULL FIELD, TAKELEY

DRAWING TITLE
Photograph Panel 4 (Left)
Representative Viewpoints

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Representative Viewpoint 4 (Centre) - PRoW 48_41 looking West

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SCALE@A3	NTS	CHECKED	RK
STATUS	Final	APPROVED	RK

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PROJECT TITLE
BULL FIELD, TAKELEY

DRAWING TITLE
Photograph Panel 4 (Centre)
Representative Viewpoints

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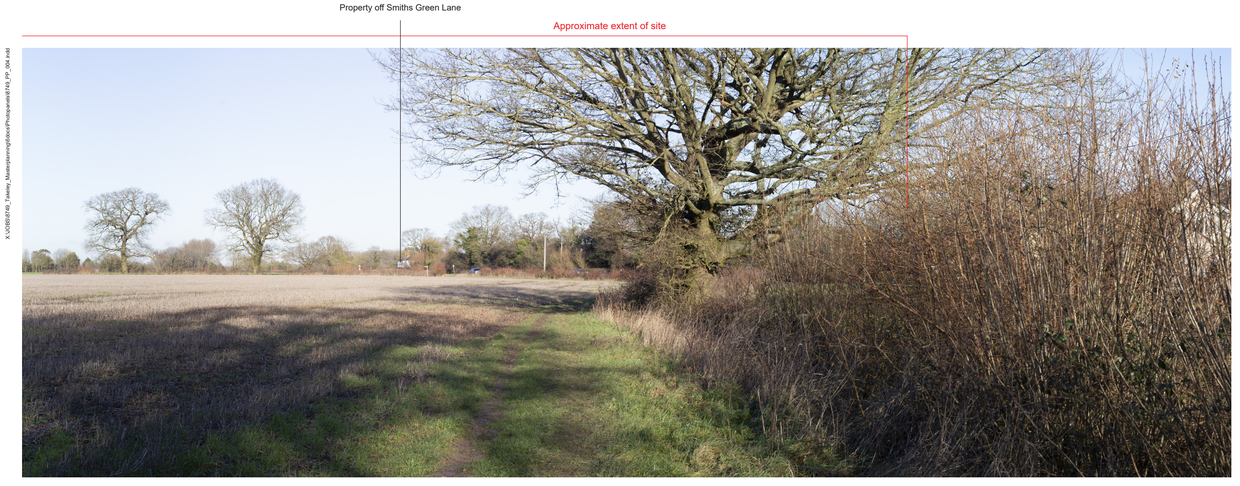

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Representative Viewpoint 4 (Right) - PRoW 48_41 looking West

Existing View:
This viewpoint is located within the eastern site area, in the south-eastern corner of Bull Field, along PRoW 48_41. Existing residential development within Takeley is visible along the western site boundary, set amongst mature vegetation. There are open views across Bull Field, with Prior's Wood prominent in the view to the north-west. The existing hedge-row and mature trees along the eastern site boundary serve to partially filter views of existing residential development off Smiths Green Lane. Mature trees and vegetation at Warish Hall Farm are visible beyond Maggots Field, to the north.

Scale of Effects
The proposed development would be visible from this location in the medium term, with the proposed built form visible in the central site area of Bull Field. The proposed buildings would be located between Prior's Wood and and the existing properties off Leyfield. The proposals would be located partly in the foreground of Prior's Wood and would partially alter the view in that direction. However, the eastern end of the woodland would remain visible due to the proposed public open space within the eastern site area. In the long term, the proposed planting would soften views of the proposed built form, with the combination of hedgerow and tree planting providing screening, and only occasional ridgelines visible above the proposed vegetation once it becomes established. Views to the north would remain largely unchanged in the long term.

Effects in the medium term following completion, are assessed to be permanent, of **Medium** scale and **Adverse**. Permanent visual effects, after the proposed planting has become established, are assessed to be of **Medium to Small** scale and **Adverse**.

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SCALE@A3	NTS	CHECKED	RK
STATUS	Final	APPROVED	RK

DWG. NO. 8749_PP_004_R

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Camera Location (OS Grid Reference):	556746 E 221431 N	Enlargement Factor:	TBC
Ground Level (mAOD):	103.6m	Visualisation Type:	Type 1 (for context)
Direction of View: bearing from North (0°):	340°	Photo Date / Time:	18/01/2023 15:08
Distance to Site:	Within site boundary	Camera Model and Sensor Format:	Canon EOS 6D, FFS
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Paper Size:	420mm x 297mm (A3)	Height of Camera Lens above Ground (mAOD):	1.5m

PROJECT TITLE
BULL FIELD, TAKELEY

DRAWING TITLE
Photograph Panel 4 (Right)
Representative Viewpoints

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Approximate extent of site

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Representative Viewpoint 5 (Left) - Smiths Green Lane, looking north towards Bull Field

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STATUS	Final	APPROVED	RK

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PROJECT TITLE
BULL FIELD, TAKELEY

DRAWING TITLE
Photograph Panel 5 (Left)
Representative Viewpoints

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Prior's Wood

Smiths Green Lane

Approximate extent of site

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Representative Viewpoint 5 (Right) - Smiths Green Lane, looking north towards Bull Field

Existing View:
Existing residential development along Smiths Green Lane is clearly visible to the north and west of this viewpoint, set-back from the road. Bull Field is not directly visible from this locality due to intervening vegetation and built form. The eastern edge of Prior's Wood is glimpsed behind the foreground rooftops and vegetation.

