



Date: June 2015

Bishopton Lane,
Stratford-upon-avon

Landscape and Visual Appraisal

Prepared by
CSa Environmental Planning

On behalf of
Taylor Wimpey & Miller Homes

DRAFT

Report No: CSa/1957/03a

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(July 2011)

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1.0 INTRODUCTION

Background

- 1.1 CSa Environmental Planning has been appointed by Taylor Wimpey and Miller Homes to undertake a landscape and visual appraisal of land at Bishopton Lane, Stratford-upon-Avon as part of the supporting information for an outline planning application **for residential development to provide approximately xxx dwellings, open space, a primary school and infrastructure.**
- 1.2 This assessment describes the existing landscape character and quality of the Site and its visual characteristics. The report then goes on to assess any potential landscape and visual impacts resulting from the proposed development. The findings of this appraisal have informed the preparation of an Illustrative Masterplan, a copy of which is contained in **Appendix F**.

Methodology

- 1.3 This appraisal is based on a Site visit undertaken by suitably qualified and experienced Landscape Architects in January 2013 and again in April 2015. Weather at the time of the most recent Site visit was clear and visibility was good.
- 1.4 In landscape and visual impact appraisals, a distinction is drawn between landscape effects (i.e. effects on the character or quality of the landscape irrespective of whether there are any views of the landscape, or viewers to see them) and visual effects (i.e. effects on people's views of the landscape, principally from any residential properties, but also from public rights of way and other areas with general public access). This report therefore considers the potential impact of development on both landscape character and visibility. The methodology utilised in this assessment is contained in **Appendix I** at the rear of this document.
- 1.5 Photographs contained within this document (**Appendix D**) were taken using a digital camera with a lens focal length approximating to 50mm, to give a similar depth of vision to the human eye. In some instances images have been combined to create a panorama.

2.0 SITE CONTEXT

Site Context

- 2.1 The Site occupies a rectangular land parcel at the north-western edge of Stratford-upon-Avon. It is defined to the west by the route of the A46; to the north by the Stratford-upon-Avon Canal; to the east by the residential area at Bishopton Lane; and to the south by the housing at The Ridgeway. The Site location and surrounding context are shown on the Location Plan at **Appendix A** and Aerial Photograph contained in **Appendix B**.
- 2.2 The Stratford-upon-Avon Canal extends alongside the northern Site boundary, passing beneath the A46 and Bishopton Lane immediately to the west and east of the Site respectively. A towpath follows the northern edge of the canal leading eastwards towards the town centre. The historical significance of the canal is apparent in the Grade II listed canal bridge 1km north of the Site, and by the Grade II listed Lodge Spa and Pumping House a short distance beyond the northern Site boundary. The Stratford Park and Ride Site is located approximately 300m to the north east of the Site.
- 2.3 To the east of the Site, modern estate development at Bishopton Lane marks the existing residential edge of Stratford-upon-Avon. Development comprises a mix of detached, semi-detached dwellings and some bungalows. Spa Farm is located to the west of Bishopton Lane, with the house and grounds indented into the eastern Site boundary. The rear of the property is defined by a well-established line of conifers and native hedgerows, which filter views of the house from within the Site. To the north west of the property is a rectangular lawn, the boundary of which is relatively open with the Site.
- 2.4 The Ridgeway and recent residential development at Hill View, adjoin the Site to the south. The development at Hill View occupies an elevated position at the edge of the town, with several properties overlooking the southern part of the Site.
- 2.5 The western boundary is clearly defined by the route of the A46 which provides access between Tewkesbury and the M40. The road is contained within a cutting, the embanked sides of which are defined by dense tree and shrub planting, approximately 8 metres in height. A public footpath crosses the A46, leading from the Site and providing access to the agricultural landscape to the west.
- 2.6 The wider landscape to the west of the Site is characterised by a medium to large network of arable fields, typically defined by agricultural hedgerows. The landform is distinctly undulating, rising to high points at Bishopton Hill, and along the ridge line which extends from Lower Clopton to the viewing point at Welcombe Hills Country Park.

National Landscape Character

2.7 Natural England has produced profiles for England's National Character Areas ('NCA's'), which divides England into 159 distinct natural areas, defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. Stratford-upon-Avon lies at the northern extent of character area 106: Severn and Avon Vales, with the rolling, agricultural landscape to north falling within the Arden (NCA 97). The characteristics typical of the Severn and Avon Vales include the following:

- A diverse range of flat and gently undulating landscapes strongly influenced and united by the Severn and Avon rivers which meet at Tewkesbury.
- Woodland is sparsely distributed across this landscape but a well wooded impression is provided by frequent hedgerow trees, parkland and surviving traditional orchards.
- Small pasture fields and commons are prevalent in the west with a regular pattern of parliamentary enclosure in the east. Fields on the floodplains are divided by ditches fringed by willow pollards and alders.
- Pasture and stock rearing predominate on the floodplain and on steeper slopes, with a mixture of livestock rearing, arable, market gardening and hop growing elsewhere.
- Highly varied use of traditional building materials, with black and white timber frame intermixed with deep-red brick buildings, grey Lias and also Cotswolds stone.

2.8 The Arden landscape to the north is described as a well wooded farmland landscape with a rolling landform and diverse field pattern. The Profile notes the presence of mature oak trees, mostly found within hedgerows, together with ancient woodland and plantation woodlands, often dating from the time of enclosure. There are numerous transport corridors located within the landscape of the NCA. The Profile also refers to the landscape of Shakespeare's 'Forest of Arden', which it states is still reflected through the woodland cover, mature oaks, small ancient woodlands and former wood pasture.

Warwickshire Landscape Guidelines (1993)

2.9 The 'Warwickshire Landscape Guidelines' were produced by the 'Warwickshire Landscapes Project', a partnership between Warwickshire County Council and the Countryside Commission. The purpose of the guidelines are to provide:

- An assessment of Warwickshire's landscape;
- An evaluation of recent changes and current issues influencing change; and

- Management strategies and landscape guidelines.
- 2.10 The guidelines identify 'Regional Landscape Types' which are then subdivided into 'Local Landscape Types'. The Site at Bishopton Lane lies within the *Avon Valley Regional Landscape Type* ('RLT') and *Vale Orchard Belt Local Landscape Type* ('LLT'). Part 2 of the guidelines sets out the proposed management strategies and guidelines which should be adopted in order to maintain regional character and local distinctiveness.
- 2.11 The Avon Valley RLT, is described within the guidelines as:
- "an agricultural and horticultural region physically distinguished by its riverine topography and associated fertile alluvial soils.... Perhaps the main historical feature of the region is the number of market towns which developed along the River Avon, including Warwick, Stratford, Bidford and Evesham."*
- 2.12 The management strategy for the Avon Valley aims to enhance regional character by reinforcing the identity and unity of the historic settlement pattern. Key principles of the strategy include:
- The siting and design of new development should complement the historic character of the Avon Towns; and
 - Conserve and enhance tree cover within and around rural settlements.
- 2.13 The Vale Orchard Belt LLT is described as an open rolling, intensively farmed landscape of large, poorly defined fields, orchards and prominent hilltop woodlands. The key characteristics of the Vale Orchard Belt are described as follows:
- Rising ground with a large scale rolling topography;
 - A large scale often poorly defined field pattern;
 - Large orchards on hilltops and south facing slopes;
 - Prominent hilltop woodlands;
 - Steep wooded scarps and associated unimproved grassland;
 - Varied settlement pattern of small nucleated villages and loose clusters of roadside dwellings; and
 - Local vernacular Blue Lias stone buildings.
- 2.14 The landscape guidelines for the Vale Orchard Belt includes the following:
- Conserve and restore all primary hedgelines and manage them more positively as landscape features;
 - Strengthen the wooded character of streamlines and primary hedgelines through replanting or natural regeneration; and
 - Enhance tree cover through large scale woodland planting on rising ground.

- 2.15 The Site lies within an area which is identified as an 'Enhancement Zone'. These are areas within each landscape type where the structure and character of the landscape are in decline. These are priority areas where resources for landscape and habitat restoration should be targeted.

District Character

- 2.16 The Character Map forms part of Stratford-on-Avon District Council's 'Countryside Design Summary' (2001). The Character Map and its descriptions are drawn up on the basis of the 'Warwickshire Landscape Guidelines' and describes the distinct landscape character areas within the district.
- 2.17 The Countryside Design Summary describes the Site as being located within the *Upper Avon* sub-character area of the *Avon and Stour Valleys* character area. The characteristics of the Upper Avon area include the following:
- Steeply sloping, often wooded bluffs to the north west side extending to broad flat gravel terraces on the south east side;
 - Grazing meadows often with meanders, islands, steep banks and much marginal vegetation; fringing alders and scrub; winding hedgerows and ditches along the boundary of the floodplain; and large geometric field pattern on the terraces with well wooded streamlines;
 - Small compact villages generally on or next to a river.

Stratford-upon-Avon Landscape Sensitivity Study (July 2011)

- 2.18 In 2011 White Consultants were appointed to undertake a landscape sensitivity assessment of the main settlements in Stratford-upon-Avon District. The study aims to protect the most sensitive landscapes whilst identifying areas where development may be acceptable at the edge of the existing settlements. The study forms part of the background information for the Local Development Framework (now Local Plan) and will inform decisions about future housing allocations. A copy of the relevant sections of the study are contained in **Appendix H**.
- 2.19 The study divides the study area into a series of broadly defined land description units ('LDU's) around the settlements. These areas are further refined into a series of land cover parcels ('LCP's) / zones. The Site occupies two LCPs, identified as St28 and St29, the location of which is shown on the Aerial Photograph in **Appendix B**.

- 2.20 In terms of sensitivity, St28 which occupies the southernmost field of the Site has only a medium to low sensitivity to housing development. The methodology states that areas with a medium to low sensitivity are resilient to change and that these zones can accommodate the relevant development without significant character change or adverse effects. The report goes on to state that this area has little inherent ecological or cultural value and the existing urban edges already create a visual impact. The Site's only sensitivity is its relative openness and visibility in views from the northeast. The report suggests that any housing development could be mitigated by woodland planting within the western corner of this area.
- 2.21 St29 occupies the remainder of the Site and is considered to be of medium sensitivity to housing development. The methodology states that these zones have some potential to accommodate the relevant type of development in some situations without significant character change or adverse effects. The slightly higher sensitivity of this area as compared to St 28 is due to its proximity to the historic canal corridor a short distance to the north east, and in part to its visibility in views from the higher ground to the north east and south west.
- 2.22 St30 occupies the land immediately north of the Stratford-upon-Avon Canal and is considered by this study to have a high sensitivity to housing development owing to the proximity of the canal and a number of listed buildings.
- 2.23 Overall the study identifies that expansion to the north east and south of Stratford-upon-Avon having a high-medium or high sensitivity to housing development. There are a limited number of LCPs, including the Site, with development potential to the north west of the settlement, with St28 the only area within the study identified as having a medium/low sensitivity to housing development. Elsewhere, opportunities for expansion are limited to the eastern edge of the town which has a medium sensitivity to new housing.

Stratford Town's Urban Edge – A Pilot Study, 2005

- 2.24 The pilot study was undertaken by Warwickshire County Council in conjunction with the Living Landscapes Project, and does not form part of the adopted planning guidance. The landscape is divided into 'Landscape Description Units' ('LDUs'), tracts of land defined by a distinct pattern of physical, biological and cultural attributes. These LDUs can be grouped to form distinct Landscape Character Types.
- 2.25 LDUs have been mapped for the area around Stratford to provide a framework for the study. Each LDU has been further refined into smaller Land Cover Parcels ('LCPs') which offer a finer grain of resolution at the sub-landscape level for assessing the 'condition' of the wider landscape.

- 2.26 This study shows the Site lies within the Vale Orchard Belt Landscape Character Type. The document describes the Vale Orchard Belt as a settled agricultural landscape characterised by a relatively recent and sometimes variable cultural pattern. The landscape is described as fairly resilient to change as most of the features that contribute to its existing character - thorn hedges, game coverts, orchards, streamside trees - can be replaced relatively easily. Within much of the area there has been a shift from mixed farming to arable production with a consequent loss of field boundaries and semi-natural habitat. In the vicinity of the Bishopton area the cultural pattern has been further fragmented by the landfill site and the construction of the A46 bypass. It notes that the Stratford urban edge is visually prominent in this area, and that this is exacerbated by the degraded field pattern. As a result of the open, rolling topography, the document gives this area a moderate – high visibility score, however it acknowledges that there is scope to mitigate visual impact through well sited new planting.
- 2.27 The Summary document which accompanies the report provides a review of Land Cover Parcels in order to identify the sensitivity of each area and provide a more detailed recommendations for their future use. The Site is identified as falling predominantly within LCP7, with the south-western part of the Site falling within part of LCP8. The summary table contained within this document identifies that both these areas have a low ecological and cultural sensitivity, moderate visual sensitivity and that the existing landscape condition is described as relic.
- 2.28 The report states that LCP7 is suitable to accommodate small to medium scale development (5-50 dwellings). The summary table identifies that LCP8 does not have development potential owing to the existing ridgeline which connects with the existing urban edge.

