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architects.**

**LAND LYING TO THE WEST OF
CLATTERBURY LANE,
HILL GREEN, CLAVERING, ESSEX**

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Landscape and Visual Impact Assessment

BAYA Group
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Revision: P02

Landscape and Visual Impact Assessment

LAND LYING TO THE WEST OF
CLATTERBURY LANE,
HILL GREEN, CLAVERING, ESSEX

BAYA Group

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Introduction
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Methodology

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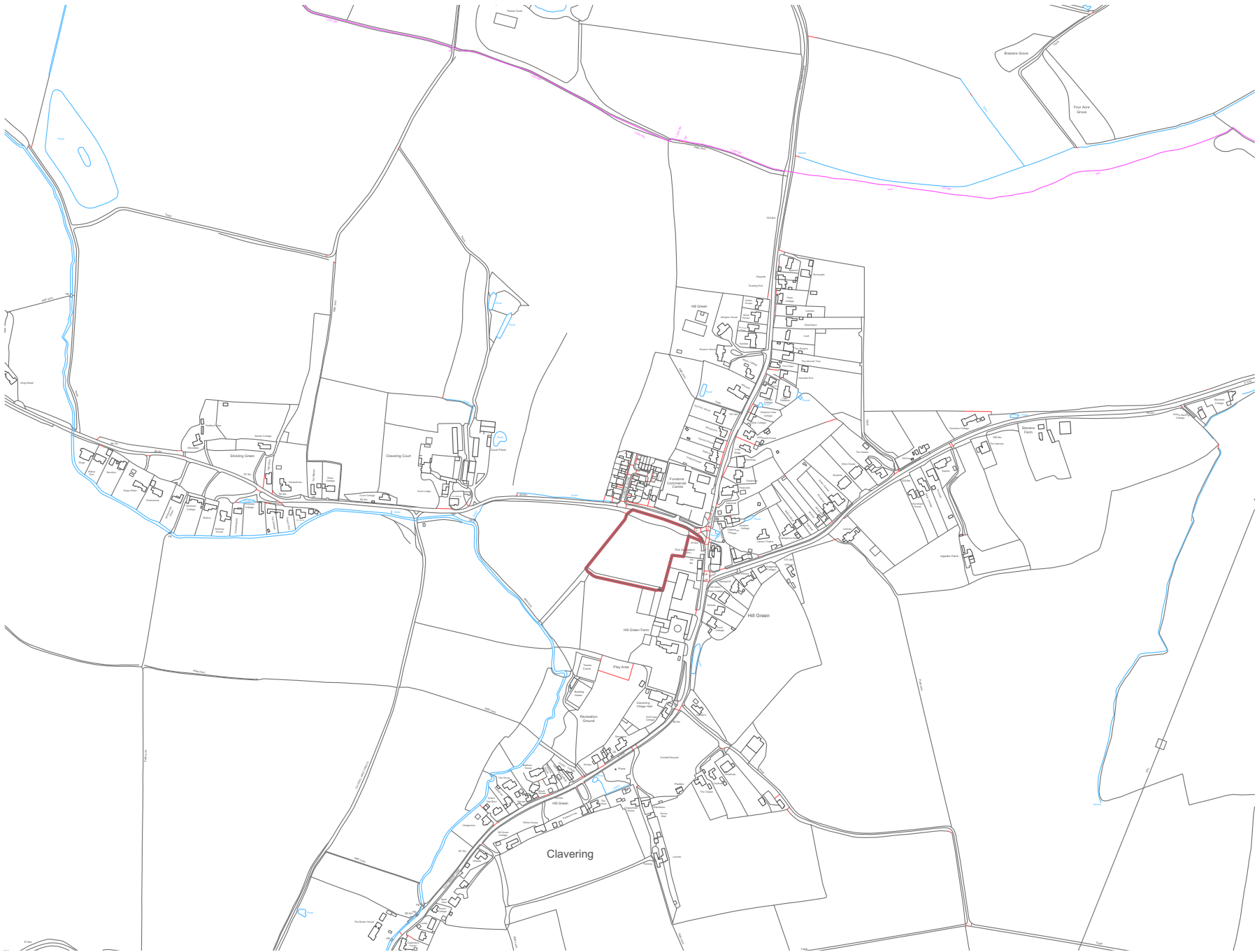


Figure 1: Wider context location plan

1.1 Introduction

1.1.1 This LVIA has been prepared by Dutch Landscape Architects in support of a planning application by BAYA Group on behalf of E&A Securities for the proposed development, comprising an 'Outline application with all matters reserved except access for up to 28 dwellings (Class C3) including public open space, sustainable drainage systems, landscaping and associated infrastructure and development.' on land to the west of Clatterbury Lane, Clavering, Essex.

1.1.2 The principle objective of the assessment is to appraise the landscape and visual issues of the potential development site and to identify the likely landscape and visual effects of the proposed development and to assess the significance of those effects.

1.1.3 The report considers the existing baseline conditions and seeks to identify the relevant landscape and visual issues applicable to the Site. An LVIA has been undertaken to assess the likely effects upon the landscape resource, specific views and visual amenity.

1.1.4 To complete the work, a site visit was undertaken during the project as follows:

- The assessment was made by a Chartered Landscape Architect on the 8th of September 2023 to review and appraise the internal features of the Site, and the extent of visual influence in the wider landscape. Photography for was also undertaken on this day. The weather was bright and sunny with a few clouds a slight haze. Visibility was good.

1.1.5 All photographs were taken with a digital camera, a Canon EOS 70D with a 50mm fixed lens. All photographs for this assessment were taken using the same camera and lens with settings of 200 ISO, F5.6 and a shutter speed of 1/800.

1.2 Methodology

1.2.1 An LVIA of the Site and the development proposals has been prepared, encompassing the 'Guidelines for Landscape and Visual Impact Assessment' (GLVIA) third edition (published by the Landscape Institute and the Institute of Environmental Management and Assessment 2013), and 'Landscape Character Assessment: Guidance for England and Scotland' (published by the Countryside Agency and Scottish National Heritage 2002). In summary, the approach combines information and desktop reviews with on-site surveys and appraisal.

1.2.2 The Site based assessment involves the recording of both objective descriptions and subjective impressions of the landscape/townscape, as well as details of the existing landscape condition. It includes an assessment of the extent and nature of views to and from the Site and the types of receptors that experience these views.

1.2.3 The following relevant studies and documents have been considered as part of the desk based review and subsequent assessment:

- Natural England – National Character Areas (2014)
- Uttlesford District Council – Landscape Character of Uttlesford District

1.2.4 The Landscape and Visual Impact Assessment of the proposed development has been based upon the proposals illustrated on drawings prepared by BAYA Projects.

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Existing Situation

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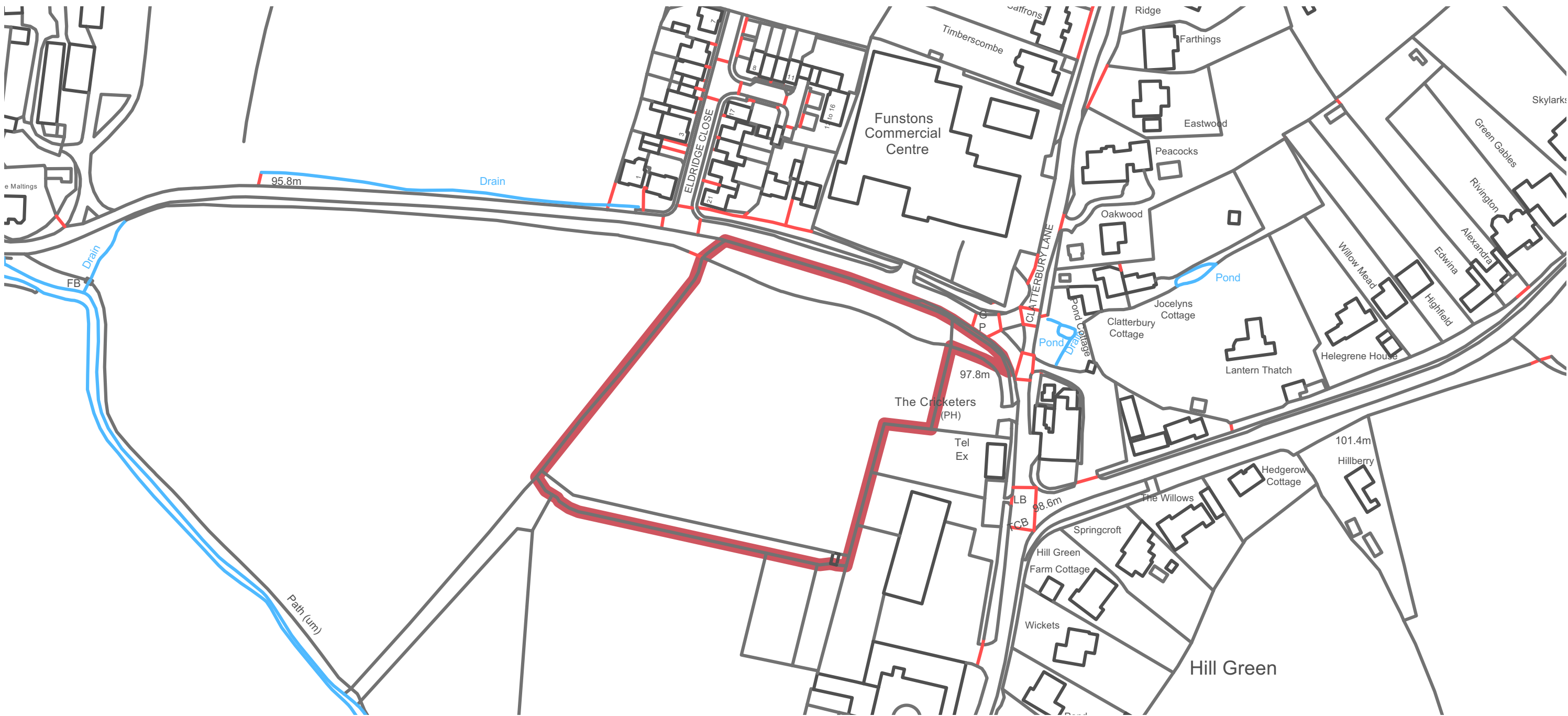


Figure 2: Local context location plan

2.1 Context

2.1.1 Clavering is located in the county of Essex, approximately 5 miles south west of Saffron Walden, or 15 miles south of Cambridge.

2.1.2 The Site is approximately 97m AOD. The surrounding land slopes generally to the south towards the River Stort. The existing Site is approximately 1.2ha in size and currently laid to grass with various objects from former usage and comprising of a defined hedge and tree line to all boundaries.

2.1.3 The Site is situated on a parcel of land south of Stickling Green and west of Clatterbury Lane. The Site is located opposite the Cricketers Pub on the edge of Hill Green and directly adjacent to the The Cricketers Pub carpark also west of Clatterbury Lane.

2.1.4 The surrounding context of the Site is varied with a mixture of land uses, including agricultural, commercial, industrial, residential and leisure.

2.1.5 To the north, the most notable development (given its scale and proximity to the Site) is the Eldridge Close residential development which is of a similar size and scale to the proposals of this development put forward by BAYA Group but has an open front to the road with no buffer or screening to the development.

2.1.6 Also north of the site are the Industrial/Commercial units Funstons Commercial Centre which consists of medium-large units and open carparks surrounded by open mesh fencing. They are again located within a similar size plot of land to the BAYA Group proposals with no screening from the surrounding views along Stickling Green or Clatterbury Lane.

2.1.7 To the south and directly adjacent to the Site are the small industrial units at Hill Green Farm. Directly to the east of the Site is the new carpark for The Cricketers Pub. These two developments separate the main body of the Site with Clatterbury Lane.

2.1.8 To the south of the site lies the Hill Green Farmhouse and private paddocks. Further south lies Clavering Village Hall and Jubilee Field complete with Bowls club and Tennis courts as well as a recreational field for general use.

2.1.9 South West, West & North West of the site the land use is predominantly agricultural with various small residential developments along Stickling Green.

2.1.10 All boundaries to the Site have mature hedgerows and tree lines with the northern and southern boundaries having the most dense coverage. The boundaries to the east and west have less mature tree coverage.

2.1.11 There are existing overhead utilities located directly north west of the Site with associated poles located near the existing entrance that run eastward across the Site.

National Character
Area profile:

86. South Suffolk and North Essex Clayland

Supporting documents

Introduction & Summary

Description

Opportunities

Key facts and data

Landscape change

Analysis



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Figure 3: NCA 86. South suffolk & North Essex Clayland

2.2 Published Landscape Character Assessments

2.2.1 A brief summary of the published landscape character assessments in the context of the Site is detailed below.

National Character Area:

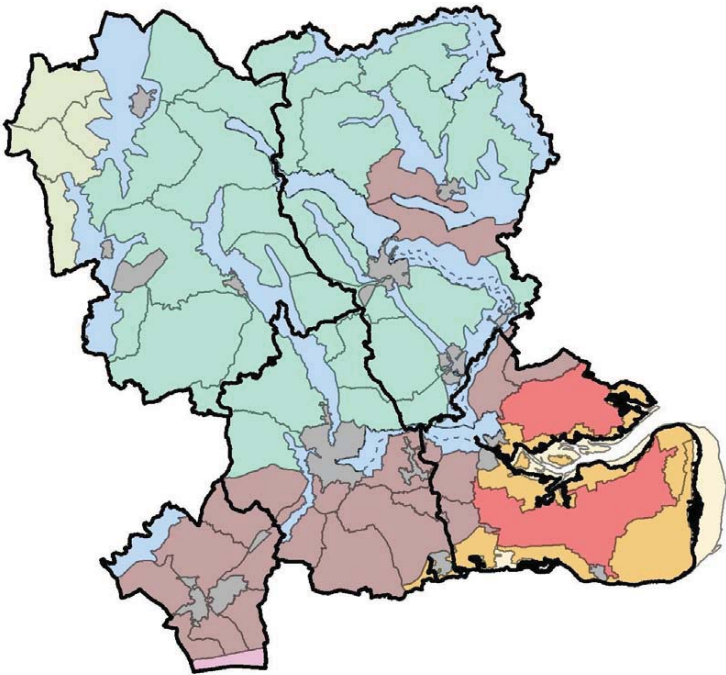
2.2.2 The Site lies within the National Character Area (NCA) profiles South Suffolk and North Essex Clayland (86) as defined by Natural England (2014). The NCA 86 extends as far as Bury St Edmunds and Stowmarket in the North to Harlow and Chelmsford in the South, and spreads from Ipswich in the East to Stevenage in the West.

Key characteristics of the area relevant to this 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.
- Fragments of chalk give many of the soils a calcareous character, which also influences the character of the semi-natural vegetation cover.
- Lowland wood pasture and ancient woodlands support the dormouse and a rich diversity of flowering plants on the clay plateau. Large, often ancient hedgerows link woods and copses, forming wooded skylines.
- The agricultural landscape is predominantly arable with a wooded appearance. There is some pasture on the valley floors. Field patterns are irregular despite rationalisation, with much ancient countryside surviving. Field margins support corn bunting, cornflower and brown hare.
- There is a dispersed settlement pattern of scattered farmsteads, parishes and small settlements around ‘tyes’ (commons) or strip greens and isolated hamlets. The NCA features a concentration of isolated moated farmsteads and numerous well-preserved medieval towns and large villages.
- Larger 20th-century development has taken place to the south and east around Chelmsford, Ipswich and the new towns of Harlow and Stevenage.
- Traditional timber-frame, often elaborate buildings with exposed timbers, colour-washed render, pargeting and steeply pitched roofs with pegtiles or long straw thatch. Sometimes they have been refronted with Georgian red brick or Victorian cream-coloured bricks (‘Suffolk whites’). Clay lump is often used in cottages and farm buildings.
- Winding, narrow and sometimes sunken lanes are bounded by deep ditches, wide verges and strong hedgerows. Transport infrastructure includes the A14, A12, M11 and Stansted Airport.
- A strong network of public rights of way provides access to the area’s archetypal lowland English countryside.”



