



Land at Shepreth Road, Foxton,
Cambridgeshire

Landscape and Visual Impact Assessment

Prepared by
CSA Environmental

on behalf of
Bloomhall

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1.0 INTRODUCTION

- 1.1 CSA Environmental has been appointed by Bloomhall to undertake a landscape and visual impact assessment of land at Shepreth Road, Foxton, Cambridgeshire ('the Site'). The purpose of the report is to support an outline planning application for up to 32 residential dwellings and associated landscaping and infrastructure. This assessment has informed the Site layout which is included in **Appendix E**.
- 1.2 The Site is approximately 2.49 hectares in size and is located on the south western edge of Foxton, to the south of Shepreth Road. It comprises one small, roughly rectangular field. The location and extent of the Site is shown on the Location Plan in **Appendix A** and on the Aerial Photograph in **Appendix B**.
- 1.3 This assessment describes the existing landscape character and quality of the Site and the surrounding area. The report then goes on to discuss the ability of the Site to accommodate the proposed development and the landscape and visual effects on the wider area.

Methodology

- 1.4 This assessment is based on a Site visit undertaken by a suitably qualified and experienced Landscape Architect in December 2017. The weather conditions at the time were fine and clear, and the visibility was good.
- 1.5 In landscape and visual impact assessments, 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 from public vantage points, including public rights of way and other areas with general public access, as well as effects from any residential properties). This report therefore considers the potential impact of the development on both landscape character and visibility. The methodology utilised in this report is contained in **Appendix F**.
- 1.6 Photographs contained within this document (**Appendix C**) 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 LANDSCAPE POLICY CONTEXT

National Planning Policy Framework ('NPPF')

- 2.1 National policy is set out in the National Planning Policy Framework ('NPPF') and those parts relevant to this assessment are summarised below.
- 2.2 Paragraph 14 states that at the heart of the NPPF is a presumption in favour of sustainable development, which it states should be seen as a golden thread running through both plan-making and decision-taking.
- 2.3 Paragraph 17 of the NPPF sets out the core planning principles which should underpin the plan-making and decision-taking process.
- 2.4 Principle 5 states that account should be taken of *'the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it'*.
- 2.5 Section 7 of the NPPF sets out the requirements of good design and Paragraph 56 states that:
- 'Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.'*
- 2.6 Paragraph 58 states that local and neighbourhood plans should develop robust policies which set out the quality of development which will be expected based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics. Planning policies and decisions, among other things, should aim to ensure development:
- Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
 - Respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation; and
 - Are visually attractive as a result of good architecture and appropriate landscaping.
- 2.7 Paragraph 61 notes that planning policies should address the connections between people and place and the integration of new development into the natural, built and historic environment.

- 2.8 Section 11 of the NPPF deals with conserving and enhancing the natural environment. Paragraph 109 of the document states that the planning system should contribute to the protection and enhancement of the natural and local environment through, among others protecting and enhancing valued landscapes.

Planning Practice Guidance

- 2.9 The NPPF is supported by the Planning Practice Guidance ('PPG') which contains guidance on the design of new developments and on landscape and the natural environment, with reference to the relevant policy contained in the NPPF.
- 2.10 The Design section of the guidance describes the importance of good design as an integral part of providing sustainable development. Paragraph 6 (ID: 26-006-20140306) states:
- 'Design impacts on how people interact with places. Although design is only part of the planning process it can affect a range of economic, social and environmental objectives beyond the requirement for good design in its own right. Planning policies and decisions should seek to ensure the physical environment supports these objectives.'*
- 2.11 Paragraph 7 of the Design section notes that the successful integration of all forms of development with their surrounding context is an important consideration.
- 2.12 Paragraph 001 of the Natural Environment Section of the Guidance notes that one of the core principles of the NPPF is that planning should recognise the intrinsic character and beauty of the countryside. It notes that *'Local Plans should include strategic policies for the conservation and enhancement of the natural environment, including landscape. This includes designated landscapes but also the wider countryside.'*

Local Policy Context

- 2.13 South Cambridgeshire District Council ('SCDC') is in the process of preparing a New Local Plan which will guide development in the District in the period up to 2031. The initial plan was published for consultation in March 2014 with the publication of modified plans in May 2015 and November 2016. The Local Plan has undergone examination with the Planning Inspectors who are still in correspondence with South Cambs District Council with regard to proposed modifications to the Plan.
- 2.14 The current adopted Development Plan for the District, which covers the period to 2016, comprises a number of documents, which include:
- Core Strategy (adopted January 2007); and

- Development Control Policies DPD (adopted July 2007).

2.15 Until such time as the emerging Local Plan is fully adopted, the adopted Development Plan remains relevant insofar as it is consistent with the NPPF. The relevant landscape/townscape policies contained in the DPDs are set out below.

Core Strategy (2007)

2.16 This document sets out the strategic vision for the District and identifies a series of objectives. Those relevant to the Site and this assessment are as follows:

- **Objective ST/e** states that the Council aims to protect the varied character of the villages of South Cambridgeshire by ensuring that the scale and location of development is in keeping with its size, character and function, and that buildings and open spaces which create the character are maintained, and where possible enhanced;
- **Objective ST/i** aims to ensure the protection and enhancement of biodiversity within the District, alongside creating increased opportunities for access to the countryside to allow enjoyment of this biodiversity; and
- **Objective ST/j** aims to ensure that the District's built and natural heritage is protected and that new development protects and enhances key characteristics including the character of the landscape.

Development Control Policies (2007)

2.17 This document sets out proposals and policies for development within the District until 2016. Those policies which are of relevance to the Site and the assessment are detailed below.

2.18 **Policy DP/1 Sustainable Development** states that development will only be permitted where it demonstrates that it is consistent with the principles of sustainable development, including, where possible, the conservation and enhancement of local landscape character.

2.19 **Policy DP/2 Design of New Development** states that all new development must be of high quality design and appropriate to the scale and nature of the development, and should:

- Preserve or enhance the local area's character;
- Conserve or enhance important environmental assets of the Site;
- Be of a coherent, appropriate design, with variety and interest to provide a sense of place which responds to and respects the local context and distinctiveness, and is compatible with it; and

- Includes high quality landscaping which is compatible with the scale and character of the development and its surroundings.
- 2.20 **Policy DP/3 Development Criteria** sets out criteria that new development must meet in order to obtain planning permission. Among other aspects, it requires that there is no adverse impact on the countryside, or on village or landscape character.
- 2.21 **Policy DP/7 Development Frameworks** states that development outside development frameworks will only be permitted where the development, by virtue of its land use, needs to be located in the countryside.
- 2.22 **Policy SF/11 Open Space Standards** gives details of the minimum space standards that the Council expects to be given over to Open Space.
- 2.23 **Policy NE/4 Landscape Character Areas** states that development will only be permitted where it respects and retains, or enhances the local character and distinctiveness of the individual Landscape Character Area in which it is located.
- 2.24 **Policy NE/6 Biodiversity** seeks to ensure the maintenance, enhancement, restoration or contribution towards biodiversity within new developments through creating, enhancing and managing natural landscape and wildlife habitats.