Scale of Effects:
In the medium term, this view would be largely unchanged as a result of the proposed development. The existing residential dwellings would largely screen views of the proposals. There is potential for heavily filtered views of rooftops of the proposed development through gaps in tree canopies and existing buildings off Smiths Green Lane. Any available views of the proposals would be reduced in the long term due to the maturation of the proposed planting, which would reinforce the cover provided by tree canopies along the south-eastern edge of the site. Glimpsed views of the top of Prior's Wood would remain.

Effects in the medium-term following completion, are assessed to be of **Small** scale and **Adverse**. Permanent visual effects, after the proposed planting has become established, are assessed to be of **Negligible** scale and **Adverse**.

ISSUED BY	Peterborough	t: 01733 310471	
DATE	June 2023	DRAWN	VW
SCALE@A3	NTS	CHECKED	RK
STATUS	Final	APPROVED	RK

DWG. NO. 8749_PP_005_R

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Camera Location (OS Grid Reference):	556649 E 221312 N	Enlargement Factor:	TBC
Ground Level (mAOD):	103.2m	Visualisation Type:	Type 1 (for context)
Direction of View: bearing from North (0°):	358°	Photo Date / Time:	18/01/2023 15:27
Distance to Site:	103m	Camera Model and Sensor Format:	Canon EOS 6D, FFS
Horizontal Field of View:	120° (Cylindrical projection)	Lens Make, Model and Focal Length:	Canon EF50mm f/1.8 STM
Paper Size:	420mm x 297mm (A3)	Height of Camera Lens above Ground (mAOD):	1.5m

PROJECT TITLE
BULL FIELD, TAKELEY

DRAWING TITLE
Photograph Panel 5 (Right)
Representative Viewpoints

LDĀDESIGN

Approximate extent of site

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Representative Viewpoint 6 (Left) - Informal footpath to the rear of Beech Cottage and Goar Lodge looking West

ISSUED BY	Peterborough	t: 01733 310471	
DATE	June 2023	DRAWN	VW
SCALE@A3	NTS	CHECKED	RK
STATUS	Final	APPROVED	RK

DWG. NO. 8749_PP_006_L

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PROJECT TITLE
BULL FIELD, TAKELEY

DRAWING TITLE
Photograph Panel 6 (Left)
Representative Viewpoints

LDĀDESIGN

Residential dwellings off Longcroft

Approximate extent of site

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Representative Viewpoint 6 (Left-centre) - Informal footpath to the rear of Beech Cottage and Goar Lodge looking West

ISSUED BY	Peterborough	t: 01733 310471	
DATE	June 2023	DRAWN	VW
SCALE@A3	NTS	CHECKED	RK
STATUS	Final	APPROVED	RK

DWG. NO. 8749_PP_006_LC

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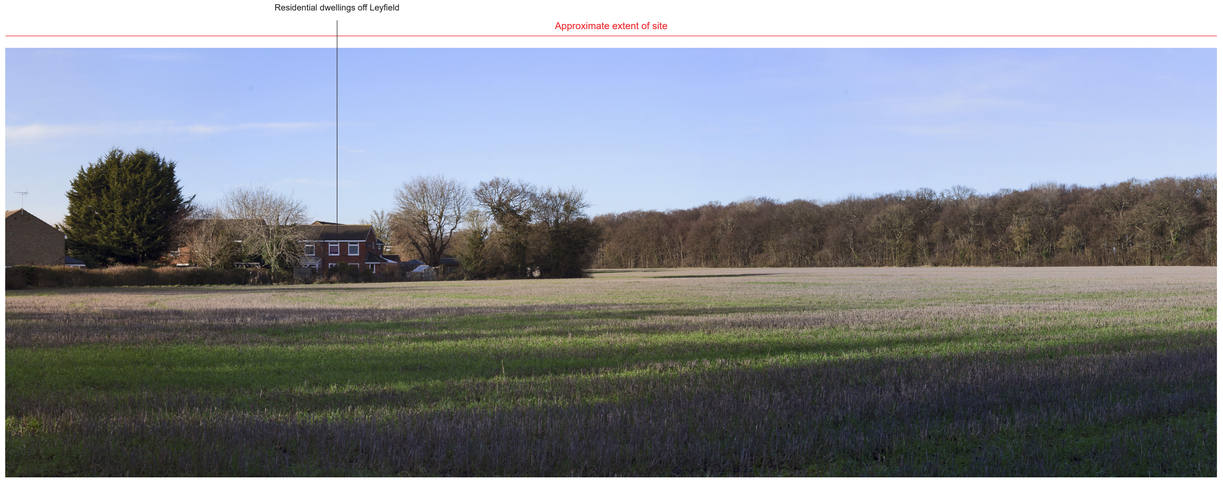
PROJECT TITLE
BULL FIELD, TAKELEY