**BRAINTREE, BRENTWOOD, CHELMSFORD,
MALDON AND UTTLESFORD
LANDSCAPE CHARACTER ASSESSMENTS**



September 2006

CHRIS BLANDFORD ASSOCIATES

Environment Landscape Planning

Figure 4: LCA H3 – Langley Chalk Upland

2.2 Published Landscape Character Assessments (continued)

Landscape Character Area:

2.2.3 The Site lies within the Landscape Character Area (LCA) H3 Langley Chalk Upland as defined by Chris Blandford Associates in the Landscape Character of Uttlesford District (2006). The LCA H3 extends from Duddenhoe End in the North to Starling’s Green in the South, and stretches from Wicken Bonhunt in the East to Lower Green in the West.

Key characteristics listed under Langley Chalk Upland:

- “Gently rolling plateau landform broad ridges eroded by valleys with small narrow streams.
- Sound of water from weirs and fords.
- Thickly wooded valley bottoms and along streams.
- Many small settlements along water courses –few on the higher ground.
- Distinctive settlement pattern around village greens, with many villages and hamlets identifying them in their names (ex: Stickling Green, Upper Green, Deer’s Green, etc.).
- Area of striking contrasts small-scale intimate and wooded versus expansive, large scale and somewhat isolated at higher elevations.
- The line of the ancient Roman Road traverses the area southwest to northeast.

- Scattering of ancient mounds, a castle and moated dwellings.

The key visual characteristics listed are as follows:

- “Historic houses/farmsteads are visible throughout the area.
- Settlements clustered around a village green are a characteristic of the area.
- Vast open isolated plateau landscape gives way to more populated pockets of settlement in valleys.
- Intimate nature of wooded stream banks and sunken lanes.
- Church at Langley visible across fields locally.
- Some new build commercial structures in keeping with local vernacular architecture of weatherboarding and brick.

Whilst the site itself does not contain any of these key characteristics, some elements of the LCA’s key characteristics can be noted in the wider context beyond the Site and to an extent the Site itself falls within some of the broader characteristics as part of a settlement area.



Figure 5: View towards the site from behind the Cricketers Pub

CATEGORY	DEFINITION
Outstanding contribution	Where the existing character of the Site is representative of the local landscape character and the structure of the landscape is intact.
Very positive contribution	Where the existing character of the Site contains many attributes representative of the local landscape character and the structure of the landscape is apparent.
Positive contribution	Where the existing character of the Site contains some attributes representative of the local landscape character and some incongruous elements, but the Site does not detract from the local landscape character.
Limited contribution	Where the existing character of the Site contains some attributes representative of the local landscape character but also incongruous elements that detract from the local landscape character.
Negative contribution	Where the existing character of the Site contains no attributes representative of the local landscape character and the incongruous elements detract from the local landscape character.

2.3 Contribution to Local Landscape Character

2.3.1 At a local scale, the Site lies within the Essex district of Uttlesford, adjacent to The Cricketers Pub carpark.

2.3.2 Overall, the Site is well contained by mature hedge and tree growth along all boundaries with existing residential, commercial & industrial developments along Stickling Green & Clatterbury Lane further enclosing the site to the north, east and south.

2.3.3 Despite the proximity and scale of the neighbouring developments, visually, the tranquillity of the Site is maintained due to the mature vegetation along the Site boundaries.

2.3.4 The Site itself is assessed as making a *positive contribution* to the Local Landscape Character of the area. *This is “where the existing character of the Site contains some attributes representative of the local landscape character and some incongruous elements, but the Site does not detract from the local landscape character”.*

2.3.5 Ultimately there is little to detract from the landscape character within the site, but equally, there are no particularly distinctive elements available to be removed or that would suffer adverse impacts.

2.3.6 Specifically there is nothing of historic value within the site itself nor any streams or waterbodies present to allow for any consideration of the sound of water or stream banks. The land itself would be considered small-scale, intimate and wooded to it’s boundaries as well as being within walking distance to the village hall & green.

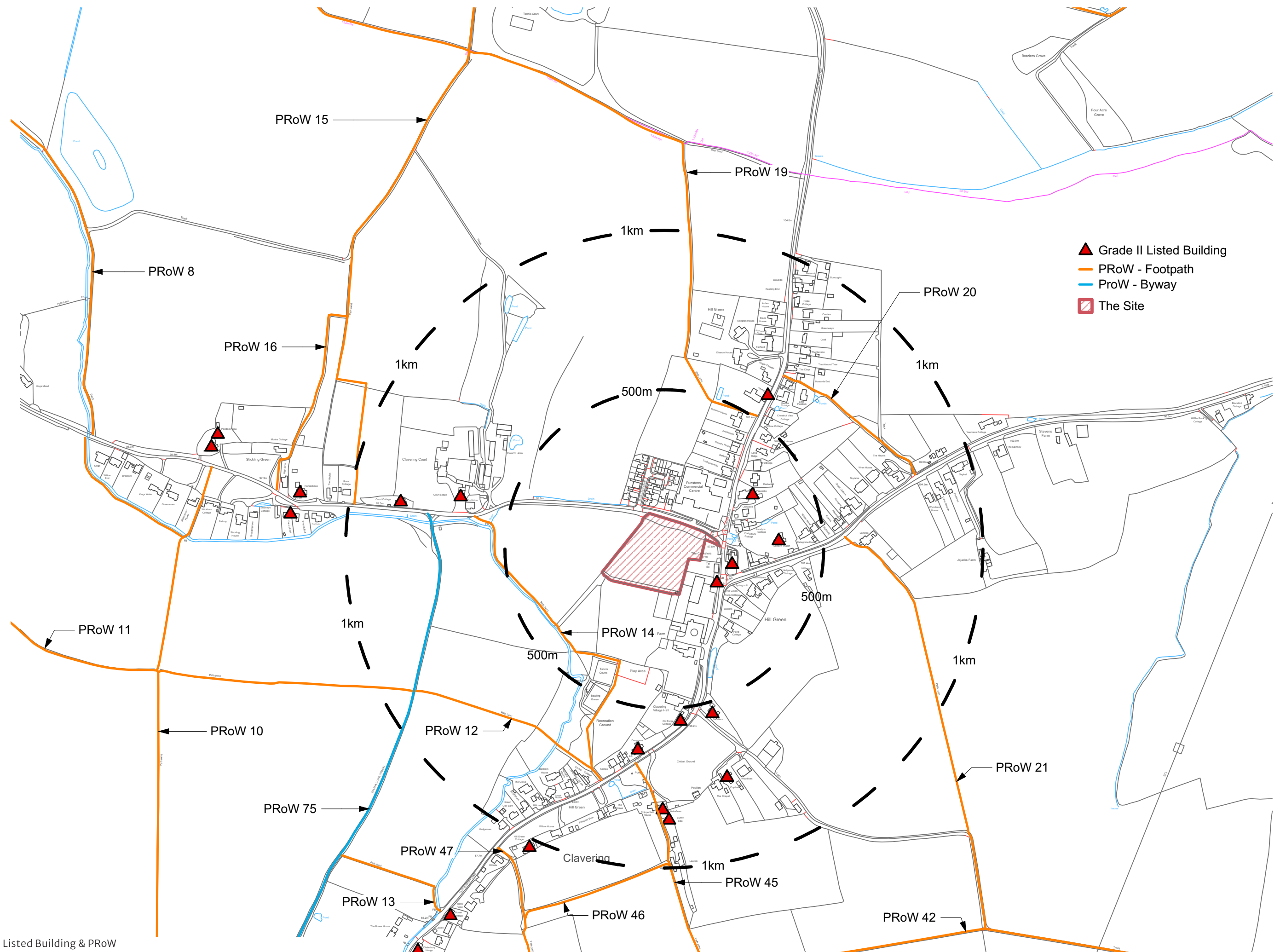


Figure 6: Listed Building & PRow

2.4 Statutory and non-statutory Designations

2.4.1 Area of Outstanding Natural Beauty (AONB): The site not covered or within a 2km study area of any AONB.

2.4.2 RAMSAR: The Site is not covered by any RAMSAR designations. Debden Water is the closest designation located approximately 4.5km north east of the Site.

2.4.3 Sites of Special Scientific Interest (SSSI): The Site is not covered by any SSSI designations. Quendon Wood is the closest designation located approximately 4.2km south east of the Site.

2.4.4 Local Nature Reserve (LNR): There are no Local Nature Reserves within the Site or surrounding area. Therfield Heath is the closes LNR located approximately 15km north west of the Site.

2.4.5 Scheduled Monuments: There are no Scheduled Monuments on the Site. The closest scheduled monument is Clavering Castle located approximately 1.3km south west of the Site.

2.4.6 Listed Buildings: There are no buildings listed on the Historic England register within the Site. Approximately 60m east of the Site is The Cricketers, a Grade II Listed Building (Historic England UID: 1306087) of 16th century origin with 18th and 19th century features. Located approximately 60m south east of the Site is a K6 KIOSK, a Grade II Listed Building (Historic England UID: 1267716) a telephone box designed in 1935 by Sir Giles Gilbert Scott. There are a number of other Grade II Listed Buildings within a 500m radius of the Site.

2.4.7 Registered Parks and Gardens: The closest Registered Park and Garden to the Site is Quendon Hall, Grade II (Historic England UID: 1000742) located approximately 3.4km south east of the Site. Approximately 4.6km north east of the Site is Shortgrove Hall, Grade II (Historic England UID: 1000744).

2.4.8 World Heritage Sites: The site is not covered by any World Heritage Sites.

2.4.9 Conservation Area: The site is not covered by any Conservation Area.

2.4.10 Nature Conservation: The site is not covered by any statutory or non-statutory wildlife site designations. Hatfield Forest located approximately 12.5km south east of the Site is the closest designated area, it is a National Nature Reserve and a Nature Conservation Review site.

2.4.11 Public Rights of Way (PRoW): There are no Public Rights of Way across the Site. Just south west of the site beyond the paddocks and adjacent agricultural field is footpath 14. There are several other public rights of way in the area, however none of which have any influences on the Site or its setting.



Figure 7: Looking east from existing entrance



Figure 8: Looking south from existing entrance



Figure 9: Looking west from the existing entrance



Figure 10: Looking south from the eastern boundary



Figure 11: Looking south west from the eastern boundary



Figure 12: Looking north west from the eastern boundary

2.5 Landscape Resource

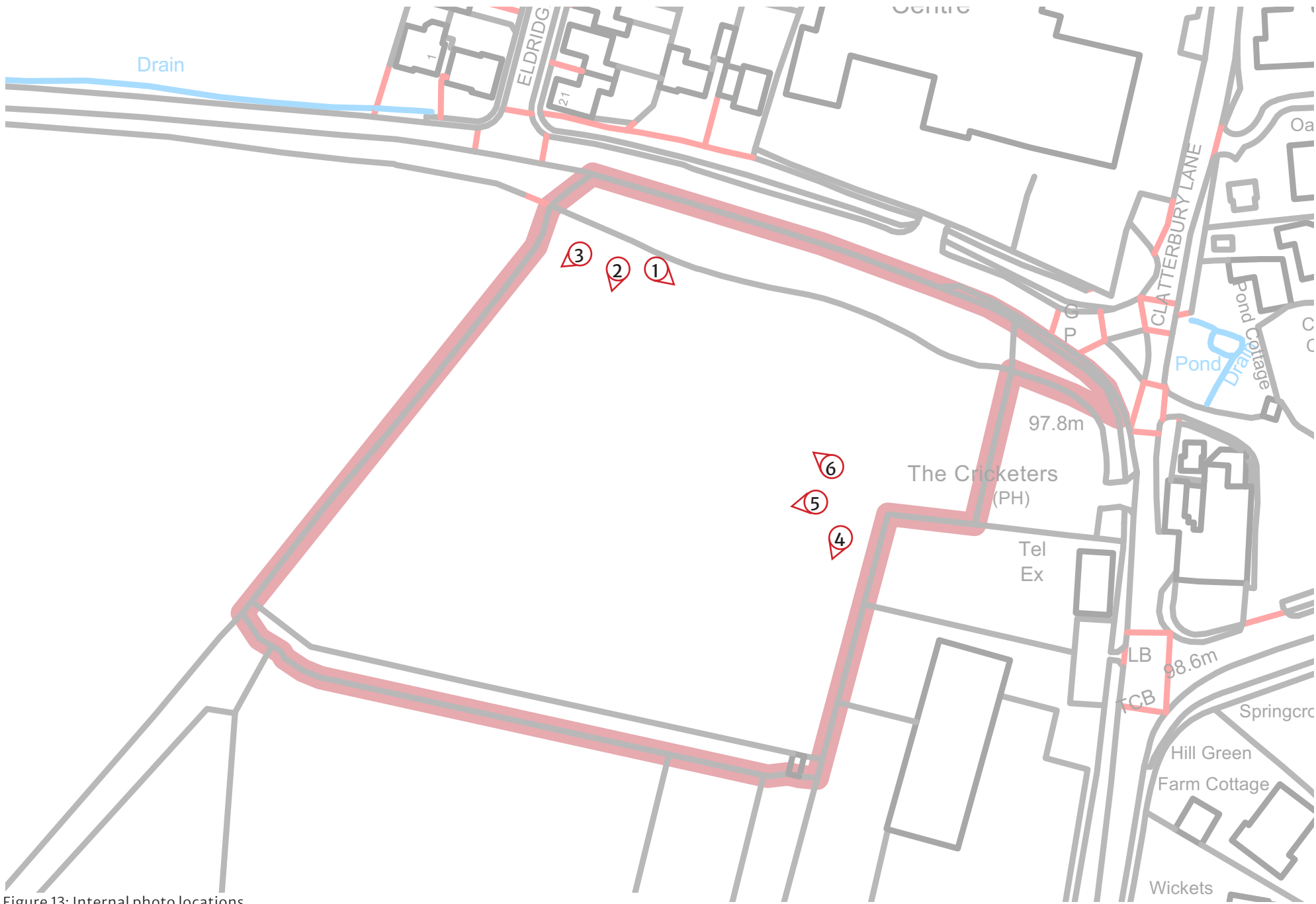


Figure 13: Internal photo locations

- 2.5.1** The existing land use of the site currently falls under the statutory definition of ‘countryside land’ relevant to policy S7 of the current local plan (2005) and sits just outside the defined settlement boundary as defined by Uttlesford District Council.
- 2.5.2** The internal element of the Site consists primarily of grassland with no other specific or exceptional vegetation of note. The site is mostly flat with no specific features of note.
- 2.5.3** The northern boundary of the site consists of a mature hedge and tree line running along the pub carpark boundary from Clatterbury Lane in the east to a locked metal field gate in the north west of the Site that acts as the current secure entrance point to the Site.
- 2.5.4** The eastern boundary of the site consists of a mature hedgerow that follows the boundary line and connects to the northern and southern boundaries. Mature trees are located on the southern half of the eastern boundary separating the site from the Hill Green Farm. The northern half of the eastern boundary that separates the site from the Cricketers pub carpark has no trees.
- 2.5.5** The southern boundary of the site consists entirely of mature trees and hedgerow separating the Site from the Hill Green Farm paddocks. A small area at either end of the boundary has no mature tree growth but does still contain mature hedgerow.
- 2.5.6** The western boundary of the site is formed of mature hedgerow running from the south up to the metal field gate. 2 or 3 smaller trees are present but the boundary is predominantly open at canopy level with a view through to mature tree lines at the back of the adjacent field.