Green Belt

- 2.29 The Site lies outside the Green Belt, with the Green Belt boundary extending alongside the A46 to the north west of the Site.

Listed Buildings

- 2.30 Ten listed buildings and structures are located within approximately 1km of the Site. These include The Pump House and Victoria Spa Lodge and Bruce Lodge adjacent to the northern Site boundary, on the opposite side of the canal. For details refer to the Magic and Heritage Plan in **Appendix E**.

Public Rights of Way

- 2.31 Public footpath SD2 runs east-west through the Site adjacent to Spa Farm, connecting Bishopton Lane with open countryside to the north west.

3.0 LANDSCAPE POLICY CONTEXT

- 3.1 The Site is not covered by any statutory designations for landscape character or quality.
- 3.2 The current Development Plan for the district comprises the saved policies of the Local Plan adopted in July 2006. These policies were 'saved' in 2009 under the direction of the Secretary of State. Under the provisions of the National Planning Policy Framework ('NPPF') saved policies will remain relevant until March 2013, after which due weight will be given to existing policies according to their degree of consistency with this framework.
- 3.3 The Council are in the process of preparing a new Local Plan and have submitted the draft Core Strategy for examination. Examination hearings were undertaken in January 2015 and the Inspector published an Interim Report on the 19th March 2015.

District Plan Review (July 2006)

- 3.4 **Saved Policy PR.1** - Landscape and settlement character states that all development proposals should respect and where possible, enhance the quality and character of the area. Proposals that would damage or destroy features which contribute to the distinctiveness of the local area will not be permitted unless significant public benefit would arise from the scheme.
- 3.5 **Saved Policy PR.2** – Green Belt establishes a general presumption against development within the Green Belt. The Site does not lie within the Green Belt, but adjacent to it, separated by the route of the A46.
- 3.6 **Saved Policy EF.7** – Nature Conservation and Geology seeks to retain, protect, manage and create wildlife habitats in order to improve ecological diversity. This is to be achieved by ensuring that development proposals integrate existing ecological features and, where feasible, promote these for educational and amenity/recreation uses.
- 3.7 **Saved Policy EF.9** - Trees, woodland and hedgerows (Protection of Woodland) states that the District Planning Authority will resist proposals that will impact on existing areas of woodland. The policy encourages the planting of new woodland that will enhance biodiversity and the distinctiveness of local landscapes and settlements. It is also stated that landscape character will need to have a strong influence on the design, scale, location and type of future woodland planting.

- 3.8 **Saved Policy EF.10** - Trees, woodland and hedgerows (Preservation) states that the landscape, amenity and nature conservation value of trees, woodlands and hedgerows will be preserved and enhanced. The policy recognises the importance of mature trees and hedgerows for their amenity, ecological, archaeological, landscape character, local distinctiveness, biodiversity, and cultural and historic associations.
- 3.9 **Saved Policy EF.14** - Listed buildings seeks to ensure that development will not have an adverse impact on the special qualities of listed buildings or their settings.
- 3.10 **Saved Policy DEV.1** - Layout and Design stresses the need for development to be sensitive to local character and amenity. Development proposals will be required to have regard to the character and quality of the local area through the layout and design of new buildings.
- 3.11 **Saved Policy DEV.2** – Landscaping states that the landscape aspects of a development proposal will be required to form an integral part of the overall design. A high standard of appropriate hard and soft landscape will be required. All proposals should ensure that:
- a) Important site features have been identified for retention through a detailed site survey;
 - b) The landscape character of the area is retained and, where possible, enhanced;
 - c) Features of environmental, ecological, geological, and archaeological significance are retained and protected and opportunities for enhancing these features are utilised;
 - d) Opportunities for utilising sustainable drainage methods are incorporated;
 - e) New planting comprises species which are of ecological value and appropriate to the area;
 - f) In appropriate cases, there is sufficient provision for planting within an area around the perimeter of the site to minimise visual intrusion on neighbouring uses or the countryside; and
 - g) Detailed arrangements are incorporated for the long-term management and maintenance of landscape features.
- 3.12 The explanatory text for **Policy DEV.2** states that new developments should maintain and extend the landscape network of a settlement by using existing features and creating features appropriate to the location.
- 3.13 **Saved Policy SUA.2** – Town Character is relevant insofar as the proposals need to complement the character of the existing built-edge of the town along Bishopton Lane and that of The Ridgeway.
- 3.14 **Saved Policy SUA.3** – Environmental Enhancement seeks to encourage improvements to the canal environment, especially when considering the perspective of users of the canal and towpaths.

- 3.15 **Saved Proposal SUA.HA** – Bishopton Lane, Public Open Space allocates approximately 5.0 ha of land north of Bishopton Lane and within the northern part of the Site, for the provision of public open space.

Proposed Submission Core Strategy (June 2014)

- 3.16 The Council have set out a number of strategic objectives for the district in the period up to 2031, the first three of which are of relevance to this report:
- The rural character of the District will have been maintained and enhanced. The Green Belt and countryside of the District will have been protected from inappropriate development.
 - The historic character of the District will have been maintained and enhanced. Sites of historic importance will have been protected from harmful development.
 - The character and local distinctiveness of the District will have been reinforced by ensuring new development is of high quality design, taking into account the intrinsic and special value of its landscapes and townscapes.
- 3.17 **Draft Policy CS.5 Landscape** states that the landscape character and quality of the district will be maintained by ensuring that development takes place in a manner that minimises and mitigates its impact and, where possible, incorporates measures to enhance the landscape. The policy notes that applications for major developments should be accompanied by a full landscape and visual assessment. In addition, the policy notes that proposals for development should incorporate measures to protect existing woodlands, hedgerows and trees for their contribution to landscape character, public amenity and biodiversity.
- 3.18 **Draft Policy CS.6 Natural Environment** states that development will be expected to contribute towards a resilient ecological network throughout the district. Proposals which are likely to have an adverse effect either directly, indirectly or cumulatively upon a site designated through the EC Habitats Directive or Birds Directive will not be permitted.
- 3.19 **Draft Policy CS.7 Green Infrastructure** states that new development should include measures to protect, enhance, restore and create Green Infrastructure within the district.
- 3.20 **Draft Policy CS.7 Historic Environment** sets out the Council's intention to protect the district's heritage and their setting from inappropriate development.
- 3.21 **Draft Policy CS.9 Design and Distinctiveness** states that all forms of development should improve the quality of the public realm and enhance the sense of place, reflecting the character and distinctiveness of the locality.

3.22 **Draft Policy AS.1 Stratford-upon-Avon** sets out the councils objectives with respect to new development within the town. In terms of environmental objectives the following are of relevance:

- Ensure the town presents an attractive image and experience given its international standing and significance.
- Retain the scale, character and form of the town and protect the individual character of each part in the design of development.
- Co-ordinate new developments and open spaces so that they are integrated with the existing fabric of the town.
- Ensure that any development on the approaches to the town retains and respects the existing landscape setting and green spaces and augments them.

Stratford-upon-Avon SHLAA Review 2009 – Final Report

3.23 The Stratford on Avon SHLAA Review 2009 identifies the land off Bishopton Lane (STR714) within the broad locations for housing. It notes that the south western edge at the Ridgeway is exposed in views and that there are issues with flooding at the north eastern edge. It identifies that there is potentially 10 ha of developable land with capacity for approximately 250 dwellings.

3.24 The SHLAA Review 2012 reiterates the issues identified above and also notes that the Landscape Sensitivity Study (White Consultants, July 2011) supports the Site as an area with potential for future residential development.

Supplementary Planning Guidance

Stratford-on-Avon District Design Guide, 2001

3.25 The District Design Guide focuses on the need for new development to respond to the 'distinctive, local, qualities of the District' so as to respect and enhance the character of the areas within which it is located.

4.0 SITE DESCRIPTION AND VISIBILITY

Site Description

- 4.1 The Site is rectangular in shape, comprising three large agricultural fields and a smaller area of semi-improved grassland and scrub vegetation adjacent to the canal. The agricultural fields are divided by a network of field hedgerows, with a dense band of shrubs and trees extending along the embankment with the A46.

Vegetation and Boundary Conditions:

- 4.2 The north western boundary with the A46 is defined by a dense band of established highway shrub and tree planting, up to 8 metres in height, which extends along the embanked sides of the road. Species present include blackthorn, hawthorn, ash, birch, field maple and willow which provide an effective buffer between the Site and the A46.
- 4.3 The northern boundary follows the Stratford-upon-Avon Canal which links Kings Norton to Stratford. The boundary with the canal is defined by an intermittent band of bankside vegetation, including bramble and hawthorn, with a low bund supporting herbs and grasses.
- 4.4 The south eastern boundary is defined by Bishopton Lane and the mature tree lined hedgerow which flanks the western side of the road. There is a single property, Spa Farm, indented into the northern section of this boundary, the curtilage of which is defined by a mature, overgrown field hedgerow containing a number of trees to the south and a managed hedgerow to the north. There is a lawn located immediately to the north west of the dwelling, with intermittent tree planting located along the boundary with the Site. The property and immediate grounds are however well contained by a well established line of leylandii conifers.
- 4.5 The southern boundary with the Ridgeway is defined by a well managed field hedgerow. The hedge is well established and stands at roughly two meters in height, with one gated access point providing vehicular access to the Site.
- 4.6 The hedgerow dividing the southern and central fields is gappy and contains a break for access to the adjoining field. The northern most field boundary includes five mature oak trees at its south eastern extent.

Tree Preservation Orders

- 4.7 A preliminary enquiry to Stratford-on-Avon District Council established that there are at present no Tree Preservation Orders relating to the Site. This was confirmed by email on the **22nd February 2013.**

Topography

- 4.8 The landform within the central and northern parts of the Site is relatively flat, rising slightly from around 45m Above Ordnance Datum adjacent to the canal to approximately 50m AOD at the mid-point of the Site. Within the southern part of the Site the ground rises sharply to a height of approximately 65m AOD alongside The Ridgeway.
- 4.9 The wider topography is distinctly undulating forming a series of hills and ridgelines to the north, west and south of the Site. To the west of the Site, The Ridgeway follows the crest of a shallow ridgeline extending from the edge of Stratford-upon-Avon westwards towards Irongate Farm. The landform falls south of The Ridgeway towards Drayton Brook, before rising once more to form a new ridge around Hollas Hill and Aston Grove. A shallow valley extends westwards from the Site boundary, broadly following the route of the Stratford-upon-Avon Canal. The landform within the valley rises steadily westwards, with the gradient becoming more pronounced around Billesley Road. To the north of the canal the topography rises to a high point of 95m AOD at Bishopton Hill, which forms part of a pronounced ridge which extends through Lower Compton to Temple Hill and the viewpoint in Welcombe Country Park, effectively enclosing the northern edge of Stratford-upon-Avon.

Public Rights of Way

- 4.10 A public footpath crosses the central part of the Site leading from Bishopton Lane, passing over the A46 and crossing the adjoining countryside to the settlement at Wilmcote. A towpath / cycle way extends alongside the northern edge of the canal, providing access to the town centre. The towpath forms part of the National Route 5 cycle route, part of the West Midlands cycle network.
- 4.11 A section of Bishopton Lane and the Ridgeway form part of a designated Sustrans route.

Visibility

- 4.12 The Site lies at the north western edge of Stratford-upon-Avon, with the route of the A46 separating it from the rolling countryside to the north. An appraisal of the visibility of the Site was undertaken and a series of photographs taken from public vantage points, rights of way and public highways. The viewpoints are illustrated on the Site Location Plan at **Appendix A**, the Aerial Photograph at **Appendix B** and the photographs contained in **Appendix D**.
- 4.13 The Zone of Theoretical Visibility ('ZTV') has been mapped using Key Terra-Firma computer software to identify those locations where development at the Site is likely to be most visible from the surrounding area. The mapping has taken into account local topography based on Ordnance

Survey Landform Profile files. It also takes into account certain obstacles including existing housing (assumed 9.5m height) and areas of established woodland (assumed 12m height), however does not take account of smaller landscape / built features, such as individual dwellings, tree lines and hedgerows. A copy of the ZTV is contained within **Appendix C**.

