



LAND BEHIND BROADFIELDS

**LANDSCAPE AND VISUAL
IMPACT APPRAISAL**

Prepared for

TAYLOR WIMPEY UK LTD.

April 2021

Ref: A316-RE-01 B

ARC LANDSCAPE DESIGN AND PLANNING LTD.

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1. Introduction

- 1.1 This report sets out the findings of a landscape and visual impact appraisal (LVIA) relating to the proposed residential development on land to the east of Broadfields, Wivenhoe, Essex.
- 1.2 The report has been commissioned by Taylor Wimpey and the appraisal been undertaken by Vanessa Ross FLI, a Chartered Landscape Architect and Director at Arc Landscape Design and Planning Ltd (Arc) who has wide ranging experience in the preparation of standalone landscape appraisals and LVIAs for Environmental Impact Assessments.
- 1.3 The site (see para 1.4) is currently in agricultural / open space use however it has been allocated within the Policy WIV 29 in the Wivenhoe Neighbourhood Plan (Final Version) as 'Land behind Broadfields'. There are no statutory landscape designations on the site. The eastern part of the site (see 1.5 below), however falls within the Wivenhoe Crosspit Local Wildlife Site (a non-statutory designation). The remainder of the site does not fall within any designated or protected landscapes and there are no heritage assets on or adjacent to the application site.
- 1.4 The site is located within the Colchester Borough Council. Further information on relevant planning policy context are provided in section 3 below.
- 1.5 As noted above, the planning application boundary includes two parcels of land one of which is the Wivenhoe Crosspit Local Wildlife Site which lies beyond the eastern tree line of the other, larger, parcel of land. No changes are proposed within the wildlife site and therefore for the purposes of this assessment the site has been assessed as being the larger field which is the focus of the development proposals as described in subsequent sections below. Within this appraisal therefore, references to the site excludes the wildlife area.
- 1.6 Following a summary of the relevant planning context in section 2, this report will in sections 3 review the existing conditions of the site and its surroundings in respect of both landscape character and visual amenity (the baseline receptors). This is followed by an assessment of the potential effects arising from the proposed developments. The final section of the report sets out a summary and conclusions which includes any recommendations in respect of additional mitigation.
- 1.7 This revision (ref A316-AS01revB) of the LVIA has been updated following comments received from the local planning authority which has resulted in amendments to the to the scheme proposals including an update to the landscape design proposals for the northern open space (refer to Strategic Landscape Masterplan ref 20.5101.08revD). Since the preparation of the previous LVIA, the National Planning Policy Framework (NPPF) has been updated and whilst there are no material changes that effect this assessment, the relevant paragraph numbers etc have been updated.

2. Appraisal Methodology

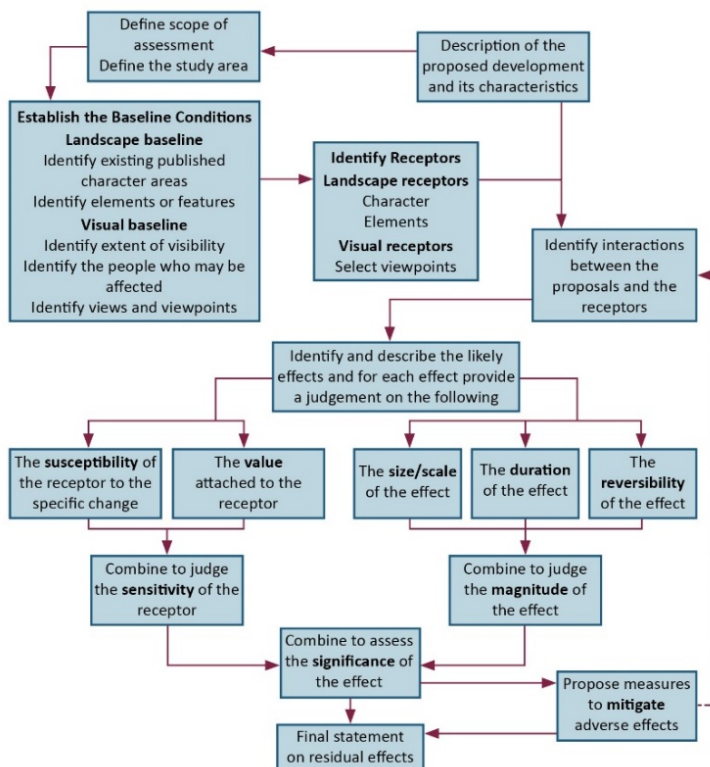
Introduction

- 2.1 This appraisal has been undertaken in accordance with a methodology that draws on best practice guidance as published in the following documents.
- Guidelines for Landscape and Visual Impact Assessment (3rd edition); Landscape Institute/Institute of Environmental Management and Assessment (2013). Also, referred to as GLVIA3.
 - GLVIA3 Statement of Clarification 1/13 10-06-13 (Use of the term 'Significance') – Landscape Institute (2013)
 - Technical Guidance Note 1/20: Reviewing LVIA's and LVAs – Landscape Institute (2020)
 - Technical Guidance Note 06/19 Visual Representation of development proposals (and associated appendices) – Landscape Institute (2019)
 - An Approach to Landscape Character Assessment; Christine Tudor, Natural England (2014)
 - Colchester Borough Council, Guidance Note A (section9) ref LIS/A (rev H – 06/01/21)
- 2.2 In accordance with guidance set out in Part 1 of GLVIA3, as this report does not form part of an Environmental Statement, it is therefore presented in the form of a Landscape and Visual Appraisal (LVA). Drawing on the advice set out in with GLVIA3 Statement of Clarification, 1/13, and due to it not being part of a formal EIA process, this appraisal does not assess effects in terms of significance or the 'significance of effects'. Notwithstanding this, and taking a proportional approach, as advocated in GLVIA3, the appraisal does follow a methodology that arrives at conclusions on the potential effects of development on both landscape and visual receptors.
- 2.3 Whilst GLVIA3 does not advocate a fixed methodology it does provide a number of definitions and suggested approaches which have been drawn upon in developing the methodology applied in this appraisal. Full details of these are found in Appendix A and a summary is provided below.
- 2.4 A guiding principle of GLVIA3 is the recognition that professional judgement forms an important part of assessments and, in reference to developing a methodology, it notes in chapter 2 that *"In all cases there is a need for judgements that are made to be reasonable and based on clear and transparent methods so that the reasoning applied at different stages can be traced by others"*.
- 2.5 It goes on to state that landscape professionals *"must be able to take a sufficiently detached and dispassionate view of the proposals in the final assessment of the landscape and visual impact. In carrying out an LVIA the landscape professional must always take an independent stance and fully and transparently address both the negative and positive effects of a scheme in a way that is accessible and reliable for all parties concerned"*.

Summary Methodology

- 2.6 The appraisal is undertaken with a prior understanding of the nature of the proposed Development and its purpose is to assess how the Development may affect landscape receptors and the visual

- amenity of identified visual receptors. In line with GLVIA3 guidance, whilst interrelated, landscape and visual effects are considered separately
- 2.7 Through a combination of desk-based study and site visits, receptors, which may be affected by the Development are established. The term ‘receptor’ is used to mean an element or assemblage of elements (e.g. landscape features or character areas) that may be affected by a proposed development. Visual receptors include the public or community at large, residents, visitors and other groups of viewers and considers the visual amenity of people affected.
- 2.8 The first stage of the appraisal is a baseline study which is undertaken to gain a detailed understanding of the existing conditions in and around the site. Combining desk-based research and site visits, this stage reviews existing natural or man-made features and characteristics, including reference to, where available, published Landscape Character Assessments. Visual receptors are identified along with representative viewpoints to establish the visibility of the existing site. Additional photography (referred to as illustrative viewpoints) may be used to provide supporting information, for example, the effects of boundaries or visibility from within the site. The ‘value’ is assessed for each of the receptor as part of the baseline appraisal.
- 2.9 The nature of the Development is then considered, and its ‘susceptibility’ to the proposed change is assessed for each receptor. Combining, and the baseline ‘value’ with the ‘susceptibility’ results in a conclusion about the ‘sensitivity’ of each receptor.
- 2.10 The effects of the Development proposals are described in respect of both the landscape and visual receptors to draw a conclusion about the ‘magnitude’ of the proposed change to each receptor. This appraisal concludes by considering the Development at different stages: construction, year 1 following completion and again at year 15, when it is assumed that any planting proposed as part of the scheme or as mitigation will have established. The overall effects are arrived at by combining the ‘sensitivity’ with the ‘magnitude of change’ for each receptor. Effects can be positive (beneficial), negative (adverse) or neutral. Definitions for each of the terms listed above, along with the criteria applied to assessing whether an effect is positive, negative or neutral are provided in Appendix A.



Summary of LVIA methodology – adapted from GLVIA3.

Study Area

- 2.11 The study area is established in relation to the theoretical zone of visibility which is based on a review of topography and surrounding land use and vegetation cover. In this instance, the landscape character appraisal considers an area of approximately 1km from the site. The appraisal of visual effects focuses on views within approximately 1km of the site with longer distance views noted, where relevant.
- 2.12 A series of viewpoints have been photographed; these are considered to be representative receptors and are included in the accompanying appendices.

Assumptions and Limitations

- 2.13 The appraisal has been carried out with reference to the scheme layout prepared by JCN Design and Planning and landscape proposals prepared by Andrew Hastings Landscape Consultants Ltd.
- 2.14 The appraisal was undertaken in early Spring 2021 when deciduous trees and hedgerows were not in leaf and in line with best practice, the appraisal of visual effects, has been undertaken applying professional judgement relating to the highest degree of visibility which would normally occur in winter months.

- 2.15 The appraisal has been undertaken based on publicly accessible areas only. Whilst the potential effects from some neighbouring residential properties have been considered, no access was gained to individual properties and therefore the appraisal applies professional judgement based on the nearest publicly accessible location.
- 2.16 Where relevant, ecology, wildlife and designations associated with biodiversity are included within this report, however this appraisal does not provide an assessment of the direct or indirect effects on any such features or designations, other than in the context of the contribution they may make to a landscape receptor. An ecological appraisal has been undertaken by Southern Ecological Solutions which provides further detailed consideration of ecological matters.

3. Planning Policy

Introduction

- 3.1 The following chapter summarises relevant planning policy in respect of landscape matters. National policy provides the wider planning context and relevant local policy is included that relates to the Site and nature of the proposals.