DRAWING TITLE
Photograph Panel 6 (Left-centre)
Representative Viewpoints

LDĀDESIGN



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Representative Viewpoint 6 (Right-centre) - Informal footpath to the rear of Beech Cottage and Goar Lodge looking West

ISSUED BY	Peterborough	t: 01733 310471	
DATE	June 2023	DRAWN	VW
SCALE@A3	NTS	CHECKED	RK
STATUS	Final	APPROVED	RK

DWG. NO. 8749_PP_006_RC

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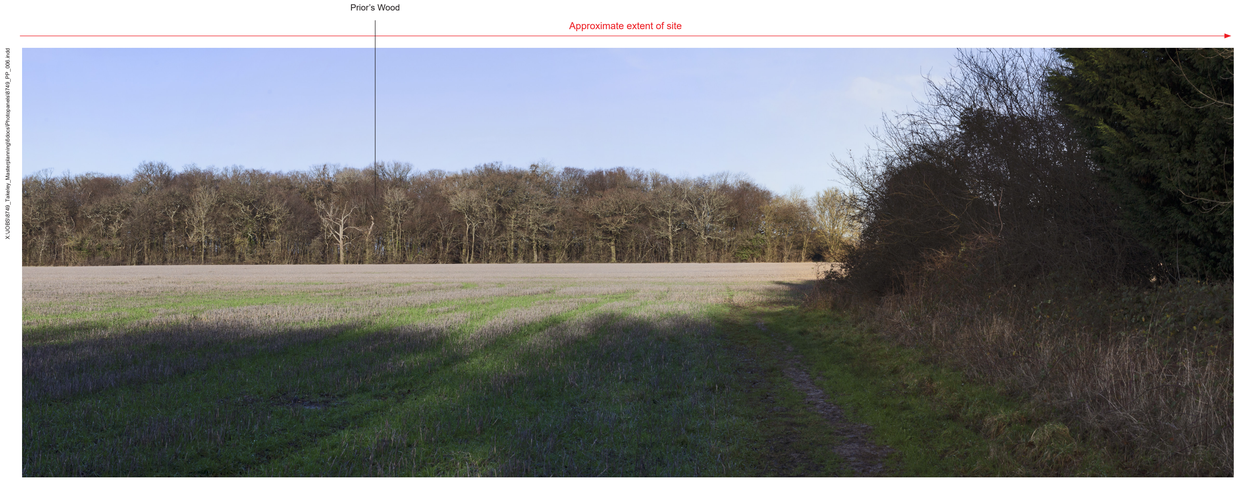
PROJECT TITLE
BULL FIELD, TAKELEY

DRAWING TITLE
Photograph Panel 6 (Right-centre)
Representative Viewpoints

LDĀDESIGN



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Representative Viewpoint 6 (Right) - Informal footpath to the rear of Beech Cottage and Goar Lodge looking West

Existing View:
This viewpoint is located within the southern site area, in the southern corner of Bull Field, along an informal footpath to the rear of Beech Cottage and Goar Lodge. There are open views of the central and western areas of Bull Field. Prior's Wood contains views looking northwards, with views to the open countryside beyond not possible. Existing development off Leyfield and Longcroft is visible adjacent to the south-west of the Site. The Site boundary is well vegetated in many locations and restricts views south and eastwards from this location.

Scale of Effects:
The proposed development would be clearly visible in relatively close proximity to this location. New built form would be introduced to the view, with views to Prior's Wood interrupted by the proposed development.

Effects in both the medium and long term following completion, are assessed to be of **Large** scale and **Adverse**. The proposed planting would serve to soften the direct views of the proposed development in the long term, however the view would remain fundamentally changed when compared to the baseline situation.

ISSUED BY	Peterborough	t: 01733 310471	
DATE	June 2023	DRAWN	VW
SCALE@A3	NTS	CHECKED	RK
STATUS	Final	APPROVED	RK