- 4.14 The ZTV illustrates the potential visual envelope which has informed the site survey enabling a more detailed consideration of the key view points. The survey work found that views from public vantage within the countryside to the west and south of the Site are limited owing to the rolling topography of the surrounding landscape, intervening vegetation and built development. The rising ground in the southern part of the Site is visible in views from the higher ground to the north / north east. Views from the urban area beyond Bishopton Lane are largely prevented by intervening housing. Near distance views are typically limited to the roads and dwellings which border the Site.
- 4.15 A detailed description of the key views towards the Site is set out in the visual effects tables in **Appendix G**, and these are summarised below.

North

- 4.16 There are near distance views of the Site from the towpath which runs alongside the canal immediately to the north (**Photograph 07, 08 and 09**). The listed buildings at The Pump House and Victoria Spa Lodge are set back from the path within mature gardens, such that views from the grounds are limited. As the canal passes northwards beneath the A46, views of the Site become limited by dense bankside vegetation, although filtered views of housing, particularly on higher ground at The Ridgeway can be discerned when the vegetation is out of leaf (**Photograph 10**). To the south, views of the Site are prevented by intervening development, however there are views from Bishopton Lane where it passes over the canal (**Photograph 06**).
- 4.17 There are long distance views of the Site available from the higher ground which extends along the ridgeline to the north of the settlement. In views from Lower Clopton (**Photographs 20 and 21**) the higher ground in the southern part of the Site is visible, with existing development at Bishopton Lane and The Ridgeway apparent in the backdrop. Views from the public right of way at Bishopton Hill however are prevented by the intervening domed landform as the ground rises to the top of the hill a short distance south of the route. Similarly, any visibility from the viewpoint at Welcombe Hills Country Park is prevented by a combination of topography and vegetation (**Photograph 17**). There are views of the higher ground available from a section of the National Trail to the west of the park (**Photograph 19**).

East

- 4.18 There are near distance views of the Site from Bishopton Lane to the east of the Site (**Photographs 03**), although these are partially filtered by the treed

hedgerow which extends along the boundary with the road. There are views from residential dwellings where they front onto the road, particularly from first floor windows. Views from further west within the built up area of Stratford-upon-Avon are largely prevented by intervening residential development.

- 4.19 There is a single dwelling, Spa Farm, indented into the eastern Site boundary. The dwelling is contained by mature field hedgerows and a mature band of leylandii trees, such that views of the Site from the house and immediate grounds will typically be filtered by vegetation. Open views across the central and northern part of the Site are available from the lawn located to the north west of the dwelling.

West

- 4.20 Glimpsed views from the A46 which runs parallel to the western Site boundary are largely prevented by the heavily vegetated, embanked sides to the road cutting (**Photograph 02**), although the housing at The Ridgeway can be discerned when traveling from the north.
- 4.21 Views from the public footpath which crosses the farmland to the south of Copham's Hill Farm are filtered by the vegetation along the A46 road corridor, although the housing on the higher ground at The Ridgeway can be discerned to the south (**Photographs 11 and 12**).
- 4.22 Opportunities for long and middle distance views of the Site from public vantage points within the agricultural landscape further west are very limited as a result of the rolling topography. In views from the Ridgeway (west of the Site), Billesley Road (**Photograph 16**) and the footpath north of Binton the urban area of Stratford-upon-Avon is apparent in the distance, however the Site is contained within the intervening landform. In views from Church Bank (**Photograph 01**) the Site lies to the rear of the existing housing at Hill View and is largely screened by vegetation along the route of the A26.

South

- 4.23 There are near distance views from The Ridgeway and from several properties which face towards the Site (**Photograph 01**). Views from further afield however are prevented by the intervening development at Hill View (**Photograph 18**).

Landscape Quality

- 4.24 As already noted, the Site is not covered by any statutory or non-statutory designations for landscape character or quality. It comprises three undistinguished arable fields and an area of rough grassland adjacent to the canal corridor. It is subject to a number of urbanising influences, including the A46 road and the visually prominent urban edge along Bishopton Lane and

The Ridgeway. Accordingly, the Site is only considered to be of **medium to low** landscape quality.

- 4.25 The wider agricultural landscape to the west of the Site has a pleasant undulating character typical of the Upper Avon sub-character area. It has a medium to large, geometric field pattern with relatively intact hedgerow structure. It is therefore considered to be of **medium** landscape quality.
- 4.26 The existing urban area to the east and south of the Site comprises modern estate development and is considered to have a **medium** townscape quality. The historic Stratford-upon-Avon Canal and listed buildings to the north however, have a higher townscape value and therefore greater sensitivity to change.

5.0 ABILITY OF THE SITE TO ACCOMMODATE DEVELOPMENT – **TO BE UPDATED**

5.1 The following section assesses the ability of the Site to accommodate development in accordance with the principles shown on the Illustrative Masterplan, a copy of which is contained in **Appendix F**.

5.2 The development principals are shown on the Illustrative Masterplan and described in the **Design and Access Statement**. The key landscape principles are described below:

- The northern part of the Site, adjacent to the canal, is to be retained as an area of open space / parkland to provide an area for active and passive recreation and to preserve and enhance the setting of the canal and the adjoining listed buildings;
- Outward facing frontage onto Bishopton Lane and The Ridgeway to provide an appropriate interface with the existing residential area;
- Retention and reinforcement of the majority of the existing hedgerows and trees;
- Development set back from the north western boundary with the A46 behind an area of open space incorporating meadow and amenity grassland, woodland planting and landscaped attenuation features. Housing will be set back from the boundary with a varied building line, in order to provide a 'soft' edge between the settlement area and the wider landscape to the west;
- Provision of an area of open space on the rising ground within the southern part of the Site, incorporating blocks of woodland planting to soften and assimilate views of the existing urban edge at The Ridgeway and the proposed housing area from vantage points on the higher ground to the north east;
- Lower density housing on the higher ground to the south and adjacent to the canal corridor to the north;
- New wetland and semi aquatic habitat creation as part of the proposed sustainable drainage strategy ('SuDS') for the development to be accommodated in a corridor alongside the western Site boundary;

Impact on Landscape Features

5.3 The majority of the hedgerows and trees can be retained within a potential layout for the Site. In addition, there will be significant opportunities for new planting and landscape enhancements within the proposed canal parkland,

the landscape corridor alongside the western boundary, and the open space in the south western part of the Site.

Relationship to the Existing Urban Area

- 5.4 The Site lies indented into the existing settlement edge, and is adjoined by residential development at Bishopton Lane and The Ridgeway to the east and south respectively. The Stratford-upon-Avon Canal defines the northern boundary with the listed buildings at the Pump House and Victoria Spa and Lodge and Bruce Lodge immediately beyond. The A46 primary road forms a robust boundary between the edge of Stratford and the wider agricultural landscape beyond. Development at the Site therefore will not be discordant with the prevailing pattern of residential development within the adjoining area.

Landscape Quality

- 5.5 An assessment of the direct and indirect landscape effects of the proposed development has been undertaken and the results are summarised in the tables in **Appendix G**, and described below.
- 5.6 The Landscape Sensitivity Study undertaken by White Consultants describes the Site as having little inherent cultural or ecological value and a medium – low and medium sensitivity to development, and as such has potential to accommodate development without significant character change or adverse effects.
- 5.7 As discussed in the previous section, our own assessment of the Site considers it to be of medium to low landscape quality owing to its proximity to the existing residential edge and the route of the A46. It is indented into the existing settlement edge and physically separated from the wider agricultural landscape to the west by the route of the A46. In addition, it is well related to the existing urban area and the proposed residential use would not appear at odds with the surrounding land use.
- 5.8 The Illustrative Masterplan indicates a landscape buffer alongside the western Site boundary with the A46 which will assist in assimilating the proposals into its wider setting, and provide an enhanced edge to the settlement in due course. Woodland planting on the rising ground in the south western part of the Site will soften views of the proposed housing adjacent to the Ridgeway, particularly in views from the higher ground to the north east. Furthermore, the visual assessment identified that opportunities to view the Site from the countryside to the west are limited. For these reasons, the proposed development could be accommodated without materially impacting on the setting of the wider countryside and could have some positive impacts as a result of the proposed landscaping.

- 5.9 The Illustrative Masterplan shows that an area of parkland will be created alongside the Stratford-upon-Avon Canal. Landscaping within the parkland will have a positive impact on the setting of the canal and the neighbouring listed buildings to the north, particularly as the new planting matures.

Visual Change and Effects

- 5.10 Visual effects are those affecting a specific visual receptor(s). The key views of the Site are described in Section 4 of this document. The appraisal has been carried out in accordance with the methodology set out in **Appendix I**. A summary of the key visual effects is set out in the tables in **Appendix G** and briefly described below.
- 5.11 The visual appraisal set out in Section 4 found that middle and long distance views of the Site are limited owing to the undulating topography of hills and ridgelines, although there are opportunities for views from the higher ground to the north east. Near distance views tend to be limited to the roads and dwellings which border the Site.
- 5.12 There will be near distance views from Bishopton Lane and from properties fronting onto the eastern edge of the road. In order to positively address the road, the Illustrative Masterplan shows an outward facing development which will provide an appropriate frontage with the existing residential area. Dwellings will be set back behind the existing tree lined hedgerow, and additional landscaping can be incorporated at the Site frontage. As a result, subject to the detail design of the buildings, the proposals will not appear overbearing or intrusive, and the development can be accommodated without a significant detriment to the outlook from these properties.
- 5.13 The dwelling at Spa Farm will have filtered views of development from some habitable rooms although these will be restricted by the mature boundary hedgerows and band of leylandii conifers. Where more extensive views are available from the lawn at the rear of the property, these can be mitigated by additional landscaping along the curtilage of the property.
- 5.14 Similarly, there will be views of development within the southern part of the Site from The Ridgeway and several properties which front onto the road. Again, the existing hedgerow will be retained and appropriate landscaping can be provided alongside the Site boundary, such that any impacts on visual amenity will be minimised.
- 5.15 Views from the agricultural landscape to the west are largely unavailable from public vantage points as a result of the rolling topography. There are partial views from the public footpath east of Coptham's Farm however these are limited to the higher ground in the southern part of the Site. In these views, the proposals will occupy the immediate foreground of existing housing at The Ridgeway and there will be no significant change in the character of the view.

- 5.16 Views from the Stratford-upon-Avon Canal are typically heavily filtered by the adjoining bankside vegetation, save for the section of canal adjacent to the northern Site boundary. The Illustrative Masterplan however shows that development will be well set back from the canal behind an area of parkland. The new housing will not therefore appear intrusive and landscaping within the parkland will have a positive impact on the visual amenity of canal users, particularly as the proposed planting matures.
- 5.17 There will be long distance views of development from the ridgeline above Lower Clopton. In views from this vantage point, the proposed housing will be apparent within the central and southern parts of the Site, adjacent to and in the foreground of the existing residential area at Bishopton Lane and The Ridgeway. There will be a similar view from the National Trail west of Wellcombe Hills Country Park. In these views the Site is well related to the existing urban area, and would not appear at odds with the adjoining urban context, particularly as the A46 provides a visible boundary with the adjoining countryside. The Illustrative Masterplan indicates that woodland planting can be undertaken on the rising ground in the southern part of the Site, which will provide a foil to the adjoining residential area and help assimilate the proposed development and the housing at The Ridgeline into the wider landscape.