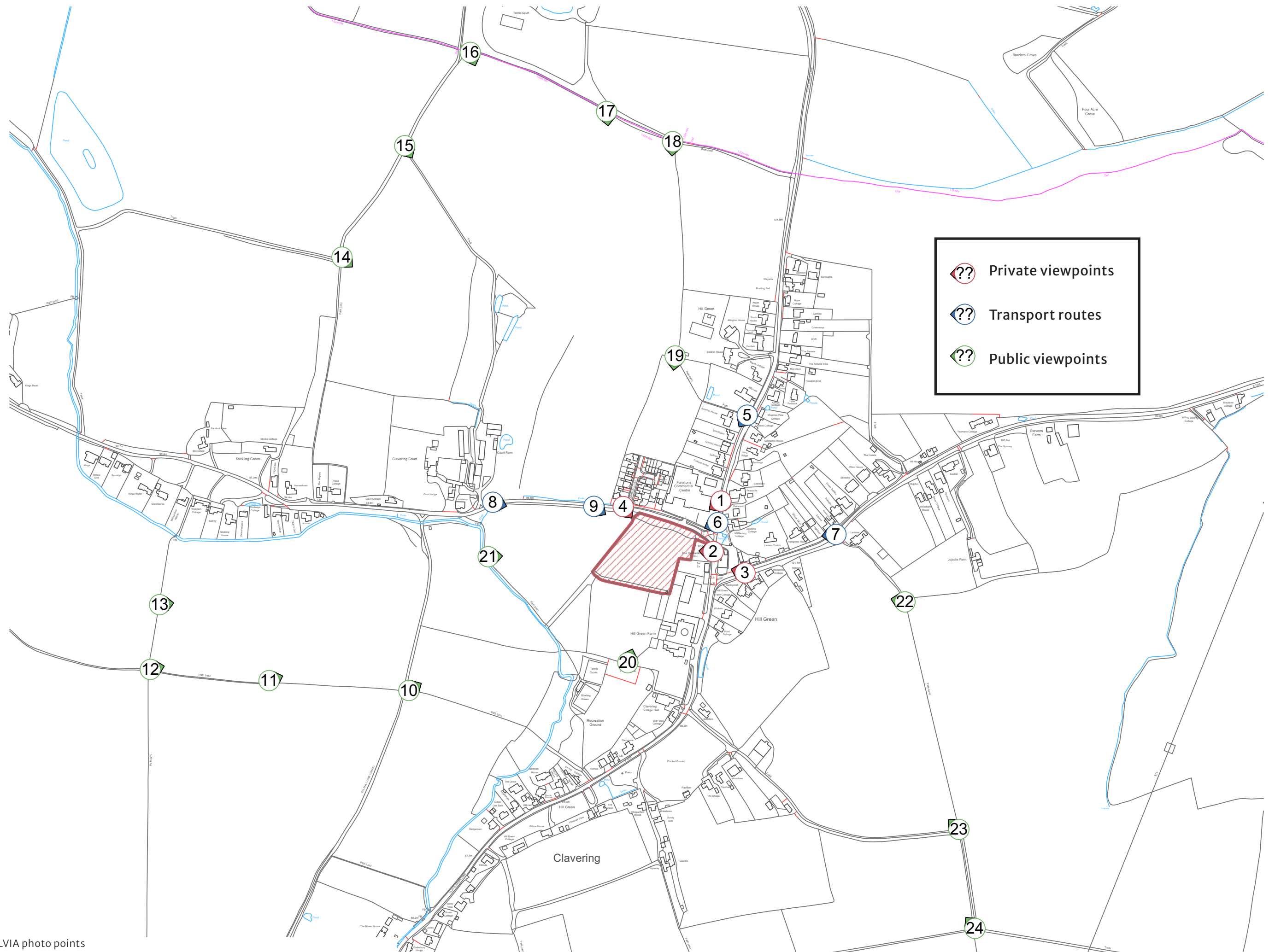


Figure 14:LVIA photo points

2.6 Visual Resource

2.6.1 The visual amenity experienced by people (visual receptors) in the locality of the Site differs due to many factors. Visual receptors of higher sensitivity with limited susceptibility to change include residents at home (private viewpoints), people engaged in outdoor recreation (including use of PRow's), visitors to heritage assets and other attractions, travellers on recognised scenic routes (public viewpoints) and people at their work place where views are an important contributor to the setting and quality of their working life.

2.6.2 Travellers on road, rail or other transport routes and people engaged in outdoor sport or recreation are considered less sensitive to changes in visual amenity.

2.6.3 Consideration of the study area, via desk research and field survey, has identified locations from which the site (proposed development) will potentially be visible. The following specific, representative views have been selected for inclusion in the report to illustrate the visual effects of the proposed development:

2.6.4 Private viewpoints

- Residential properties along Clatterbury Lane.
- Residential properties along Wicken road.
- Residential properties along Stickling Green.
- The Cricketers Pub, west of the Site.

2.6.5 Transport routes

- Views east towards the Site along Wicken Road.
- Views south east towards the Site, from Clatterbury Lane / Stickling Green junction.
- Views west towards the Site from Stickling Green.

2.6.6 Public viewpoints

- Views north east towards the Site from footpath 12.
- Views east towards the Site from footpath 75.
- Views south east towards the Site from footpath 15.
- Views south towards the Site from footpath 19.
- Views west towards the Site from footpath 21.
- View north west towards the Site from footpath 42.
- Views north and east towards the site from footpath 14.

Summary

2.6.7 The existing visual amenity of the Site within the context of the Landscape character Area has been assessed to offer *fair visual amenity*, where the quality of the existing views is such that there are no elements worthy of note.

2.6.8 The Site does not provide any special visual amenity other than its inherent aesthetic value as mature hedge and tree lines shielding the internal elements of the Site from the majority of views.

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The Proposals

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3.1 General Principles

3.1.1 This section of the report considered the results of the initial baseline work in the context of future potential residential development of the site.

3.1.2 The design of the proposed development should be well-integrated into the landscape and maintain the quality of the transition between the developed residential, commercial and industrial use landscape to the agricultural landscape; the treatment of the Site boundaries will be key to maintaining and enhancing the quality of that transition.

3.1.3 To assist the design process, the following general landscape opportunities could be applied to the emerging landscape scheme based upon site investigations, landscape character assessment and visual effects considerations.

3.1.4 The Landscape Character Assessment for H3 Langley Chalk Upland includes various strategy objectives as well as planning and management guidelines, they key points for the Site are:

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.*

***Enhance** – seek to improve the integrity of the landscape, and reinforce its character, by introducing new and/or enhanced elements where distinctive features or characteristics are absent.*

***Restore** – seek to reinforce and/or reinstate historic landscape patterns and features that contribute to sense of place and time depth, by repairing distinctive elements that have been lost or degraded.”*

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 tree planting to mitigate the visually intrusive effects of large modern farm buildings.*
- *Small scale development should be carefully sited in relation to existing farm buildings.”*

Suggested Land Management Guidelines

- *“Strengthen and enhance hedgerows with hawthorn where gappy and depleted to emphasize the existing landscape character.*
- *Conserve and restore important areas of unimproved grassland as important landscape, historical and nature conservation sites.*
- *Conserve historic lanes and unimproved roadside verges.*
- *Strengthen and enhance species-rich grassland and verges on thin chalk soils to promote plant diversity.*
- *Manage existing shelterbelts and restock to encourage young tree growth.*
- *Plant and site carefully new mixed woodlands and shelterbelts to enclose vast tracts of farmland and emphasise landform.”*

3.1.5 By taking on board and implementing these points as part of the emerging layout, it would provide beneficial opportunities for the Site and integration into the wider area, having the potential to deliver benefits for landscape enhancement in keeping with the landscape character for the area.



Figure 15: Illustrative Landscape Strategy Masterplan

3.2 Proposal

3.2.1 The proposed development scheme which is shown on BAYA Projects (illustrative architectural plans, layouts and sections) includes the following elements.

- Removal of existing gate to become pedestrian entrance.
- The creation of 28 dwellings with associated parking provisions and private gardens.
- Hard landscaping including footpaths and roadways with turning heads as required.
- Proposed areas of new native planting including trees, ornamental planting, meadow grass for wildlife and habitat conservation.
- Additional tree planting and hedgerow to restore shelterbelts and gappy hedgerows as required.
- Creation of a swale with suitable native planting for wildlife and habitat conservation.
- Natural informal play along public accessible open space pathways
- Integrated wildlife and attenuation pond with swale



Figure 16: BAYA Group proposed site plan

3.3 Approach to Mitigation

3.3.1 In consideration of the landscape and visual issues relevant to the Site an approach to the mitigation of the proposed development has been considered, incorporating the principles outlined previously. The mitigation strategy would be developed in further detail, and would aim to avoid, reduce and where feasible, remedy the identified landscape and visual effects.

3.3.2 Recommendations have been incorporated into the proposals which aim to mitigate potential adverse landscape and visual effects and help to integrate the proposed development into the surrounding landscape as follows:

- Provision of new trees along the boundaries where gaps in the canopy are apparent along with infilling of hedgerows with Hawthorne as required.
- Appropriate use of materials and colours to mitigate the effects and help maintain the local character and integrate the new development into the surrounding landscape.
- Creation of species-rich grassland to be managed appropriately to promote plant diversity.
- Creation of a seasonal waterbody along with a thick native species vegetated backdrop which could imitate a key local landscape characteristic not currently present within the Site.
- The south western boundary of the Site will be strengthened and enhanced with new mixed native species.

LEVEL OF SUSCEPTIBILITY	DEFINITION
HIGH	<p>An area possessing particularly distinctive landscape elements, characteristics or sense of place, and few landscape detractors. A landscape with limited tolerance to change of the type proposed.</p> <p>OR</p> <p>Where the proposed development would be in direct conflict with specific landscape management or planning policies.</p>
MEDIUM	<p>An area with some distinctive landscape elements, characteristics, or clearly defined sense of place, but with some landscape detractors. A landscape which is partially tolerant to change of the type proposed.</p>
LOW	<p>An area with recognisable landscape character, but few distinctive landscape elements, characteristics, and some, or a number of landscape detractors. The landscape is tolerant of some change of the type proposed.</p> <p>OR</p> <p>Where the character area is separated by distance or features so as to have little or no direct relationship with the site/and or proposed development.</p>
VERY LOW	<p>An area with limited or no distinctive landscape elements, characteristics, or weak sense of place, and many landscape detractors. An area that is tolerant of substantial change of the type proposed.</p> <p>OR</p> <p>Where the character area is separated by distance or features so as to have no direct relationship with the site/and or proposed development.</p>

4.1 Identifying the Landscape Effects

4.1.1 This section of the report considered the results of the initial baseline work in the context of future potential development of the Site. The landscape effects are the changes to the Site, quantitative or qualitative, compared with a scenario without the Proposals. Effects can be adverse or beneficial, direct, indirect or cumulative.

4.1.2 The following assessment of landscape effects should be read in conjunction with the approach to mitigation (refer to Chapter 3).

4.1.3 the effect of the proposed changes to the Site, specifically the identified landscape receptors (attributes) has been reviewed including consideration of changes to the existing landscape resource, the introduction of new elements within the landscape and changes to local perceptions of the Site.

4.2 Susceptibility

4.2.1 An important element in identifying the effects of the Proposal is to assess the ability (the susceptibility) of the existing landscape to accommodate the specific proposed changes to the consequences on the local character.

4.2.2 The Site (landscape resource) has been deemed to be of **Medium Susceptibility** to accommodate the proposed development: *An established landscape where changes of an appropriate nature could be absorbed without loss of key characteristics, individual elements or features and specific aesthetic or perceptual aspects or, overall landscape character.*

CATEGORY	DEFINITION
Major beneficial	Typically, the landscape resource has a high sensitivity with the proposals representing a high beneficial magnitude of change and/or the proposed changes would: <ul style="list-style-type: none">- enhance the character (including value) of the landscape;- enhance the restoration of characteristic features and elements lost as a result of changes from inappropriate management or development;- enable a sense of place to be enhanced.
Moderate beneficial	Typically, the landscape resource has a medium sensitivity with the proposals representing a medium beneficial magnitude of change and/or the proposed changes would: <ul style="list-style-type: none">- enhance the character (including value) of the landscape;- enable the restoration of characteristic features and elements partially lost or diminished as a result of changes from inappropriate management or development;- enable a sense of place to be restored.
Minor beneficial	Typically, the landscape resource has a low sensitivity with the proposals representing a low beneficial magnitude of change and/or the proposed changes would: <ul style="list-style-type: none">- complement the character (including value) of the landscape;- maintain or enhance characteristic features or elements;- enable some sense of place to be restored.
Negligible neutral	Typically, the proposed changes would (on balance) maintain the character (including value) of the landscape and would: <ul style="list-style-type: none">- be in keeping with landscape character and blend in with characteristic features and elements;- Enable a sense of place to be maintained.
No change / Neutral	The proposed changes would not be visible and there would be no discernible change to landscape character.
Minor adverse	Typically, the landscape resource has a low sensitivity with the proposal representing a low adverse magnitude of change and/or the proposed changes would: <ul style="list-style-type: none">- not quite fit the character (including value) of the landscape;- be a variance with characteristic features and elements;- detract from sense of place.
Moderate adverse	Typically, the landscape resource has a medium sensitivity with the proposals representing a medium adverse magnitude of change and/or the proposed changes would: <ul style="list-style-type: none">- conflict with the character (including value) of the landscape;- have an adverse effect on characteristic features or elements;- diminish a sense of place.
Major adverse	Typically, the landscape resource has a high sensitivity with the proposals representing a high adverse magnitude of change and/or the proposed changes would: <ul style="list-style-type: none">- be at variance with the character (including value) of the landscape;- degrade or diminish the integrity of a range of characteristic features and elements or cause them to be lost;- change a sense of place.

4.3 Identifying the Landscape Effects

4.3.1 Effects can be adverse or beneficial. Where the Proposals are judged to cause deterioration to the landscape resource / local landscape character this is described as an adverse effect. Where the Proposals are judged to increase the value of the Site to the landscape resource / local landscape character this is described as a beneficial effect. The criteria for assessing significance are set out in the Guidelines for Landscape and Visual Impact Assessment; Third Edition, 2013 (GLVIA3) published by the Landscape Institute and IEMA.

4.3.2 There will be a direct permanent effect to the Site in the proposed change in landscape character of the Site from enclosed grassland to residential development.

4.3.3 Key local characteristics will be introduced such as the inclusion of a new ditch/stream edge, as well as the enhancement of existing features such as the strengthening of the boundary hedgerows and shelterbelts.

4.3.4 Accordingly, the significance of the landscape effects with regards to the proposed development on land to the west of Clatterbury Lane (the Site) has been assessed to represent a ***Minor Adverse Effect***.

4.3.5 Once an appropriate landscape management scheme has been established the significance of the landscape effects in the longer term will change and is considered to represent a ***Negligible Neutral Effect*** to the landscape resource and landscape character.

