

## Christopher Tyler

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**From:** Ben Smeeden  
**Sent:** 12 July 2023 16:21  
**To:** Christopher Tyler  
**Subject:** UTT/22/1578/OP- Land To The North Of, Eldridge Close, Clavering

A Landscape and Visual Impact Assessment (LVIA) has been submitted as supporting documentation to the planning application. The LVIA was undertaken by consultant Landscape Architect Kirsten Bowden. The appraisal broadly follows the principles set out in GLVIA 3 (Guidelines for Landscape and Visual Impact. Version 3 2013 LI and IEMA). The assessment concludes that “Although the building of houses in this location would result in a small change to the local landscape character, but this would be limited to the immediate area”.

An LVIA has been submitted as part of a representation received from Keep Clavering Rural (KCR). The assessment was undertaken by consultant Landscape Architect Michelle Bolger. The assessment states “In conclusion, the landscape value of the site and the immediately surrounding landscape is assessed as medium/high but is not a valued landscape for the purposes of the NPPF. The site exhibits a number of positive features that are identified in the Uttlesford Landscape Character Assessment as contributing to local distinctiveness and sense of place and are therefore features that should be conserved”.

UDC’s Landscape Officer (Landscape Architect) has inspected the application site and surrounds, and has considered the findings of the two submitted LVIAs. Landscape and Visual Impact Assessments can be key to planning decisions by identifying the effects of new developments on views and on the landscape itself and are used as the industry standard. There is no dispute that the proposed development with the introduction of built forms would have a major adverse impact on the existing rural character of the site itself. However, the site is well contained by existing boundary vegetation and the proposed development would have medium/low impact on the wider landscape.

Ben Smeeden  
Landscape Officer.