Public Rights of Way

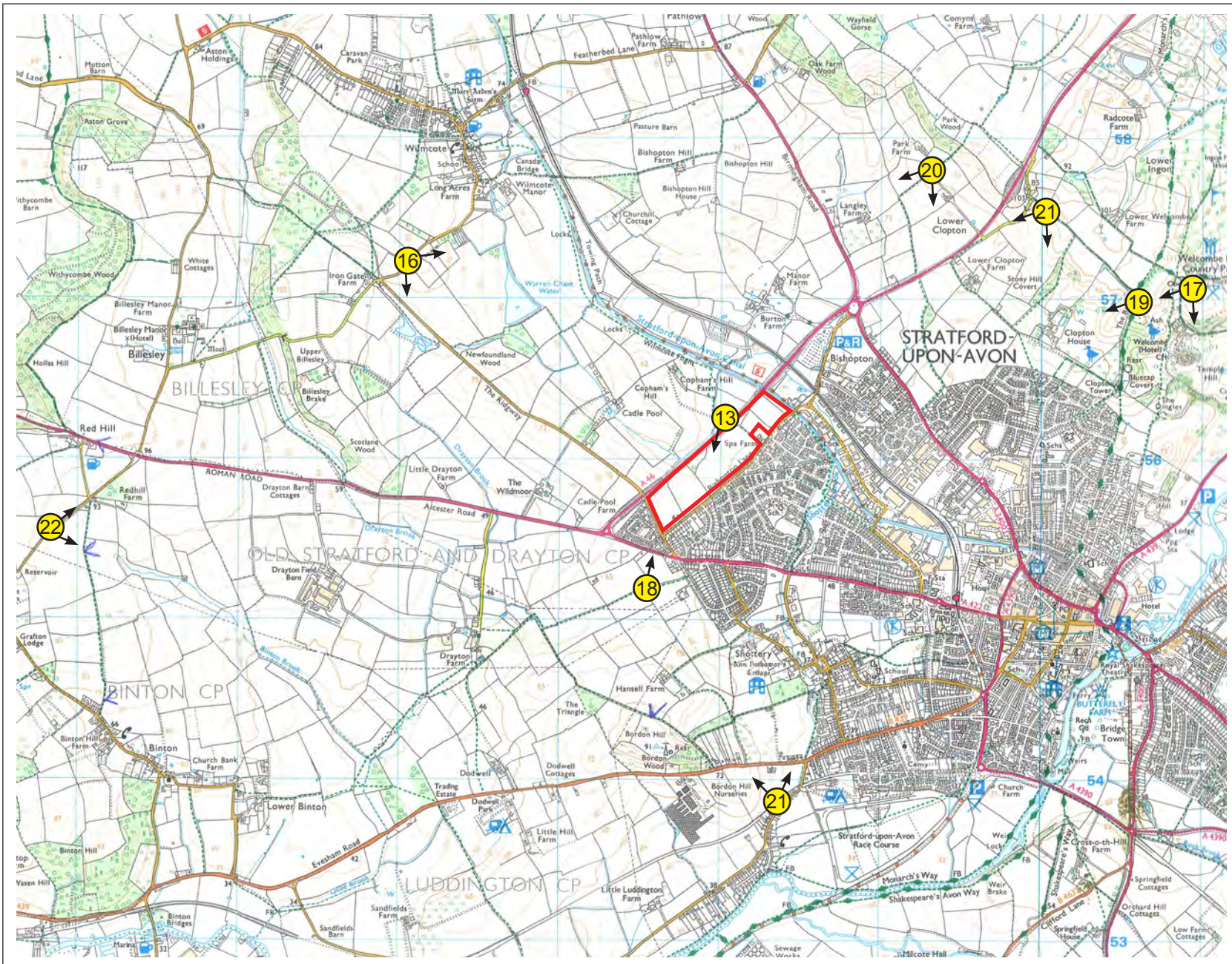
- 5.18 An existing public footpath crosses the central portion of the Site leading from Bishopton Lane and providing access to the wider landscape to the west. This can be retained along its current alignment within a green corridor alongside the existing hedgerow. Additional linkages can be provided across the Site through areas of open space linking to the wider residential area.

6.0 CONCLUSION

- 6.1 This landscape and visual appraisal has informed the preparation of an outline application for approximately xxx dwellings, a primary school, open space, parkland and infrastructure.
- 6.2 The Site is not covered by any statutory or non-statutory designations for landscape character or quality. It comprises three undisturbed arable fields and an area of rough grassland adjacent to the canal corridor. It is subject to a number of urbanising influences, including the A46 road and the visually prominent urban edge along Bishopton Lane and The Ridge way. Accordingly, the Site is only considered to be of **medium** to **low** landscape quality.
- 6.3 The principles shown on the Illustrative Masterplan allow for the retention of the vast majority of the existing vegetation, which will be supplemented by significant areas of new planting within areas of parkland and open space.
- 6.4 The Stratford-upon-Avon Landscape Sensitivity Study undertaken by White Associates describes the Site as having little inherent cultural or ecological value and a medium-low or medium sensitivity. Accordingly the Site has potential to accommodate development without significant character change or adverse effects on the surrounding landscape.
- 6.5 The visual appraisal identified that the Site is well contained in views from the wider landscape to the west and that near distance views are limited to the adjoining streets and houses. Although there are long distance views of development from the ridge line above Lower Clopton, this will be seen in the context of the adjoining residential edge and mitigated by the proposed landscaping within the open space on the rising ground in the southern part of the Site.
- 6.6 In terms of landscape effects, the assessment found that the Site is well related to the existing urban area, with the route of the A46 providing a robust boundary to the agricultural landscape to the west. Additional landscaping adjacent to the western boundary will provide an appropriate setting for the development area and an enhanced edge to the settlement at this point. In addition, the proposed parkland adjacent to the Stratford-upon-Avon Canal will have a positive impact on the character of the canal at this point and on the setting of the listed buildings at the Pump House and Victoria Spa and Lodge and Bruce Lodge immediately beyond.
- 6.7 For the reasons set out in this report, development at the Site in accordance with the principles shown on the Illustrative Masterplan, would not result in any material harm to the setting of the wider landscape or the adjoining townscape.

Appendix A

Location Plan
CSa/1957/101



Legend

 Survey Area

 Photo location

CSa
 environmental planning

Dixies Barns,
 High Street, Ashwell,
 Hertfordshire, SG7 5NT
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 f 01462 743648
 e ashwell@csaenvironmental.co.uk

Project	Bishopston Lane, Stratford-upon-avon
Title	Location Plan
Client	Taylor Wimpey & Miller Homes

Date	April 2015
Scale	Not to scale
Drawn	HT
Checked	RC

Drawing Number	CSa/1957/101
Revision	A

Appendix B



Aerial Photograph
CSa/1957/102



Legend

 Survey Area

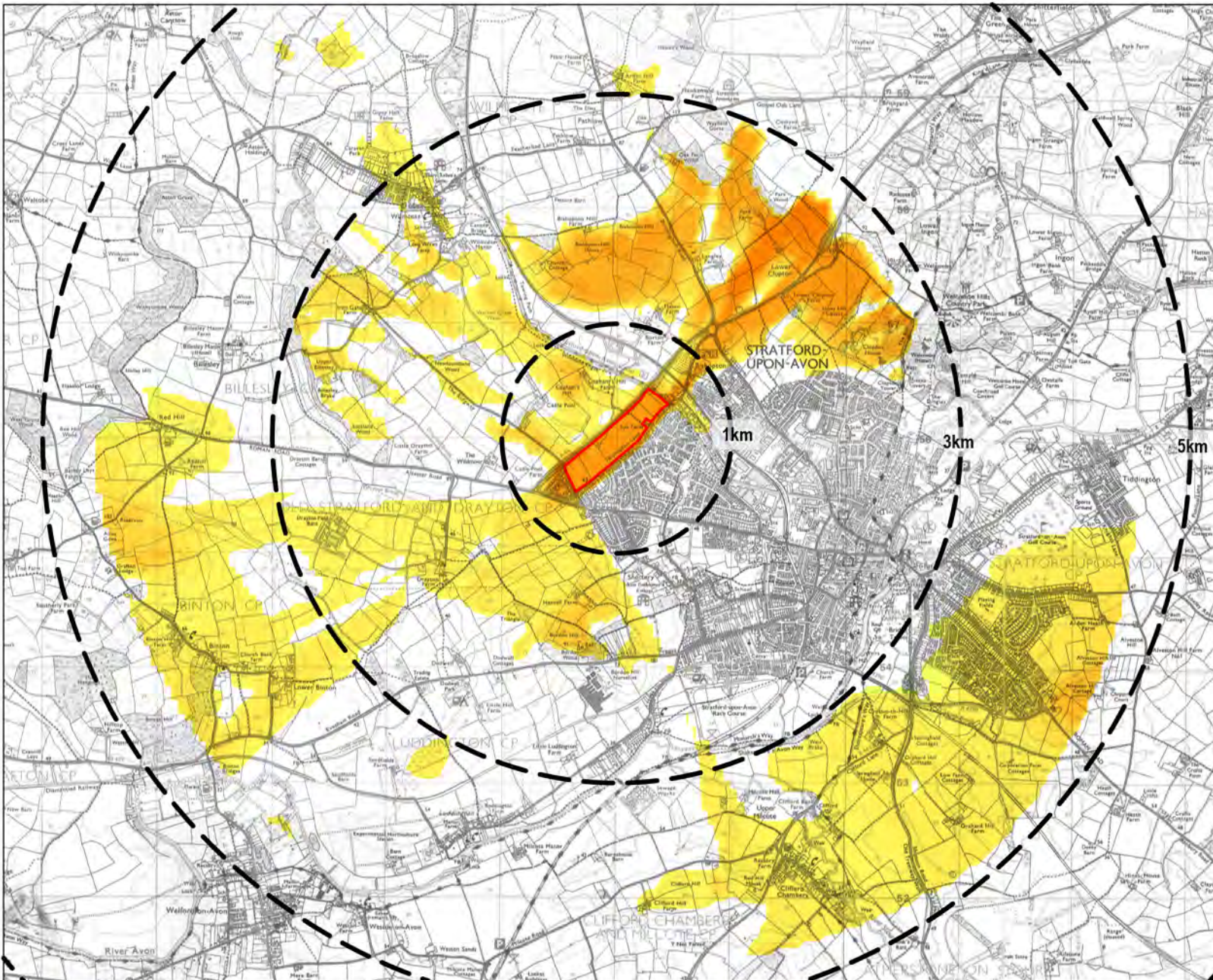
 Photo location

 Land Cover Parcels
ST28 and ST29
 as identified in the
Stratford-upon-Avon
Landscape Sensitivity
Study



Appendix C

Zone of Theoretical Visibility
CSa/1957/110



The copyright of this drawing and designs remains with CSa Environmental Planning
Do not scale from this drawing. Refer to figured dimensions only.



Legend

Site Boundary

Visibility Key



NOTE:

1. The process of generating this image involves taking points around the perimeter of and within the Site. The programme then sends out 'rays' of visibility from each of these points and maps the locations from which they are visible. Locations able to see 10-14 rays have high visibility, those seeing 1-3 rays have low visibility, and so on. This is a plan exercise, and makes no allowance for the proportion of the vertical height of the buildings which would be visible. No allowance is made for distance attenuation, hence locations at distances greater than 5km can still be shown as high visibility, when in practice little would be discernible.
2. The woodland blocks within 3km of the Site are taken to provide a complete screen, with an assumed tree height of 12m. Buildings within the urban area of Stratford-upon-Avon are taken to provide a complete screen, with an assumed height of 9.5m. No account is taken of other screening features such as individual trees, buildings or hedges.