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Assessment of visual
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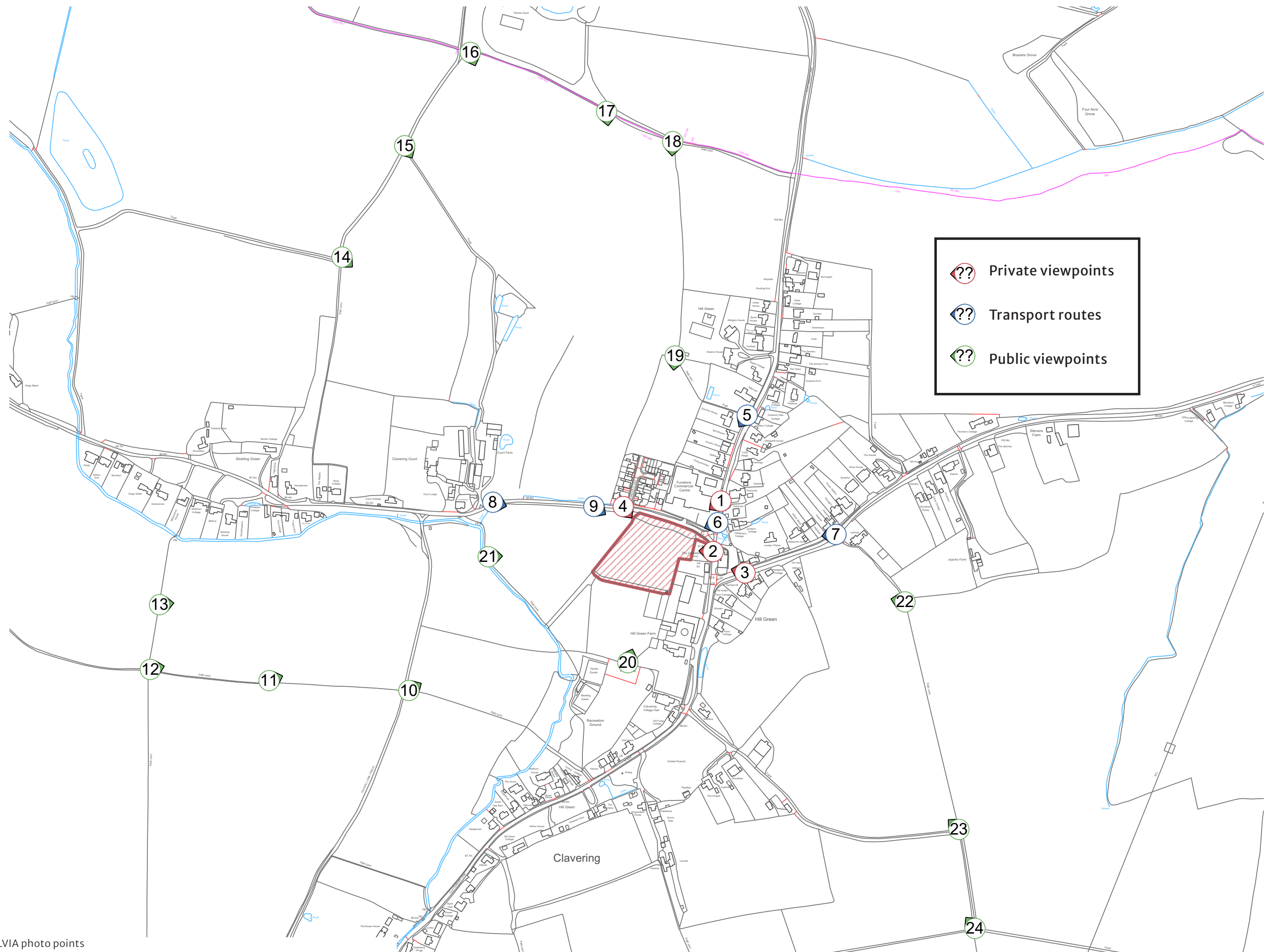


Figure 17:LVIA photo points

5.1 Identifying the Visual Effects

5.1.1 The visual effects are the changes to the Site, quantitative or qualitative, compared with a scenario without the Proposals. Effects can be adverse or beneficial, direct, indirect or cumulative. The assessment involves a systematic identification and description of the visual effects, accompanied by plans and photographs.

A series of photographs have been produced from the following locations:

- **Private viewpoints**
- **Transport routes**
- **Public viewpoints**

The following assessment of visual effects should be read in conjunction with the approach to mitigation (refer to Chapter 3).

5.1.2 The likely value placed upon views by people or the visual amenity of the locality is evaluated to help assess the effects of proposed development.

5.1.3 Consideration of the views and visual amenity during the site visit has been undertaken during the summer months when vegetation was in leaf and screening benefits were optimal. As such, the assessment has endeavoured to make informed judgements applicable to visual amenity throughout the year and the consideration of seasonal views, e.g. in winter months when vegetation is devoid of foliage.

5.1.4 An important element in identifying the visual effects of a Proposal is to assess the existing visual receptors (people who see the view) and their susceptibility to changes in views and visual amenity. The susceptibility of different visual receptors to changes in views and visual amenity is mainly a function of:

- The occupation or activity of people experiencing the view at particular locations; and
- The extent to which their attention or interest may therefore be focused on the views and the visual amenity they experience at particular locations.

5.2 Significance of Visual Effects

5.2.1 Assessment of significance of visual effects relating to the proposed development is considered with regard to the sensitivity of the visual receptor, the value attached to the views or visual amenity and the magnitude of change in view. The magnitude of change in view is considered in light of:

- The sensitivity of the visual receptor (the viewer)
- The value attached to the views or visual amenity
- The size and scale of development
- The geographical extent of the area influenced
- Duration
- Reversibility

5.2.2 For the identified viewpoints the degree of change which the Proposals will engender is described and assessed. The following sections identifies the primary viewpoints and people or visual receptors within the area that are likely to be affected by the change in views and visual amenity resulting from the proposed development. The significance of the visual effect has been assessed upon completion of the scheme and once established (i.e. 15 years plus).

CATEGORY	DEFINITION
Major beneficial	Typically, the visual receptor is of high sensitivity with the proposals representing a high magnitude of change and/or the proposals would result in a major improvement in the view.
Moderate beneficial	Typically, the visual receptor is of medium sensitivity with the proposals representing a medium magnitude of change and/or the proposals would result in a clear improvement in the view.
Minor beneficial	Typically, the visual receptor is of low sensitivity with the proposals representing a low magnitude of change and/or the proposals would result in a slight improvement in the view.
Negligible neutral	Typically, the proposed changes would be in keeping with, and would maintain, the existing view or where (on balance) the proposed changes would maintain the quality of the view (which may include adverse effects which are offset by beneficial effects for the same receptor) or due to distance from the receptor, the proposed change would be barely perceptible to the naked eye.
No change / Neutral	The proposed changes would not be visible and there would be no change to the view.
Minor adverse	Typically, the visual receptor is of low sensitivity with the proposals representing a low magnitude of change and/or the proposals would result in a slight deterioration in the view.
Moderate adverse	Typically, the visual receptor is of medium sensitivity with the proposals representing a medium magnitude of change and/or the proposals would result in a clear deterioration in the view.
Major adverse	Typically, the visual receptor is of high sensitivity with the proposals representing a high magnitude of change and/or the proposals would result in a major deterioration in the view.

5.3 Identification of Visual Effects

5.3.1 The following section identifies a range of typical receptors within the area which are likely to be affected by the change in views and visual amenity resulting from the proposed development.

5.3.2 It should be noted that for some views the effects are considered to be short lived, largely because they occur on transient routes – e.g. local roads– in these locations views are often short lived or periodic glimpses whilst moving along a route.



Photo example 1: Residential views from properties along Clatterbury Lane

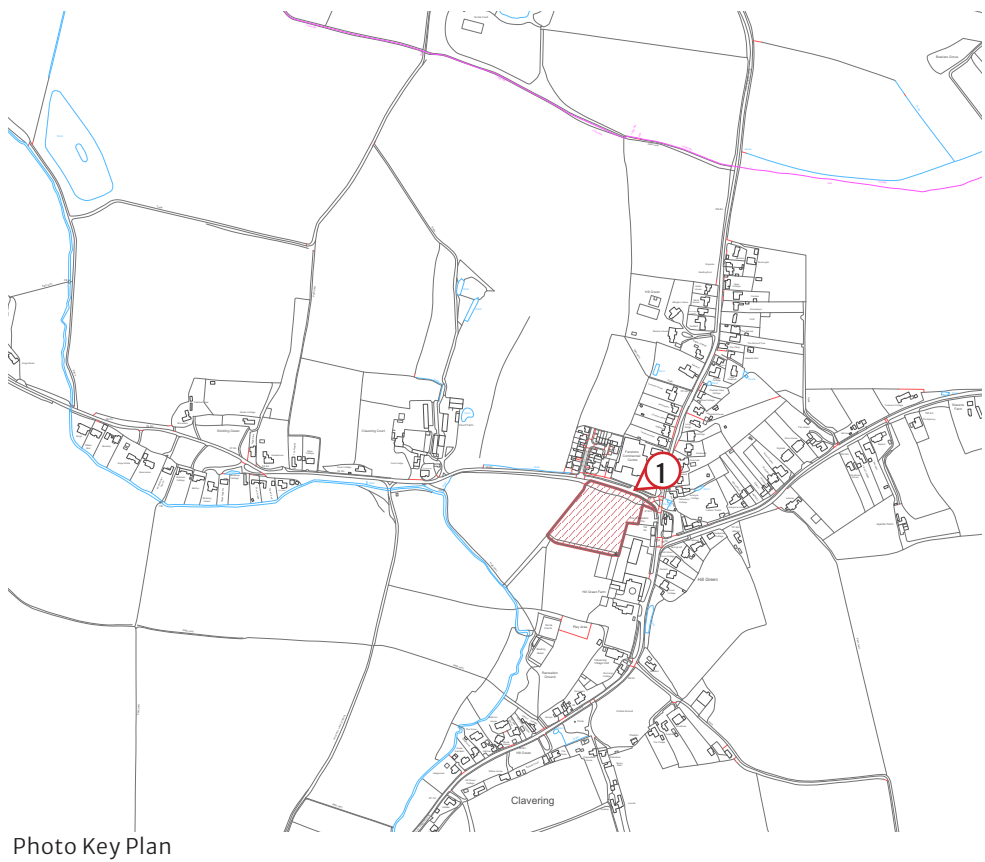
5.4 Private Viewpoints

Residential properties along Clatterbury Lane (example photo 1)

5.4.1 There will be views of the proposed development from very few upper floor windows. Ground floor windows and front gardens will have obscured views.

Upon initial completion of the development during winter there is the potential for some of the development to be seen. It would be expected that these views will become screened as the proposed buffer planting and shelterbelt reinforcement matures over time.

- Scheme completion (year 1 winter): *Minor adverse*
- Established scheme (+15 years summer): *No change / Neutral*



PROPOSED DEVELOPMENT BOUNDARY



Photo example 2: Views from The Cricketers pub

5.4 Private Viewpoints (continued)

Views from The Cricketers pub (example photo 2)

5.4.2 There will be one view from The Cricketers pub from a ground floor window that looks across The Cricketers car park.

Due to the nature of the existing view and the single storey building proposed within the development there would be a minor adverse change to this view initially. With time there is the potential for a minor beneficial change due to the reintroduction of the shelterbelt and buffer planting to the Site boundary.

- Scheme completion (year 1 winter): *Minor Adverse*
- Established scheme (+15 years summer): *Minor beneficial*

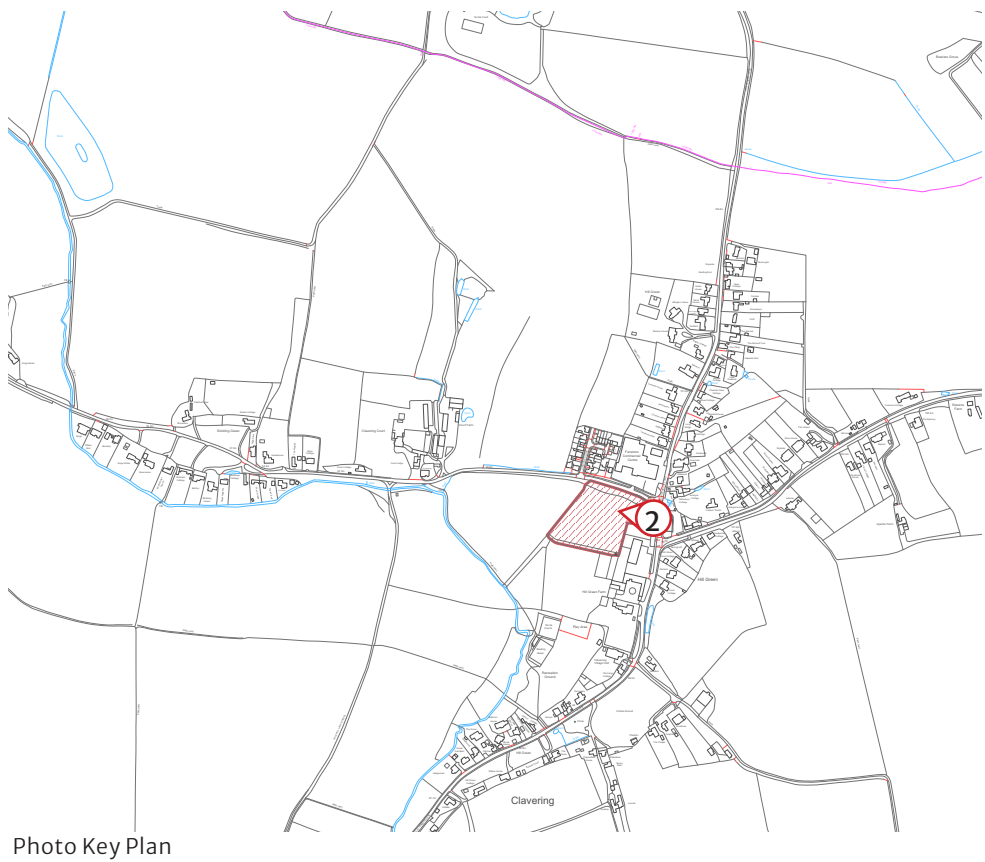




Photo example 3: Residential views from properties along Wicken Road

5.4 Private Viewpoints (continued)

Residential views along Wicken Road (example photo 3)

5.4.3 There will be views of the proposed development from very few upper floor windows. Ground floor windows and front gardens will again have obscured views.

Upon initial completion of the development during winter there is the potential for some of the development to be seen. It would again be expected that these views will become screened as the proposed buffer planting and shelterbelt reinforcement matures over time.

- Scheme completion (year 1 winter): *Minor Adverse*
- Established scheme (+15 years summer): *Negligible Neutral*

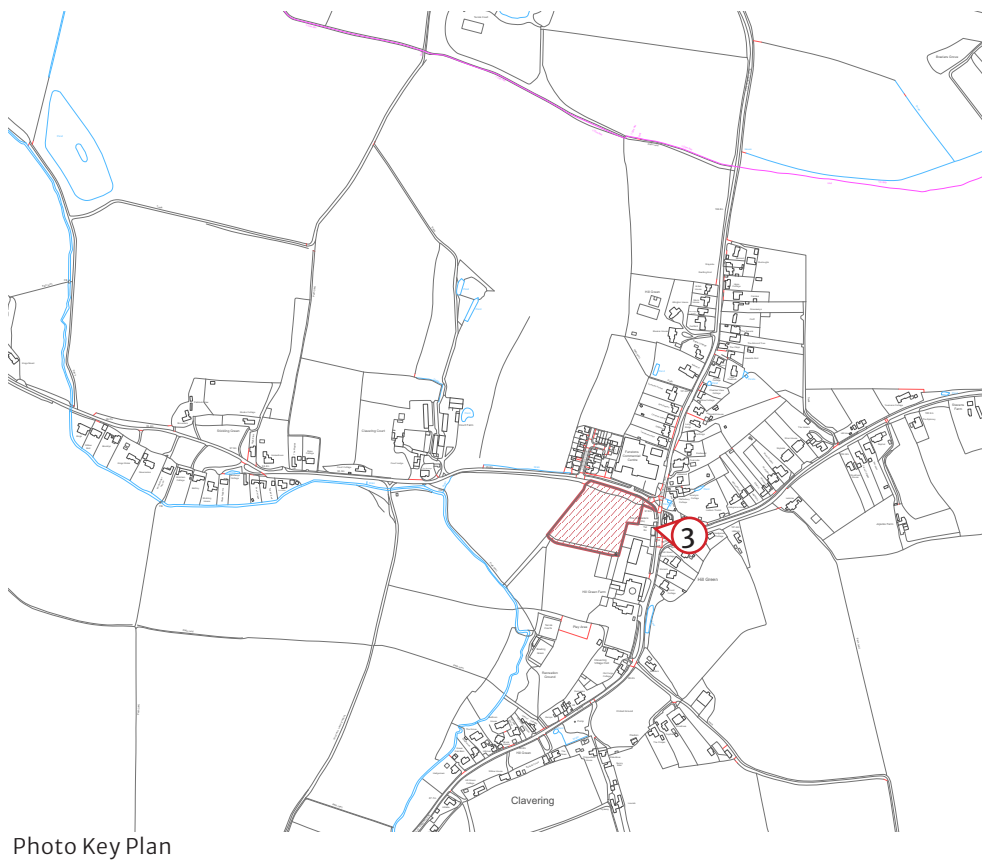




Photo example 4: Residential views from properties along Stickling Green road

5.4 Private Viewpoints (continued)

Residential views along Stickling Green (example photo 4)

5.4.4 There will be views of the proposed development from the upper floor windows, a few ground floor windows and front gardens.