National Planning Policy Context: The National Planning Policy Framework (NPPF)

- 3.2 Since undertaking the initial landscape appraisal work, the NPPF has been updated with the current version of the NPPF being published in July 2021. The NPPF sets out the Government’s planning policies for England. The NPPF is supported by Planning Practice Guidance which is reviewed and updated on an on-going basis.
- 3.3 The NPPF seeks to provide a planning framework within which the *“locally-prepared plans for housing and other development can be produced”*. Paragraph 7 states that *“The purpose of the planning system is to contribute to the achievement of sustainable development”* and that the planning system has three *“overarching objectives which are interdependent”* These are listed as economic, social and environmental; with the latter two being of specific relevance to this appraisal which are quoted below.
- **a social objective** – *to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and*
 - **an environmental objective** – *to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.*
- 3.4 Paragraph 10 (and defined in paragraph 11) states *“So that sustainable development is pursued in a positive way, at the heart of the Frameworks is a presumption in favour of sustainable development”*.
- 3.5 The NPPF sets out national policy addressing a broad range of issues, whilst the NPPF should be taken as a whole, those sections that are of specific relevance to this assessment are:
- 12. Achieving well-deigned places and
 - 15. Conserving and enhancing the natural environment.

NPPF Section 12. Achieving well designed places

- 3.6 Paragraphs 126-136 provide guidance on ensuring the delivery of well-designed buildings and places, with paragraph 126 stating *“The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities’*. Paragraph 127 stresses the need for design policies should be *‘grounded in an understanding and evaluation of each areas defining characteristics’*.”.
- 3.7 Paragraphs 128 and 129 introduce the need for councils to provide clarity about design expectations early on and introduces the (new) requirement for councils to prepare *“design guides or codes consistent with the principles set out in the National Design Guide and National Model Design Code, and which reflect local character and design preferences. Design guides and codes. These provide a local framework for creating beautiful and distinctive places, with a consistent and high quality standard of design”*.
- 3.8 Paragraph 130 sets out 6 elements that: *“Planning policies and decisions should ensure that developments:*
- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
 - b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
 - c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
 - d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
 - e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
 - f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*
- 3.9 Paragraph 130 goes on to state that *“Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development”*.

- 3.10 A further addition to the July 2021 NPPF is the requirement at paragraph 131, for *“Planning policies and decisions should ensure that new streets are tree line, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community gardens), that appropriate measures are in place to secure the long term maintenance of newly-planted trees, and that existing trees retained in the right places”*.

NPPF Section 15. Conserving and enhancing the natural environment

- 3.11 Paragraphs 174-188 of the NPPF focus on conserving and enhancing the natural and local environment. Paragraph 174 states that planning policies and decisions should do this by:

- a) *protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);*
- b) *recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;*
- c) *maintaining the character of the undeveloped coast, while improving public access to it where appropriate;*
- d) *minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;*
- e) *preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and*
- f) *remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.*

- 3.12 Paragraphs 179-182 relate to Habitats and Biodiversity, including a requirement at part c) of paragraph 180 it states *“c) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate improve biodiversity improvements in and around developments should be encouraged integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.”*

Adopted Colchester Borough Council Local Plan

- 3.13 As noted in the introduction the site is located within Colchester Borough Council (CBC) and the current adopted policy is set in the Development Plan Documents which comprises a suite of documents including the Core Strategy (adopted 2008, amended 2014) and Development Policies (adopted 2010, amended 2014) and Adopted Neighbourhood Plans (see below).

- 3.14 CBC are currently preparing a new Local Plan which, once fully adopted will set policies up to 2033. The emerging local plan is in two parts, Section 1, is the Strategy Plan for North Essex and was formally adopted in February 2021. Section 1 in part replaces a number of the strategic policies contained within the Core Strategy and the adopted Local Plan will be replaced, in full, on the formal adoption of Section 2. Section 2, at the time of preparing this assessment was due to start the 'Examination in Public' on 20th April 2021.

Wivenhoe Neighbourhood Plan 2019-2033 (Final Version)

- 3.15 The Neighbourhood Plan, has been through consultation stages, and the final version includes Policy WIV 29: Land Behind Broadfields which states

The land behind Broadfields shown in Figure 35 totalling 4.06 hectares is allocated for a minimum of 120 dwellings subject to the following conditions:

(i) a minimum of 45 dwellings shall be provided with one or two bedrooms which should be designed as homes suitable for older people, single people, or for young couples. They could be bungalows, terraced properties or apartments; and

(ii) the number of dwellings with four bedrooms or more shall not exceed 25 (these could include an office for home-working and / or an annexe to accommodate a relative); and

(iii) dwellings, of whatever size, designed for older residents or active retirees should preferably be built to the Lifetime Homes standard; and

(iv) 20% of all properties should be affordable housing or that percentage relevant under national or Borough policies at the time the planning application is submitted subject to viability considerations; and

(v) it can be demonstrated that the development will not have a detrimental impact on wildlife, as evidenced through an appropriate wildlife survey; and

(vi) vehicle access into the residential part of the site shall be provided from Richard Avenue; and

(vii) 2 hectares of land to the northern part of the site adjacent to Broad Lane Sports Ground as indicated on Figure 35 shall be provided for additional sports pitches; and

(viii) a dedicated footpath / cycleway along Elmstead Road to link up Broad Lane Sports Ground with the built-up part of Wivenhoe shall be provided; and

(ix) a shared-use footpath and cycle track shall be provided directly linking the development to the facilities at Broad Lane Sports Ground and linking with the public footpath to the south of the site; and

(x) a contribution shall be paid towards the creation of a combined footpath/cycle track linking the new development to the public footpath (FP No. 14) from The Cross; and

(xi) contributions towards open spaces, sports, recreational facilities and community facilities shall be required in line with Borough Policies current at the time any application for planning permission is made.

Proposals to include some self-build plots within this site allocation will also be supported.

4. Baseline Condition

Introduction

- 4.1 This section considers the existing site in terms of the physical landscape and its components along with the landscape character and visual amenity from existing receptors. Through a combination of desk-based review and site visits, the 'value' of identified receptors has been considered as part of the baseline study. The 'value' contributes to the resultant 'sensitivity' of each receptor as described below in the description of potential effects.

The Site and its Setting

- 4.2 The site comprises a fallow agricultural field. At the time of the site visit the area was fenced off with temporary Heras style security fencing. A high-voltage power cable crosses the southern third of the site in an east-west direction. The site does not fall within a designated landscape. There are a number of ecological designations found within the study area and referred to below and addressed separately in the relevant ecological assessments.

Vegetation and Site Boundaries

- 4.3 Other than the field itself, vegetation is limited to that found along the boundaries. To the west, vegetation is found within the adjacent residential gardens and comprises a mix of ornamental species and larger growing species such as oak.
- 4.4 The north-eastern boundary (alongside the football club) comprises a line of mature oaks along with hedgerow species such as blackthorn and hawthorn. The southern boundary comprises a mature hedgerow some 2-3m tall.
- 4.5 Land surrounding the site comprises former sand and gravel extraction works which includes scrub and grassland (as well as open water bodies). Land to the east of the site (within the application boundary) includes the Wivenhoe Cross Pit Local Wildlife Site.

Topography and Drainage (Fig 4 Appendix B)

- 4.6 The topography of the Site is broadly flat with only very limited change in level from approx. 34mAOD in the northern corner to approximately 31m in the southern corner.
- 4.7 There are no water courses within the site, however there are some drainage ditches along the site boundaries. As noted above, land to the east of the site includes a number of water bodies associated with former extraction activities.

Public Rights of Way (Fig 2 Appendix B)

- 4.8 There are no public rights of way within the site or along its boundaries however there are a number of public rights of way within the study area. Footpath ref FP14 runs alongside the eastern boundary of the houses to the south of Broadfields and then heads east towards Keelars Lane. Further commentary is provided on the PROWs within the sections on visual receptors.
- 4.9 Other informal paths are found within the vicinity of the site including on land within the wildlife area immediately adjacent to the south and east.

Built Form and Nearby Settlement

- 4.10 The village of Wivenhoe developed along the River Colne with the historic core of the village, including a number of much older buildings, being located near the river front some 1.8km to the south of the application site. The village later extended north, in the late 19th and 20th century.
- 4.11 As noted above, the application site is located to the east of the Broadfields residential area which is located to the northeast of Wivenhoe. The existing houses date back to the 1970s/1980s and comprise brick-built houses including detached, semi-detached single and two storey properties. The architecture and layout of the estate is characteristic of residential development of this period with many houses including both front and rear gardens and the occasional streets including grass verges with trees.
- 4.12 A number of designated heritage assets are found within the study area including several listed buildings such as within Wivenhoe Park to the north, at Kellars Farm to the east and within the village of Wivenhoe. Wivenhoe Park, which sits to the east of the University of Essex campus, is identified as Grade II on the Register of Parks and Gardens. Due to mature boundary vegetation within the park and distance (approximately 1km from the proposed housing), there is no intervisibility with the development proposals, so the park is not considered further within this appraisal.

Landscape Character

- 4.13 This following section considers the landscape character in respect of published assessments from the national through to the local level. The value of the landscape is considered in respect of the site's contribution to the Character Area.

National Landscape Character – Natural England Character Area

- 4.14 The site is located towards the south-western edge of National Character Area Profile 111 Northern Thames Basin. This covers a much wider area and whilst it serves to provide useful background and context to the wider area, the scale is such that there would be no notable effect

resulting from the proposed development and accordingly no further reference will be made within this study.

Colchester Borough Council - Landscape Character Assessment 2005 (Fig 5 Appendix B)

4.15 This Landscape Character Assessment was published in November 2005, however notwithstanding its age, which pre-dates the National Planning Policy Framework, it is still considered to be current. The Site falls within Landscape Character Area LCA B8 Wivenhoe Farmland Plateau and adjacent to LCA G3 Wivenhoe Urban Landscape; both of these will be considered in further detail below along with the neighbouring LCA which falls within the Tendring District Council area.

4.16 The eastern edge of Colchester's LCA D3 Wivenhoe Urban Landscape, falls within the study area but due to distance away and separation by the built-up area within LCA G3, for the purposes of this appraisal, it is not considered to constitute a receptor and will not be discussed further.

4.17 The overall Landscape Character of LCA B8 Wivenhoe Farmland Plateau are described as follows:

Predominantly arable farmland encircles Wivenhoe Urban Area and is interspersed with features such as Wivenhoe Park (on the Register of Historic Parks and Gardens) and Lodge. Disused workings to the east of Wivenhoe provide a contrast with the surrounding arable landscape. Enclosure pattern consists of medium-sized irregular fields, interspersed in places with small, irregular patches of woodland. Wivenhoe Woods is a distinctive larger linear area of deciduous woodland that separates the western boundary of Wivenhoe settlement from the beginning of the Colne Valley estuary to the east. Field boundaries are gappy, with some single mature trees. The Sixpenny Brook runs north south through the area, feeding the Colne to the south and providing diversity to the farmland landscape. A network of well-connected lanes and footpaths cross the plateau and link with Wivenhoe settlement edge in the north.