DWG. NO. 8749_PP_006_R

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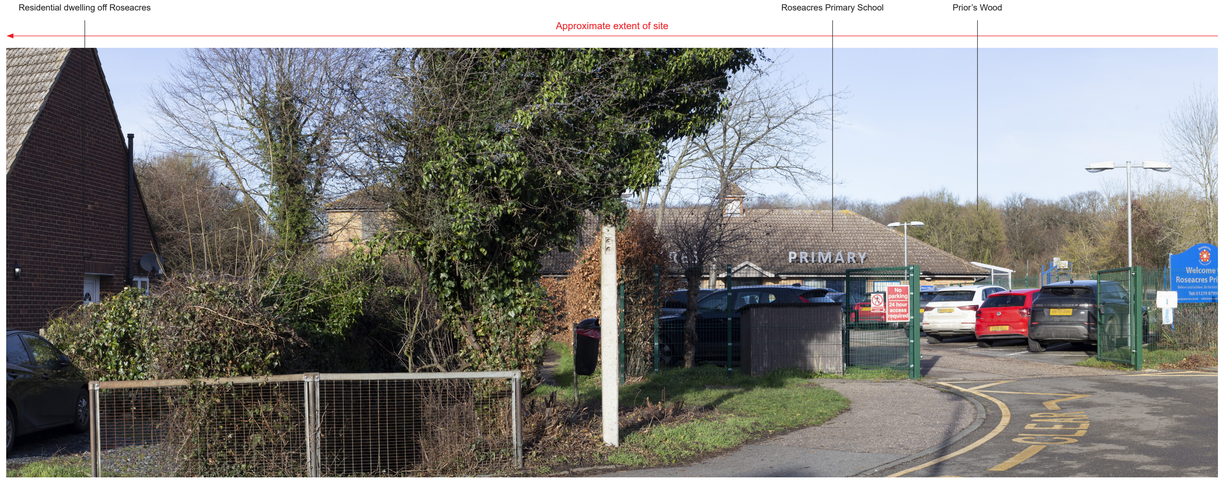
Camera Location (OS Grid Reference):	556575 E 221400 N	Enlargement Factor:	TBC
Ground Level (mAOD):	103.2m	Visualisation Type:	Type 1 (for context)
Direction of View: bearing from North (0°):	320°	Photo Date / Time:	18/01/2023 14:46
Distance to Site:	0m	Camera Model and Sensor Format:	Canon EOS 6D, FFS
Horizontal Field of View:	240° (Cylindrical projection)	Lens Make, Model and Focal Length:	Canon EF50mm f/1.8 STM
Paper Size:	420mm x 297mm (A3)	Height of Camera Lens above Ground (mAOD):	1.5m

PROJECT TITLE
BULL FIELD, TAKELEY

DRAWING TITLE
Photograph Panel 6 (Right)
Representative Viewpoints

LDĀDESIGN



Representative Viewpoint 7 (Left) - Roseacres Primary School, looking North towards Prior's Wood

ISSUED BY	Peterborough	t: 01733 310471	
DATE	June 2023	DRAWN	VW
SCALE@A3	NTS	CHECKED	RK
STATUS	Final	APPROVED	RK

DWG. NO. 8749_PP_007_L

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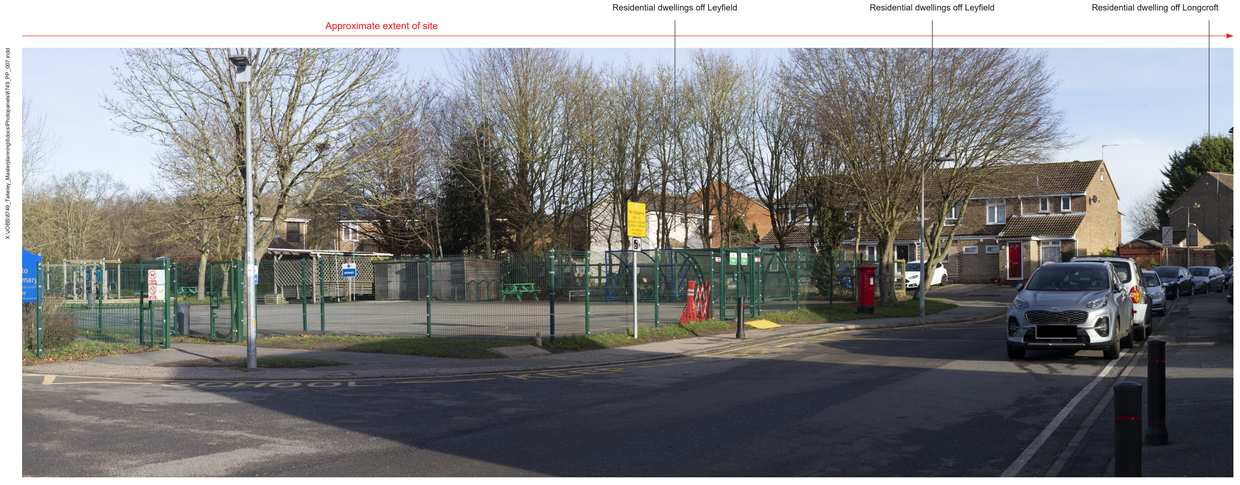
PROJECT TITLE
BULL FIELD, TAKELEY

DRAWING TITLE
Photograph Panel 7 (Left)
Representative Viewpoints

LDĀDESIGN



Representative Viewpoint 7 (Right) - Roseacres Primary School, looking North towards Prior's Wood

Existing View:
This viewpoint is within an urban context, located within Takeley. Roseacres Primary School and existing residential development within Takeley are clearly visible in the foreground and serve as detractors within the view. Prior's Wood is partially visible above and behind the primary school and dwellings off Leyfield. The townscape is relatively well vegetated and contains a number of mature trees which partially filter views of residential dwellings. There is little visual connection to the wider landscape north of Takeley from this locality.