Upon initial completion of the development there will be views of the development along with the existing services seen through the Site's western boundary and existing gated entrance. It would be expected that the views along the western boundary will mostly be screened as the proposed buffer planting and shelterbelt reinforcement matures over time.

- **Scheme completion (year 1 winter):** *Moderate adverse*
- **Established scheme (+15 years summer):** *Negligible Neutral*

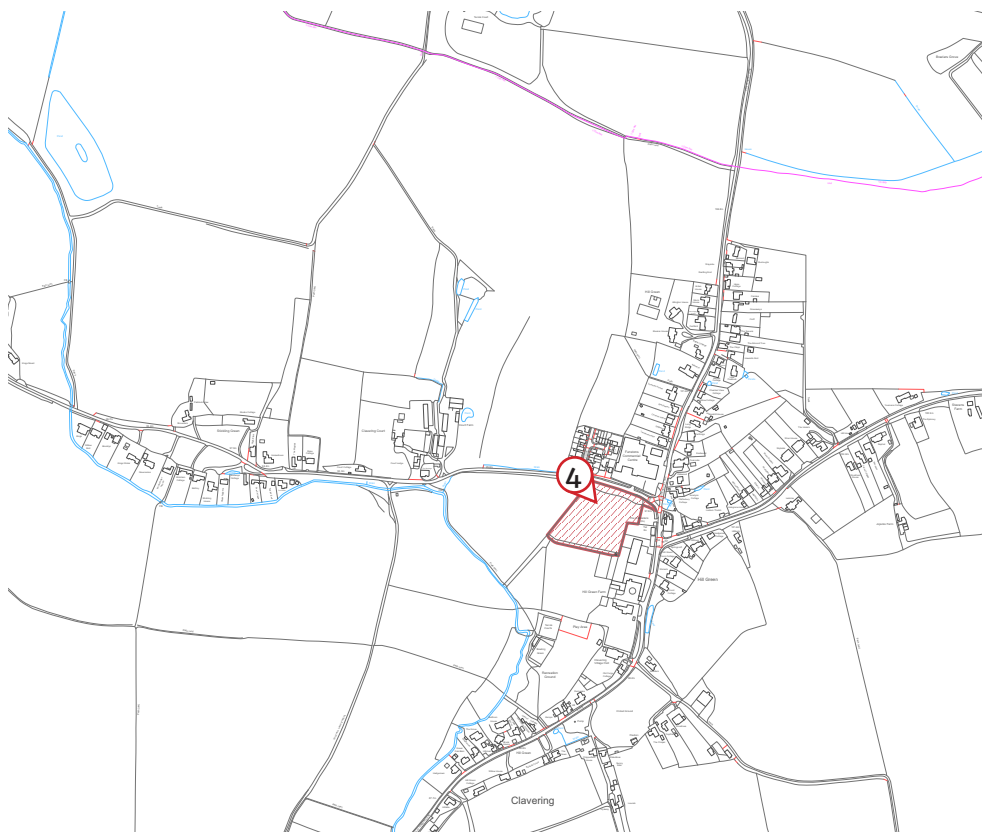


Photo Key Plan



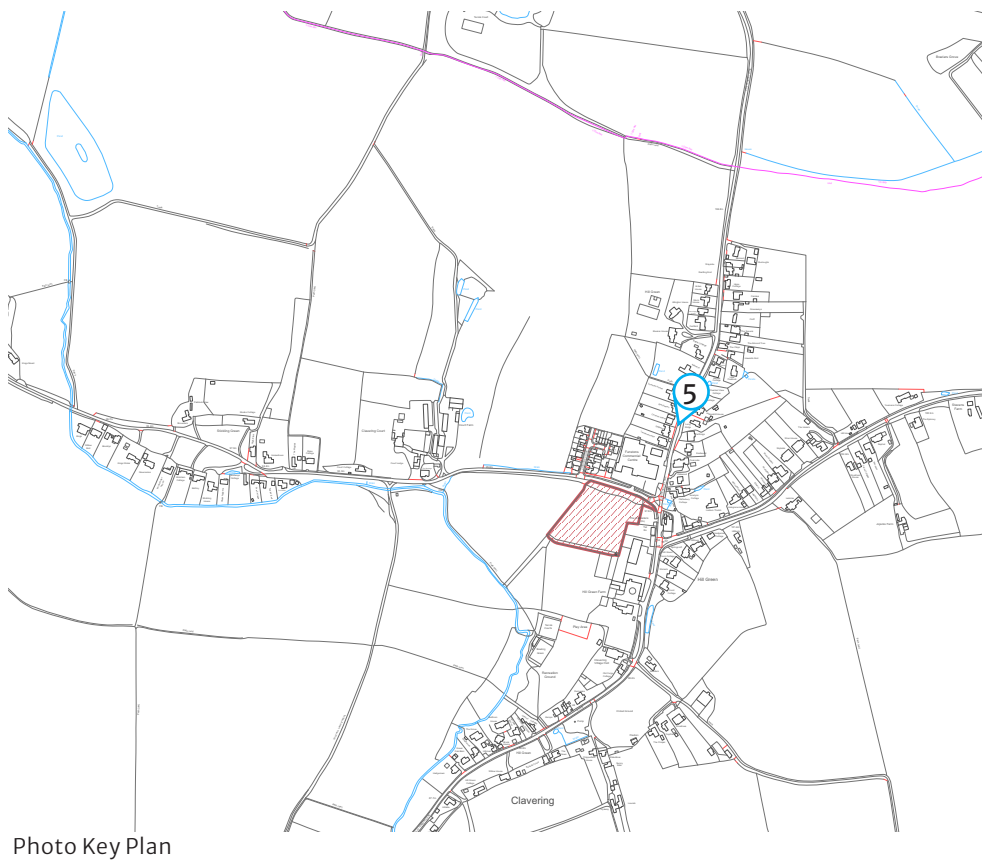
Photo example 5: Views south towards the Site from Clatterbury Lane

5.5 Transport Routes

Views south towards the Site from Clatterbury Lane
(example photo 5)

5.5.1 There will be no views of the development from this location due to existing vegetation and development.

- Scheme completion (year 1 winter): *No change / Neutral*
- Established scheme (+15 years summer): *No change / Neutral*



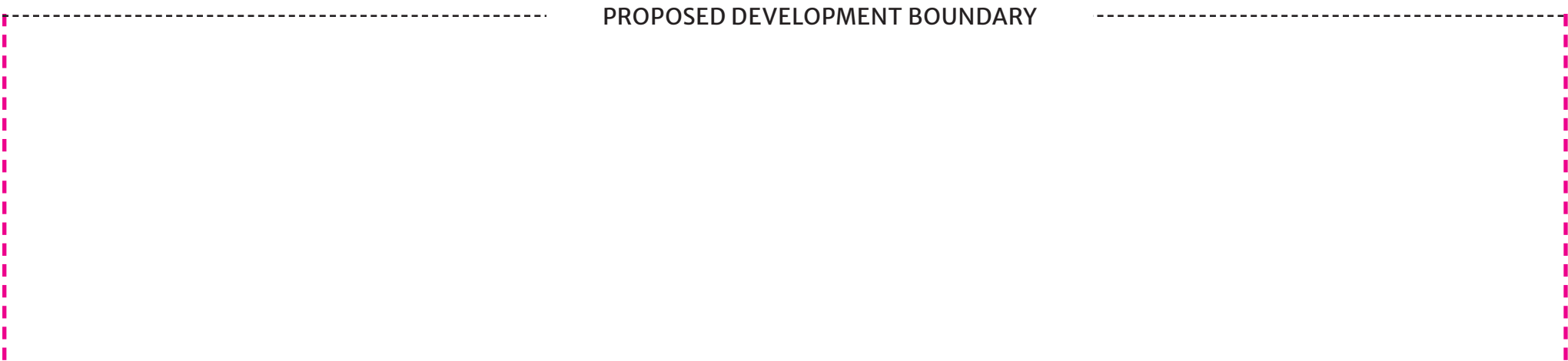


Photo example 6: Views south west towards the Site from the junction of Clatterbury Lane and Stickling Green

5.5 Transport Routes (continued)

Views south west towards the Site from the junction of Clatterbury Lane and Stickling Green (example photo 6)

5.5.2 There is the potential for fleeting views of the proposed development from this location.

Upon initial completion of the development during winter there is the potential for some of the development to be seen. It would be expected that these views will become screened as the proposed buffer planting and shelterbelt reinforcement matures over time.

- Scheme completion (year 1 winter): *Minor Adverse*
- Established scheme (+15 years summer): *No change / Neutral*

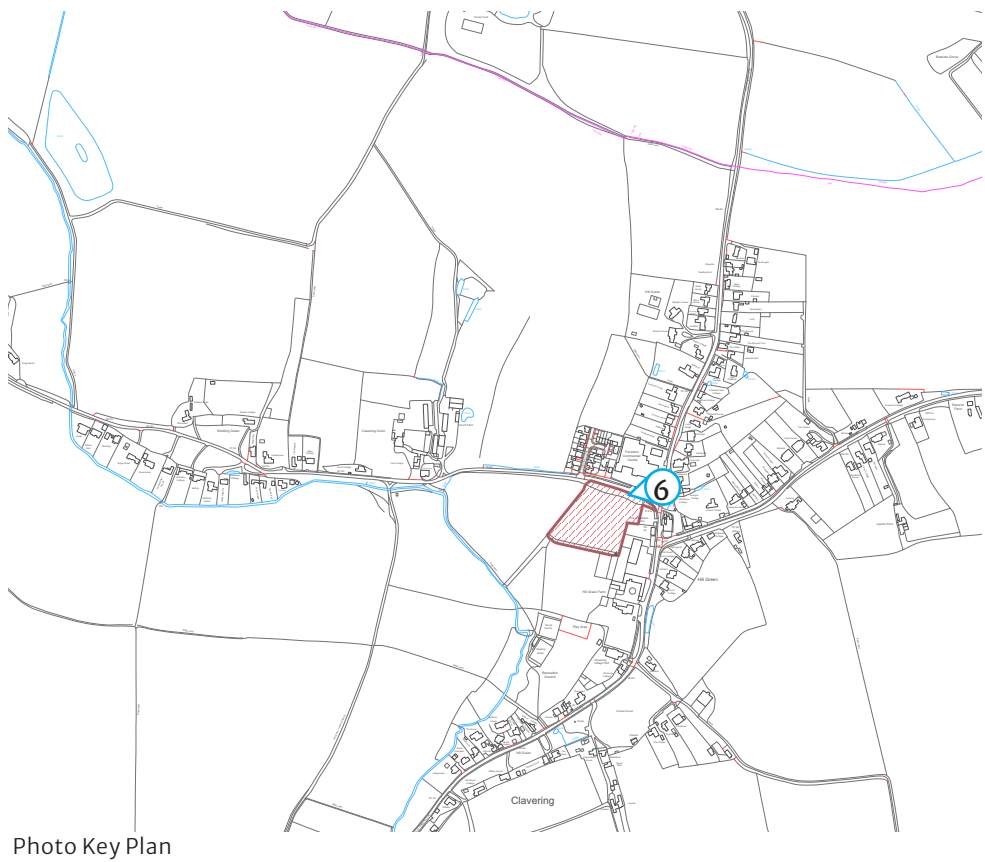




Photo example 7: Views west towards the Site along Wicken Road

5.5 Transport Routes (continued)

Views west towards the Site along Wicken Road (example photo 7)

5.5.3 There will be no views of the development from this location due to existing vegetation and development.

- **Scheme completion (year 1 winter):** *No change / Neutral*
- **Established scheme (+15 years summer):** *No change / Neutral*

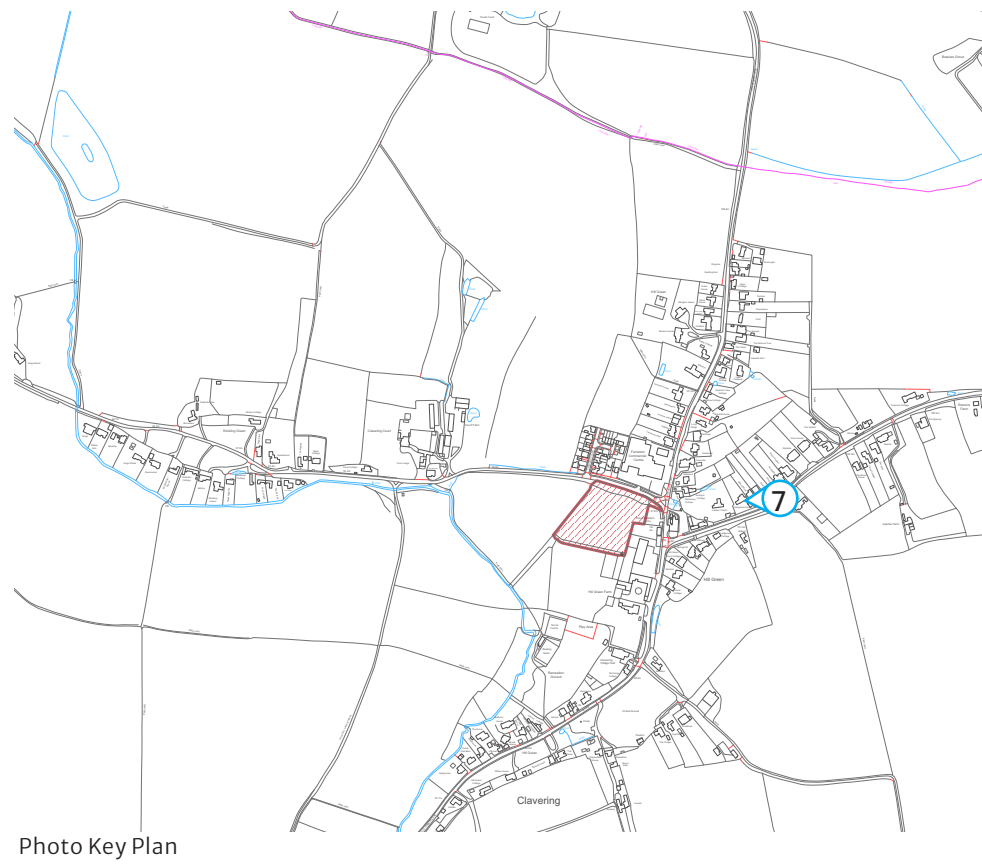




Photo example 8: Views east towards the Site along Stickling Green



Photo example 9: Views east towards the Site along Stickling Green

5.5 Transport Routes (continued)

Views east towards the Site along Stickling Green (example photos 8 & 9)

5.5.4 There will be views of the proposed development from this location when travelling eastwards towards the site.

Upon initial completion of the development during winter there is the potential for some of the development to be seen along the existing exposed western boundary. It would be expected that these views will become screened as the proposed buffer planting and shelterbelt reinforcement matures over time.