Emerging South Cambridgeshire Local Plan 2011-2031 (March 2014)

- 2.25 Those draft policies which are considered relevant to this assessment, are detailed below. Modifications have been made to some policies within the emerging local plan since the publication of this document, however, changes have not been made to those policies relevant to the Site.
- 2.26 **Draft Policy S/2: Objectives of the Local Plan** sets out the Council's intentions for the District. Those which are relevant to this assessment include:
- To protect the character of South Cambridgeshire, including its built and natural heritage. New development should enhance the area, and protect and enhance biodiversity;
 - To deliver new developments that are high quality and well-designed with distinctive character that reflects their location; and
 - To ensure that all new development provides or has access to a range of services or facilities, including local open space, and green infrastructure.

- 2.27 **Draft Policy S/7: Development Frameworks** states that outside development frameworks, development and redevelopment will be restricted to land uses which need to be located in the countryside, or where the land use is supported by other policies within the Local Plan.
- 2.28 **Draft Policy HQ/1: Design Principles** states that all new development must be of high quality design, and make a positive contribution to its local and wider context. It goes on to state that proposals must preserve, enhance, respond to and respect the local context and distinctiveness and the character of the local urban and rural area through place-responsive design, while responding to its context in the wider landscape.
- 2.29 **Draft Policy NH/2: Protecting and Enhancing Landscape Character** states that development will only be permitted where it respects, retains or enhances the local character and distinctiveness of the local landscape and of the individual National Character Area in which it is located.
- 2.30 **Draft Policy NH/4: Biodiversity** states that new development should consider biodiversity through the maintenance, enhancement, restoration or creation of new areas of biodiversity.
- 2.31 **Draft Policy NH/6: Green Infrastructure** states that the council will aim to conserve and enhance existing green infrastructure, and where development causes loss or harm to this network, it will not be permitted unless it can be proved that the benefits substantially outweigh any adverse impacts. The policy goes on to state that proposals which reinforce, link, buffer or create new green infrastructure and which promote, manage and enhance public enjoyment of it will be encouraged, and that all new developments will be required to contribute towards the green infrastructure network.

**South Cambridgeshire District Council District Design Guide
Supplementary Planning Document (adopted March 2010)**

- 2.32 This document is designed to support the Development Control Policies and any major developments and to provide additional details on how the policies should be implemented. The aim is to assist applicants to achieve a high quality environment that integrates housing, employment and community uses, with infrastructure and green areas and the wider landscape; assist in the understanding of the importance of local context; and to assist in what information is required to accompany planning applications.

3.0 SITE CONTEXT

Site Context

- 3.1 The Site is located on the south-western edge of Foxton, within the south of the South Cambridgeshire District. Cambridge lies approximately 10km to the north and Shepreth lies approximately 1km to the west. The Site comprises one small, roughly rectangular field. The Site location and its immediate context are illustrated on the Location Plan and Aerial Photograph in **Appendices A** and **B**, and on the photographs contained within **Appendix C**.
- 3.2 The Site is bound to the north-west by Shepreth Road, beyond lies another agricultural field of a similar size. Beyond the field lies the A10 Royston Road which connects to Royston to the south and Cambridge to the north. Further north-west of the A10 lies a series of arable fields, which continue up to the village of Barrington (approximately 2km away from the Site). The A10 also crosses the railway line which runs from London to Cambridge on the Great Northern line with a station in Foxton (approximately 880m away from the Site).
- 3.3 To the north-east, lie houses along West Hill Road, with the built up area of Foxton continuing beyond. Foxton generally comprises linear development along Shepreth Road, High Street, Fowlmere Road and Station Road, together with small residential estates located off these main roads. Beyond Foxton to the north-east lies a series of agricultural fields until the village of Newton, which is approximately 3.32km away from the Site. Also to the north-east of the Site is Harston village which is approximately 2.17km away straight down the A10.
- 3.4 To the south-west of the Site lies a single property located off Shepreth Road. Beyond the house lies a large agricultural field and the village of Shepreth to the west of Royston Road, approximately 580m away. The hamlet of Frog End also lies to the south-west of the Site, along the A10 (approximately 1.32km away).
- 3.5 To the south-east of the Site lie a series of agricultural fields which extend up to the village of Fowlmere, which is approximately 2km from the Site.
- 3.6 The wider landscape is made up of large swathes of agricultural land punctuated by villages which are connected by relatively straight roads, with the exception of the larger urban area of Cambridge to the north and Royston to the south-west.

National Landscape Character

- 3.7 Natural England has produced profiles for England's National Character Areas ('NCAs'), which divides England into 159 distinct natural areas, defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. The site at Foxton lies within the East Anglian Chalk character area (Area 87),
- 3.8 The National Character Area profile describes the East Anglia Chalk as a visually simple and uninterrupted landscape of rolling chalkland hills with large regular fields enclosed by hedgerows, few trees, straight roads and expansive views to the north. The generally open rolling countryside is in arable production and trees and copses on hilltops are a distinct characteristic of the area. The chalkland hills are dissected by two valleys of the rivers Granta and Rhee which converge to form the River Cam, south of Cambridge. Settlement is focused in small towns and villages, which have expanded significantly over the past 50 years as a result of the pressure for new housing. The NCA profile notes that remnant chalk grassland, including road verges support rare chalkland flora and populations of invertebrates. A number of ancient routes pass through the area which includes the Icknield Way, now a public right of way that stretches from the south west to the north east of the East Anglian Chalk NCA.

Regional Landscape Character

- 3.9 The East of England Landscape Typology, produced by Landscape East, classifies the Site as being on the border of the Lowland Village Farmlands Landscape Character Type (LCT) and the Lowland Village Chalklands LCT.
- 3.10 The Lowland Village Farmlands LCT is described as a well settled, low lying landscape which is often crossed by major rivers. It is characterised by high density settlements, intensive agriculture and major transport infrastructure. The landform is described as low lying, with gently rolling topography resulting in areas adjacent to lower lying levels appearing elevated. Intensive arable farming predominates, with regular, medium to large scale fields defined by well-trimmed hedgerows characteristic of the area. Sparse woodland cover gives rise to an open character and extensive views.
- 3.11 The Lowland Village Chalklands LCT runs as a band south of Cambridge. This LCT lies predominantly in the central part of the East of England, where it is associated with the Rolling Chalk Hills. It is described as generally low lying with a gently rolling arable landscape, which is dissected by small streams. There is a distinctive pattern of nucleated villages and a patchwork of woodlands and shelterbelts. The description

notes that the enclosure pattern is of medium to large sized fields enclosed by hawthorn hedges. The field structure is a mix of rectilinear and sinuous patterns, reflecting the process of planned surveyor enclosure from common fields. Some villages have grown bigger in the 20th century, while large towns, such as Cambridge, Newmarket and Royston contribute to an urbanising influence. It is considered to be a settled but tranquil open landscape where long distance views are possible.