Scale of Effects:
Effects of the proposed development would be tempered by the existing built context of the viewpoint. Proposed dwellings would interrupt views of Prior's Wood and add to the extent of built development beyond the primary school and existing dwellings off Leyfield. The proposals would be set back from the Site boundary, but would still be perceived as a new addition and partial alteration to the baseline view. In the long term, proposed planting mitigation would serve to filter views of the built elements within the view.

Effects in the medium-term following completion, are assessed to be of **Medium-small** scale and **Adverse**. Permanent visual effects, after the proposed planting has become established, are assessed to be of **Small** scale and **Adverse**.

ISSUED BY	Peterborough	t: 01733 310471	
DATE	2023	DRAWN	VW
SCALE@A3	NTS	CHECKED	RK
STATUS	Final	APPROVED	RK

DWG. NO. 8749_PP_007_R

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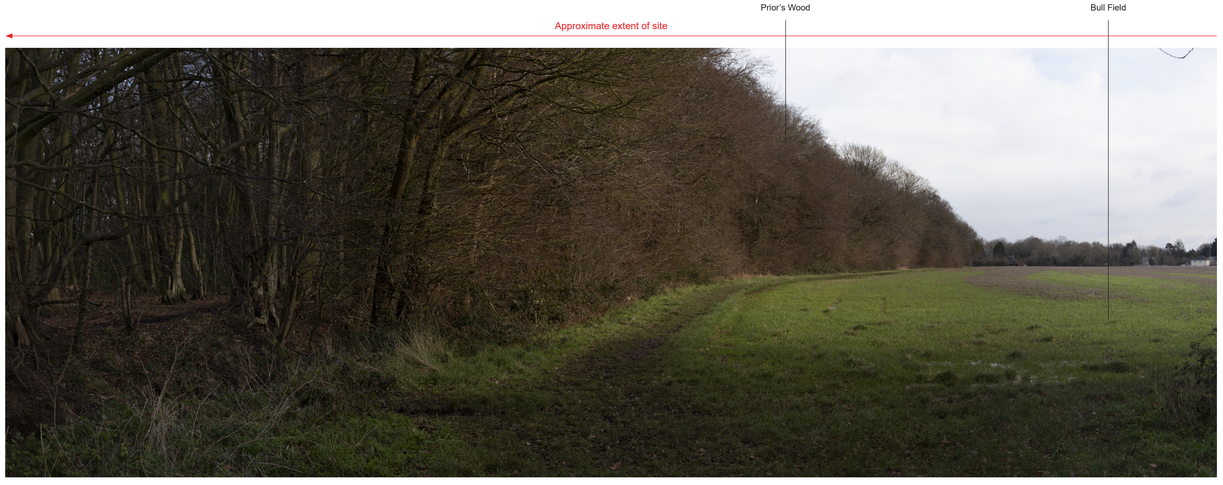
Camera Location (OS Grid Reference):	556350 E 221443 N	Enlargement Factor:	TBC
Ground Level (mAOD):	99.6m	Visualisation Type:	Type 1 (for context)
Direction of View: bearing from North (0°):	25°	Photo Date / Time:	18/01/2023 14:31
Distance to Site:	102m	Camera Model and Sensor Format:	Canon EOS 6D, FFS
Horizontal Field of View:	120° (Cylindrical projection)	Lens Make, Model and Focal Length:	Canon EF50mm f/1.8 STM
Paper Size:	420mm x 297mm (A3)	Height of Camera Lens above Ground (mAOD):	1.5m

PROJECT TITLE
BULL FIELD, TAKELEY

DRAWING TITLE
Photograph Panel 7 (Right)
Representative Viewpoints

LDĀDESIGN



Representative Viewpoint 8 (Left) - PRoW 48_40 to rear of properties at North Road

ISSUED BY	Peterborough	t: 01733 310471	
DATE	June 2023	DRAWN	VW
SCALE@A3	NTS	CHECKED	RK
STATUS	Final	APPROVED	RK

DWG. NO. 8749_PP_008_L

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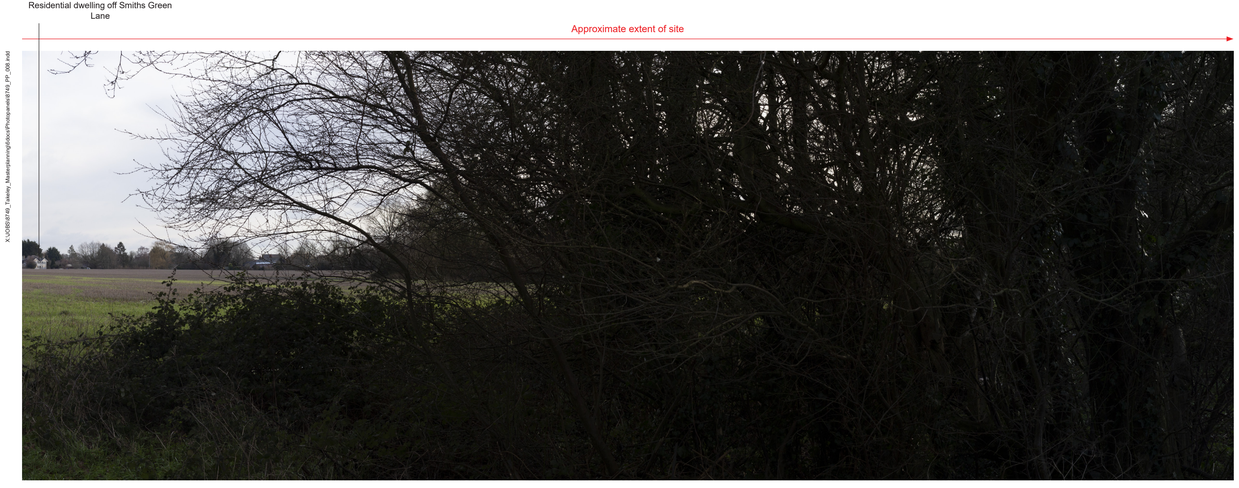
PROJECT TITLE
BULL FIELD, TAKELEY