Due to the existing unscreened development there will be no deterioration of the view.

- **Scheme completion (year 1 winter):** *Minor Adverse*
- **Established scheme (+15 years summer):** *No change / Neutral*

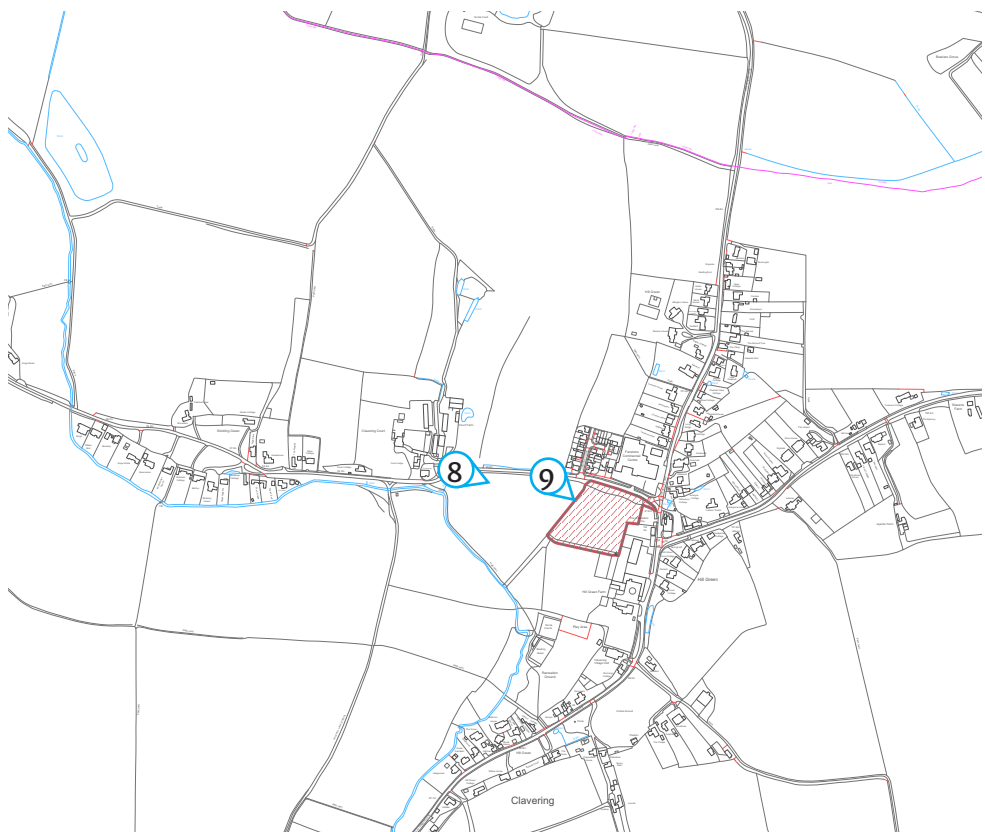


Photo Key Plan



Photo example 10: Views north east towards the Site along Clavering Footpath 12 Public Right of Way

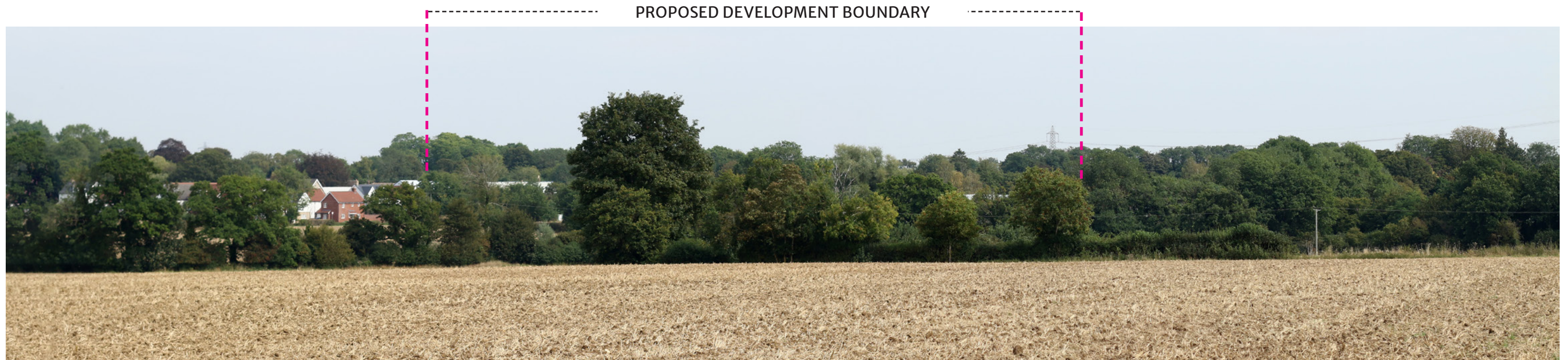


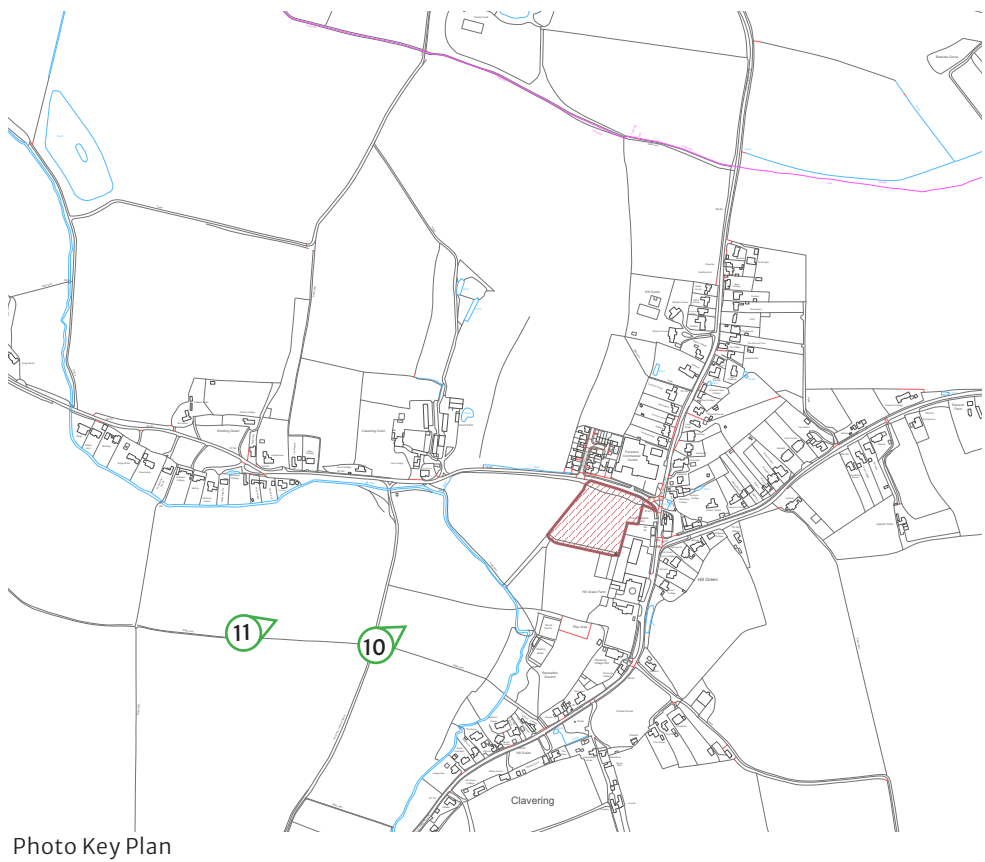
Photo example 11: Views north east towards the Site along Clavering Footpath 12 Public Right of Way

5.6 Public Viewpoints

Views north east towards the Site along Clavering Footpath 12
Public Right of Way (example photos 10 & 11)

5.6.1 There are unlikely to be views of the proposed development from the PRoW due to a combination of topography and substantial mature vegetation along with the additional shelterbelt and buffer planting to the western boundary.

- Scheme completion (year 1 winter): *No change / Neutral*
- Established scheme (+15 years summer): *No change / Neutral*



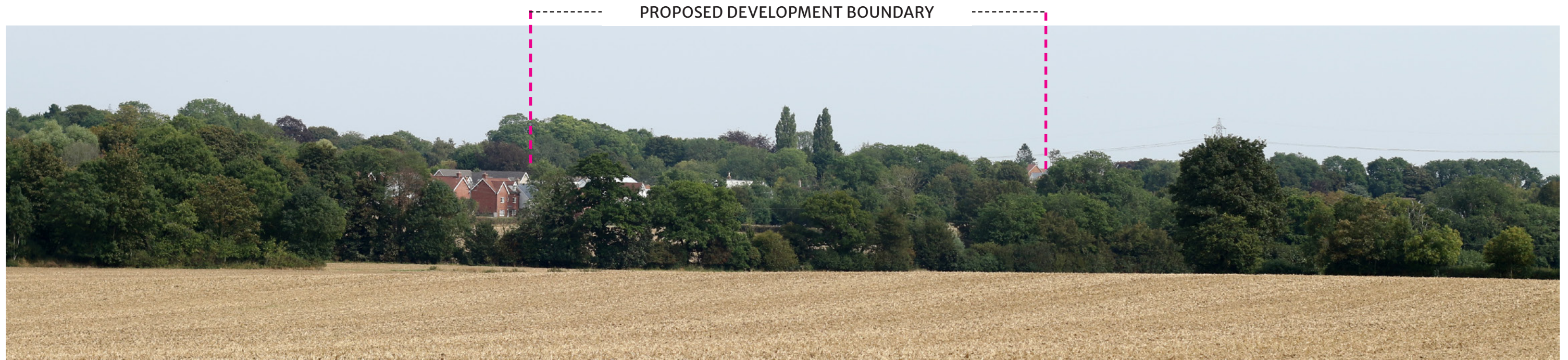


Photo example 12: Views east towards the Site along Clavering Footpath 75 Public Right of Way



Photo example 13: Views east towards the Site along Clavering Footpath 75 Public Right of Way

5.6 Public Viewpoints (continued)

Views east towards the Site along Clavering Footpath 75 Public Right of Way (example photos 12 & 13)

5.6.2 There are unlikely to be views of the proposed development from the PRoW due to a combination of topography and mature vegetation along with the additional shelterbelt and buffer planting to the western boundary.

There is the potential for some views initially but it would be expected that these views will become screened as the proposed buffer planting and shelterbelt reinforcement matures over time and will be negligible due to the existing exposed developments.

- **Scheme completion (year 1 winter):** *Minor adverse*
- **Established scheme (+15 years summer):** *No change / Neutral*

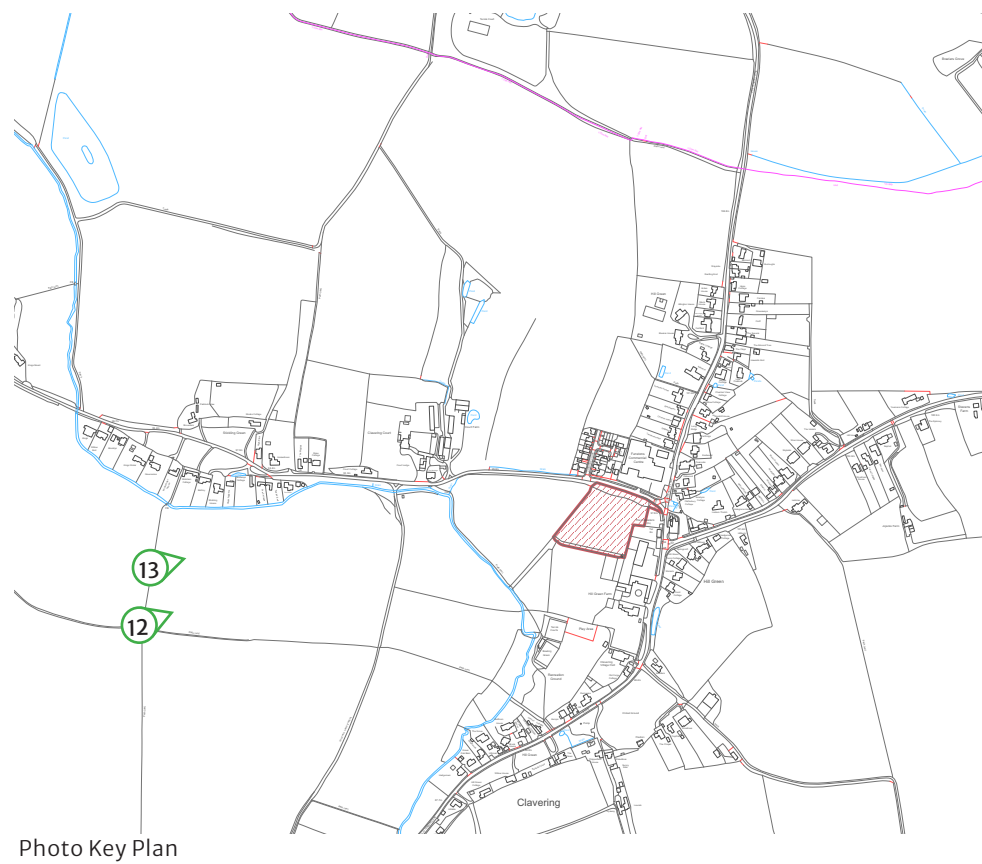




Photo example 14: Views south east towards the Site along Clavering Footpath 15 Public Right of Way



Photo example 15: Views south east towards the Site along Clavering Footpath 15 Public Right of Way

5.6 Public Viewpoints (continued)

Views south east towards the Site along Clavering Footpath 15
Public Right of Way (example photos 14 & 15)

5.6.3 There are likely to be intermittent views of the proposed development from the PRow. Due to a combination of topography and mature vegetation along with the additional shelterbelt and buffer planting to the western boundary the majority of views will be entirely screened.

It would be expected that these views will become screened as the proposed buffer planting and shelterbelt reinforcement matures over time and will be negligible due to the existing exposed developments surrounding the site.