4.18 'Key Planning and Land Management Issues are listed as follows with bullet point one being of direct relevance to this appraisal:

- *Pressure from expansion of Colchester settlement along the urban fringe (at Greenstead) and also from the northern edge of Wivenhoe;*
- *Pressure from expansion of the University of Essex Campus;*
- *Potential changes in farmland management and expansion of horse paddocks, impacting upon landscape character;*
- *Visual intrusion from the railway corridor and pylons running through the adjacent Colne Valley corridor;*
- *Visual intrusion from the tall tower blocks associated with the University of Essex campus.*

4.19 The 'Landscape Planning Guidelines' includes three bullet points, the first of which is to 'Conserve the landscape setting of Wivenhoe and southern Colchester (Greenstead)'. The second bullet point makes reference to the Essex Design Guide (updated since publication of the LCA).

- 4.20 The LCA concludes by proposing Land Management Guidelines which include strengthening existing hedgerows and reference to visual impact resulting for development of taller block buildings, but no specific reference is made to residential development.
- 4.21 In respect of this appraisal, it is noted that the LCA covers a much larger area beyond the site and to the west of Wivenhoe, however taking into account the findings of the LCA, which were verified during the site visit, the baseline **'value'** for the LCA is assessed as **'Medium'**.

Townscape Character Assessment 2006.

- 4.22 LCA-G3 Wivenhoe Urban Landscape does not form part of the 2005 published Landscape Character Assessment however a separate Townscape Character Assessment was published in June 2006 and breaks down the LCA further, placing site area nearest the application site into Townscape Character Type H1 Vine Drive Post 1960's Suburbs. This is described as follows:

"This suburb of post-1960s housing is situated at the northeastern edge of Wivenhoe's urban area, overlooking open countryside to the north and east. Street pattern is predominantly curvilinear, with two-storey, semi-detached and detached properties arranged around a series of closes and avenues leading from Broadfields, Vine Drive, Richard Avenue and Field Way. Bungalows are also present within the Character Area (Llamas Drive) and a row of shops along Broadfields creates a lively and bustling entrance to the northern end of this otherwise secluded suburb. The area is set back from the main road (Avenue Road, which later becomes the High Street to the south). Several areas of publicly accessible grassland/open space are dotted amongst the urban structure, with one patch to the south of Richard Avenue and a large area of allotments and a cricket ground at the southern edge of the area".

- 4.23 The assessment considered the 'viewing experience' from this TCA with reference to 'open views to countryside to the north and east'. And under 'Threat's to Townscape Character', at bullet point two it states, 'New development along the northern edge, which may be visible from surrounding landscape setting'.
- 4.24 In conclusion it states that 'Overall this Character Area has moderate sensitivity to change or new development. Overall visual sensitivity is moderate, with views gained to and from adjacent countryside to the north of the area.
- 4.25 With regards to this appraisal based on the site visit and review of the published TCA, which despite its age, remains largely accurate, the baseline **value** is assessed as **medium**.

Tendring District Council Landscape Character Assessment 2001

- 4.26 As noted above the site is located close to the boundary between Colchester and Tendring. In respect of landscape character, the edge of Tendring Landscape Character Area LCA-7A-Bromley Heaths falls within the study area adjacent to Colchester LCA – B8.

- 4.27 It is noted that the two published assessments were undertaken by two different consultants on behalf of the respective local planning authorities, and accordingly the methodology and terminology used differ between the two.
- 4.28 LCA-7A covers a very large area to the north and east of the site and therefore much of the description of the LCA has little relevance to the area closest to the site and of particular note, is the lack of reference to the sand and gravel workings that fall both within LCA-7A and adjacent land within LCA-B8.
- 4.29 It does however refer to the landscape character being 'moderate' and though it's condition (in 2001) was described as being in 'decline' is described as being 'visual sensitive as a result of its open and rural character and long views' going on to refer to areas of particular sensitivity to built development being those on the edge of the plateau overlooking the Alresford Valley System LCA (see below).
- 4.30 For the purposes of this assessment the wider LCA is assessed as having a medium-high value, however the land that falls within the study area does include some detracting landscape features (eg the high voltage pylons and gravel workings) and as such the **value** is reduced to **medium**.
- 4.31 Within LCA7A is a narrow Character Area LCA-6C – Alresford Valley System, part of which follows the route of Sixpenny Brook. LCA-6C is described as a *“hidden’ character which contrasts with the adjacent expansive large scale open arable landscapes”*. The LCA is described as showing 'Strong landscape character', though notes its condition (in 2001) was in gradual decline. The overall sensitivity was assessed as 'moderate'.
- 4.32 In respect of this appraisal and whilst only a very limited part of this LCA was accessible was reviewed on the site visit it is assessed as having a **medium-high** baseline **value**.

Site Level Character Assessment

Site Landscape Character

- 4.33 The characteristics of the Site are drawn from a combination of its (former) agricultural land use and its proximity to the residential edge of Wivenhoe. The high-voltage power lines are a prominent feature of the site and adjacent landscape. Whilst forming part of the surrounding rural landscape it is also influenced by the adjacent football club and nearby sand and gravel workings. The boundary vegetation, including mature lines of trees, make a positive contribution to the site, however due to the location and factors described above, the sites character is very much on which relates to the settlement landscape. This is in comparison with land beyond the football club to the east, which retains a more rural character.

Site Landscape Condition

- 4.34 At a site level, the field and boundary trees and hedges are in a good condition, though the site as fallow agricultural land (and fenced off at the time of the assessment), is assessed as being in a moderate-good condition.

Contribution to Landscape Character

- 4.35 The site as noted, is located on the boundary of two character areas. Due to the location as described above, it makes so a limited contribution to the wider LCA B8 Wivenhoe Farmland Plateau though as open land the site currently provides a landscape setting to the adjacent Townscape Character Area.

Site Landscape Value

- 4.36 In considering the factors described above, the baseline value of the site itself, due to the reasons given is assessed as 'Medium'.

Baseline Visual Appraisal

- 4.37 The first stage of the baseline visual appraisal is to establish the zone of theoretical visibility or visual envelope of the site, in other words, the extent of the area from which the site is visible. This is done through a combination of desk-based work, assessing the surrounding topography from maps and surveys and site visits where the visual receptors are confirmed.
- 4.38 The second stage considers the visual sensitivity through an appraisal of the each identified receptor, to establish the nature of the view and to what extent the site contributes to the view.

Stage 1 – Site visibility

- 4.39 Following the desk-based review of local OS mapping, site visits were undertaken in February 2021. The latter established the visibility of the site and a number of receptors were identified (refer to stage 2). Whilst the local, largely flat topography affords wide panoramic views from many rural locations within the study area, this topography, combined with mature boundary vegetation such as trees and hedgerows, restricts views towards the site and views are therefore generally limited to land south and west of the B1027 Brightlingsea Road.

Stage 2 – Appraisal of views (Fig 6 Appendix B)

- 4.40 The visual receptors identified can be sub-divided into two groups (with abbreviations referred to in subsequent sections of this report).
- Users of Public Rights of Way (PROW) e.g. walkers and horse riders. (PR)
 - Residents e.g. those within nearby residential properties. (RE)
 - Road users e.g. those walking or driving along roads.

4.41 The following table provides a list of all receptors considered as part of the appraisal. This identifies those receptors, where it is anticipated that the proposed re-development of the property may be visible, and which are then described further and assessed in subsequent sections of this report. Those receptors which are unlikely to be affected i.e. those where the development will not be seen or be barely perceptible, are not discussed further in this report.

REF.	Receptor description	Distance	Nature of view	View affected Y/N
RESIDENTIAL				
RE1	Properties off Alexandra Drive	<50m	Oblique views from upper floors of some houses, across the site	YES
RE2	Properties along Richard Avenue	<50m	Oblique views from upper floors of some houses, across the site	YES
RE3	Properties of Henrietta Close, James Close and Charles Court	<50m	Oblique views from upper floors of some houses, across the site	YES
RE4	Properties at the junction of Broad Lanes and Brightlingsea Road	350m	Site boundary vegetation to east may be visible but not discernible in view.	POSSIBLE
PR1	FP14 – A (east)		Views across fields and ponds to the north, towards mature vegetation screening views to the site	POSSIBLE
PR2	FP14 – B (central)		Views across fields to the north towards mature vegetation screening views to the site	YES
PR3	FP14 – C (west)		Views out restricted by dense vegetation along either side of path	NO
PR4	FP14 – D (south)		Views north towards site, screened by intervening vegetation	POSSIBLE
PR5	FP22		View towards site screened by intervening vegetation	UNLIKELY/NO
PR6	FP2		Views across intervening field towards boundary trees along Elmstead Road which restrict views into the northern site	UNLIKELY/NO
RD1	Brightlingsea Road		Views towards site screened	POSSIBLE
RD2	Keelars Lane		Limited to no visibility due to intervening vegetation	NO
RD3	Elmstead Lane		Views through trees into northern part of the site	YES
RD4	Clacton Road		No views of site due to topography and intervening vegetation	NO
RD5	Colchester Road		No views of site due to topography and intervening vegetation	NO
POS1	Local Wildlife Area (east)		Glimpsed views from path through trees	YES
POS3	Local Wildlife Area (east)		Limited views through boundary hedge	YES

Table 1 – Summary of Visual Receptors (distances are approximate and taken from nearest part of the site boundary of the proposed housing)

RE1 – Properties off Alexandra Drive

4.42 This receptor comprises properties off Alexandra Drive to the west of the application site. Those with gardens backing onto the site are likely to have limited views into it due to garden boundary fences and vegetation, however there are likely to be views into the site from upper floor windows. Views into the site from pavements within this residential area are again limited by garden boundaries, garages and the properties themselves. The nature of the views from this residential are primarily typical of the views anticipated in such a location. The limited nature of the views towards the site are such that the **value** is assessed as **low/medium**.

RE2 – Properties on Richard Avenue

- 4.43 These properties are located along Richard Avenue; those with gardens that back on to the application site will have limited views into it, though restricted by garden boundaries and vegetation. It is anticipated that there are views from upper floor rooms from windows facing the site. There are views into the site from the eastern end of the road, (towards the edge of the existing residential estate). At the time of the site visit, Heras security fencing prevented access into the site from this location. The nature of the views from this residential are primarily typical of the views anticipated in such a location. The limited nature of the views towards the site are such that the **value** is assessed as **low/medium**.

RE3 - Properties of Henrietta Close, James Close and Charles Court

- 4.44 These properties are generally separated from the site by other adjacent housing and views into the site are currently very limited. They have been included as a receptor as new housing may become visible. As with the other residential receptors, the nature of the views is primarily typical of the views anticipated in such a location. The limited nature of the views towards the site are such that the **value** is assessed as **low/medium**.