DRAWING TITLE
Photograph Panel 8 (Left)
Representative Viewpoints

LDĀDESIGN



Representative Viewpoint 8 (Right) - PRoW 48_40 to rear of properties at North Road

Existing View
This viewpoint is located along PRoW 48_40 at the north-western corner of Bull Field. Views into Bull Field are framed by Prior's Wood to the north and existing Site boundary vegetation to the south. Existing residential dwellings off Smiths Green Lane are visible in the distance, below the well treed skyline. Prior's Wood restricts all visibility northwards to the wider countryside and focuses views across Bull Field. Views are generally contained within the immediate site context and do not extend a great deal beyond the Site boundaries.

Scale of Effects
The proposed development would be clearly visible in relatively close proximity to this location. New built form would be introduced to the view, although views of Prior's Wood would be retained. Views eastwards would be foreshortened by the proposed development.

Effects in both the medium and long term following completion, are assessed to be of **Large** scale and **Adverse**. The proposed planting would serve to soften the direct views of the proposed development in the long term, however the view would remain fundamentally changed when compared to the baseline situation.

ISSUED BY	Peterborough	t: 01733 310471	
DATE	June 2023	DRAWN	VW
SCALE@A3	NTS	CHECKED	RK
STATUS	Final	APPROVED	RK

DWG. NO. 8749_PP_008_R

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Camera Location (OS Grid Reference):	556297 E 221680 N	Enlargement Factor:	TBC
Ground Level (mAOD):	101.1m	Visualisation Type:	Type 1 (for context)
Direction of View: bearing from North (0°):	112°	Photo Date / Time:	18/01/2023 14:09
Distance to Site:	Within site boundary	Camera Model and Sensor Format:	Canon EOS 6D, FFS
Horizontal Field of View:	120° (Cylindrical projection)	Lens Make, Model and Focal Length:	Canon EF50mm f/1.8 STM
Paper Size:	420mm x 297mm (A3)	Height of Camera Lens above Ground (mAOD):	1.5m

PROJECT TITLE
BULL FIELD, TAKELEY

DRAWING TITLE
Photograph Panel 8 (Right)
Representative Viewpoints

LDĀDESIGN

Representative Viewpoint 9 (Left) - PRoW 48_40 looking south across Bull Field

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ISSUED BY	Peterborough	t: 01733 310471	
DATE	June 2023	DRAWN	VW
SCALE@A3	NTS	CHECKED	RK
STATUS	Final	APPROVED	RK

DWG. NO. 8749_PP_009_L

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PROJECT TITLE
BULL FIELD, TAKELEY

DRAWING TITLE
Photograph Panel 9 (Left)
Representative Viewpoints

LDĀDESIGN

Representative Viewpoint 9 (Centre) - PRoW 48_40 looking south across Bull Field

ISSUED BY	Peterborough	t: 01733 310471	
DATE	June 2023	DRAWN	VW
SCALE@A3	NTS	CHECKED	RK
STATUS	Final	APPROVED	RK

DWG. NO. 8749_PP_009_C

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PROJECT TITLE
BULL FIELD, TAKELEY

DRAWING TITLE
Photograph Panel 9 (Centre)
Representative Viewpoints

LDĀDESIGN

Representative Viewpoint 9 (Right) - PRoW 48_40 looking south across Bull Field

Existing View:
This viewpoint is located along PRoW 48_40, on the northern edge of Bull Field. There are open southward facing views across Bull Field. The southern Site boundary is relatively well vegetated, which serves to filter views of existing dwellings within Takeley, beyond the Site boundary. Existing residential properties off Smiths Green Lane are visible to the east, situated below the well treed skyline. Roseacres Primary School is also visible to the south, through a gap in boundary vegetation. Prior's Wood restricts all visibility northwards and focuses views across Bull Field. Views are generally contained within the immediate site context and do not extend a great deal beyond the site boundaries.

Scale of Effects:
The proposed development would be clearly visible in relatively close proximity to this location. New built form would be introduced to the view, although views of Prior's Wood to the north would be retained and a buffer applied to prevent proposed development within too close proximity to Prior's Wood. Views southwards would be foreshortened by the proposed development.