District Landscape Character

3.12 South Cambridgeshire District Council ('SCDC') adopted the District Design Guide SPD in March 2010 as a means of providing guidance on the implementation of district wide and Area Action Plan policies. Chapter 3 divides the district into 5 distinctive landscape character areas ('LCAs'), with the Site falling within LCA B: The Chalklands, which is described as having the following key characteristics:

- *A distinctive landform of smooth rolling chalk hills and gently undulating chalk plateau;*
- *Large-scale arable landscape including, arable fields, low hedges and few trees, giving it an open spacious quality;*
- *Small beech copses on the brows of hills and occasional shelterbelts;*
- *Historic and archaeological features are prominent within the area including pre-nineteenth century enclosures ;*
- *Shallow valleys of the River Granta and River Rhee have a rich mosaic of grazing meadows and parkland; and*
- *Mostly strong rural character although this is disrupted immediately adjacent to major roads such as the A505 and the M11.*

3.13 From our own assessment, the area in the vicinity of the Site broadly concurs with the assessment, however the Site is smaller in scale and more enclosed than much of its surrounding and is also influenced by the adjoining settlement edge of Foxton.

3.14 The design principles provided within the SPD for this area, which are relevant to landscape, include:

- *'Maintain the distinctive settlement pattern of the area and it's local context;*
- *Maintain the linear, or rectilinear form of settlements;*
- *Ensure the new developments density and patterns reflect the existing village;*
- *Retain hedges along roads;*

- *Enclose boundaries facing the street on village peripheries with hedge and tree planting;*
- *Take opportunities to create new village greens and/or wildlife areas within new developments;*
- *Enhance village gateways and where appropriate consider provision of avenue planting on village approaches; and*
- *Ensure buildings are arranged in continuous frontages within village cores and are arranged in loose knit patterns facing the street on more peripheral sites. '*

Statutory and Non-Statutory Designations

- 3.22 The Multi Agency Geographic Information for the Countryside Map ('MAGIC') and the South Cambridgeshire Adopted Proposals Map (published January 2010) shows that the Site is not covered by any statutory or non-statutory designations for landscape character or quality.
- 3.23 The scheduled monument 'Roman Site N of Brown Spinney' is located approximately 0.7km north west of the Site and the 'Settlement site SE of West Hill' scheduled monument is located approximately 0.9km south east of the Site.
- 3.24 The Green Belt surrounding Cambridge covers land to the immediate north and east of Foxton. Please refer to the MAGIC Map and Heritage Plan in **Appendix D**.

Conservation Area and Listed Buildings

- 3.25 The Foxton Conservation Area is approximately 0.25km away from the Site. The nearest Listed structure is the Grade II listed Milestone located on Royston Road, north of the Site. The Church of St Laurence is a Grade I Listed Building located within the centre of Foxton approximately 1km from Site.
- 3.26 Please refer to the MAGIC Map and Heritage Plan in **Appendix D**.

Public Rights of Way

- 3.27 There are no public rights of way on or in the immediate vicinity of the Site. The nearest public footpath is FP 94/1 approximately 220m to the north west of the Site, leading off Royston Road and connecting with Shepreth. Public footpath FP 94/3 leads south from Foxton towards Fowlmere and is located approximately 350m east of the Site.

Tree Preservation Orders ('TPO')

- 3.28 Tree Preservation Order 2/74 A4 covers the group of trees on the north western boundary of the Site adjacent to Shepreth Road. The tree group consists of several sycamore, ash and elm trees.
- 3.29 Tree Preservation Order 2/74 A62 covers the group of trees on the south western Site boundary as well as extending to cover trees to the south east of the Site. The tree group comprises a number of willow and thorn trees.
- 3.30 This was confirmed by consulting the on-line mapping service of the South Cambridgeshire District Council on 24th November 2017.

4.0 SITE DESCRIPTION AND VISIBILITY

Site Description

- 4.1 The Site comprises one small, roughly rectangular shaped field used as a paddock as shown on the Aerial Photograph in **Appendix B**. The field is subdivided into smaller enclosures by a series of post and wire fences and is used to keep horses. There are no built structures within the Site and all of the Site's vegetation is contained to the field boundaries.
- 4.2 The majority of the Site's northern boundary is defined by an established mixed species hedgerow and line of hedgerow trees (predominantly sycamore with some ash). A post and barbed wire fence also defines the northern Site boundary. The hedgerow breaks at the eastern section of the northern boundary providing the existing field gate access into the Site from Shepreth Road (north). Two lime trees are also situated along this section of the boundary, one either side of the field gate.
- 4.3 The eastern Site boundary is defined by an established, mixed species hedgerow, maintained to a height of approximately 2m. This hedgerow separates the Site from a narrow access track serving the adjacent field to the south east of the Site, with housing on West Hill Road situated beyond the track.
- 4.4 The southern Site boundary is defined by an established, mixed species hedgerow which is maintained at approximately 2m height. A post and wire fence also marks this boundary, separating the Site from the adjacent field.
- 4.5 The majority of the western Site boundary is defined by an established, mixed species hedgerow, together with a post and wire fence, which separate the Site from the adjacent property on Shepreth Road (north). Two walnut trees are located within the northern section of this hedgerow. The hedgerow breaks at the southern section of the western boundary with the boundary defined by the post and wire fence and two mature trees (poplar and willow).

Topography

- 4.6 Overall the Site is relatively flat, sitting at approximately 20m Above Ordnance Datum ('AOD').
- 4.7 Beyond the Site, the land around Foxton is characteristically flat and low-lying. The land to the south of Foxton rises from 20m AOD to 30m AOD, with the highpoint on West Hill and Chalk Hill of 30m AOD. Rowley's Hill

to the north-east of the Site rises from 20m AOD to a highpoint of 50m AOD.

Visibility

- 4.8 The level of vegetation cover to the Site boundaries and within the surrounding area, provides a good level of screening of the majority of the Site from its surroundings. The Site is overlooked by properties on West Hill Road and partial views of the Site are possible from a number of close range vantage points.
- 4.9 Representative viewpoints from public vantage points within the vicinity of the Site are discussed below and illustrated on the Location Plan and Aerial Photograph contained in **Appendices A and B** and at the photographs in **Appendix C**.

North

- 4.10 Views from Shepreth Road (north) immediately adjacent to the Site are filtered by the hedgerow and hedgerow trees along the northern Site boundary. Filtered views of the Site are possible where the hedgerow becomes sparser, particularly during winter months (**photographs 05 & 06**). Views from Shepreth Road (north) further to the north east look back towards the existing properties along the southern edge of Shepreth Road, with the Site's northern boundary vegetation visible but the Site screened from view (**photograph 07**). In views from Shepreth Road on the approach from the west the Site is similarly screened, with views of the northern boundary hedgerow and trees possible (**photograph 01**).
- 4.11 The Site is visible from the first floors of two properties on the northern side of Shepreth Road, with vegetation to the property boundaries and along the northern Site boundary filtering views. Oblique first floor views of the northern part of the Site are also possible from four properties on the southern side of Shepreth Road, with intervening vegetation and boundary fencing screening ground floor views (**photograph 03**).
- 4.12 Views from Royston Road are predominantly screened by established hedgerow vegetation along the road verge as well as along Shepreth Road. Occasional glimpsed views of the Site are possible during winter months, through gaps in the hedgerow (**photographs 09 & 10**). Glimpsed views of the properties at West Hill Road are also possible in these views.