CSa
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Project	Bishopton Lane, Stratford-upon-Avon
Title	Zone of Theoretical Visibility
Client	Taylor Wimpey and Miller Homes

Date	June 2015
Scale @ Size	1:50000 @ A4
Drawn	SH
Checked	CA

Drawing Number	CSa/1957/110
Revision	-

Appendix D


Photographs
CSa/1957/104



View north eastwards from The Ridgeway Photograph 01

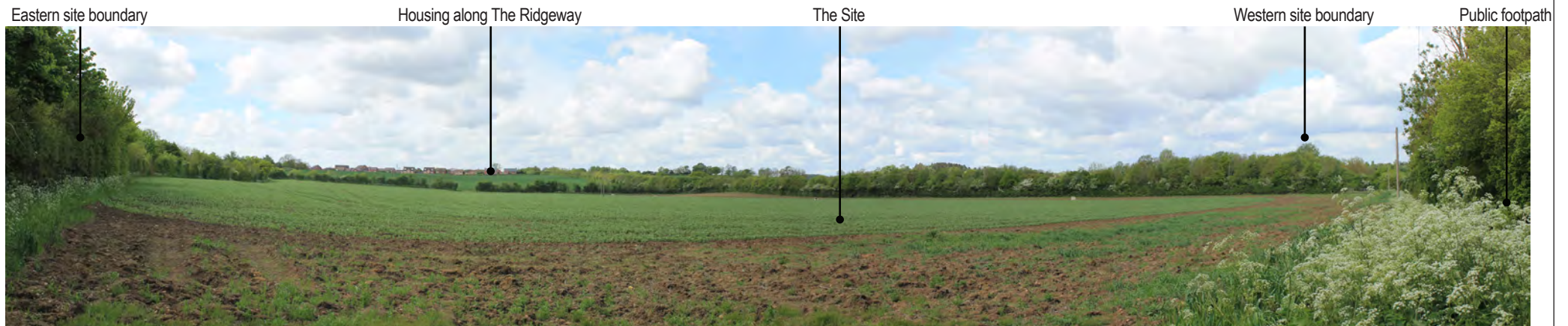


View eastwards from The Ridgeway as it crosses the A46 Photograph 02

 <p>Dixies Barns, High Street, Ashwell, Hertfordshire, SG7 5NT t 01462 743647 f 01462 743648 e ashwell@csaenvironmental.co.uk</p>	Project	Land at Bishopton Lane, Stratford-upon-Avon	Date	May 2015	Drawing Number	CSa/1957/104
	Title	Photosheets	Drawn	SH	Checked	CA
	Client	Taylor Wimpey and Miller Homes	Revision	A		



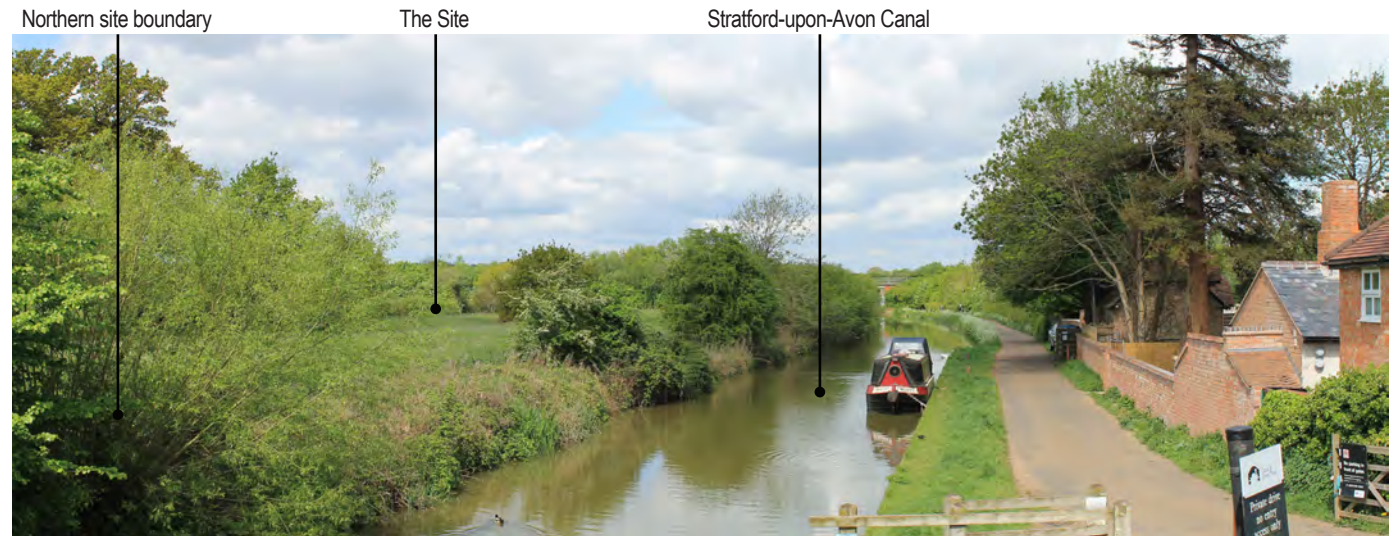
View north eastwards from Partridge Road Photograph 03



View westwards from a public footpath crossing the Site Photograph 04



View southwards from a public footpath crossing the Site Photograph 05



View north westwards from Bishopton Lane as it crosses the Stratford-upon-Avon Canal Photograph 06

Bridge at Bishopton Lane

Northern site boundary

The Site

Stratford-upon-Avon Canal



View looking south westwards from the Stratford-upon-Avon Canal Photograph 07

Northern site boundary

The Site

Stratford-upon-Avon Canal



View looking south westwards from the Stratford-upon-Avon Canal Photograph 08



View looking southwards from the Stratford-upon-Avon Canal Photograph 09



View looking southwards from the Stratford-upon-Avon Canal Photograph 10

Project	Land at Bishopton Lane, Stratford-upon-Avon	Date	May 2015		Drawing Number	CSa/1957/104	
Title	Photosheets	Drawn	SH	Checked	CA	Revision	A
Client	Taylor Wimpey and Miller Homes						



View looking southwards from the Pulic footpath adjacent to Copham's Farm Photograph 11



View looking south eastwards from the access road leading to Copham's Farm Photograph 12

Project	Land at Bishopton Lane, Stratford-upon-Avon
Title	Photosheets
Client	Taylor Wimpey and Miller Homes

Date	May 2015	Drawing Number	CSa/1957/104
Drawn	SH	Checked	CA
		Revision	A



View south westwards from A46 Photograph 13



View north eastwards from A46 Photograph 14

Western site boundary

The Site



View south eastwards from A46 Photograph 15

Project	Land at Bishopton Lane, Stratford-upon-Avon
Title	Photosheets
Client	Taylor Wimpey and Miller Homes

Date	May 2015
Drawn	SH
Checked	CA

Drawing Number	CSa/1957/104
Revision	A



View eastwards from Church Bank Photograph 16



View south westwards from Obelisk in Welcombe hills Country Park Photograph 17



View northwards from public footpath south of Alcester Road Photograph 18



View south westwards from Welcombe Hills Country Park Photograph 19



View southwards from public footpath at Higher Clapham Photograph 20



View south westwards from bridleway north of Lower Clopton Farm Photograph 21

Stratford-upon-Avon

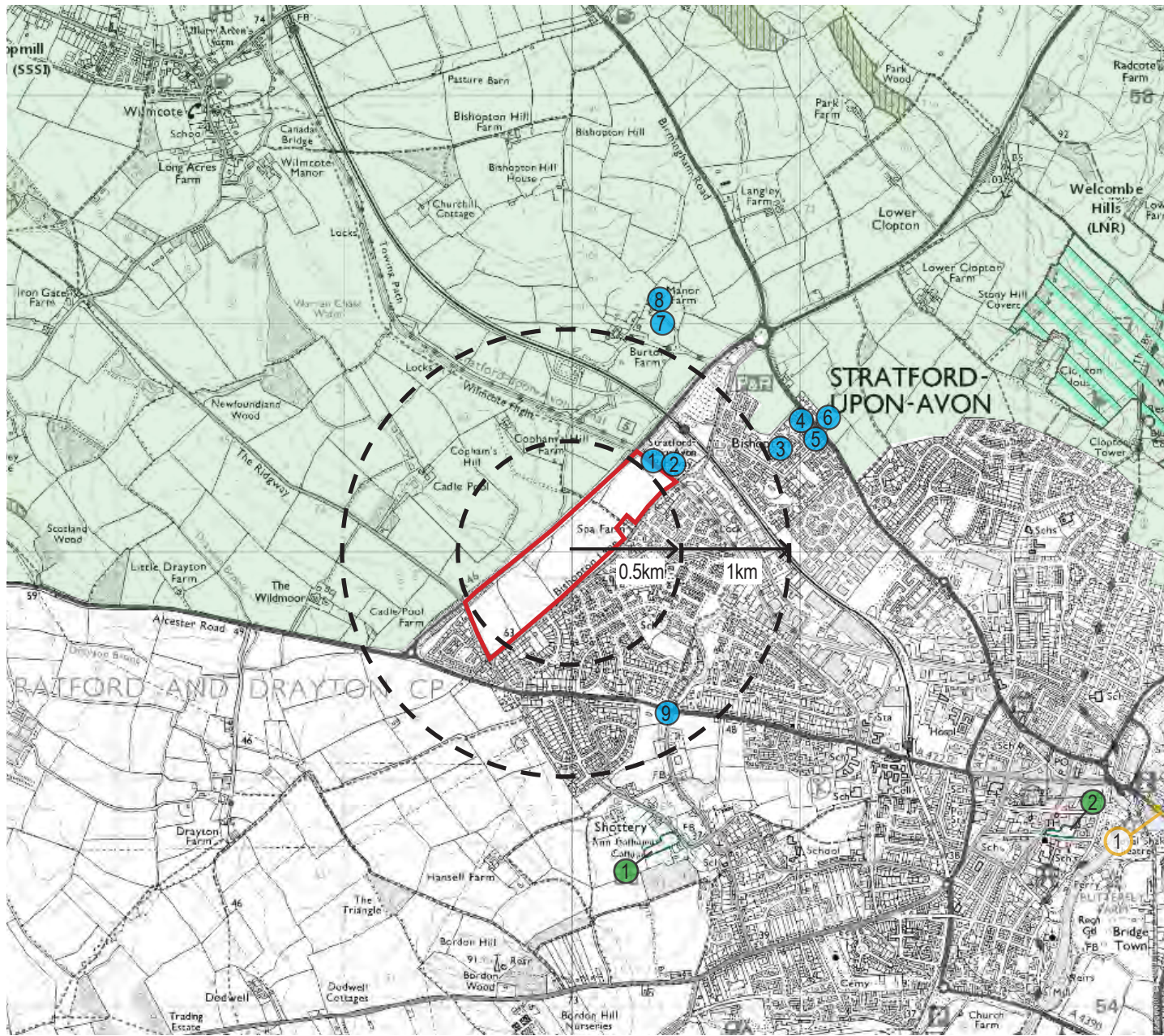


View eastwards from Church Bank Photograph 22

Project	Land at Bishopton Lane, Stratford-upon-Avon	Date	May 2015		Drawing Number	CSa/1957/104	
Title	Photosheets	Drawn	SH	Checked	CA	Revision	A
Client	Taylor Wimpey and Miller Homes						

Appendix E

Magic and Heritage Plan
CSa/1957/109



Key

- Site Boundary
 - Local Nature Reserve - Welcombe Hills
 - Registered Parks and Gardens
 1. Anne Hathaways Cottage
 2. Shakespeare's Gardens
 - Ancient and Semi-Natural Woodland
 - Green Belt
 - Scheduled Monument
 1. Clopton Bridge
 - Listed Buildings
 1. Victoria Spa Lodge and Bruce Lodge*
 2. The Pump House*
 3. Linden House*
 4. The Limes*
 5. The Lodge*
 6. Bishopton Lodge*
 7. Barn and Cow House at Burton Farm*
 8. Barn at Burton Farm*
 9. Cottage Farmhouse*
- *Grade II Listed

Appendix F

Illustrative Masterplan

Appendix G

Summary of Landscape and Visual Effects Tables

LANDSCAPE EFFECTS

Direct effects on landscape features	Existing Conditions	Mitigation	Magnitude of Change	Significance
Hedgerows	The vast majority of existing hedgerows can be retained within the proposed layout.	The existing hedgerows will be gapped up and will benefit from ongoing management.	Low	Slight Beneficial
Trees	The vast majority of trees can be retained save any that may be lost as a result of the access proposals.	There are significant opportunities for new tree, woodland and scrub planting within areas of open space, buffers, parkland and within the development area.	Low	Moderate beneficial
Farmland	The scheme will result in the loss of 3 large arable fields.	The existing arable fields have no amenity and little ecological value. New species rich grassland, wetlands and parkland will be created within new areas of informal open space and landscape buffers.	High	Moderate Beneficial
Public Rights of Way	There is a public rights of way which cross the central part of the Site	The existing footpath can be retained along its current alignment. Additional footpath links will be provided to areas of open space and parkland.	Medium	Slight Beneficial

Indirect effects on landscape	Quality & Sensitivity	Existing Conditions	Proposals	Magnitude of Change	Significance
Landscape Setting	Low - medium (Site) / Medium (surrounding landscape and townscape) / High (Stratford-upon-Avon Canal)	<p>The Site occupies a 3 arable fields and an area of semi-improved grassland at the north western edge of Stratford-upon-Avon. Its character is influenced by its proximity to the existing residential edge, which is prominent in views, and by the route of the A46.</p> <p>The wider agricultural landscape to the west has a pleasant but relatively undistinguished undulating character, comprising a medium to large network of fields typical bounded by well managed field hedgerows.</p> <p>The adjoining townscape typically comprises modern estate development, with the exception of the listed buildings to the north of the Stratford-upon-Avon canal which are of higher townscape quality and sensitivity.</p>	<p>The site has a low sensitivity to change owing to the urbanising influence of the adjoining residential area. It is well related to the existing settlement edge and the A46 forms a robust boundary to the wider agricultural landscape. The Illustrative Masterplan shows that the proposals will provide a strong landscape framework which will assimilate the new housing into the wider landscape, and provide an enhanced settlement edge adjacent to the boundary with the A46.</p> <p>An area of parkland will be provided adjacent to the Stratford-upon-Avon Canal. The proposed landscaping within the park will have a positive impact on the setting of the canal and the adjoining listed buildings to the north.</p>	High	Slight adverse declining <i>as the proposed landscaping matures and assimilates the development into the wider landscape.</i>