- Scheme completion (year 1 winter): *Minor adverse*
- Established scheme (+15 years summer): *No change / Neutral*

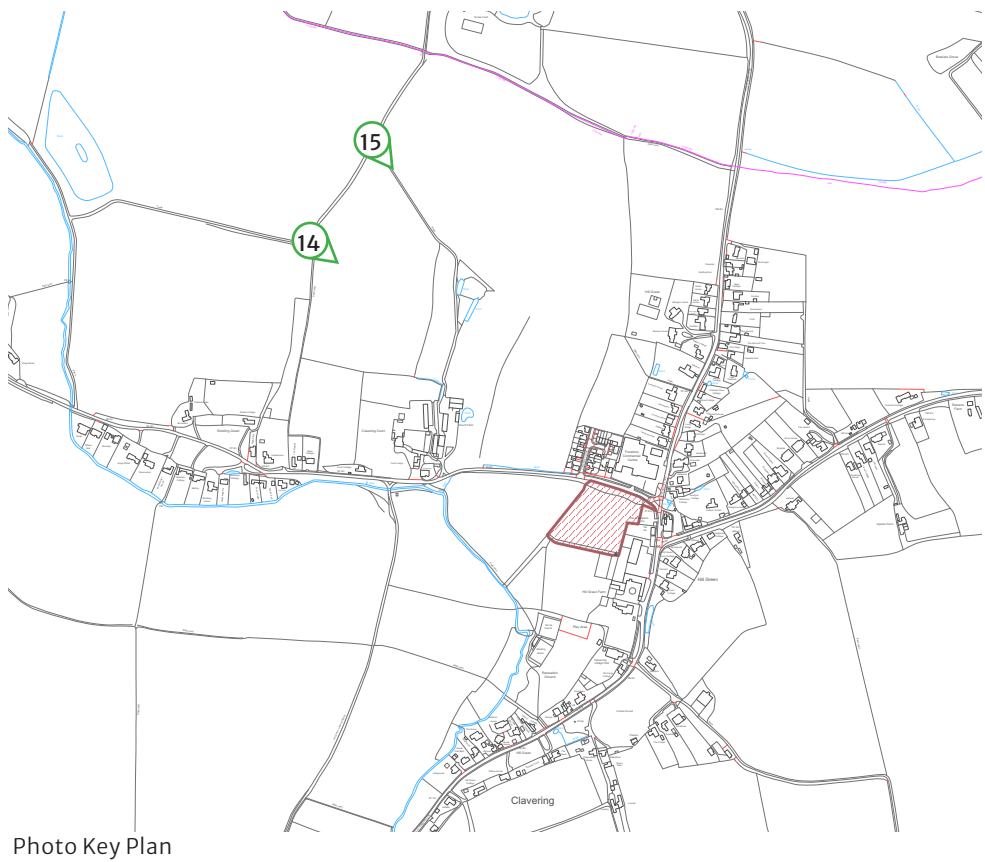




Photo example 16: Views south south east towards the Site along Clavering Footpath 19 Public Right of Way



Photo example 17: Views south south east towards the Site along Clavering Footpath 19 Public Right of Way

5.6 Public Viewpoints (continued)

Views south south east towards the Site along Clavering Footpath
19 Public Right of Way (example photos 16 & 17)

5.6.4 There are likely to be some opportunities for views into the proposed development from the PRoW. Due to a combination of topography and mature vegetation along with the additional shelterbelt and buffer planting to the western boundary the majority of views will be entirely screened.

It would be expected that these views will become further screened as the proposed buffer planting and shelterbelt reinforcement matures over time and will be negligible due to the existing exposed developments surrounding the site.

- Scheme completion (year 1 winter): *No change / Neutral*
- Established scheme (+15 years summer): *No change / Neutral*

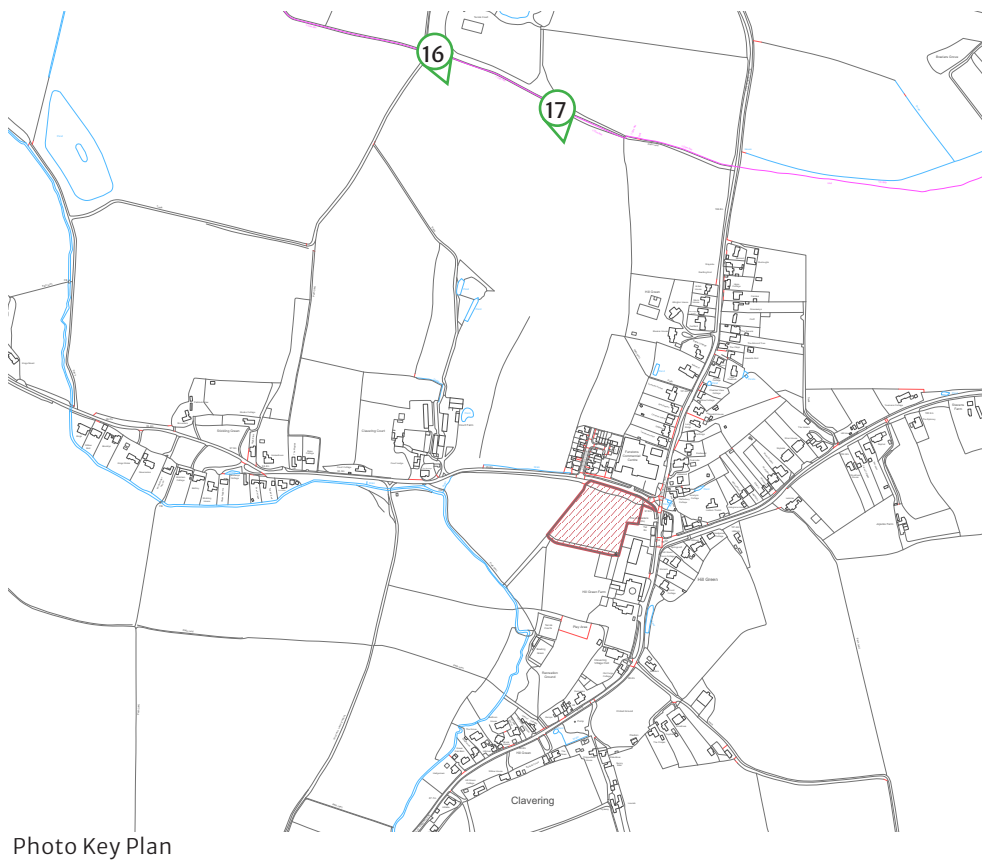




Photo example 18: Views south towards the Site along Clavering Footpath 19 Public Right of Way



Photo example 19: Views south towards the Site along Clavering Footpath 19 Public Right of Way

5.6 Public Viewpoints (continued)

Views south towards the Site along Clavering Footpath 19 Public Right of Way (example photos 16 & 17)

5.6.5 There will be no views of the development from the PRow due to existing vegetation and development.

- Scheme completion (year 1 winter): *No change / Neutral*
- Established scheme (+15 years summer): *No change / Neutral*

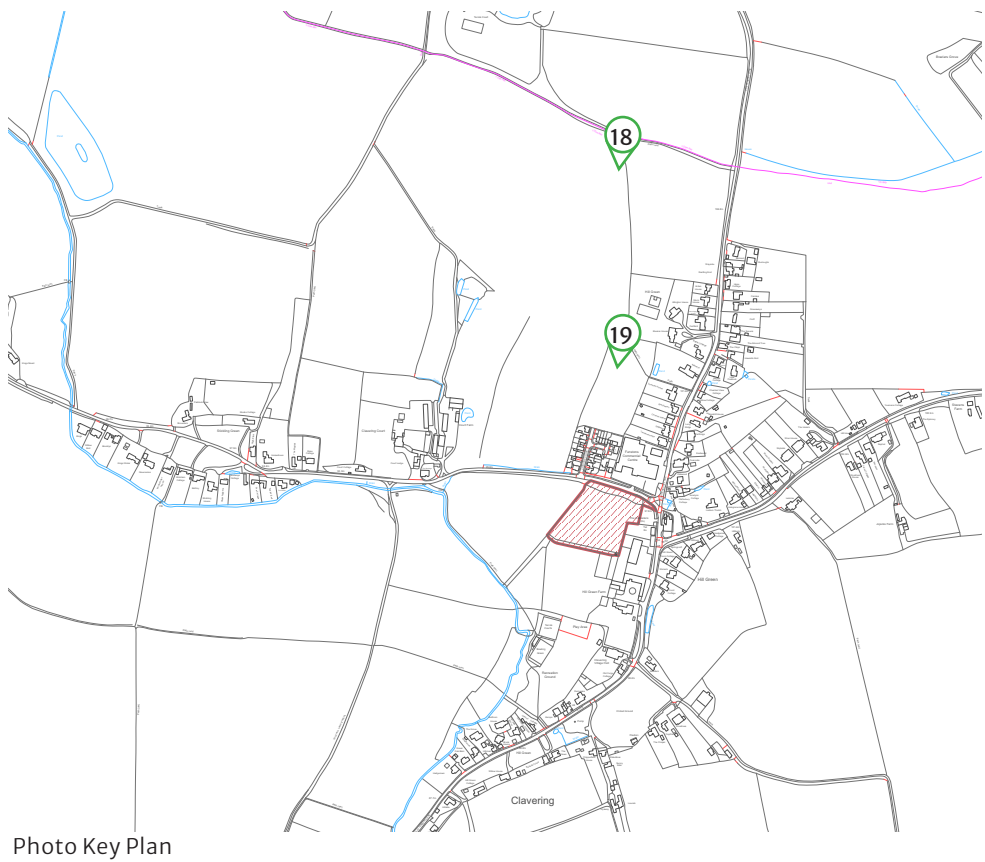




Photo example 20: Views north towards the Site along Clavering Footpath 14 Public Right of Way

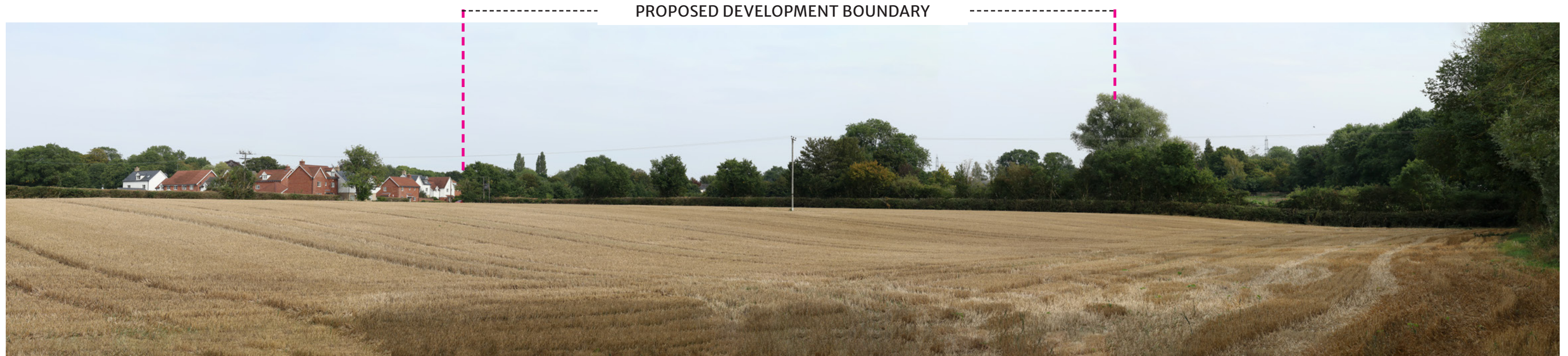


Photo example 21: Views east towards the Site along Clavering Footpath 14 Public Right of Way

5.6 Public Viewpoints (continued)

Views north & east towards the Site along Clavering Footpath 14 Public Right of Way (example photos 20 & 21)

5.6.6 There will be views of the proposed development from this location this PRow.

Upon initial completion of the development there will be views of some of the development seen along the existing exposed western boundary. It would be expected that these views will become screened as the proposed buffer planting and shelterbelt reinforcement matures over time.

Due to the existing unscreened development that are already viewed from these locations there will be no deterioration of the view.

- Scheme completion (year 1 winter): *Minor Adverse*
- Established scheme (+15 years summer): *No change / Neutral*

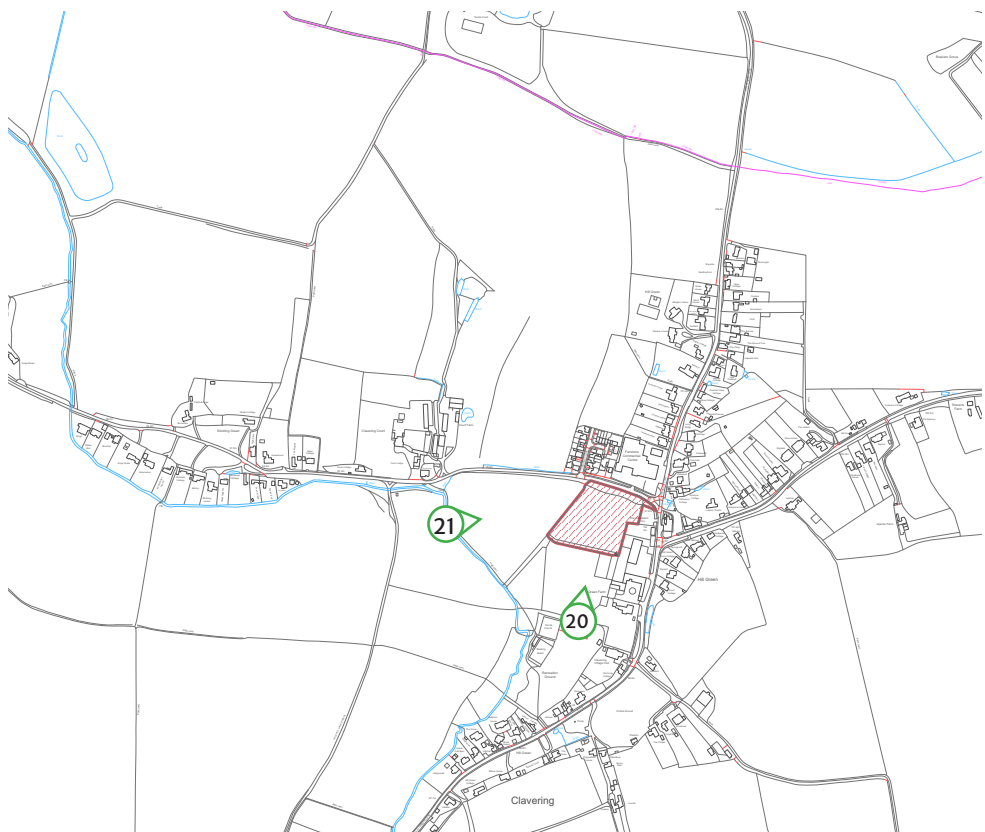


Photo Key Plan



Photo example 22: Views west towards the Site along Clavering Footpath 21 Public Right of Way

5.6 Public Viewpoints (continued)

Views west towards the Site along Clavering Footpath 21 Public Right of Way (example photo 22)

5.6.7 There will be no views of the development from the PRoW due to existing vegetation and development.

- **Scheme completion (year 1 winter):** *No change / Neutral*
- **Established scheme (+15 years summer):** *No change / Neutral*

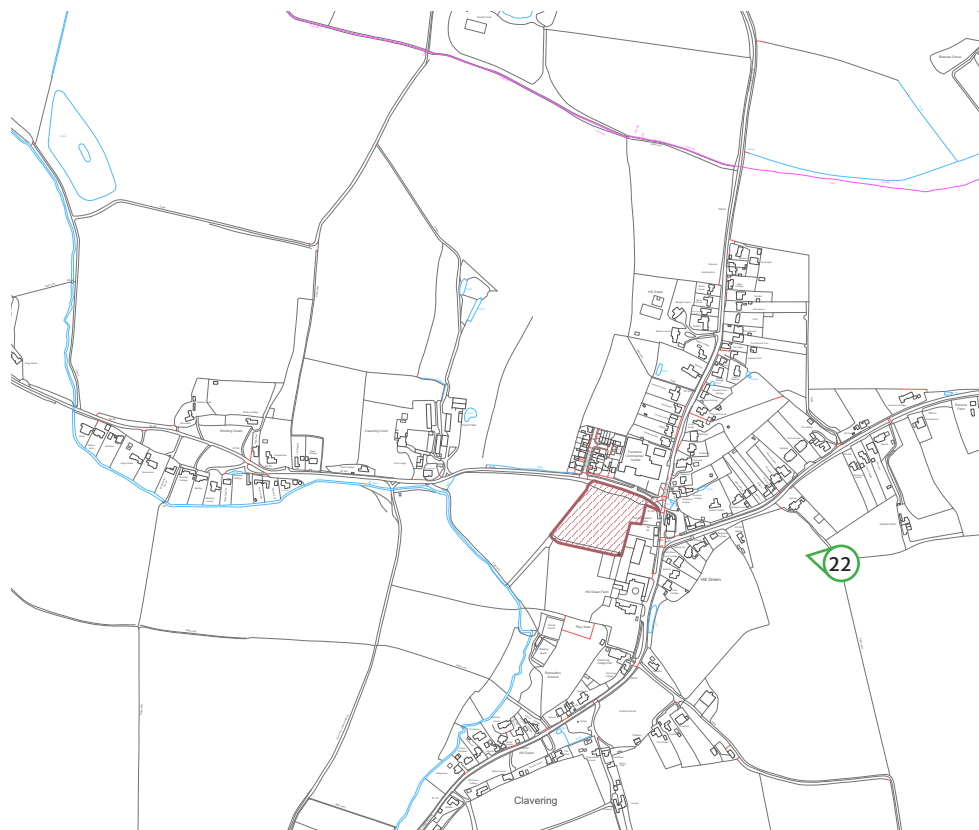


Photo Key Plan

PROPOSED DEVELOPMENT BOUNDARY



Photo example 23: Views north west towards the Site along Clavering Footpath 21 Public Right of Way