RE4 - Properties at the junction of Broad Lanes and Brightlingsea Road

- 4.45 This small group of properties are some 350m north-east of the site. Houses face onto the road and the across towards the former sand and gravel workings. There are limited views towards the site due to intervening vegetation, and whilst the overall scenic quality across the agricultural land to the north and east is good, in respect of views in the direction of the site the **value** is assessed as **medium**.

PR1 – PROW - FP14-A(east)

- 4.46 During the site visit, the eastern part of this footpath (between the junction with the service road to Kellars Lane) and the land to the south of it was flooded and inaccessible so the assessment was made from the access road (located on higher ground) serving the workings to the south. The path runs to the south of a hedgerow and it is anticipated that views towards the existing site are restricted by the lower elevation of the path and by the vegetation running along the route and on intervening ground. The overall scenic qualities are reasonably good though the artificial mounding and infrastructure of the sand and gravel workings, along with the high voltage power lines and pylons, are detracting features and therefore the **value** is assessed as **medium**.

PR2 - FP14-B(Central)

- 4.47 This section of the footpath runs in a broadly east-west direction through the former sand and gravel workings with a fenced off lake to the south and areas of grass and scrub and an agricultural field to the north. At the western end of this section of path, there is some localised mounding

from previous extraction workings. The views towards the site are across the scrub land and land within the site is largely screened by intervening vegetation including mature trees around the periphery of the adjacent wildlife site. In views to the north, the electricity pylons and power lines are prominent in the middle distance, roof tops of some houses in Broadfields can be glimpsed from some locations but are generally screened from view by existing vegetation. The overall scenic quality is mixed with some of the elements described, detracting from the scenic quality and the condition. The value from and as such the **value** is assessed as **medium**.

PR3 - FP14-C (West)

- 4.48 This section of the path runs in a south-east direction away from the residential areas to the west. Along this stretch, the path is at a lower level than the adjacent land to the north and runs through vegetation which restricts views out towards the site with views limited to the land immediately adjacent to the path. The **value** is assessed as **medium**.

PR4 - FP14-D (South)

- 4.49 The path runs along the rear of properties in field way, the foreground of the view is through scrub/grassland and views of the site are screened by intervening vegetation. The scenic quality is reasonable and the **value** is assessed as **medium**.

PR5 – FP22

- 4.50 This path runs through an agricultural field connecting Clacton Road to the north with Broad Lanes to the south. There are no views to the site which is screened from view from the northern part of the route by buildings and vegetation around Fen Farm and from the south of Fen Farm by intervening boundary vegetation along Brightlingsea Road, Broad Lanes and around the periphery of the site and adjacent wildlife area. The overall scenic quality is reasonably good, and the value is assessed as **medium/high**.

PR6 – FP2

- 4.51 The path comprises an east-west and north-south route connecting Brightlingsea Road to the north with Colchester Road to the south-west. Views towards the northern part of the site are screened by intervening vegetation, including hedgerows and the line of trees along Elmstead Road, however from some locations along the route, the upper parts of floodlights of the football ground are visible. The scenic quality is reasonable, and the **value** is assessed as **medium**.

RD1 – Brightlingsea Road

- 4.52 This road runs in a general east-west direction to the north of the site. There are no pavements, and hedgerows run along the route with only occasional gaps; as a result, the site is largely out of view. Whilst there are occasional glimpses of farm buildings and houses to the north of Wivenhoe

as well as the flood lighting around the football club, there are no direct views into the site. The scenic quality is reasonably good and the baseline **value** is assessed as **medium**.

RD2 - Kellars Lane

4.53 This road runs to the east of the site in a broad north-south direction. There are no pavements and much of the route is lined with hedgerows preventing views out. As the road approaches Brightlingsea Road there are open views across the intervening fields (part flooded at the time of the site visit). Due to the boundary trees and other vegetation to the east and south of the wildlife area to the east of the site and the flat local topography, there are no views to the site. The electricity pylons and cables are seen within the view as are some houses to the north-west of Wivenhoe. It is unlikely that proposed development will be perceptible from this road and therefore the value and subsequent effects are not assessed from this receptor.

RD3 – Elmstead Road

4.54 This road connects Brightlingsea Road to the north-east with Colchester Road to the south west. Travelling along this road there are partially filtered views in to the northern part of the site which is seen through trees running along a grass verge and path connecting with the football club. The views from this road takes in the agricultural land to the north (though largely screened by hedgerow vegetation), along with housing on the approach to Wivenhoe in the south-west and the football club and flood lighting in views to the north-east and therefore the baseline value is assessed as medium.

RD4 – Clacton Road

4.55 This road runs in an east west direction however due to the flat topography and intervening boundary vegetation there are no views of the site. It is unlikely that proposed development will be seen from this road and therefore the value and subsequent effects are not assessed from this location.

RD5 Colchester Road

4.56 This road runs south from Colchester into Wivenhoe and due to trees and other vegetation experienced along the boundary and within intervening fields there are no views into to the site. This will not change following development and therefore the value and subsequent effects are not assessed from this location.

POS1 Land to the east of the site (local wildlife area)

4.57 This area is management as a local wildlife area and includes a number of informal mown paths through it which are publicly accessible. Glimpsed views into the site are possible but seen through

intervening boundary vegetation. The electric pylons are visible and overhead cables cross the area, however the overall scenic value is good and the baseline value is assessed as **medium/high**.

POS2 Land to the south of the site (local wildlife area)

- 4.58 This area is a continuation of the local wildlife area (POS1) however the area to the south of the comprises an area of amenity grassland (and a seat to the east). The boundary vegetation that runs along the southern field boundary (to the south of the application site boundary) largely screens views into the site. Roof tops of nearby houses and the electricity power lines are visible, however the overall scenic value is good and the baseline value is assessed as **medium/high**.

5. Appraisal of the Effects of Development

Introduction

- 5.1 This section considers how the proposed development will affect the receptors identified in the baseline study. Following a description of the proposals, the first part of this section describes the anticipated effects relating to the site and the surrounding landscape character. The second part describes the effects on the visual receptors.
- 5.2 To assist in defining the effects, the sensitivity of the landscape and visual receptors are considered. As outlined in the methodology, sensitivity is determined by combining assessments of the baseline value (set out above), and an appraisal of the susceptibility of the receptors to the proposed development. The findings for each are set out in Table 2.
- 5.3 For each receptor, the magnitude of change resulting from the development is then described. The magnitude of change, upon completion of the development, considers the effects in terms of duration, reversibility, geographical extent and size or scale. The proposed development is considered to be long term and permanent and therefore to avoid unnecessary duplication, duration and reversibility are not discussed.

Description of Proposals

- 5.4 A summary of the scheme proposals is described below with further details set out within the planning application documentation including the architectural and landscape design proposal documents. The Design and Access Statement sets out how the architectural design rationale responds to the wider setting and to the clients brief.
- 5.5 The proposals will comprise 120 new homes with new vehicular access created from Richard Avenue and pedestrian/cycle access from Elmstead Road and Broadfields. The majority of the houses will be located to the south of the overhead power line with an area of houses located to the north, the two separated by a linear open space that follows the route of the cables and incorporates the required easement. A road crosses the linear open space, connecting the two areas of housing.
- 5.6 The majority of houses will be 2 storeys with a small number being 2.5storeys which include dormer windows within the roof. Houses proposed will take reference from the surrounding area and will be of a traditional form with materials including a range of red and buff bricks with red, brown or slate pitched roofs. In places, areas of white render and light colour weatherboarding is proposed. Boundaries and incidental spaces will incorporate hedge and shrub planting with occasional trees where space allows.

- 5.7 The proposed development retains the trees and vegetation around the perimeter of the site and the layout for the houses and streets incorporates suitable setbacks from the boundaries which are described as ‘landscaped edges’, intended to create a buffer between the development and adjacent wildlife area to the east. In the southern housing parcel houses look out over the adjacent street towards the landscaped edge. The northern parcel is designed so that the sides of two properties and side garden boundaries form the boundary to the landscaped edge adjacent to the wildlife area. The landscaped edges comprise grass swards that will be managed for nature conservation benefit with limited or no mowing.
- 5.8 The western edge of the southern parcel again includes a set back from the site boundary with houses overlooking a landscape buffer which is described in the DAS as being designed to ‘*protect the amenity of existing houses and preserve the setting of existing trees*’. The northern parcel is set back further, overlooking a wider area of open space which incorporates new tree planting.
- 5.9 The northern part of the site will incorporate a large open space which includes an area allocated for sports pitches that will be located adjacent to the existing Broad Lane Sports Ground. The remainder of the area will incorporate mown paths running through ‘species-rich grassland’ with identified dog walking routes. A new footpath/cycle way will connect run through the development connecting with the existing housing to the west and Elmstead Road to the north. The design allows for potential connectivity to the south east.
- 5.10 Following the submission of the application (as noted in the introduction) comments were made by the local planning authority with regard to amending the layout of the open space to reflect the historic hedge boundaries. Accordingly, an update to the proposals have identified the historic hedge line through the addition of a line of trees and the re-alignment of one of the proposed mown path to follow this route. Over time, as these trees mature they will create a prominent line of vegetation across this part of the open space.
- 5.11 A surface water attenuation basin is proposed in the south-eastern corner of the site, designed to ‘deliver visual amenity’ for the proposed houses overlooking this part of the site. A grassed swale is proposed running through the linear open space following the line of the power cable.

Effects on Landscape Elements and Character

- 5.12 The following section considers the effects of development on landscape character at the district and site level. Definitions and criteria used are found in Appendix A.

Landscape Elements within the Site

- 5.13 The development will result in the change in use from the existing field and introduction of houses, open spaces, sports fields and associated infrastructure. Existing vegetation including mature trees, around the perimeter of the site will be retained.

Effects During Construction

- 5.14 There will be temporary, localised negative effects on the landscape character of the site and adjacent character areas resulting from the construction phase of the development. Whilst the construction will result in additional larger vehicles, deliveries of materials etc as well as cranes and plant travelling to and being located on site, there are no abnormal construction methods or plant being proposed. Whilst the effects are considered to be negative, it is understood that care will be taken to ensure any potential impact on neighbours will be minimised and that ongoing consultation will occur with neighbours. Any effects will be short-lived, localised and temporary in nature.

Effects of the proposed development on District Character Areas - LCA B8 Wivenhoe Farmland Plateau

Landscape Character Area Sensitivity

- 5.15 Due to the change in land-use and the location within the LCA, the proposals will result in a direct effect on the LCA. In considering the context of the semi-rural edge of Broadfields, the susceptibility to change resulting from a development of the type proposed, is assessed as being medium. This combined with the medium baseline value, results in the **sensitivity** being **medium**.