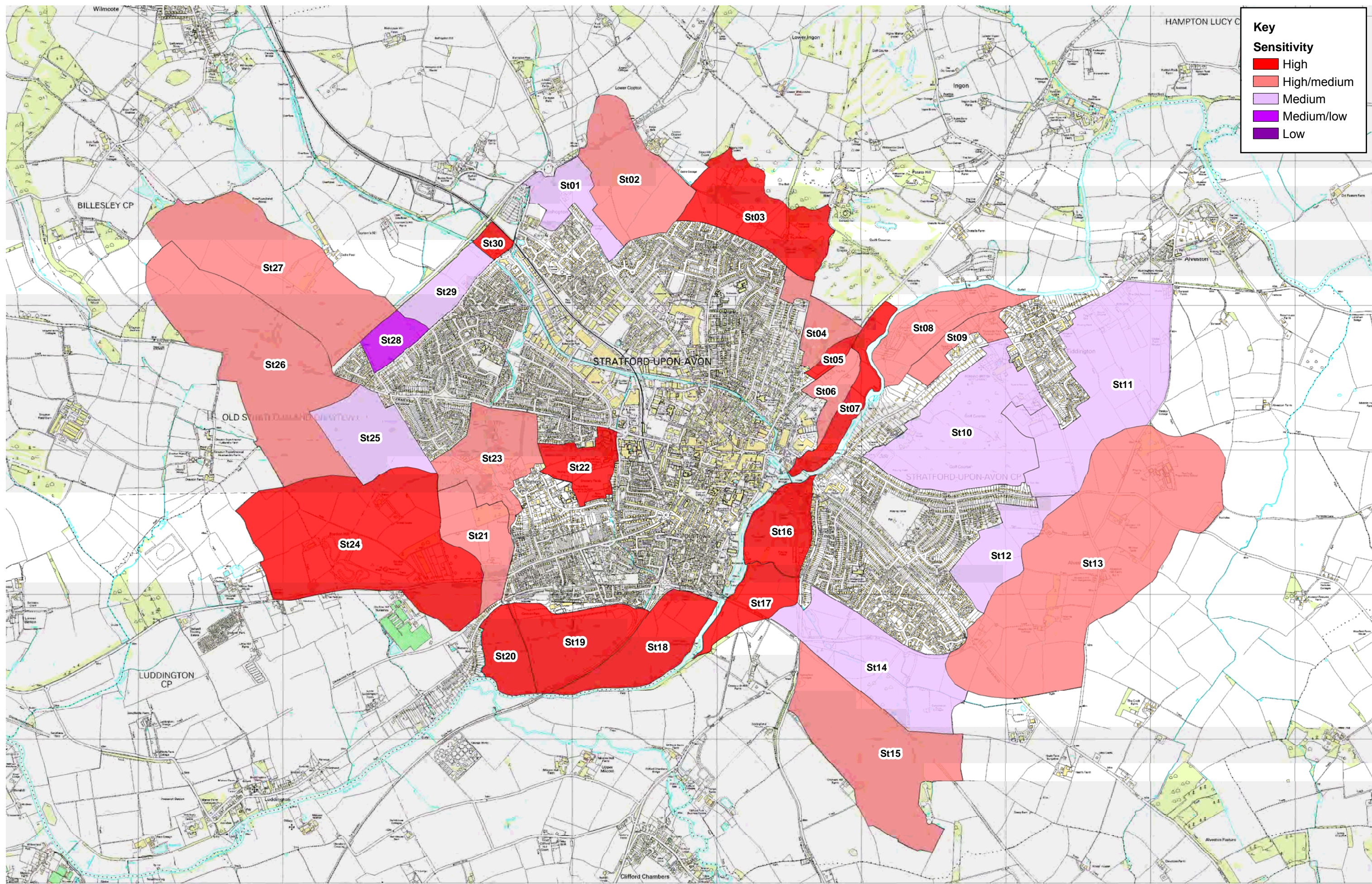
VISUAL EFFECTS

Viewpoint	Sensitivity	Existing Conditions	Proposals and mitigation	Magnitude of Change	Visual Significance Year 1	Visual Significance Year 15
Views from Stratford-upon-Avon Canal (Photographs 08, and 09)	High	Open or slightly filtered views of the Site from the canal towpath adjacent to the northern Site boundary. Views from further east or west or heavily filtered by vegetation, or prevented by built form.	The proposed housing area will be set back from the canal behind a significant area of parkland, and will not appear visually intrusive. Landscaping within the parkland will have a positive impact on views from the canal.	Medium	Slight Beneficial	Slight Beneficial
Views from The Pump House and Victoria Spa Lodge and Bruce Lodge	High	Dwellings set back from the canal and views of the Site from habitable rooms and the grounds are limited.	The proposed landscaping adjacent to the canal will have a positive impact on any available views.	Negligible	Slight Beneficial	Slight Beneficial
Views from ridgeline above Lower Clopton and from the footpath west of Wellcombe Hills County Park (Photographs 18 and 19)	Medium	There are views of the southern and central parts of the Site, with the housing at Ridgeway prominent in the backdrop.	Development will result in a noticeable increase in built form on the edge of the settlement. Landscaping along the western boundary and within the southern part of the Site will help soften views of the new housing area and assimilate the proposed housing into its wider context.	Low	Slight adverse	Insignificant
Bishopton Lane (Photographs 11 and 12)	Medium	Views of the Site partially filtered by the existing hedgerow.	Existing view of undistinguished agricultural field replaced by one of built development. The existing housing however is typically well set back from the road. The existing hedgerow will be retained and supplemented with additional landscaping and housing will be outward facing to appropriately address the road. As a result, although there will be a change in the character there will be little detriment to the visual amenity in views from vantage points along the route.	High	Slight Adverse	Slight Adverse
Views from Spa Farm (Photograph 02)	Medium	Filtered views from dwelling and immediate grounds. Open views from lawn to north west of property.	Filtered views of development through boundary vegetation largely from first floor windows. Additional landscaping adjacent to the curtilage of the property will limit any significant impacts in due course.	Low	Slight Adverse	Slight Adverse
Views from the A46 adjacent to	Low	Views of the Site are largely prevented by the vegetated	Additional landscaping at the western boundary and within the southern part of	Negligible	Insignificant	Insignificant

Site boundary (Photograph 04)		embanked sides to the route, although glimpsed views of the housing at the Ridgeway can be perceived when traveling from the north.	the Site will filter and assimilate any residual views of housing on the higher ground.			
Views from public footpath east of Copham's Hill Farm (Photograph 06)	Medium	Filtered views of housing at the Ridgeway.	There will be filtered views of the proposed housing in the southern part of the Site immediately in the foreground of the existing houses at The Ridgeway. Landscaping on the rising ground will soften views of the development in due course.	Negligible	Slight Adverse	Slight Beneficial <i>as a result of the proposed landscaping which will assimilate the new housing area into its wider setting.</i>
View from Church Bank (Photograph 01)	Medium	In views from Church Bank the Site lies to the rear of the existing housing at Hill View and is largely screened by vegetation along the route of the A26.	Heavily filtered view of roofline in the western part of the Site will be discernible to the rear of the existing housing in Hill View.	Low	Slight Adverse	Negligible
Views from The Ridgeway adjacent to the southern Site boundary (Photograph 13)	Medium	There are views of the Site over the existing agricultural hedgerow.	The existing hedgerow will be retained and supplemented with additional landscaping. The new housing will be outward facing to provide an appropriate frontage to the road.	High	Slight Adverse	Slight Adverse

Appendix H

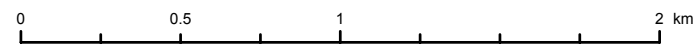
Extract from the Stratford-upon-Avon
Landscape Sensitivity Study (July 2011)



Key

Sensitivity

- High
- High/medium
- Medium
- Medium/low
- Low



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Stratford Upon Avon
Landscape Sensitivity to Housing Development

Landscape sensitivity to housing development medium/low

The zone is gently sloping land, falling to the north east from a high point where the Ridgeway crosses the A46. The area comprises a large arable field surrounded on two sides by linear urban edges along minor roads and by linear screen planting of trees and shrubs along the A46, which defines the north western edge of the area. Distant open views are afforded to the north east, over Stratford, towards the Welcombe Hills. The sensitivity of this site is related to its openness and visibility from the north east, particularly the western corner. The area has little inherent ecological or cultural value sensitivity and the existing urban edges already create a visual impact, such as the housing on the skyline to the south west. There is opportunity for housing development but this should be mitigated by a woodland on the higher ground in the western corner to mitigate the impact of both the existing and new development.

Landscape sensitivity to commercial development high/medium

The zone is gently sloping land, falling to the north east from a high point where the Ridgeway crosses the A46. The area comprises a large arable field surrounded on two sides by linear urban edges along minor roads and by linear screen planting of trees and shrubs along the A46, which defines the north western edge of the area. Distant open views are afforded to the north east, over Stratford, towards the Welcombe Hills. The sensitivity of this site is related to its openness and visibility from the north east, particularly the western corner. The area has little inherent ecological or cultural value sensitivity and the existing urban edges already create a visual impact, such as the housing on the skyline to the south west. However, there is little opportunity for commercial development, as the ridge and slope means that any large buildings would be very prominent on this site compared to existing housing.

Landscape characteristics

	LDU level
Physiographic	Soft rock lowlands
Ground type	Claylands
Land cover	Ancient wooded farmlands
Settlement pattern	Villages and estate farms
	LDU level
Cultural sensitivity	Moderate
Ecological sensitivity	Low
Visual sensitivity	Moderate

Land Cover Parcel data

Land Use	Cropping
Pattern	Medium/large_regular
Origin	Farmland_planned

Designations**Landscape/planning**

Green Belt Parks, Gardens and Amenity Green Spaces Ancient woodland TPO

Biodiversity

SSSI Local Wildlife Sites Local Nature Reserves Warks Wildlife Trust Reserves

Historic/archaeology

Cons. Area SAMs Historic Parks/Gardens Listed Buildings Registered Battlefield

Other

Flood

Characteristics

Landform low rolling ridge falling north east

Landcover arable farmland

Field boundaries

Type	Hedgerows <input checked="" type="checkbox"/>	Hedgebanks <input type="checkbox"/>	Stone walls <input type="checkbox"/>	Wet ditches <input type="checkbox"/>
Species	Thorn <input type="checkbox"/>	Elm <input checked="" type="checkbox"/>	Mixed <input type="checkbox"/>	Ancient <input type="checkbox"/>
Condition	Good <input type="checkbox"/>	Poor <input checked="" type="checkbox"/>	Redundant <input type="checkbox"/>	Relic <input type="checkbox"/>
Management	Trimmed <input checked="" type="checkbox"/>	Outgrown <input type="checkbox"/>	Mixed <input type="checkbox"/>	

Hedge/Stream Trees

Extent	Dense <input type="checkbox"/>	Scattered <input type="checkbox"/>	Insignificant <input checked="" type="checkbox"/>	None <input type="checkbox"/>
Age of mixture	Mixed Age <input checked="" type="checkbox"/>	Overmature <input type="checkbox"/>	Immature <input type="checkbox"/>	

Other Trees

Extent	Prominent <input type="checkbox"/>	Apparent <input type="checkbox"/>	Insignificant <input type="checkbox"/>	None <input checked="" type="checkbox"/>
Age of mixture	Mixed Age <input type="checkbox"/>	Overmature <input type="checkbox"/>	Immature <input type="checkbox"/>	

Patch Survival

Extent	Widespread <input type="checkbox"/>	Localised <input type="checkbox"/>	Relic <input checked="" type="checkbox"/>
Management	Intense <input type="checkbox"/>	Traditional <input type="checkbox"/>	Neglected <input type="checkbox"/>

Ecological corridors

Condition	Intact <input type="checkbox"/>	Declining <input checked="" type="checkbox"/>	Fragmented <input type="checkbox"/>
------------------	---------------------------------	---	-------------------------------------

Intensity of Use

Impact	High <input checked="" type="checkbox"/>	Moderate <input type="checkbox"/>	Low <input type="checkbox"/>
---------------	--	-----------------------------------	------------------------------

Pattern

Settlement pattern none

Other built features -

Presence of water n/a

Scale medium **Sense of enclosure** open

Diversity simple

Skyline

Prominence/ importance apparent **Complexity** simple

Comments existing houses to the west of this area already break the skyline on this gently sloping ridge and any new development within the area would also be fairly prominent in views from the north and east

Key views

To settlement False	From settlement False
Landmarks -	Detractors adjacent settlement edge to south and west

Intervisibility

Site observation medium ...to key features ...from key place

Comments intervisible from hills to north of Stratford

Tranquillity

Noise sources roads

Views of development many 270 **Presence of people** infrequent

Summary medium/low

Comments area enclosed by busy A46 to northwest and by existing settlement edges on two other sides

Functional relationship of area with settlement, wider landscape or adjacent assessed area

Corridor?