South

- 4.13 Views from Shepreth Road (south) approximately 0.5km south of the Site are predominantly screened by roadside hedgerow vegetation although a number of gaps in the hedgerow allow partial views of the

Site. The eastern part of the Site is visible in views from the western section of this road, with field boundary vegetation screening the western part of the Site (**photographs 11 & 13**). The view changes as you travel east along Shepreth Road with the western part of the Site becoming visible (**photographs 14 & 16**). The Site is seen in the context of existing housing at West Hill Road in all of these views. The Site becomes screened by intervening field boundary vegetation from the eastern section of Shepreth Road (south), beyond viewpoint 16.

- 4.14 The Site is not visible from public footpath 200/10 with established vegetation along Shepreth Road (south) screening views (**photograph 12**). A framed view towards existing housing within Foxton is possible as the footpath heads north long the Field Farm access road, however the Site is not visible in this framed view (**photograph 15**).
- 4.15 The Site is not visible in longer distance views from the south, with intervening field boundary vegetation and landform screening views. Long distance panoramic views looking towards Foxton are possible from the rising land around Heydon (approximately 6 km to the south of the Site) however the Site is not discernible in these views.

West

- 4.16 Views from the detached property on Shepreth Road to the immediate west of the Site are largely screened by vegetation within the property grounds and by the established hedgerow to the Site's western boundary (**photograph 03**).
- 4.17 The Site is not visible from public footpath 94/1 leading west from Royston Road towards Shepreth, with established intervening vegetation screening views.
- 4.18 The Site is not visible from properties within the built up area of Shepreth, with established intervening vegetation screening views.

East

- 4.19 The Site is visible from a number of first floor windows of properties on West Hill Road to the immediate east of the Site. The Site's eastern boundary hedgerow screens ground floor views from these properties, with trees within rear property gardens providing some filtering of views (**photograph 04**).
- 4.20 Views of the Site from public footpath 94/3 to the east are limited to a glimpsed view of the Site's southern boundary hedgerow from a short section of footpath to the immediate north of Foxton Wood, with the rest of the Site screened from view by intervening built form and field

boundary vegetation (**photograph 19**). The Site is screened in views from this footpath further south by vegetation at Foxton Wood and rising landform at West Hill (**photograph 17**).

- 4.21 Views from the permissive footpath within Foxton Wood are screened by the established woodland vegetation except for a single view from within the edge of the western part of the woodland, where a partial filtered view of the Site is possible (**photograph 20**).
- 4.22 The Site is not visible in views from Fowlmere Road, with landform at West Hill and vegetation at Foxton Wood screening views (**photograph 18**).

Landscape Quality, Value and Sensitivity

- 4.23 The Site's landscape features are contained to the Site boundaries and generally comprise mixed species hedgerows and occasional hedgerow trees. A tree survey has been undertaken for the Site by Hayden's, which grades the trees and hedgerows in terms of their quality and life expectancy.
- 4.24 The line of sycamore and ash trees along the northern Site boundary and a single walnut tree to the western Site boundary are of Category B quality and are assessed as being of medium to high landscape quality. The rest of the Site's landscape features, including the field boundary hedgerows and the paddock are of *Medium to Low* landscape quality.
- 4.25 The overall character of the Site exhibits some characteristics of the Chalklands LCA, however is influenced by the adjoining settlement edge of Foxton. Accordingly the Site's overall landscape character is assessed as being of *Medium* quality.
- 4.26 In terms of landscape value, the Site is not accessible to the public and is predominantly screened from the adjacent Shepreth Road (north). The Site is likely to be valued locally for its openness by neighbouring residents along West Hill Road to the immediate east. Accordingly the Site is assessed as being of overall *Medium* landscape value and sensitivity. On this basis we do not consider the Site to be a valued landscape as described in paragraph 109 of the NPPF.

5.0 ABILITY OF THE SITE TO ACCOMMODATE THE PROPOSED DEVELOPMENT

- 5.1 The following section assesses the ability of the Site to accommodate the proposed development with associated infrastructure and considers potential impacts on the character of the landscape and visual amenity.
- 5.2 The proposals, which are in outline, are for a residential development of up to 32 residential dwellings, with vehicular access off Shepreth Road, associated landscaping and infrastructure.
- 5.3 The key landscape and visual principles used in developing the proposals include:
- Retention of the majority of the Site's existing landscape framework including the field boundary trees and hedgerows, enhancing these with additional native boundary tree and hedgerow planting particularly to the eastern and southern boundaries;
 - Creation of new public open space in the west of the Site with substantial new native tree, thicket and wildflower meadow planting, bringing biodiversity enhancements to the Site;
 - Provision of new recreation opportunities including a children's play area and circular pedestrian walks within the public open space;
 - Setting back of the new houses from Shepreth Road and planting of semi mature trees to mitigate the loss of existing trees, ensuring the rural approach into Foxton from the south west is preserved; and
 - Planting within the proposed development, including street tree planting and a mix of native and ornamental planting to the plot frontages.

Relationship to Existing Settlement

- 5.4 The Site is bound to the east by existing development along West Hill Road and Shepreth Road. A single dwelling is also located to the immediate west of the Site on the southern edge of Shepreth Road (north).
- 5.5 Development of the Site would extend the settlement pattern of Foxton to the south west and would continue the pattern of linear development along the main roads into Foxton.

- 5.6 Future growth of Foxton is significantly constrained to the north and east by the Green Belt surrounding Cambridge. Development at the Site is relatively unconstrained and represents an extension to the settlement which is in keeping with the existing settlement pattern of development along the southern edge of Shepreth Road.

Impact on Landscape Features

- 5.7 The Site comprises a single field with all of the landscape features contained to the field boundaries. The proposals have been sensitively designed to retain the majority of existing boundary hedgerow and hedgerow trees. Three trees to the northern boundary will require removal in order to facilitate the new access road.
- 5.8 As illustrated on the Site Layout in **Appendix E**, substantial new tree planting is proposed within the scheme, particularly within the new public open space in the west of the Site, which will help to mitigate the tree loss. Overall it is considered that the proposals will result in a moderate to slight adverse effect on the Site's landscape features, reducing over time as the proposed planting matures.

Visual Impact and Effects

- 5.9 The visual assessment in Section 4 identified that surrounding vegetation and built form provide a good level of screening of the Site from its surroundings, although a number of close-range and mid-range views of the Site are possible. A summary of the impact of the proposals on the key views of the Site is contained in **Appendix G** and these are summarised below.

North

- 5.10 Proposed views from Shepreth Road (north) immediately adjacent to the Site will look towards the new houses in the northern part of the Site, with retained trees along the northern boundary filtering these views. The access road into the Site and associated junction will also be visible together with a framed view into the Site at this point. Setting back of the new houses from Shepreth Road together with new planting to the northern Site boundary will help to mitigate the impact on these views. Proposed views on the approaches from the north and south will be largely screened by intervening vegetation and built form, with views of the new houses limited to close-range views.
- 5.11 The new houses in the north of the Site will be visible in first floor and occasional ground floor filtered views from two properties on the northern side of Shepreth Road and in oblique first floor views from four properties on the southern side of Shepreth Road. New tree planting to

the eastern and northern Site boundaries will help to further filter these views as it matures.