Magnitude of Change

- 5.16 The proposed development will result in the complete change of use to the field within which it sits. The proposed houses will introduce built form where currently there is none, albeit located adjacent to housing of a similar nature to that being proposed. The area of open space to the north will result in a change from the existing land use, however the change will be in keeping with the existing sports facilities to the north and the wildlife area to the east. In the context of this LCA, the change will be experienced at an immediate and local level only, the **magnitude of change** to this LCA is therefore considered to be **medium**.

Conclusion - Effects of the Proposals on Character Area

- 5.17 Following completion of the development, the site itself would undergo a physical change in use but will be in a form that is in general keeping with the adjacent townscape character area. In combining the medium sensitivity of the with the medium magnitude of change, the resultant effects are assessed as **moderate**. Notwithstanding the nature of the proposed development which combines open space and housing, the loss of part of the open field results in an **adverse** effect on landscape character at year one. Overtime and once planting is established, the open space to the north will make a beneficial contribution to the landscape character which on balance will result in a longer term adverse/neutral effect on the LCA in the area. It is noted that once built, the housing would more readily sit within the adjacent TCA and therefore in effect the proposals would result in a reduction in the size of the LCA.

Effects of the proposed development on Townscape Character Type H1 Vine Drive Post 1960's Suburbs

Character Area Sensitivity

- 5.18 The site sits immediately adjacent to the boundary of this TCA and currently makes a contribution to the setting of the settlement edge. The published assessment for this area does make reference to the viewing experience, noting views out to countryside to the north and east. The susceptibility to change of a development of this nature is therefore assessed as medium. Combining this with the medium baseline value, the **sensitivity** is assessed as being **medium**.

Magnitude of Change

- 5.19 While the proposed development is outside the boundary of the TCA, it's adjacency will result in a localised, albeit indirect, effect on the TCA. The proposed open space to the north presents the opportunity to enhance the setting of the TCA, and due to the introduction of built form only being experienced at a very local level, and in the context of the existing residential edge, the **magnitude of change** on the TCA is considered to be **low**.

Conclusion - Effects of the Proposals on the Character Area

- 5.20 Following completion of the development, the site itself would undergo a physical change in use which will result in visibility locally, from the eastern edge of Broadfields; it will, however be in a form that is broadly in keeping the TCA. In combining the medium sensitivity of the TCA with the low magnitude of change, the resultant effects are assessed as **moderate/minor**. The development on the site will introduce additional housing into an area of undeveloped land which at year 1 is considered to have an adverse effect on the TCA, however over time and once planting within the open space has established, whilst the TCA will benefit from landscape improvements within the open space and on balance the effect will revert to neutral.

Effects of the proposed development Tendring District Council Landscape Character Assessment 2001 - LCA-7A-Bromley Heaths

Character Area Sensitivity

- 5.21 The site is located to the west and south of the boundary of this LCA and in its current form shares some of the characteristics found within the LCA. Within the study area, it includes part of the sand and gravel workings to the south of the site. Comprising a more rural overall character, and notwithstanding that there is some intervisibility with the north-eastern edge of Wivenhoe, the susceptibility to change of a development of this nature is assessed as medium/high. Combining this with the medium baseline value, the **sensitivity** is assessed as being **medium/high**.

Magnitude of Change

- 5.22 While the proposed development is outside the boundary of the LCA, it will result in a loss of open land within LCA-B8, thereby bringing development closer to LCA-7A, however the nature of this change in respect of LCA-7A is limited and therefore the **magnitude of change** is assessed as **low**.

Conclusion - Effects of the Proposals on the Landscape Character Area

- 5.23 Following completion of the development, new houses would replace part of the existing field. There may be a limited increase in intervisibility resulting from the proposals however as they will be residential in nature, the change as noted above will be limited. In combining the medium/high sensitivity with the low magnitude of change, the resultant effects on the LCA within the study area assessed as **moderate**. Notwithstanding the closer proximity of housing to the edge of the LCA the limited nature of the change, resulting from the introduction of housing on this LCA, the effects on balance are assessed at year 1 as being neutral. Whilst it is acknowledged that the open space to the north will over time, result in benefits to the landscape of the site and its immediate setting, the effects are not considered to be likely to change the nature of effects on LCA-7A and therefore they would remain neutral at year 15.

Effects on Visual Receptors

- 5.24 The following section provides a description of the effects for the key receptors / receptor groups. As with Landscape Character, the magnitude of change is assessed along with the sensitivity; these are combined to draw conclusions on the nature of effects.

Effects During Construction

- 5.25 There will be temporary localised effects, resulting from the construction phase of the development, on the visual amenity for receptors within close proximity to the site. Whilst the demolition and construction will result in additional larger vehicles, deliveries and removal of materials, cranes and plant on site, there are no abnormal construction methods or plant being proposed and whilst the effects are considered to be negative, they are short-lived, localised and temporary in nature.

RE1 – Properties off Alexandra Drive

Assessment of Sensitivity

- 5.26 Due to the inherent sensitivity of these being residential properties with views, albeit largely from upper floors, out towards the site, the susceptibility to change is assessed as high. This combined with the low/medium value of the view, the **sensitivity** is therefore judged to be **medium/high**.

Magnitude of Change

- 5.27 Where visible, the views from these properties will undergo a degree of change resulting from the introduction of houses and associated infrastructure and from the change in use within the open space and sports pitches beyond. Whilst it is possible that some upper floors or roof tops of new houses may be glimpsed in views from back gardens, the proposed planted buffer to the north and west of the proposed houses along with the distance away from the boundaries, of the new houses is such that the change in view will be limited. It is also possible that the open space will become visible over time, though seen through existing trees, particularly with the introduction of new tree planting, the change being from the existing field to a recreational open space. As a result of the changes described the **magnitude of change** from this receptor is assessed as **medium/low**.

Effects of Proposals

- 5.28 On completion, the new houses are likely to be visible in some views from existing properties, and from some properties the views may take in the open space. In combining the medium/low magnitude of change with the medium/high sensitivity of this receptor results in a **moderate** effect on this receptor. Where existing views out to the fields are lost, the effects are assessed as adverse. Over time, as planting establishes within the western buffer and within the open space, the effects will revert to neutral/beneficial.

RE2– Properties on Richard Avenue

Assessment of Sensitivity

- 5.29 Due to the inherent sensitivity of these being residential properties with views, albeit largely from upper floors, out towards the site, the susceptibility to change is assessed as high. This combined with the low/medium value of the view, the **sensitivity** is therefore judged to be **medium/high**.

Magnitude of Change

- 5.30 Those properties towards the eastern end of Richard Avenue are likely to experience some change in view resulting in the introduction of the new vehicular access road into the site which itself will result in a change and will allow views into the new development. Where visible from within properties, the views from upper floors will undergo a degree of change resulting from the introduction of houses and associated infrastructure. Whilst it is possible that some upper floors or roof tops of new houses may be glimpsed in views from back gardens, the proposed buffer and distance away from the boundaries of the new houses is such that the change in view will be limited. As a result of the changes described the **magnitude of change** from this receptor is assessed as **medium/low**.

Effects of Proposals

- 5.31 On completion, the new vehicular access and new houses are likely to be visible in some views from existing properties. In combining the medium/low magnitude of change with the high sensitivity of this receptor results in a **moderate** effect on this receptor. Where existing views out to the fields are lost, the effects are assessed as adverse. Over time, as planting establishes within the western buffer and within the development itself, the effects will revert to neutral.

RE3 - Properties of Henrietta Close, James Close and Charles Court Assessment of Sensitivity

- 5.32 As with the previous receptors due to the inherent sensitivity of these being residential properties, the susceptibility to change is assessed as high. This combined with the low/medium value of the view, the **sensitivity** is therefore judged to be **medium/high**.

Magnitude of Change

- 5.33 Whilst the existing site is unlikely to be visible, it is possible that the roof tops and/or upper floors may become visible, however views are likely to be limited and the **magnitude of change** from this receptor is assessed as **low/negligible**.

Effects of Proposals

- 5.34 On completion, there is a possibility that upper parts of the new development may become visible from some properties. In combining low/negligible magnitude of change with the medium/high sensitivity of this receptor results in a **moderate/minor** effect on this receptor. Whilst new built form may appear in the view, the overall visual amenity is unlikely to be affected and therefore the effects are assessed as being neutral.

RE4 - Properties at the junction of Broad Lanes and Brightlingsea Road

Assessment of Sensitivity

- 5.35 As residential properties the susceptibility is assessed as high, this combined with the medium value of the view, the **sensitivity** is therefore judged to be **medium/high**.

Magnitude of Change

- 5.36 These houses are separated from the site by the road and intervening land including fields and part of the former sand and gravel workings. The existing view takes in very limited and filtered views towards the existing houses on the edge of Wivenhoe and therefore the introduction of new houses on the site will result in a limited change in the view, therefore the **magnitude of change** in the view is assessed as **negligible**.

Effects of Proposals

- 5.37 On completion, it may be possible to glimpse some of the roof tops through intervening vegetation, however in combining the medium/high sensitivity and low/negligible magnitude, the effects are considered to be **minor** and due to the very limited change that will not adversely affect the visual amenity from this property, the effects are considered to be neutral.

PR1 - PROW - FP14-A (east)

Assessment of Sensitivity

- 5.38 Due to its use as a public right of way, the susceptibility to change of the footpath is assessed as high; this, combined with the medium value, results in the **sensitivity** being judged as **medium/high**.

Magnitude of Change

- 5.39 For those walking on this footpath, the roof tops of new houses may be visible in winter months may become visible across the intervening fields, however the views will be restricted by vegetation both along the footpath and along the boundary of the site. The change will be experienced in the context of existing views and therefore the **magnitude of change** is assessed as **low/negligible**.

Effects of Proposals

- 5.40 As noted, the change in view will be limited and therefore the effects, combining the medium/high sensitivity with the low/negligible magnitude of change is **minor**. Due to the very limited extent of the change, the overall visual amenity is not considered to be affected as such the effects resulting from the proposed development are assessed as neutral.

PR2 -PROW FP14-B (Central)

Assessment of Sensitivity

- 5.41 This is a continuation of PR1 and the susceptibility to change of the footpath is assessed as high; this, combined with the medium value, results in the **sensitivity** being judged as **medium/high**.

Magnitude of Change

- 5.42 It is possible that that the roof tops of the new buildings will be visible from this footpath, however, where visible, they will be seen filtered through existing vegetation around the site boundary. The **magnitude of change** in the view is, therefore, assessed as **low**.

Effects of Proposals

- 5.43 On completion, the roof tops of new houses will be visible though seen across the adjacent field and through intervening vegetation. Combining the low magnitude of change with the medium/high sensitivity of this receptor results in a **moderate** effect on this receptor. Due to the limited nature of the change from the baseline view, it is not considered that the proposed change will result in any negative impacts on the visual amenity and the effect is assessed as neutral.