Comments managed as part of wider farm unit

Visual relationship of area with settlement, wider landscape or adjacent assessed area

Setting?

Comments provides a green buffer between settlement and A46 bypass

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments -

Settlement edge

Pre C20 edge

C20-21 edge

Nature of edge negative

Form of edge smooth/linear

Comments straight edges of existing settlement, which already lie on skyline to southwest, are not mitigated by vegetation

Receptors

Receptors

Sensitivity

urban residents

high/medium

long distance/public footpaths

high/medium

roads/rail/cycleways

medium/low

Comments main receptors are users of adjacent minor roads and PROW to north east

Other

Other factors -

Potential for landscape enhancement

need to enhance tree cover in hedgerows

Potential mitigation if area potentially suitable for development

creation of new woodland in western corner of area would help to soften urban mass on skyline

Landscape sensitivity to housing development medium

The zone is gently rolling land lying in a shallow vale on the north western edge of Stratford. The area comprises a large arable and a smaller pastoral field with relic ridge and furrow, bounded by a linear urban edge along a minor road to the south east and by screen planting of trees and shrubs along the A46 bypass to the north west. The Stratford-upon-Avon Canal defines the north eastern edge and adds some historical and recreational interest to the area. A PROW crosses the area and links to the wider countryside. Views into the area are otherwise limited to more distant vistas from the Ridgeway to the south and the Welcombe Hills to the north. This area's sensitivity relates mainly to the presence of the canal corridor and the survival of some older permanent pasture, but also in part to the visibility of the site from higher ground to the north east and the south west. There is an opportunity for new housing development provided steps are found to protect the canal environs/historic interest within the area.

Landscape sensitivity to commercial development medium

The zone is gently rolling land lying in a shallow vale on the north western edge of Stratford. The area comprises a large arable and a smaller pastoral field with relic ridge and furrow, bounded by a linear urban edge along a minor road to the south east and by screen planting of trees and shrubs along the A46 bypass to the north west. The Stratford-upon-Avon Canal defines the north eastern edge and adds some historical and recreational interest to the area. A PROW crosses the area and links to the wider countryside. Views into the area are otherwise limited to more distant vistas from the Ridgeway to the south and the Welcombe Hills to the north. This area's sensitivity relates mainly to the presence of the canal corridor and the survival of some older permanent pasture, but also in part to the visibility of the site from higher ground to the north east and the south west. There is an opportunity for commercial development provided steps are found to protect the canal environs/historic interest within the area, smaller and higher quality commercial buildings such as offices are considered and industrial/warehousing uses are avoided.

Landscape characteristics

	LDU level
Physiographic	Soft rock vales & valleys
Ground type	Wet claylands
Land cover	Arable farmlands
Settlement pattern	Villages and estate farms
	LDU level
Cultural sensitivity	Low
Ecological sensitivity	Low
Visual sensitivity	Moderate
Land Cover Parcel data	
Land Use	Mixed farming
Pattern	Medium/large_regular

Origin Farmland_planned

Designations

Landscape/planning

Green Belt Parks, Gardens and Amenity Green Spaces Ancient woodland TPO

Biodiversity

SSSI Local Wildlife Sites Local Nature Reserves Warks Wildlife Trust Reserves

Historic/archaeology

Cons. Area SAMs Historic Parks/Gardens Listed Buildings Registered Battlefield

Other

Flood

Characteristics

Landform gently rolling vale

Landcover arable farmland and permanent pasture

Field boundaries

Type Hedgerows Hedgebanks Stone walls Wet ditches

Species Thorn Elm Mixed Ancient

Condition Good Poor Redundant Relic

Management Trimmed Outgrown Mixed

Hedge/Stream Trees

Extent Dense Scattered Insignificant None

Age of mixture Mixed Age Overmature Immature

Other Trees

Extent Prominent Apparent Insignificant None

Age of mixture Mixed Age Overmature Immature

Patch Survival

Extent Widespread Localised Relic

Management Intense Traditional Neglected

Ecological corridors

Condition Intact Declining Fragmented

Intensity of Use

Impact High Moderate Low

Pattern

Settlement pattern single smallholding

Other built features -

Presence of water canal on NE edge

Scale medium Sense of enclosure open

Diversity simple

Skyline

Prominence/ importance n/a

Complexity

Comments -

Key views

To settlement False From settlement False

Landmarks - Detractors -

Intervisibility

Site observation low ...to key features ...from key place

Comments the area is low lying and screened from the bypass by thick vegetation and from the residential edge by a thick roadside hedgerow

Tranquillity

Noise sources roads

Views of development many 270 Presence of people infrequent

Summary medium/low

Comments area enclosed by busy A46 to northwest and by existing settlement edge to south east

Functional relationship of area with settlement, wider landscape or adjacent assessed area

Corridor?

Comments managed as part of wider farm unit

Visual relationship of area with settlement, wider landscape or adjacent assessed area

Setting?

Comments provides a green buffer between settlement and A46 bypass. Also provides a setting to the canal and listed buildings in adjoining area to north east

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments complements St30 in providing an initial rural setting to the canal beyond Stratford

Settlement edge

Pre C20 edge C20-21 edge

Nature of edge neutral Form of edge smooth/linear

Comments existing settlement edge softened by tall roadside hedges

Receptors

Receptors	Sensitivity
long distance/public footpaths	high
urban residents	high
roads/rail/cycleways	medium/low

Comments main receptors are users of PROW and canal towpath, as well as adjacent urban residents

Other

Other factors -

Potential for landscape enhancement

-

Potential mitigation if area potentially suitable for development

protection of the setting of the canal corridor

LCP/Zone St30

Settlement: Stratford-upon-Avon

Landscape sensitivity to housing development high

The zone lies in gently rolling land in a shallow vale, partly floodplain, on the north western edge of Stratford. The area comprises historic listed buildings set within densely planted grounds that heavily restrict views into and out of the site. It is also bounded by the canal. This area has a high inherent sensitivity and any housing development is considered inappropriate.

Landscape sensitivity to commercial development high

The zone lies in gently rolling land in a shallow vale, partly floodplain, on the north western edge of Stratford. The area comprises historic listed buildings set within densely planted grounds that heavily restrict views into and out of the site. It is also bounded by the canal. This area has a high inherent sensitivity and any commercial development is considered inappropriate.

Landscape characteristics

LDU level

Physiographic Soft rock vales & valleys

Ground type Wet claylands

Land cover Arable farmlands

Settlement pattern Villages and estate farms

LDU level

Cultural sensitivity Low

Ecological sensitivity Low

Visual sensitivity Moderate

Land Cover Parcel data

Land Use Amenity land

Pattern n/a

Origin Farmland_planned

Designations

Landscape/planning

Green Belt Parks, Gardens and Amenity Green Spaces Ancient woodland TPO

Biodiversity

SSSI Local Wildlife Sites Local Nature Reserves Warks Wildlife Trust Reserves

Historic/archaeology

Cons. Area SAMs Historic Parks/Gardens Listed Buildings Registered Battlefield

Other

Flood

Characteristics

Landform gently rolling vale

Landcover large garden

Field boundaries

Type Hedgerows Hedgebanks Stone walls Wet ditches

Species Thorn Elm Mixed Ancient

Condition Good Poor Redundant Relic

Management Trimmed Outgrown Mixed

Hedge/Stream Trees

Extent Dense Scattered Insignificant None

Age of mixture Mixed Age Overmature Immature

Other Trees

Extent Prominent Apparent Insignificant None

Age of mixture Mixed Age Overmature Immature

Patch Survival

Extent Widespread Localised Relic

Management Intense Traditional Neglected

Ecological corridors

Condition Intact Declining Fragmented

Intensity of Use

Impact High Moderate Low

Pattern

Settlement pattern country houses

Other built features pump house

Presence of water adjacent canal

Scale intimate **Sense of enclosure** confined

Diversity diverse

Skyline

Prominence/ importance n/a

Complexity

Comments

Key views

To settlement False

Landmarks canal

From settlement False

Detractors

this area is abutted by on three sides by urban/suburban uses, such as the Park & ride, commercial development and the bypass embankment

Intervisibility

Site observation low ...to key features ...from key place

Comments strong tree cover limits views into the zone

Tranquillity

Noise sources roads railway

Views of development many 270 **Presence of people** infrequent

Summary medium/low

Comments the noise of traffic on the bypass is significant despite the adjacent screening
Functional relationship of area with settlement, wider landscape or adjacent assessed area
Corridor?

Comments canal corridor and gardens are self contained land uses

Visual relationship of area with settlement, wider landscape or adjacent assessed area
Setting?

Comments setting to the canal and listed buildings

Are adjacent assessed areas mutually reliant...

... visually?

...functionally?

Comments -

Settlement edge

Pre C20 edge **C20-21 edge**

Nature of edge positive

Form of edge highly indented

Comments dwellings within zone provide a very positive edge set within densely planted grounds. Adjoining urban edge is neutral and well screened by trees within area itself.

Receptors

Receptors

Sensitivity

long distance/public footpaths

high

roads/rail/cycleways

high

Comments main receptors are users of canal towpath and adjacent bypass

Other

Other factors -

Potential for landscape enhancement

-

Potential mitigation if area potentially suitable for development

-

Appendix I

Methodology

CSa Methodology for Landscape and Visual Appraisals

- M1 In landscape and visual appraisal, a distinction is normally drawn between **landscape/townscape effects** (i.e. effects on the character or quality of the landscape (or townscape), irrespective of whether there are any views of the landscape, or viewers to see them) and **visual effects** (i.e. effects on people's views of the landscape, principally from residential properties, but also from public rights of way and other areas with public access). Thus, a development may have extensive landscape effects but few visual effects (if, for example, there are no properties or public viewpoints nearby), or few landscape effects but substantial visual effects (if, for example, the landscape is already degraded or the development is not out of character with it, but can clearly be seen from many residential properties and/or public areas).
- M2 The assessment of landscape & visual effects is less amenable to scientific or statistical analysis than some environmental topics and inherently contains an element of subjectivity. However, the appraisal should still be undertaken in a logical, consistent and rigorous manner, based on experience and judgement, and any conclusions should be able to demonstrate a clear rationale. To this end, various guidelines have been published, the most relevant of which (for appraisals of the effects of a development, rather than of the character or quality of the landscape itself), form the basis of the assessment and are as follows:-
- 'Guidelines for Landscape & Visual Impact Assessment', produced jointly by the Institute of Environmental Assessment and the Landscape Institute (GLVIA 3rd edition 2013); and
 - 'Landscape Character Assessment, Guidance for England and Scotland, 2002', to which reference is also made. This stresses the need for a holistic assessment of landscape character, including physical, biological and social factors.

LANDSCAPE/TOWNSCAPE EFFECTS

- M3 Landscape/townscape quality is a subjective judgement based on the value and significance of a landscape/townscape. It will often be informed by national, regional or local designations made upon it in respect of its quality e.g. AONB. Sensitivity relates to the ability of that landscape/townscape to accommodate change.

Landscape sensitivity can vary with:-

- (i) existing land use;
- (ii) the pattern and scale of the landscape;
- (iii) visual enclosure/openness of views, and distribution of visual receptors;
- (iv) the scope for mitigation, which would be in character with the existing landscape; and
- (v) the value placed on the landscape.