- 5.12 Glimpsed views of the new houses will be possible from Royston Road during winter months, through occasional gaps in the intervening vegetation. These will be seen in the context of existing glimpsed views of housing at West Hill Road.

South

- 5.13 Proposed views from Shepreth Road (south) will look towards the new public open space in the west and new housing in the southern parts of the Site. Retained hedgerow vegetation to the southern Site boundary will filter these views, with new hedgerow tree planting further filtering views as it matures. These views will be occasional and only possible from the western section of road, where gaps in the roadside hedgerow currently allow views looking towards the built up edge of Foxton.
- 5.14 The new housing will not be visible from public footpath 200/10 or from public vantage points further to the south, with established intervening vegetation screening views in both summer and winter months.

West

- 5.15 Proposed views from the detached property on Shepreth Road will be largely screened by existing vegetation within the grounds of the property and on the western Site boundary. Glimpsed views of the roofs of new dwellings in the south of the Site will be possible, with new tree planting within the public open space providing further screening as it matures.
- 5.16 The proposals will not be visible from public footpath 94/1 or from properties within Shepreth, with substantial intervening vegetation screening views.

East

- 5.17 The new housing will be visible in first floor and occasional ground floor views from a number of properties on the edge of West Hill Road. New tree planting along the western Site boundary will help to filter these views as it matures.
- 5.18 Proposed views from public footpath 94/3 will be limited to a short section of the footpath to the immediate north of Foxton Wood. The upper floors and roofs of new housing in the west of the Site will be visible in these views, with the retained southern boundary hedgerow and new hedgerow tree planting filtering these views. These views will be seen in the context of existing views of housing on the southern edge of Foxton.

- 5.19 A glimpsed view of the new houses within the Site will be possible from a single point along the permissive footpath within Foxtan Wood. This glimpsed view will be seen in the context of existing glimpsed views of housing on the southern edge of Foxtan.
- 5.20 The new housing will not be visible from Fowlmere Road, with intervening vegetation and landform at Foxtan Wood screening views.

Landscape Change and Effects

- 5.21 As set out in Section 4 the Site is not covered by any statutory designations for landscape character or quality. The Site is assessed as being of *Medium* landscape quality, sensitivity and value.
- 5.22 Residential development of the Site will inevitably change the character of the Site from a paddock to a new housing scheme. However development of the Site does create the opportunity to provide public access into the Site including a new public open space with a circular walk and a children's play area in the west of the Site. These landscape benefits, together with substantial new planting within the open space, to the Site boundaries and within the internal streets of the housing scheme will help to limit the effects of the proposed housing on the surrounding landscape character.
- 5.23 The retention of the majority of established boundary vegetation, together with new tree planting to the Site boundaries, will ensure that the proposals are contained and do not appear incongruous within the surrounding landscape.
- 5.24 Accordingly, it is considered that a residential scheme which follows the principles set out in Section 5 can be accommodated at the Site without causing material harm to the adjoining countryside. A full table of the Landscape Effects can be found in **Appendix F**.

Compliance with Landscape Planning Policy and Landscape Guidance

- 5.25 The Site Layout illustrates how a sensitively designed development can be accommodated on the Site whilst retaining the majority of existing landscape features and opening up the Site for public access. The proposals will include a new area of public open space with recreational opportunities including a children's play area as well as new tree, thicket and wildflower meadow planting. Accordingly the proposals will not raise any material conflict with national or local planning policy.
- 5.26 The Site lies within the Chalklands landscape character area, as defined by the South Cambridgeshire District Design Guide SPD. The proposals

respond to the design principles for the Chalklands LCA in the following ways:

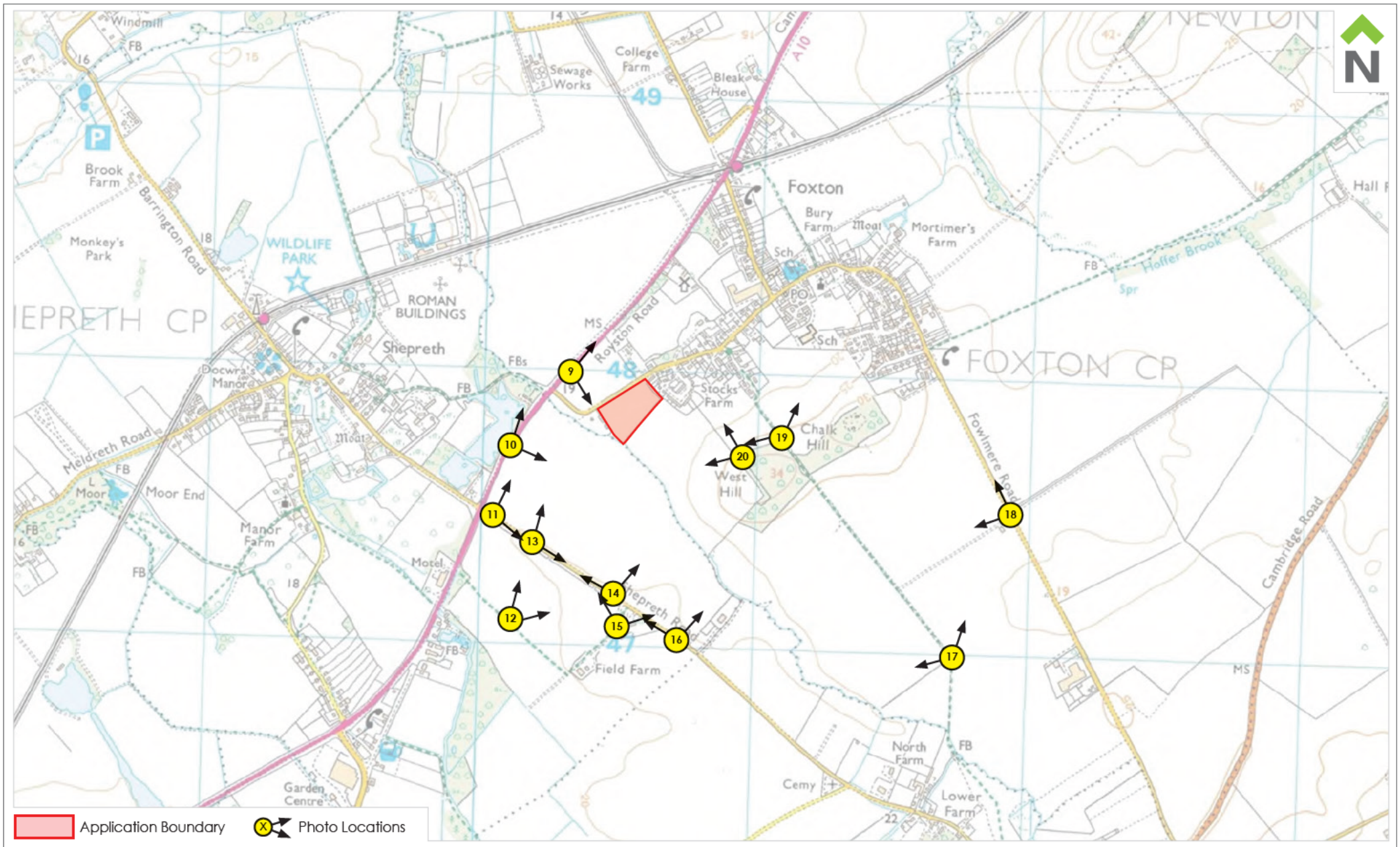
- Retention of the existing Site boundary hedgerows and enhancement of these by gapping up with new hedgerow planting;
- Creation of a new area of public open space in the west of the Site with wildlife areas as well as recreational opportunities;
- Enhancement of existing planting along the Site boundaries with new tree planting, helping to enclose the proposals from the surrounding countryside; and
- Provision of street tree planting and ornamental planting to plot frontages, creating a well landscaped scheme.