PR3 -PROW FP14-C (West)

Assessment of Sensitivity

- 5.44 This is a continuation of PR1 and 2 and the susceptibility to change of the footpath is assessed as high; this, combined with the medium value, results in the **sensitivity** being judged as **medium/high**.

Magnitude of Change

- 5.45 Due to the path running at a lower level and the vegetation both alongside the path and within land to the east of it, it is unlikely that the new development will be seen. The **magnitude of change** in the view is, therefore, assessed as **negligible**.

Effects of Proposals

- 5.46 Combining the negligible magnitude of change with the medium/high sensitivity of this receptor results in a **minor** effect on this receptor. Due to the nature of any change being largely imperceptible, the effect is assessed as neutral.

PR4 -PROW FP14-D (South)

Assessment of Sensitivity

- 5.47 This is the southern part of the footpath which runs parallel with the rear of housing on Field Way and Made Way therefore the susceptibility to change of the footpath is assessed as high; this, combined with the medium value, results in the **sensitivity** being judged as **medium/high**.

Magnitude of Change

- 5.48 It is possible that the roof tops of the proposed development may be glimpsed through boundary vegetation, but it is unlikely that the new development will change the nature of the view. The **magnitude of change** in the view is, therefore, assessed as **negligible**.

Effects of Proposals

- 5.49 Combining the negligible magnitude of change with the medium/high sensitivity of this receptor results in a **minor** effect on this receptor. Due to the nature of any change being largely

imperceptible, the effect is assessed as neutral. In summer months it is unlikely that the development will be visible.

RD1 - Brightlingsea Road

Assessment of Sensitivity

- 5.50 Due to its use as a road (with no pavements) which runs through the countryside, the susceptibility to change is assessed as medium; this, combined with the medium baseline value, results in the **sensitivity** of this receptor being judged as **medium**.

Magnitude of Change

- 5.51 The very nature of travelling along a road is, by virtue of moving through a landscape, the experience is one that changes, dependent on both speed and visibility beyond the road. The roof tops of housing are likely to be visible but only at limited points where there are gaps in vegetation. Due to the limited nature of the change and the distance away the **magnitude of change** in the view is, therefore, assessed as **low/negligible**.

Effects of Proposals

- 5.52 Combining the low/negligible magnitude of change with the medium/high sensitivity results in a **minor** effect on this receptor. Due to the nature of any change being largely imperceptible, the effect is assessed as neutral. In summer months it is unlikely that the development will be visible.

RD3 – Elmstead Road

Assessment of Sensitivity

- 5.53 Due to its use as a road with a pavement which runs through the countryside, alongside the northern end of the site, the susceptibility to change is assessed as medium; this, combined with the medium baseline value, results in the **sensitivity** of this receptor being judged as **medium**.

Magnitude of Change

- 5.54 Notwithstanding the nature of this receptor as a road, the views into the site will change as a result of the proposed development. The open space will replace the existing field in the foreground and it is likely that the houses to the north of the development will be visible in the middle distance. Over time however, once tree planting introduced along the line of the former hedgerow and trees and other planting along the northern edge of the proposed housing, establishes, views of the houses will be greatly reduced. There are no views from this location out to the wider landscape beyond the site and therefore the change in view will be experienced at a local level only. Due to the changes and the proximity to the site the **magnitude of change** in the view is assessed as **medium**.

Effects of Proposals

- 5.55 Combining the medium magnitude of change with the medium sensitivity results in a **moderate** effect on this receptor. Whilst the change will see the introduction of houses in part of the view, these will be seen in the context of the existing properties seen through trees, along the edge of the settlement. The introduction of the open space, which will include large, naturalised areas of grassland, alongside an area of sports pitches; the introduction of larger growing tree species along the historic hedge line and other tree planting is likely to result in a beneficial effect on the views into the site. The benefits the proposed planting will have on the view will increase over time and therefore the effects are assessed as neutral at year one, developing to beneficial as the open spaces establishes and tree planting matures

POS1 – Land to the east of the site (local wildlife area)

Assessment of Sensitivity

- 5.56 Due to this receptor being used as a publicly accessible open space with a number of paths that run through it, the susceptibility to change is assessed as medium/high (reduced from high due to the proximity to existing residential areas); this, combined with the medium/high baseline value, results in the **sensitivity** of this receptor being judged as **medium/high**.

Magnitude of Change

- 5.57 The proposed housing is to be located to the west of the area which will be visible in gaps through the boundary vegetation and beyond the 'landscaped buffer'. Over time, this may reduce as tree planting matures in areas such as the linear open space. Due to the nature of the changes and the proximity to the site the **magnitude of change** in the view is assessed as **medium/high**.

Effects of Proposals

- 5.58 Combining the medium/high magnitude of change with the medium/high sensitivity, results in a **moderate/major** effect on this receptor. Whilst houses existing in views from this location, they are in the middle distance and the development will see these replaced in the view by new houses in much closer proximity to the paths within the wildlife area. The effects, due to the nature of the change from open field to housing is therefore assessed as adverse at year one, and whilst the effects are likely to reduce over time, the change in the visual amenity from this receptor remains adverse.

POS1 – Land to the south of the site (local wildlife area)

Assessment of Sensitivity

- 5.59 Due to this receptor being used as a publicly accessible open space with a number of paths that run through it, the susceptibility to change is assessed as medium/high (reduced from high due to

the proximity to existing residential areas); this, combined with the medium/high baseline value, results in the **sensitivity** of this receptor being judged as **medium/high**.

Magnitude of Change

- 5.60 This part of the POS is located to the south of the field within which the site is located. The southern part of the field and the hedgerow boundary are excluded from the application boundary and therefore the proposed housing is to be located some distance away from this area. It is anticipated however, that the upper floors and rooftops of the houses to the south of the development will be visible beyond the hedgerow. Due to the nature of the changes and the relative proximity to the site the **magnitude of change** in the view is assessed as **medium/low**.

Effects of Proposals

- 5.61 Combining the medium/low magnitude of change with the medium/high sensitivity results in a **moderate** effect on this receptor. Whilst the views from this open space already include houses, the proposed roof tops will be seen in an area that is currently undeveloped and therefore the effects are assessed as adverse. Over time, trees planted to the south of the housing and around the attenuation basin will mature and further reduce views of the houses at which point the effects will reduce to neutral.

6. Summary and Conclusions

- 6.1 This final section provides a summary of the findings of the appraisal.
- 6.2 The site is located to the east of Broadfields, a residential area to the north of Wivenhoe, on land identified in the Neighbourhood Plan for 120 houses, associated infrastructure and open spaces. The proposed development addresses the requirements of the policy including a range of house types, and provision for facilities such as a footpath/cycle route with links into the adjacent development.
- 6.3 In its present form the site comprises a fallow agricultural field. The site falls within Landscape Character Area B-8 Wivenhoe Farmlands, the boundary of which is formed by the existing edge of settlement to the north west of Wivenhoe. Therefore, the introduction of houses within the LCA will have a direct effect on it. The effects have been assessed as moderate and adverse at year one reducing over time as the benefits of the open space are established.
- 6.4 The assessment concluded that there will be localised but indirect effects on the other, adjacent character areas which again will reduce over time.
- 6.5 The assessment of visual effects found the visibility of the existing site and proposed development to be limited to nearby adjacent viewpoints. This is largely a result of the very flat topography within the study area and due to the existing vegetation, including hedgerows and mature trees, that exist along roads and field boundaries in the vicinity of the site.
- 6.6 Visibility from the adjacent housing areas is limited to those properties that are located adjacent or very close to the site. The proposed development is therefore likely to be visible in some views but will be largely limited to views from upper floors. No houses look out directly onto the site, though it is possible that there are glimpsed views through boundary vegetation from some gardens.
- 6.7 There is a network of footpaths within the area and again, views are limited to those in closer proximity to the site and generally, where visible, the proposed development would be seen in the context of the existing houses, the roof tops and upper floors of which are seen in some existing views back towards this part of Wivenhoe. Whilst not containing public rights of way, there are also some informal paths within the wildlife area to the north and south of the site. Due to the proximity and change in view resulting from the introduction of houses, the effects on the views from the area to the east has been assessed as adverse.
- 6.8 The proposed houses are designed to positively reflect the local architectural style found within the area and will be of a form and design consistent with that found within the area. The proposed development extends housing into the area to the north of the existing power line which extends

beyond the area identified in the Neighbourhood Plan. The visual effects of this will be experienced from Elmstead Road and to a limited extent from within the existing housing area to the west. The landscape proposals which include buffer planting to the west and north of the new housing to along with the introduction of a line of trees along the historic field boundary, will, over time, filter views of the proposed housing and once established, the planting will assist in integrating the development into the local area in much the same way that the existing trees filter and views of existing properties.

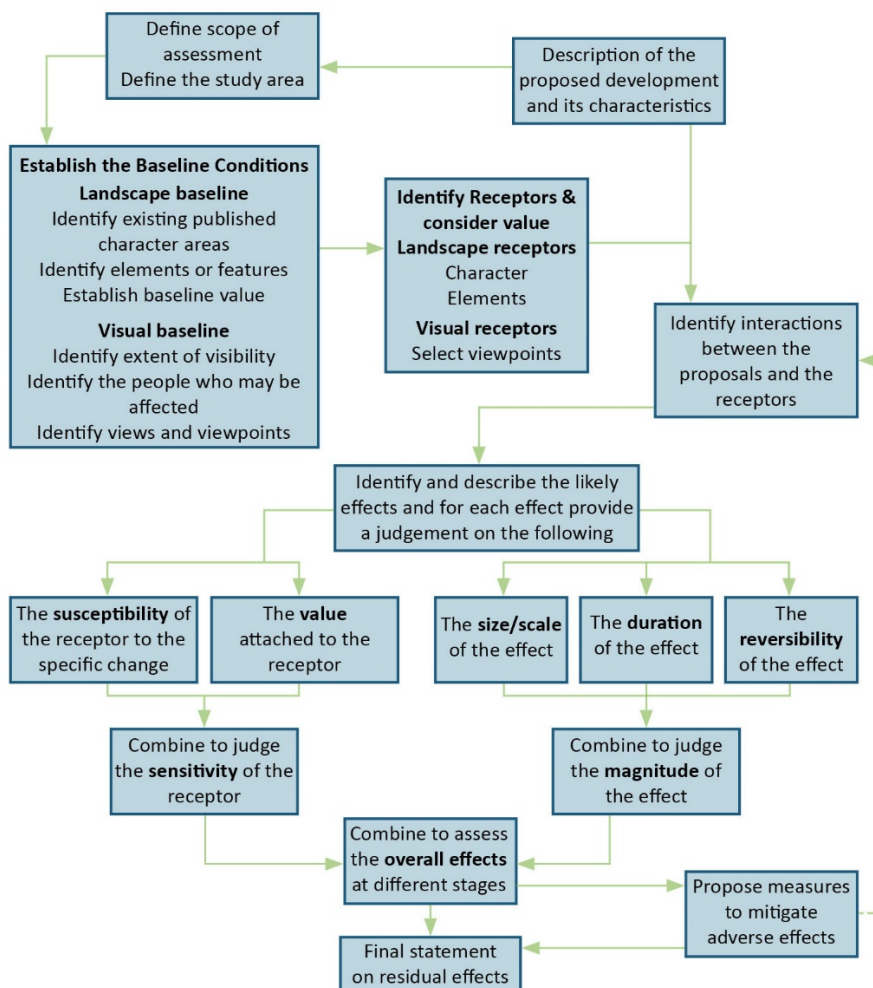
- 6.9 Notwithstanding the localised effects that have been identified as resulting from the introduction on housing onto the existing field, there will be landscape benefits associated with the introduction of the open space which will combine both amenity and bio-diversity benefits which it is considered will assist in mitigation of any adverse effects.