- M4 There is a strong inter-relationship between landscape/townscape quality and sensitivity as high quality landscapes/townscapes usually have a low ability to accommodate change.
- M5 For the purpose of our appraisal, landscape/townscape quality and sensitivity has been combined and is assessed using the criteria in Table LE1. Typically, landscapes/townscapes which carry a quality designation and which are otherwise attractive or unspoilt will in general be more sensitive, while those which are less attractive or already affected by significant visual detractors and disturbance will be generally less sensitive.
- M6 The concept of landscape/townscape value is also considered, in order to avoid consideration only of how scenically attractive an area may be, and thus to avoid undervaluing areas of strong character but little scenic beauty. Landscape value is:

'The relative value that is attached to different landscapes by society, bearing in mind that a landscape may be valued by different stakeholders for a whole variety of reasons.'

- M7 Nationally valued landscapes are recognised by designation, such as National Parks and Areas of Outstanding Natural Beauty ('AONB') which have particular planning policies applied to them. Nationally valued townscape are typically those covered by a Conservation Area or similar designation.
- M8 The magnitude of change is the scale, extent and duration of change to a landscape arising from the proposed development and was assessed using the criteria in Table LE2.
- M9 Landscape/townscape effects were assessed in terms of the interaction between the magnitude of the change brought about by the development and the sensitivity of the landscape resource affected. The landscape/townscape effects can be either beneficial or adverse.
- M10 In this way, landscapes of the highest sensitivity and quality, when subjected to a high magnitude of change from the proposed development, are likely to give rise to 'substantial' landscape effects which can be either adverse or beneficial. Conversely, landscapes of low sensitivity and quality, when subjected to a low magnitude of change from the proposed development, are likely to give rise to only 'slight' or neutral landscape effects. Beneficial landscape effects may arise from such things as the creation of new landscape features, changes to management practices and improved public access.

VISUAL EFFECTS

- M11 Visual effects are concerned with people's views of the landscape/townscape and the change that will occur. Like landscape effects, viewers or receptors are categorised by their sensitivity. For example, views from private dwellings are generally of a higher sensitivity than those from places of work.
- M12 In describing the content of a view the following terms are used:-
- No view - no views of the development;
 - Glimpse - a fleeting or distant view of the development, often in the context of wider views of the landscape;
 - Partial - a clear view of part of the development only;
 - Filtered - views to the development which are partially screened, usually by intervening vegetation - the degree of filtering may change with the seasons;
 - Open - a clear view to the development.
- M13 The sensitivity of the receptor was assessed using the criteria in Table VE1.
- M14 The magnitude of change is the degree in which the view(s) may be altered as a result of the proposed development and will generally decrease with distance from its source, until a point is reached where there is no discernible change. The magnitude of change in regard to the views was assessed using the criteria in Table VE2.
- M15 Visual effects were then assessed in terms of the interaction between the magnitude of the change brought about by the development and also the sensitivity of the visual receptor affected.
- M16 Photographs were taken with a digital camera with a lens that approximates to 50mm, to give a similar depth of view to the human eye. In some cases images have been joined together to form a panorama. The prevailing weather and atmospheric conditions, and any effects on visibility are noted.
- Mitigation & Residual Effects**
- M17 Mitigation measures are described as those measures, including any process or activity, designed to avoid, reduce and compensate for adverse landscape and/or visual effects of the proposed development.

- M18 In situations where proposed mitigation measures are likely to change over time, as with planting to screen a development, it is important to make a distinction between any likely effects that will arise in the short-time and those that will occur in the long-term or 'residual effects' once mitigation measures have established. In this assessment, the visual effects of the development have been considered at completion of the entire project and once any landscape mitigation has had an opportunity to establish.
- M19 Mitigation measures can have a residual, positive impact on the effects arising from a development, whereas the short-term impact may be adverse.

ASSESSMENT OF EFFECTS

- M20 The appraisal concisely considers and describes the main landscape and visual effects resulting from the proposed development. The narrative text demonstrates the reasoning behind judgments concerning the landscape and visual effects of the proposals. Where appropriate the text is supported by tables which summarise the sensitivity of the views/landscape, the magnitude of change and describe any resulting effects.

CUMULATIVE EFFECTS

- M21 Cumulative effects are *'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.'*
- M22 In carrying out landscape appraisal it is for the author to form a judgement on whether or not it is necessary to consider any planned developments and to form a judgement on how these could potentially affect a project.

VISUAL ENVELOPE AND ZONE OF THEORETICAL VISIBILITY (ZTV)

- M23 Where a visual envelope or ZTV is created for a proposed development the following methodology is used. The starting point for creating a visual envelope or ZTV is to produce a digital terrain model ('DTM'). The DTM is based on Ordnance Survey Landform Profile tiles, providing a digital record of existing landform across the UK, based on a 10 metre grid out to a distance of 3km from the Application Site Boundary. The accuracy of the DTM falls within acceptable limits; however, there are potential discrepancies between the DTM and the actual landform where there are minor topographic features that are too small to be picked up by the 10 metre grid. OS data relating to areas of woodland and development are added to the model to provide greater accuracy for the ZVI. It is possible to assign different heights to woodland and development areas. In general the following heights are applied:
- Development: represented by increasing the ground level by 8 metres above the basic terrain model to simulate the average height of a two storey building; and
 - Woodlands and forest: represented by increasing the basic terrain model levels by 12 metres to stimulate the additional height of trees.
- M24 The model is based on data available for woodlands and therefore may not take into account of all development or woodland throughout the study area, nor the effect of smaller scale planting or hedgerows. It also does not take into account of area of recent or continuous topographic change from, for instance, mining operations.

Table LE 1

LANDSCAPE / TOWNSCAPE QUALITY AND SENSITIVITY

	Very High	High	Medium	Low
Description of the Landscape/Townscape	<p>Landscape Quality: Intact and very attractive landscape which may be nationally recognised/designated for its scenic beauty. e.g. National Park or Area of Outstanding National Beauty</p> <p>Townscape Quality: A townscape of very high quality which is unique in its character, and recognised nationally/internationally. e.g. World Heritage Site</p> <p>Sensitivity: A landscape/townscape with a very low ability to accommodate change because such change would lead to a significant loss of valuable features or elements, resulting in a significant loss of character and quality. Development of the type proposed would be discordant and prominent.</p>	<p>Landscape Quality: A landscape, usually combining varied topography, historic features and few visual detractors. A landscape known and cherished by many people from across the region. e.g. County Landscape Site such as a Special Landscape Area.</p> <p>Townscape Quality: A well designed townscape of high quality with a locally recognised and distinctive character e.g. Conservation Area</p> <p>Sensitivity: A landscape/townscape with limited ability to accommodate change because such change would lead to some loss of valuable features or elements, resulting in a significant loss of character and quality. Development of the type proposed would likely be discordant with the character of the landscape/townscape.</p>	<p>Landscape Quality: Non-designated landscape area, generally pleasant but with no distinctive features, often displaying relatively ordinary characteristics.</p> <p>Townscape Quality: A typical, pleasant townscape with a coherent urban form but with no distinguishing features or designation for quality.</p> <p>Sensitivity: A landscape/townscape with reasonable ability to accommodate change. Change would lead to a limited loss of some features or elements, resulting in some loss of character and quality. Development of the type proposed would not be especially discordant.</p>	<p>Landscape / Townscape Quality: Unattractive or degraded landscape/townscape, affected by numerous detracting elements e.g. industrial areas, infrastructure routes and un-restored mineral extractions.</p> <p>Sensitivity: A landscape/townscape with good ability to accommodate change. Change would not lead to a significant loss of features or elements, and there would be no significant loss of character or quality. Development of the type proposed would not be discordant with the landscape/townscape in which it is set.</p>

Footnote:
 1. A distinction has been drawn between landscape/townscape quality and sensitivity. Quality is as a subjective judgement on perception and value of a landscape/townscape and may be informed by any national, regional or local designations for its quality. Sensitivity relates to the ability of that landscape/townscape to accommodate change.

Table LE 2 LANDSCAPE / TOWNSCAPE MAGNITUDE OF CHANGE

	High	Medium	Low	Negligible	Neutral
Description of the Change predicted	Total loss of or severe damage to key characteristics, features or elements.				
		Partial loss of or damage to key characteristics, features or elements			
			Minor loss of or alteration to one or more key landscape/townscape characteristics, features or elements		
				Very minor loss or alteration to one or more key landscape/townscape characteristics, features or elements	
					No loss or alteration of key landscape/townscape characteristics, features or elements

Table LE 3 LANDSCAPE / TOWNSCAPE EFFECTS

	Substantial	Moderate	Slight	Neutral
Description of the Effect	<p>The proposals are damaging to the landscape/townscape in that they:</p> <ul style="list-style-type: none"> • are at variance with the landform, scale and pattern of the landscape/townscape; • are visually intrusive and would disrupt important views; • are likely to degrade or diminish the integrity of a range of characteristic features and elements and their setting; • will be damaging to a high quality or highly vulnerable landscape/townscape; • cannot be adequately mitigated. 			
		<p>The proposals are:</p> <ul style="list-style-type: none"> • out of scale or at odds with the landscape; • are visually intrusive and will adversely impact on the landscape/townscape; • not possible to fully mitigate; • will have an adverse impact on a landscape/townscape of recognised quality or on vulnerable and important characteristic features or elements. 		
			<p>The proposals:</p> <ul style="list-style-type: none"> • do not quite fit the landform and scale of the landscape/townscape; • will impact on certain views into and across the area; • cannot be completely mitigated for because of the nature of the proposal or the character of the landscape/townscape; • affect an area of recognised landscape/townscape quality. 	
				<p>The proposals:</p> <ul style="list-style-type: none"> • complement the scale, landform and pattern of the landscape/townscape; • incorporate measures for mitigation to ensure that the scheme will blend in well with the surrounding landscape/townscape; • avoid being visually intrusive and adversely affecting the landscape/townscape; • maintain or improve existing landscape/townscape character.

Footnote:

1. Each level (other than neutral) of change identified can be either regarded as 'beneficial' or 'adverse'.

Table VE 1

VISUAL SENSITIVITY

	High	Medium	Low
Description of the Receptor	<p>Residential properties with predominantly open views from windows, garden or curtilage. Views will normally be from ground and first floors and from two or more windows of rooms in use during the day.</p> <p>Users of Public Rights of Way with predominantly open views in sensitive or unspoilt areas.</p> <p>Non-motorised users of minor or unclassified roads in the countryside.</p> <p>Visitors to recognised viewpoints or beauty spots.</p> <p>Users of outdoor recreational facilities with predominantly open views where the purpose of that recreation is enjoyment of the countryside - e.g. Country Parks, National Trust or other access land etc.</p>	<p>Residential properties with partial views from windows, garden or curtilage. Views will normally be from first floor windows only, or an oblique view from one ground floor window, or may be partially obscured by garden or other intervening vegetation.</p> <p>Users of Public Rights of Way with restricted views, in less sensitive areas or where there are significant existing intrusive features.</p> <p>Users of outdoor recreational facilities with restricted views or where the purpose of that recreation is incidental to the view e.g. sports fields.</p> <p>Schools and other institutional buildings, and their outdoor areas.</p> <p>Users of minor or unclassified roads in the countryside, whether motorised or not.</p>	<p>People in their place of work.</p> <p>Users of main roads or passengers in public transport on main routes.</p> <p>Users of outdoor recreational facilities with restricted views and where the purpose of that recreation is unrelated to the view e.g. go-karting track.</p>

Table VE 2		VISUAL MAGNITUDE OF CHANGE				
		High	Medium	Low	Negligible	Neutral
Description of the Change predicted	Dominating changes over all or most of the view(s).					
	Major changes over a large proportion of the view(s).					
	Major changes over a small proportion of the view(s).					
	Minor changes over a large proportion of the view(s).					
	No discernable change to the view(s).					

Table VE 3		VISUAL EFFECTS				
		Substantial	Moderate	Slight	Insignificant	Neutral
Description of the Effect	The proposals would cause significant damage (or improvement) to a view from a sensitive receptor, or less damage (or improvement) to a view from a more sensitive receptor, and would be an obvious or dominant element in the view.					
	The proposals would cause some damage (or improvement) to a view from a sensitive receptor, or less damage (or improvement) to a view from a more sensitive receptor, and would be a readily discernible element in the view.					
	The proposals would cause limited damage (or improvement) to a view from a receptor of medium sensitivity, but would still be a noticeable element within the view, or greater damage (or improvement) to a view from a receptor of low sensitivity.					
	The proposals would not significantly change the view but would still be discernible.					
	No change in the view.					

Footnote:
 1. Each level (other than neutral) of change identified can be either regarded as 'beneficial' or 'adverse'.