6.0 CONCLUSION

- 6.1 The Site is located on the western edge of Foxton. It comprises a single field, used to keep horses and is approximately 2.49 hectares in size.
- 6.2 The Site is relatively well contained to the north and west by established vegetation and to the east by existing built form on the edge of Foxton. A number of views from the south of the Site are possible although these are limited to the near and middle distance. Views of the Site are also possible from a number of properties in the immediate vicinity of the Site.
- 6.3 The Site's landscape features are all contained to the Site boundaries and generally comprise medium quality hedgerows and trees. The Site is assessed as being of medium landscape quality, sensitivity and value owing to its relatively contained nature and the lack of public access.
- 6.4 The proposed development comprises up to 32 dwellings, with proposed access off Shepreth Road (north) and housing set back from the western boundary behind a new area of public open space. The proposals will be well related to the existing edge of Foxton and will continue the linear settlement pattern along the southern edge of Shepreth Road (north).
- 6.5 The majority of existing landscape features will be retained in the proposed development and substantial new landscaping is proposed in the form of native tree, thicket and wildflower meadow planting in the public open space, as well as enhancement tree and hedgerow planting to the Site boundaries and ornamental planting within the internal streets of the development. The proposals will also include a children's play area and circular walk, which will benefit both the new and existing community.
- 6.6 The assessment found that the Site is capable of accommodating development in line with the principles set out in section 5, without resulting in material harm to the local landscape character or views from the wider area.

Appendix A

Site Location Plan



Application Boundary
 Photo Locations



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Project	Land at Shepreth Road Foxton
Drawing Title	Site Location Plan
Client	Bloomhall

Date	November 2017	Drawing No.	CSA/3590/100
Scale @ A4	NTS	Rev	-
Drawn	JH	Checked	BS

Appendix B

Aerial Photograph



 Application Boundary  Photo Locations



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Drawing Title	Aerial Photograph	Scale @ A4	NTS	Rev	-
Client	Bloomhall	Drawn	JH	Checked	BS

Appendix C

Photosheets



View from Shepreth Road (north) looking east towards the Site **Photograph 01**



View from Shepreth Road (north) looking east towards the Site **Photograph 02**



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Project Land at Shepreth Road Foxton

Drawing Title Photosheets

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Shepreth Road (north)

Properties along Shepreth Road (north)

Properties along West Hill Road



View from within the Site looking north-east **Photograph 03**

Property off Shepreth Road (north)



View from within the north eastern part of the Site looking south-west **Photograph 04**



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Drawing Title	Photosheets	Date	December 2017		
Client	Bloomhall	Drawn	JH	Checked	BS

Properties along Shepreth Road (north)

Shepreth Road (north)

Properties along West Hill Road



View from Shepreth Road (north) looking north-east towards the Site **Photograph 05**

The Site

Shepreth Road (north)



View from Shepreth Road (north) looking south towards the Site **Photograph 06**



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View from Shepreth Road (north) looking south-west towards the Site **Photograph 07**



View from West Hill Road looking south-west towards the Site **Photograph 08**



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Drawing Title	Photosheets
Client	Bloomhall

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Royston Road

Property along Shepreth Road (north)



View from Royston Road looking south-east towards the Site **Photograph 09**

Royston Road

Property along Shepreth Road (north)

Property off Shepreth Road (north)



View from Royston Road looking north-east towards the Site **Photograph 10**



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View from Shepreth Road (south) looking north-east towards the Site **Photograph 11**



Public footpath 200/10

View from public footpath 200/10 looking north-east towards the Site **Photograph 12**



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Drawing Title	Photosheets	Date	December 2017		
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View from Shepreth Road (south) looking north-east towards the Site **Photograph 13**



View from Shepreth Road (south) looking north towards the Site **Photograph 14**



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View from public footpath 200/10 looking north-east **Photograph 15**



View from Shepreth Road (south) looking north-west towards the Site **Photograph 16**



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View from public footpath 94/3 looking north-west towards the Site **Photograph 17**



View from Fowlmere Road looking north-west towards the Site **Photograph 18**



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Date December 2017

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View from public footpath 94/3 looking north-west towards the Site **Photograph 19**



View from permissive footpath within Foxton Wood looking north-west towards the Site **Photograph 20**