Effects in both the medium and long term following completion, are assessed to be of **Large** scale and **Adverse**. The proposed planting would serve to soften the direct views of the proposed development in the long term, however the view would remain fundamentally changed when compared to the baseline situation.

ISSUED BY	Peterborough	t: 01733 310471	
DATE	June 2023	DRAWN	VW
SCALE@A3	NTS	CHECKED	RK
STATUS	Final	APPROVED	RK

DWG. NO. 8749_PP_009_R

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Camera Location (OS Grid Reference):	556427 E 221662 N	Enlargement Factor:	TBC
Ground Level (mAOD):	102.4m	Visualisation Type:	Type 1 (for context)
Direction of View: bearing from North (0°):	192°	Photo Date / Time:	18/01/2023 13:53
Distance to Site:	Within site boundary	Camera Model and Sensor Format:	Canon EOS 6D, FFS
Horizontal Field of View:	180° (Cylindrical projection)	Lens Make, Model and Focal Length:	Canon EF50mm f/1.8 STM
Paper Size:	420mm x 297mm (A3)	Height of Camera Lens above Ground (mAOD):	1.5m

PROJECT TITLE
BULL FIELD, TAKELEY

DRAWING TITLE
Photograph Panel 9 (Right)
Representative Viewpoints

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Baseline photograph

To be viewed at comfortable arm's length

LDĀDESIGN

Camera Location (OS Grid Reference):	556942 E 222024 N
Ground Level (mAOD):	104.1m
Direction of View: bearing from North (0°):	205°
Distance to Site:	322m

Horizontal Field of View:	90° (Cylindrical projection)
Paper Size:	841mm x 297mm (Half A1)
Enlargement Factor:	96%
Visualisation Type:	Type 1

Photo Date / Time:	07/04/2022 12:02
Camera Model and Sensor Format:	Canon EOS 6D, FFS
Lens Make, Model and Focal Length:	Canon EF50mm f/1.8 STM
Height of Camera Lens above Ground (mAOD):	1.5m

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PROJECT TITLE
BULL FIELD, TAKELEY

DRAWING TITLE
Viewpoint 1: Smiths Green Lane looking South

FIGURE 8749_VP01_EX DATE 17/05/2023 Sheet 1 of 1

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Camera Location (OS Grid Reference):	556942 E 222024 N
Ground Level (mAOD):	104.1m
Direction of View: bearing from North (0°):	205°
Distance to Site:	322m

Horizontal Field of View:	90° (Cylindrical projection)
Paper Size:	841mm x 297mm (Half A1)
Enlargement Factor:	96%
Visualisation Type:	Type 3

Photo Date / Time:	07/04/2022 12:02
Camera Model and Sensor Format:	Canon EOS 6D, FFS
Lens Make, Model and Focal Length:	Canon EF50mm f/1.8 STM
Height of Camera Lens above Ground (mAOD):	1.5m

This photomontage is based upon Topographical Survey data and 2m LiDAR with spot heights at 2m intervals and does not precisely model small scale changes in landform or sharp breaks in slope.

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PROJECT TITLE
BULL FIELD, TAKELEY

DRAWING TITLE
Viewpoint 1: Smiths Green Lane looking South

FIGURE 8749_VP01_PW DATE 17/05/2023 Sheet 1 of 1

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Camera Location (OS Grid Reference):	556942 E 222024 N
Ground Level (mAOD):	104.1m
Direction of View: bearing from North (0°):	205°
Distance to Site:	322m

Horizontal Field of View:	90° (Cylindrical projection)
Paper Size:	841mm x 297mm (Half A1)
Enlargement Factor:	96%
Visualisation Type:	Type 3

Photo Date / Time:	07/04/2022 12:02
Camera Model and Sensor Format:	Canon EOS 6D, FFS
Lens Make, Model and Focal Length:	Canon EF50mm f/1.8 STM
Height of Camera Lens above Ground (mAOD):	1.5m

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PROJECT TITLE
BULL FIELD, TAKELEY

DRAWING TITLE
Viewpoint 1: Smiths Green Lane looking South

FIGURE 8749_VP01_CW DATE 15/03/2023 Sheet 1 of 1

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Baseline photograph

To be viewed at comfortable arm's length

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Camera Location (OS Grid Reference):	556942 E 222024 N
Ground Level (mAOD):	103.8m
Direction of View: bearing from North (0°):	238°
Distance to Site:	161m

Horizontal Field of View:	90° (Cylindrical projection)
Paper Size:	841mm x 297mm (Half A1)
Enlargement Factor:	96%
Visualisation Type:	Type 1

Photo Date / Time:	18/01/2023 13:32
Camera Model and Sensor Format:	Canon EOS 6D, FFS
Lens Make, Model and Focal Length:	Canon EF50mm f/1.8 STM
Height of Camera Lens above Ground (mAOD):	1.5m

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PROJECT TITLE
BULL FIELD, TAKELEY