APPENDIX A - METHODOLOGY

ARC Methodology for Landscape/Townscape & Visual Impact Appraisal

1. Introduction

- 1.1 This document sets out the methodology applied when undertaking the accompanying Landscape and Visual Impact Appraisal (LVIA/LVA). The appraisal is undertaken as an independent assessment of the effects of a proposed development on both the landscape and visual amenity and is undertaken by experienced and suitably qualified Chartered Landscape Architects.
- 1.2 The appraisal has been undertaken in accordance the methodology set out below which draws on best practice guidance as published in the following documents:
- *Guidelines for Landscape and Visual Impact Assessment (3rd edition); Landscape Institute/ Institute of Environmental Management and Assessment (2013). Also, referred to as GLVIA3.*
 - *GLVIA3 Statement of Clarification 1/13 10-06-13 (Use of the term 'Significance') – Landscape Institute (2013)*
 - *Technical Guidance Note 1/20: Reviewing LVIAs and LVAs – Landscape Institute (2020)*
 - *Technical Guidance Note 06/19 Visual Representation of development proposals (and associated appendices) – Landscape Institute (2019)*
 - *An Approach to Landscape Character Assessment; Christine Tudor, Natural England (2014)*
- 1.3 A Landscape and Visual Appraisal are generally undertaken for developments that are either not required to prepare environmental impact assessments (EIA) or where landscape and visual matters have been 'scoped out' through the EIA process. In line with the LI guidance noted above, the appraisals do not assess the 'significance of effects'.
- 1.4 The LVIA is undertaken with a prior understanding of the nature of the development being proposed and the purpose is to assess how the particular proposals may affect the landscape and visual amenity of identified receptors or in other words the landscape as a resource and those who experience the landscape.
- 1.5 In line with best practice, whilst interrelated, landscape and visual effects are considered separately. The figure below, is adapted from those published in GLVIA3 and summarises the process.



- 1.6 The first stage of the assessment is to gain a detailed understanding of the existing conditions and a baseline study is undertaken which reviews the existing landscape elements and features, characteristics, including reference to published character assessments. Visual receptors are identified along with specific viewpoints to establish the visibility of the existing site. The next stage considers the value of a particular landscape or view. This information is then used along with an assessment of the susceptibility to the proposed change to form a judgement about the landscape or visual sensitivity.
- 1.7 The development proposals are considered, and the effects are described in relation to the landscape character, feature, or view etc. The magnitude of change is established on each landscape or visual receptor and combining an assessment of this with the established sensitivity, a conclusion is reached about any likely effects. This assessment considers the proposals at different stages, from construction through to establishment of any landscape mitigation and for certain proposals, decommissioning. The effects can be either positive or negative or at times neutral.

2. Methodology for Appraisal of Landscape Effects

ESTABLISHING LANDSCAPE SENSITIVITY

- 2.1 To assess the likely effects on the landscape the Landscape Sensitivity is established through a consideration of the *Landscape Value* and the *Susceptibility to Change*.

The Landscape Value

- 2.2 Landscape Value is determined through an assessment of the character of the landscape, its scenic qualities and condition, the elements and features that it contains, and any specific value attached to the landscape whether formally eg through a designation; or informally eg local connections historic or artistic connections or a local landmark. Landscape Value is categorised as follows.

Value	Typical criteria	Typical scale of importance/rarity	Typical examples
<i>Exceptional</i>	A landscape in excellent condition; of high importance, rarity and high scenic quality. No potential for substitution	International	World Heritage Site
<i>High</i>	A landscape in very good condition; of high importance with good scenic quality and rarity. Limited potential for substitution	National, Regional, Local	National Park, AONB, SLA Conservation Area
<i>Medium</i>	A landscape in generally good condition; with moderate importance and scenic quality. Some potential for substitution.	Regional, Local	Undesignated but valued perhaps expressed through non-official publications or demonstrable use
<i>Low</i>	A landscape in poor condition or with low scenic quality and importance. Considerable potential for substitution.	Local	Areas identified as having some redeeming feature or features and possibly identified for improvement.
<i>Poor</i>	A degraded landscape in poor condition and no scenic quality and low importance	Local	Areas identified for improvement / recovery.

Landscape Susceptibility to Change

- 2.3 The susceptibility of the landscape is concerned with establishing whether or not the landscape, be it a particular character area, landscape type or element can accommodate the proposed development without unacceptable negative consequences. The levels of susceptibility are assessed using the following criteria.

Level of Susceptibility	Criteria
<i>High</i>	An area possessing particularly distinctive landscape elements, characteristics or sense of place, and few landscape detractors. A landscape with limited tolerance to change of the type proposed. Or where the proposed development would be in direct conflict with specific landscape management or planning policies.
<i>Medium</i>	An area with some distinctive landscape elements, characteristics, or clearly defined sense of place, but with some landscape detractors. A landscape which is partially tolerant to change of the type proposed.
<i>Low</i>	An area with recognisable landscape character, but few distinctive landscape elements, characteristics, and some, or a number of landscape detractors. The landscape is tolerant of some change of the type proposed. Or Where the character area is separated by distance or features so as to have little or no direct relationship with the site/and or proposed development.
<i>Very Low</i>	An area with limited or no distinctive landscape elements, characteristics, or weak sense of place, and many landscape detractors. An area that is tolerant of substantial change of the type proposed. OR Where the character area is separated by distance or features so as to have no direct relationship with the site/and or proposed development.

Landscape Sensitivity

2.4 The sensitivity of the landscape is derived by combining the judgements on Landscape Value and Susceptibility to Change described above as follows –

Value	LANDSCAPE SENSITIVITY		
<i>Exceptional / High</i>	High	High	Medium
<i>Medium</i>	High	Medium	Low
<i>Low to poor</i>	Medium	Low	Low
	<i>High</i>	<i>Medium</i>	<i>Low / Very Low</i>
	Susceptibility to Change		

ESTABLISHING MAGNITUDE OF CHANGE

2.5 In order to establish the magnitude of change of the proposed development, including both the loss of existing features and replacement with new elements, an assessment is made which considers the size, scale, duration and reversibility of the effect on the landscape. For developments that are permanent these are generally not considered reversible and therefore to avoid unnecessary repetition, an overall statement is provided on this.

Magnitude of Change of the Landscape Effect is assessed as follows

Magnitude	Criteria
<i>High</i>	Where the proposals (or works to facilitate them) would result in the total loss or major alteration of the elements that make up the character of the baseline landscape. Where the introduction of elements is considered to be wholly uncharacteristic in the particular setting. Where the effects of the proposals would be experienced over a large scale and/or influence more than one landscape type/character area.
<i>Medium</i>	Where the proposals (or works to facilitate them) would result in the partial loss or alteration of one or more of the key elements that make up the character of the baseline landscape. Where the introduction of new features may be prominent but not necessarily wholly uncharacteristic in the particular setting. Where the effects of the proposals would be largely experienced within the landscape type/character area within which they will sit.
<i>Low</i>	Where the proposals (or works to facilitate them) would result in minor loss or alteration of one or more of the key elements that make up the character of the baseline landscape. Where the introduction of elements would not generally be considered uncharacteristic in the particular setting and/or Where the proposal occur within other character areas or types and their introduction by virtue of distance will have limited or no effect on the baseline character area.
<i>Negligible / None</i>	Where the proposed scheme (or works to facilitate it) would result in very minor loss or alteration of one or more of the key elements that make up the character of the baseline and / or the introduction of elements that may not be uncharacteristic in the particular setting and/or Where the proposal occur within other character areas or types and their introduction by virtue of distance will have limited or no effect on the baseline character area.

ESTABLISHING THE OVERALL ASSESSMENT OF LANDSCAPE EFFECTS

- 2.6 To establish the overall landscape effects, the assessments of ‘sensitivity’ and ‘the magnitude of change’ are combined. At times, it may be judged that the effects are negligible or neutral or, as a result of professional judgement, may be varied from a strict application of the matrix below, where this is the case, justification is provided within the main text of the LVIA.
- 2.7 Subject to the nature of the proposed development, the assessment of effects is usually considered in three phases namely effects during construction, at year 1 following completion and at year 15. Subject to the nature and scale of development and/or construction methods, and to avoid unnecessary repetition, a summary statement may be provided regarding the construction phases.
- 2.8 At year 15, if tree planting is included as part of the development (either as mitigation or as an integral part of the scheme) an assessment on the nature of the effects on the receptors is considered based on the assumption that planting has established. The effects at year 15 are considered to be the residual effects.
- 2.9 The effects can be positive/beneficial, negative/adverse or neutral. The criteria applied are as follows.

Beneficial Criteria – Where the proposals
Fits well with scale / landform and/or pattern of landscape Increases characteristic features or enhances the contribution to the wider setting Enhances balance of landscape elements Improves the sense of tranquillity Provides ability to include adequate or appropriate mitigation Complements local/national planning policies or guidance to protect landscape character
Adverse Criteria – Where the proposals
Is out of scale with surrounding landscape / landform and/or pattern of landscape Results in a loss of key landscape features or characteristics or a deterioration in contribution to setting Disrupts the balance of landscape elements Reduces the sense of tranquillity Lacks ability to include adequate or appropriate mitigation Conflicts with local/national planning policies or guidance to protect /manage landscape character
Neutral Criteria
Where the change (whatever the scale) resulting from the proposals will have an indiscernible effect on the character or characteristics of an area Where any change will see one or more elements replaced with another of similar form/extent so as to result in an effect that on balance is neither positive nor negative Neutral effects may, in some circumstances, result from a professional judgement which requires weighing up a combination of both adverse and beneficial criteria.