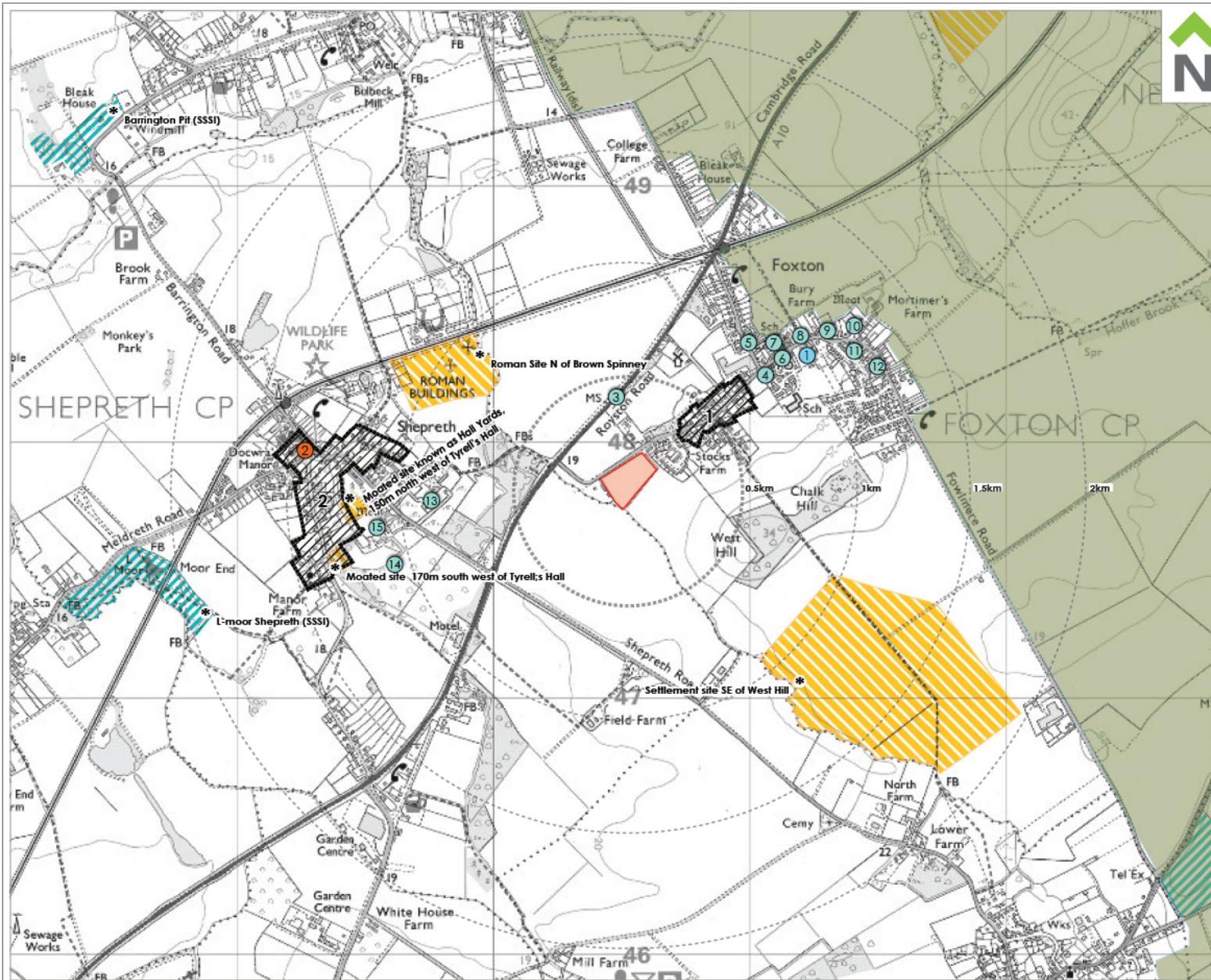


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Project	Land at Shepreth Road Foxton	Drawing No. CSA/3590/103	Rev -
Drawing Title	Photosheets	Date December 2017	
Client	Bloomhall	Drawn JH	Checked BS

Appendix D

MAGIC Map Extract and Heritage Plan



- Site Boundary
- Green Belt
- Scheduled Monument
- Site of Special Scientific Interest (SSSI)
- Conservation Area
 1. Foxton Conservation Area
 2. Shepreth Conservation Area
- X Grade I Listed Buildings within 1.5km
 1. Church of St Laurence
- X Grade II* Listed Buildings within 1.5km
 2. Docwras Manor
- X Grade II Listed Buildings within 1.5km
 3. Milestone
 4. 32,34, High Street
 5. 18, 22, Station Road
 6. 44,46, High Street
 7. The Bury and Barn at number 59
 8. Severalls, Orchard Cottage and Pound Cottage
 9. 73 and 75, High Street
 10. Water pump and 1 and 3, Mortimers Lane
 11. Baron's Farmhouse
 12. 20, Fowlmere Road
 13. Wimbish Manor
 14. Bridge south of Tyrell's Hall
 15. Lodge at entrance to Tyrell's Hall, Garden shelter at Tyrell's Hall, Granary north east of Tyrell's Hall, Tyrell's Hall, lodge at entrance of Tyrell's Hall and barn north east of Tyrell's Hall



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Project	Land at Shepreth Road Foxton
Drawing Title	MAGIC Map Extract & Heritage Plan
Client	Bloomhall

Date	November 2017	Drawing No.	CSA/3590/102
Scale @ A4	NTS	Rev	-
Drawn	JH	Checked	BS

Appendix E

Site Layout



- Note
1. DRAWINGS MUST NOT BE SCALED. WORK ONLY TO DIMENSIONS SHOWN.
 2. CHECK DIMENSIONS ON SITE BEFORE COMMENCING WORKS.
 3. DIMENSIONS MUST BE VERIFIED ON SITE BEFORE PREPARATION OF ANY MATERIALS.
 4. ANY DIMENSIONS OF MATERIALS MUST BE AS SHOWN ON THE DRAWINGS BEFORE THE WORK COMMENCES.
 5. THE CONTRACTOR MUST BE ADVISED OF ANY DISCREPANCIES IMMEDIATELY.

AFFORDABLE HOUSING

No.	REF.	DESCRIPTION	TYPE
1	100	100 SQ M	1
2	100	100 SQ M	2
3	100	100 SQ M	3
4	100	100 SQ M	4

(1A) FOR MORE DETAILS SEE PLAN

PRIVATE DEVELOPMENT

No.	REF.	DESCRIPTION	TYPE
1	100	100 SQ M	1
2	100	100 SQ M	2
3	100	100 SQ M	3
4	100	100 SQ M	4

(1A) FOR MORE DETAILS SEE PLAN

KEY:

- 1. PUBLIC OPEN SPACE LAP
- 2. ATTENUATION BASIN
- 3. PRIVATE DRIVE
- 4. SHARED SURFACE
- 5. ADOPTABLE ROAD
- 6. SHEPRETH ROAD

No. | Rev. | Date
CLIENT

PROJECT
Proposed redevelopment at Shepreth Rod, Foxton

TITLE
Layout Plan

DRAWING STATUS
PLANNING

DRAWN TO | CHECKED CS

SCALE 1:500MM1

DATE DEC. '17

DELIVERY PLACE
POWER DATE
REV 1/08



P: 01223 201800
W: www.pip.co.uk
E: info@pip.co.uk

JOB NO. | DRAWING NUMBER | REV
1734 | PL-1-01 |

Appendix F

Methodology and Summary Landscape & Visual Effects

METHODOLOGY FOR LANDSCAPE AND VISUAL IMPACT ASSESSMENTS

- M1 In landscape and visual impact assessment, 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 assessment 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 assessments 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
 - 'An Approach to Landscape Character Assessment', October 2014 (Christine Tudor, Natural England) 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 assessment, 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 townscapes 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 quality, value & 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. For the purpose of this assessment the landscape effects have been judged at completion of the development.

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.
- M17 Unless specific slab levels of buildings have been specified, the assessment has assumed that slab levels will be within 750mm of existing ground level.

MITIGATION AND RESIDUAL EFFECTS

- M18 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.
- M19 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-term 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.
- M20 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

- M21 The assessment concisely considers and describes the main landscape and visual effects resulting from the proposed development. The narrative text demonstrates the reasoning behind judgements 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

- M22 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.'*
- M23 In carrying out landscape assessment 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.

ZONE OF THEORETICAL VISIBILITY (ZTV)

- M24 A ZTV map can help to determine the potential visibility of the site and identify those locations where development at the site is likely to be most visible from the surrounding area. Where a ZTV is considered appropriate for a proposed development the following methodology is used.
- M25 The process is in two stages, and for each, a digital terrain model ('DTM') using Key TERRA-FIRMA computer software is produced and mapped onto an OS map. 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. There is the potential for minor discrepancies between the DTM and the actual landform where there are topographic features that are too small to be picked up by the 10 metre grid. A judgement will be made to determine the extent of the study area based on the specific site and the nature of the proposed change, and the reasons for the choice will be set out in the report. The proposed development is introduced into the model as either a representative spot height, or a series of heights, or a detailed 3D model of the development, and a viewer height of 1.7m is used. This is the first stage, or 'bare earth' ZTV which illustrates the theoretical visibility of a proposed development based on topography alone and does not take account of any landscape features such as buildings, woodland or settlements.