PROPOSED DEVELOPMENT BOUNDARY



Photo example 24: Views north west towards the Site along Clavering Footpath 21 Public Right of Way

5.6 Public Viewpoints (continued)

Views north west towards the Site along Clavering Footpath 21
Public Right of Way (example photos 20 & 21)

5.6.8 There will be no views of the development from the PRow due to existing vegetation and development.

- Scheme completion (year 1 winter): *No change / Neutral*
- Established scheme (+15 years summer): *No change / Neutral*

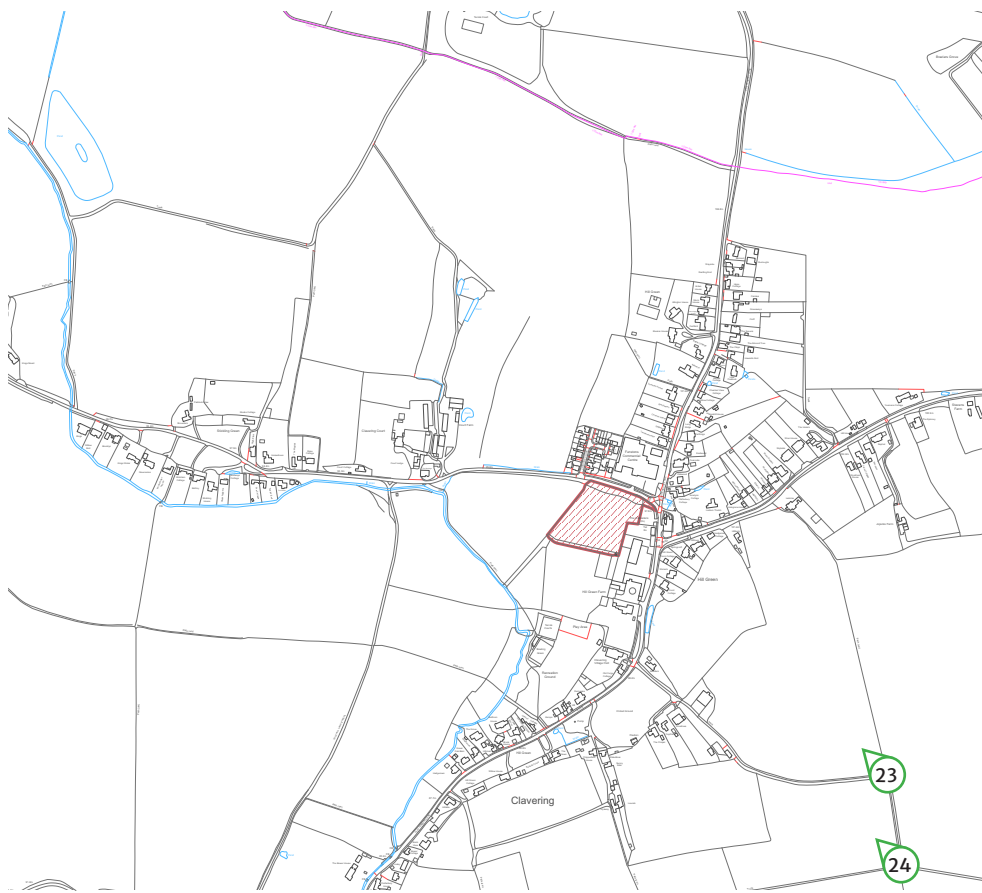


Photo Key Plan

LEVEL OF SUSCEPTIBILITY	DEFINITION
HIGH	Where the visual receptor is engaged in outdoor recreation including public rights of way and their attention is likely to be focused on the landscape or particular views. Visitors to heritage assets or visitor attractions where the views to the landscape or surroundings are an important part of the experience. Residents at home where views contribute to the setting of a residential area.
MEDIUM	People visiting retail outlets or other destinations as a leisure activity, or at a place of work, where the views to the landscape or surroundings are part of the experience OR Where the receptor, normally categorised as High is located in an area of poor scenic value where the views to the surrounding area are unlikely to be the main focus of attention (e.g. walking routes to work).
LOW	People engaged in outdoor sport or recreation that does not depend on an appreciation of the view. People travelling by road or rail (unless the route is specifically identified for its views). People at work or in a workplace or a place of education where the views to the landscape or surroundings are not important

5.7 Identifying the Visual Effects

5.7.1 This section of the report considered the results of the initial baseline work in the context of future potential development of the Site. The visual effects are the changes to the Site, quantitative or qualitative, compared with a scenario without the Proposals. Effects can be adverse or beneficial, direct, indirect or cumulative.

5.7.2 The following assessment of visual effects should be read in conjunction with the approach to mitigation (refer to Chapter 3).

5.7.3 The effect of the proposed changes to the Site, specifically the identified visual receptors (attributes) has been reviewed including consideration of changes to the existing visual resource, the introduction of new elements within the landscape and changes to local perceptions of the Site.

5.7 Susceptibility

5.7.4 An important element in identifying the effects of the Proposal is to assess the ability (the susceptibility) of the existing visual receptors to accommodate the specific proposed changes to the consequences on the visual amenity.

5.7.5 The Site has been deemed to be of **High Susceptibility** to accommodate the proposed development: *Where the visual receptor is engaged in outdoor recreation including public rights of way and their attention is likely to be focused on the landscape or particular views. Visitors to heritage assets or visitor attractions where the views to the landscape or surroundings are an important part of the experience. Residents at home where views contribute to the setting of a residential area.*

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Conclusions

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Magnitude	Predicted Landscape Effects
Very High Negative	Complete or significant loss of, or alteration to, key characteristics of the landscape including its key features and elements. Inclusion of permanent elements within the development which will be considered as making significant changes to the existing landscape and will not be reversible over the long term.
Major Negative	A Major or very noticeable loss of, or alteration to key characteristics, features or elements of the landscape or the introduction of elements within the development that will be considered to make important changes to the existing landscape. The changes will not be reversible over the long term.
Moderate Negative	Partial loss of, or alteration to key characteristics, features or elements of the landscape or the introduction of some elements that may be noticeable within the existing landscape. The proposals may have potential to reverse over the medium to long term.
Minor Negative	Minor loss of, or alteration to, key characteristics, features or elements of the landscape or the introduction of some elements that will be barely noticeable in the existing landscape. The proposals have the potential to be reversed.
No Change	No loss of, or alteration to, key characteristics, features or elements of the landscape and no introduction of elements.
Minor Positive	Limited enhancement of landscape character and would: Fit well with the scale, landform and settlement pattern; Incorporate measures for mitigation that ensure the proposals blend in well with the surrounding area; Enable some sense of place and scale to be restored through good design and mitigation measures in line with local guidelines.
Moderate Positive	The proposed development would create a moderate enhancement of landscape character and would: Fit very well with the scale, landform and settlement pattern; Through design, or through mitigation enable the partial restoration of characteristic features, that have been lost or partially diminished; Enable a sense of place and scale to be restored through good design and mitigation measures, that are characteristic or in keeping with the locality, supporting objectives in local guidelines.
Major/High Positive	The proposed development would create a major enhancement of landscape character and would: Fit very well with the scale, landform and settlement pattern; Through design, or through mitigation enable the restoration of characteristic features, that have been lost or diminished; Enable a sense of place and scale to be fully restored through good design and mitigation measures that are characteristic or in keeping with the locality, supporting objectives in local guidelines.

6.1 Predicted Effects

Magnitude	Predicted Visual Effects
High Negative	Where the scheme would cause a significant deterioration to the existing view.
Medium Negative	Where the scheme would cause a noticeable deterioration to the existing view.
Low Negative	Negative Where the scheme would cause a barely perceptible deterioration in the existing view.
Negligible	Where the scheme would cause a change to the existing view but that change is either imperceptible or would cause neither a deterioration nor improvement in the existing view.
None	No part of the development, or work or activity associated with it, is discernible.
Low Positive	Where the scheme would cause a barely perceptible improvement in the existing view.
Medium Positive	Where the scheme would cause a noticeable improvement in the existing view.
Major/High Positive	Where the scheme would cause a significant improvement in the positive existing view.

6.1.1 This section of the report considers the effect of the development as part of an evidence based process. Combined with professional judgement, it is possible to assess the likely effect of the development on the landscape character and visual amenity. To ascertain the effect of the proposed development two elements are considered; the sensitivity of the receptor and the magnitude of the proposed development.

6.1.2 In the short term:

- The visual receptors are shown as both high and low sensitivity.
- The landscape receptors in the wider context are considered to have moderate sensitivity. The existing condition, potential to accommodate change and the existing contribution to the landscape character created by the retained hedgerows and tree belts and the lack of designation suggest that the landscape receptors are considered to have low sensitivity.
- Landscape receptors on and around the site on a local scale are considered to have a moderate sensitivity in terms of their quality and extent and the limited requirement for removal of positive elements for the development.
- The magnitude of visual effects is considered medium to low negative in the short term.
- The magnitude of landscape effects is considered minor negative in the short term.

6.1.3 In the long term:

- (following suggested mitigation—see section 6.3)
- Without mitigation, the high sensitivity visual receptors would suffer major adverse effects. Following suggested mitigation including sound design and robust landscaping philosophy these adverse effects would be considerably reduced to provide an acceptable view of the site.
 - The landscape receptors in the wider context will show some positive effect in terms of the linking of ecosystems, enhancement and regeneration of hedgerows, shelterbelts and water features through sound management.
 - Landscape receptors on and around the site would be enhanced to provide an integrated site that helps to strengthen the local character area and provide selected ecological gains.
 - The magnitude of visual effects could be *negligible*.
 - The magnitude of landscape effects could be *minor positive*.

6.2 Cumulative Effects

6.2.1 Consideration into the cumulative effects of the development are required in order to assess the likely impact on the larger area. This includes effects of past, present or future development. In terms of past development, the housing and commercial centre to the north of the site currently sits abruptly at the edge of the existing settlement with no buffer or softening and little in the way of imaginative planting.

The site delivers an enhanced buffer between the existing settlement and wider context, softening the small block of dwellings and takes the opportunity to provide high quality tree and hedge planting. The high quality of the proposed scheme encourages good design and high quality enhancement, landscaping and design layout.

Further sites considered for development in Clavering will have much greater impacts on the Heritage and Landscape assets within the town. Although the proposal site is small, in relative terms, it sits comfortably and relates very well to the existing settlement.

It has a natural boundary (both physical and in terms of designation) which could, if required, limit urban sprawl. Within the context of the wider landscape, the development will appear as a carefully designed development of dwellings well integrated into the edge of the existing settlement pattern with associated high quality landscaping and will have only a minor significant effect in the long term.

6.3.1 Mitigation has been a serious consideration of the design process and will ensure that the development creates as little negative impact on both the landscape and visual receptors as is possible in the medium to long term.

There are several opportunities on site for successful mitigation of any potential adverse effects. These have been considered following the impact analysis, and as part of the iterative design process and are listed below:

- Creation of a multi functional development with a sensitive mix, design and density of housing in relation to private and Public Open Space, ecological enhancement and improved public access.
- Protection of existing landscape features during the construction phase in line with BS5837: 2012.
- Protection and enhancement of boundary edges for ecology and biodiversity.
- Provision of informal amenity within the Site, incorporating meadows and water features into public use.
- Enhanced buffer and tree planting around the Site to the East and West to strengthen and protect the external views and reinvigorate deteriorating shelter belts.
- Small areas of Public Open Space to the west of the Site, providing a strong 'sense of place' and a strengthened local character accessible.
- Improved amenity for adjacent residents by creating access to the new POS from surrounding developments.
- Water management with the provision of swales/ponds as necessary to the west & south of the Site provided for SuDS as well as the potential for incorporating key local characteristics.

6.3 Mitigation & Monitoring

- Addition of hedgerow trees as appropriate across and around the site.
- Enhancement and long term management of existing hedgerows.
- Provision of wild flower areas to support biodiversity and in line with National Pollinator Strategy (Defra, March 2015).
- Provision of high quality planting schemes around the site appropriate to the local setting.
- Protection of natural capital on site (fertile soil) in line with the Construction Code of Practice for the Sustainable Use of Soils on Construction Sites.
- Provision of advanced nursery stock in places to provide early impact where necessary.
- Well considered lighting strategy to reduce light pollution and integrate the development into the wider open landscape.
- All new planting will be subject to long-term management plans. The plan will incorporate initial aftercare as well as long-term management operations to ensure the successful establishment and retention of strategic planting – the success of the proposed landscape scheme being dependent upon its effective implementation.

Following mitigation the adverse effects of the development over the medium to long term would be greatly reduced to become, at worst, minor adverse residual effects with an negligible neutral effect in landscape terms achieving a negligible neutral effect overall. The scheme would provide a high quality landscape, the effects being of minor significance, and a scheme that provides a positive contribution to the Local Character Area.

With reference to the National and Regional Planning policy, the proposed development adheres to policy requirements through sound design and a structured, well considered design process.

It sits adjacent to existing settlement and it adheres to the general objectives and principles of sustainable development. It allows the opportunity to protect and enhance valuable landscape assets within the setting of Clavering. It is not a designated site, and although of good quality undeveloped grassland, the benefits in terms of housing provision and long term landscape mitigation and maintenance are considered to outweigh the loss of existing grassland. It will not result in significant adverse effects on the landscape character or visual environment on a wide scale, and the proposed development can be successfully integrated into the proposed setting with appropriate mitigation. It is supportable from a landscape and visual perspective, and therefore meets the landscape requirements of both national and local planning policy.

The scheme as proposed, can be incorporated into the local development pattern illustrating high quality design.

The land itself, although forming part of a larger settlement area, actually provides a much more cohesive site than previous local developments with strong connections to the existing settlement pattern, a naturally enclosed site and one which forms a natural boundary with the countryside beyond.

Land to the west of this site is more open and would create a far greater impact on the surrounding countryside than the proposal site. It is considered that this site would form the natural boundary to the existing settlement on the Western aspect, with the existing development forming the boundary to the North.

6.4 Conclusion

The proposed mitigation, if provided as suggested, would reduce the adverse effects of the development in the short to mid-range with long distance views already being predominantly screened by existing topography, vegetation and developments. A high level of well-considered landscape (in terms of location, density and layout) will not only provide a real 'sense of place' and a pleasant setting in which to live, but will enhance the landscape in the wider context by linking and enhancing existing landscape receptors to contribute to increased biodiversity and ecological migration and corridors.

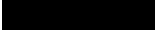
The appraisal of the landscape quality and the perceived value by its various receptors has concluded that the landscape and its setting is able to accommodate the level of change proposed (including mitigation) without undue adverse effects on the Local Character Area.

The development would combine the best of both town and country living and vibrant communities. There is considerable greenspace surrounding the development with tree lined streets and high quality open space within, all within walkable distance from the existing settlement amenities. This, together with a varied scheme of housing would create an attractive, welcoming and distinctive place to live, fulfilling the NPPF policy requirement.

In summary, it is concluded that no adverse landscape or visual effects would result from implementation of the Proposal.

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