DRAWING TITLE
Viewpoint 2: Smiths Green Lane looking South West

FIGURE 8749_VP02_EX DATE 17/05/2023 Sheet 1 of 1

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Camera Location (OS Grid Reference):	556891 E 221739 N
Ground Level (mAOD):	103.8m
Direction of View: bearing from North (0°):	238°
Distance to Site:	161m

Horizontal Field of View:	90° (Cylindrical projection)
Paper Size:	841mm x 297mm (Half A1)
Enlargement Factor:	96%
Visualisation Type:	Type 3

Photo Date / Time:	18/01/2023 13:32
Camera Model and Sensor Format:	Canon EOS 6D, FFS
Lens Make, Model and Focal Length:	Canon EF50mm f/1.8 STM
Height of Camera Lens above Ground (mAOD):	1.5m

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PROJECT TITLE
BULL FIELD, TAKELEY

DRAWING TITLE
Viewpoint 2: Smiths Green Lane looking South West

FIGURE 8749_VP02_PW DATE 17/05/2023 Sheet 1 of 1

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Camera Location (OS Grid Reference):	556891 E 221739 N
Ground Level (mAOD):	103.8m
Direction of View: bearing from North (0°):	238°
Distance to Site:	161m

Horizontal Field of View:	90° (Cylindrical projection)
Paper Size:	841mm x 297mm (Half A1)
Enlargement Factor:	96%
Visualisation Type:	Type 3

Photo Date / Time:	18/01/2023 13:32
Camera Model and Sensor Format:	Canon EOS 6D, FFS
Lens Make, Model and Focal Length:	Canon EF50mm f/1.8 STM
Height of Camera Lens above Ground (mAOD):	1.5m

This photomontage is based upon Topographical Survey data and 2m LiDAR with spot heights at 2m intervals and does not precisely model small scale changes in landform or sharp breaks in slope.

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PROJECT TITLE
BULL FIELD, TAKELEY

DRAWING TITLE
Viewpoint 2: Smiths Green Lane looking South West

FIGURE 8749_VP02_PW DATE 17/05/2023 Sheet 1 of 1

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Camera Location (OS Grid Reference):	556846 E 221544 N	Horizontal Field of View:	90° (Cylindrical projection)	Photo Date / Time:	28/04/2022 16:09
Ground Level (mAOD):	103.6m	Paper Size:	841mm x 297mm (Half A1)	Camera Model and Sensor Format:	Canon EOS 6D, FFS
Direction of View: bearing from North (0°):	242.5°	Enlargement Factor:	96%	Lens Make, Model and Focal Length:	Canon EF50mm f/1.8 STM
Distance to Site:	15m	Visualisation Type:	Type 1	Height of Camera Lens above Ground (mAOD):	1.5m

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PROJECT TITLE
BULL FIELD, TAKELEY

DRAWING TITLE
Viewpoint 3: Smiths Green Lane looking West

FIGURE 8749_VP03_EX DATE 17/05/2023 Sheet 1 of 1

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Camera Location (OS Grid Reference):	556846 E 221544 N	Horizontal Field of View:	90° (Cylindrical projection)	Photo Date / Time:	28/04/2022 16:09	This photomontage is based upon Topographical Survey data and 2m LiDAR with spot heights at 2m intervals and does not precisely model small scale changes in landform or sharp breaks in slope.	
Ground Level (mAOD):	103.6m	Paper Size:	841mm x 297mm (Half A1)	Camera Model and Sensor Format:	Canon EOS 6D, FFS		
Direction of View: bearing from North (0°):	242.5°	Enlargement Factor:	96%	Lens Make, Model and Focal Length:	Canon EF50mm f/1.8 STM		
Distance to Site:	15m	Visualisation Type:	Type 3	Height of Camera Lens above Ground (mAOD):	1.5m		

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PROJECT TITLE
BULL FIELD, TAKELEY

DRAWING TITLE
Viewpoint 3: Smiths Green Lane looking West

FIGURE 8749_VP03_PW_YR1 DATE 17/05/2023 Sheet 1 of 1

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Camera Location (OS Grid Reference):	556846 E 221544 N
Ground Level (mAOD):	103.6m
Direction of View: bearing from North (0°):	242.5°
Distance to Site:	15m

Horizontal Field of View:	90° (Cylindrical projection)
Paper Size:	841mm x 297mm (Half A1)
Enlargement Factor:	96%
Visualisation Type:	Type 3

Photo Date / Time:	28/04/2022 16:09
Camera Model and Sensor Format:	Canon EOS 6D, FFS
Lens Make, Model and Focal Length:	Canon EF50mm f/1.8 STM
Height of Camera Lens above Ground (mAOD):	1.5m

This photomontage is based upon Topographical Survey data and 2m LiDAR with spot heights at 2m intervals and does not precisely model small scale changes in landform or sharp breaks in slope.

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PROJECT TITLE
BULL FIELD, TAKELEY

DRAWING TITLE
Viewpoint 3: Smiths Green Lane looking West

FIGURE 8749_VP03_PW_YR15A DATE 17/05/2023 Sheet 1 of 1