- M26 The second stage is to produce a 'with obstructions' ZTV with the same base as the 'bare earth' ZTV, but which gives a more accurate representation of what is 'on the ground'. Different heights are assigned to significant features such as buildings and woodland thus refining the model to aid further analysis. This data is derived from OS Maps and aerial photographs, and verified during the fieldwork, with any significant discrepancies in the data being noted and the map adjusted accordingly. Fieldwork is confined to accessible parts of the site, public rights of way, the highway network and other publically accessible areas.
- M27 The model is based on available data and fieldwork and therefore may not take into account all development or woodland throughout the study area, nor the effect of smaller scale planting or hedgerows. It also does not take into account areas of recent or continuous topographic change from, for instance, mining operations.

Table LE 1

LANDSCAPE / TOWNSCAPE QUALITY, SENSITIVITY AND VALUE

	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>Value: Very high quality landscape or townscape with Statutory designation for landscape/townscape quality e.g. National Park conservation area or registered park or garden.</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>Value: High quality landscape or lower quality landscape or with un-fettered public access e.g. commons public park or designated landscape.</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>Value: A landscape of local value which may have limited public access. No recognised statutory designation for landscape / townscape quality.</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> <p>Value: Landscape generally of poor quality with no public access no designations or recognised cultural significance.</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>Predominantly 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 small 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 Effects	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'.

LANDSCAPE EFFECTS

Direct effects on landscape features	Quality & Sensitivity	Existing Conditions	Impact and Mitigation	Magnitude of Change	Effect
Trees	Medium	A variety of low and medium quality Category B, C and U grade trees situated along the Site boundaries.	The majority of existing boundary trees will be retained within the proposals, except for three trees on the northern Site boundary (covered by TPO group A4) which will require removal in order to facilitate the proposed access road into the Site. Substantial new tree planting is proposed to the Site boundaries and within the new public open space.	Medium	Moderate Adverse
Hedgerows	Medium / Low	Mixed species hedgerows exist along the Site boundaries, all of which are of low quality Category C grade.	The boundary hedgerows will be retained within development proposals, except for a short section of the northern boundary hedgerow which will require removal to facilitate the proposed access road. New hedgerow planting is proposed to gap up and enhance existing boundaries.	Low	Slight Adverse
The Site - paddock	Medium	The Site comprises a single field used as a paddock in private ownership with no public access.	The loss of an open field to proposed built form will in part be mitigated by new public open space including circular walks, a children's play space and substantial new planting.	High	Moderate Adverse
Water Courses	N/A	None crossing the Site or within the immediate vicinity			
Public Rights of Way	N/A	None crossing the Site or within the immediate vicinity			
Indirect effects on landscape character		Existing Conditions	Impact and Mitigation	Magnitude of Change	Effect
Site and Surrounding Area	Medium	The Site is not covered by any designations for landscape character of quality. It does however contribute to the rural character to the western edge of Foxton at a local level.	The character of the Site will change from a paddock to a new housing development although the western part of the Site will become new public open space. Owing to the restively contained nature of the Site, there will be little impact on the wider landscape character.	Medium	Moderate Adverse
Landscape Value	Low	There is no public access into the Site although it will be valued locally by neighbouring residents for its openness. It is of lower value within the wider area.	There will be loss of openness at a local level however the proposals will improve public access into the Site with new public open space including a children's play area, bringing benefits to the new and existing community.	Medium	Slight Adverse

VISUAL EFFECTS

Viewpoint	Sensitivity	Existing Conditions	Proposals and mitigation	Magnitude of Change	Visual Effect
Properties on West Hill Road	High	First floor views of the Site are possible from a number of properties immediately adjacent to the Site. Occasional trees within rear gardens provide some partial filtering of these views.	The new houses in the east of the Site will be visible from a number of first floor and ground floor views. Retained hedgerow vegetation and new tree planting to the eastern Site boundary will help to filter these views as it matures.	Medium / High	Substantial Adverse (reducing to moderate adverse as mitigation matures)
Properties on Shepreth Road (north) to the east of the Site	Medium	Partial filtered views of the Site are possible from two properties on the northern side of the road and oblique views are possible from four properties on the southern side of the road.	Filtered views of the new housing in the north of the Site and the new access road junction will be possible from two properties on the northern side of Shepreth Road. Oblique views of the housing in the east of the Site will also be possible from our properties on the southern side of Shepreth Road. New tree planting to the northern and eastern Site boundaries will filter these views as it matures.	Medium	Moderate Adverse
Single property on Shepreth Road (north) to the west of the Site	Medium	Views of the Site are not possible from the single property to the west of the Site, with established vegetation within the property grounds and to the western Site boundary screening views.	Glimpsed views of the roofs of the new houses in the west of the Site will be possible, with existing intervening vegetation screening the majority of views. Substantial new tree planting within the western public open space will further screen these views as it matures.	Low	Slight Adverse
Users of Shepreth Road (north)	Medium	The Site is partially screened by established vegetation along the northern Site boundary. Filtered views of the Site are possible during winter months and a framed view is possible adjacent to the existing field gate.	The proposed access road and associated junction into the Site will be visible in close range views, together with a framed view of the new houses in the north of the Site. Retained vegetation to the northern Site boundary will partially screen the remainder of views from Shepreth Road, with filtered views of the new houses possible during winter months.	Medium	Moderate Adverse
Users of Shepreth Road (south)	Medium	Occasional partial views of the Site where the roadside hedgerow breaks. These views change along the course of this route, becoming increasingly screened as the road continues east.	Occasional views of the new houses in the south of the Site will be possible from a number of points along the road, seen in the context of existing housing in Foxton. Retained hedgerow vegetation to the	Low	Slight Adverse

			southern Site boundary together with new boundary tree planting will help filter these views as it matures.		
Users of Royston Road (A10)	Low	The Site is largely screened by the roadside hedgerow, although occasional heavily filtered views are possible through gaps in the hedgerow.	Occasional glimpsed views of the new housing will be possible during winter months, with roadside hedgerow vegetation heavily filtering views. These views will be seen in the context of existing glimpsed views of housing on Shepreth Road.	Negligible	Insignificant
Users of public footpath 94/3	Medium	The Site is screened from the majority of this route. A glimpsed view of the southern boundary hedgerow is possible from a single point along this route, to the immediate north of Foxton Wood.	The new housing in the south of the Site will be visible from a single point along this route, seen in the context of existing views of housing on the edge of Foxton. The retained boundary hedgerow together with new boundary tree planting will filter this view as they mature.	Low	Slight Adverse
Users of the permissive footpath within Foxton Wood	Medium	The Site is screened from this route by the Foxton Wood vegetation except for a single point in the north west corner where a glimpsed view of the Site is possible.	A glimpsed view of the new houses in the south of the Site will be possible from a single point along this permissive footpath, seen in the context of existing views of housing on the edge of Foxton. New tree planting to the southern Site boundary will filter this view as it matures.	Low	Slight Adverse



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