Sensitivity	Overall Assessment of Landscape Effects			
	<i>High</i>	Major	Major /to moderate	Moderate
<i>Medium</i>	Major /to moderate	Moderate	Moderate to / minor	None
<i>Low</i>	Moderate	Moderate to / minor	Minor	None
	<i>High</i>	<i>Medium</i>	<i>Low / Very Low</i>	<i>Negligible/None</i>
	Magnitude Change			

3. Methodology for Appraisal of Visual Effects

ESTABLISHING VISUAL SENSITIVITY

3.1 To assess the likely effects on views / visual amenity the sensitivity of the receptors (ie those looking at the view) is established through a consideration of the *Value* and the *Susceptibility to Change* of a particular viewer or viewpoint.

Value

3.2 Value of a particular view is determined through an assessment of the location, the nature of the view, its scenic qualities and condition, the elements and features that it contains and is categorised as follows.

Value	Typical criteria
<i>Exceptional</i>	Where views are of a highly exceptional nature, of high scenic value, often within, towards or across a landscape with a national designation or heritage assets.
<i>High</i>	Where the views have a generally high scenic value. The view point may be within or looking towards a designated area but there may be some incongruous features or elements within the view.
<i>Medium</i>	Where the views are across or towards a landscape in generally good condition; with moderate local importance and/or scenic quality. Limited potential for substitution of some elements within the view.
<i>Low</i>	Where the views are across or towards landscape in poor condition with low to moderate local scenic quality and/or importance. Considerable potential for substitution of some elements in the view.
<i>Poor</i>	Where views are across or towards a degraded landscape in poor condition with limited or no scenic quality and low importance. Considerable potential for substitution of some or all elements in the view.

Visual Susceptibility to Change

3.3 The assessment of susceptibility is concerned with establishing to what extent the visual receptor can accommodate the change in the nature of the view or the visual amenity of the view resulting from proposed development. In establishing susceptibility, the circumstances in which the view is experienced eg does the view form part of the reason for being in a particular location (visiting a local landmark), or is it secondary to the reason for the person being in a particular location (eg a daily commute to work by car). Each visual receptor is described within the assessment and typical viewpoints are selected and photographed to provide a representation of the views.

3.4 The levels of susceptibility are assessed using the following criteria.

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

LVIA Methodology

- 3.5 It should be noted that the susceptibility of the receptors may be reduced if the quality nature of the view is lower.

Visual Sensitivity

- 3.6 The sensitive of the receptor is derived by combining the judgements on Value and Susceptibility to Change described above as follows.

Value	VISUAL SENSITIVITY		
<i>Exceptional / High</i>	High	High	Medium
<i>Medium</i>	High	Medium	Low
<i>Low to poor</i>	Medium	Low	Low
	<i>High</i>	<i>Medium</i>	<i>Low</i>
	Susceptibility to Change		

VISUAL EFFECTS

- 3.7 The proposals are described within the report and their effects on the receptor and their visual amenity are assessed.

ESTABLISHING MAGNITUDE OF CHANGE

- 3.8 In order to establish the magnitude of change of the proposed development an assessment is made on the size and scale of the effect, the geographical extent of the effect and its reversibility or otherwise. The proposed scheme is considered based on the nature of the proposals, and a professional interpretation is made in respect of each receptor. For developments that are permanent these are generally not considered reversible and therefore to avoid unnecessary repetition, an overall statement is provided on this.

Magnitude of Change of the Effect on the Visual Receptor is assessed as follows

Magnitude	Criteria
<i>High</i>	Where the proposals (or works to facilitate them) would result in the total loss or major alteration of the elements that make up the view from a particular location. Where the introduction of elements is considered to be totally uncharacteristic in the particular setting. Where the effects of the proposals would be visible over a large scale and / or at close range
<i>Medium</i>	Where the proposals (or works to facilitate them) would result in the partial loss or alteration of one or more of the key elements that make up the view from a particular location. Where the introduction of new features may be prominent but not necessarily wholly uncharacteristic in the particular setting. Where the effects of the proposals would be largely seen from further afield or as only part of a view.
<i>Low</i>	Where the proposals (or works to facilitate them) would result in minor loss or alteration of one or more of the key elements that make up the view from a particular location. Where the introduction of elements would not generally be considered uncharacteristic in the particular setting.
<i>Negligible / None</i>	Where the proposed scheme (or works to facilitate it) would result in a very minor loss or alteration to the view and / or the introduction of elements would not be uncharacteristic in the particular setting. Where the effects of the proposals would only be seen from a distance and be imperceptible within the context of the wider view.

ESTABLISHING THE OVERALL ASSESSMENT OF VISUAL EFFECTS

- 3.9 To establish the overall assessment or otherwise of the visual effects, the sensitivity of the visual receptor and the magnitude of change are combined. The results can either be positive/beneficial or negative/adverse. It may also be the case that there are no effects or that effects are judged to be neutral in such instances this will be explained within the text.
- 3.10 Subject to the nature of the proposed development, the assessment of effects is usually considered in three phases namely effects during construction, at year 1 following completion and at year 15. Subject to the nature and scale of development and/or construction methods, and to avoid unnecessary repetition, a summary statement may be provided regarding the construction phases.
- 3.11 At year 15, if tree planting is included as part of the development (either as mitigation or as an integral part of the scheme) an assessment on the nature of the effects on the receptors is considered based on the assumption that planting has established. The effects at year 15 are considered to be the residual effects.

Sensitivity	Overall Assessment of Visual Effects			
<i>High</i>	Major	Major /to moderate	Moderate	Minor to/ Negligible
<i>Medium</i>	Major /to moderate	Moderate	Moderate to / minor	None
<i>Low</i>	Moderate	Moderate to / minor	Minor	None
	<i>High</i>	<i>Medium</i>	<i>Low</i>	<i>Negligible/*None</i>
	Magnitude of Change			

- 3.12 The effects can be positive/beneficial, negative/adverse or neutral. The criteria applied are as follows.

<p>Beneficial Criteria – Where the proposals</p> <p>Fit comfortably within the view Improves the view or an element within the view Do not result in an incongruous feature within the prevailing pattern of landscape Do not obstruct views towards a high quality or scenic landscape Do not obstruct views or detracts from the visual amenity of a view towards a heritage asset. Offers the ability to provide mitigation that will enhance the view or visual amenity. Complements local/national planning policies or guidance on visual amenity or specific views.</p>
<p>Adverse Criteria – Where the proposals</p> <p>Result in a change to the view or visual amenity that out of scale with surrounding landscape / landform and/or pattern of landscape Results in a loss of positive landscape feature or characteristics within a particular view Results in incongruous features within the prevailing pattern of landscape Obstructs a view towards a high quality or scenic landscape. Obstructs views or detracts from the visual amenity of a view towards a heritage asset. Lacks ability to include adequate or appropriate mitigation Conflicts with local/national planning policies or guidance to protect /manage visual amenity or specific views.</p>
<p>Neutral Criteria</p> <p>Where the change (whatever the scale) in the view resulting from the proposals neither improves or damages the view or existing visual amenity of a view. Neutral effects may, in some circumstances, result from a professional judgement which requires weighing up a combination of both adverse and beneficial criteria.</p>



Land behind Broadfields, Wivenhoe

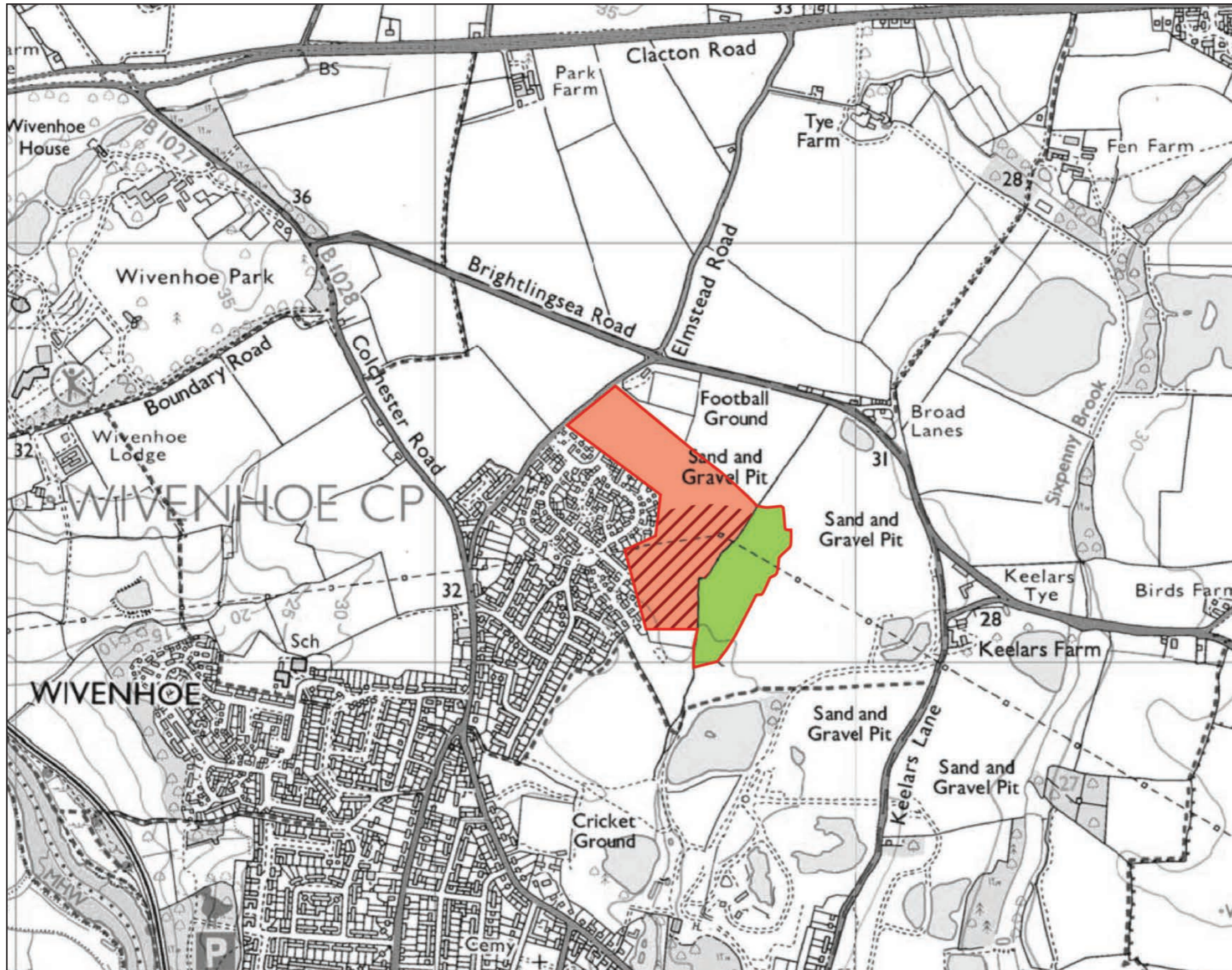
Appendix B - LVIA Figures

Prepared for





Taylor Wimpey

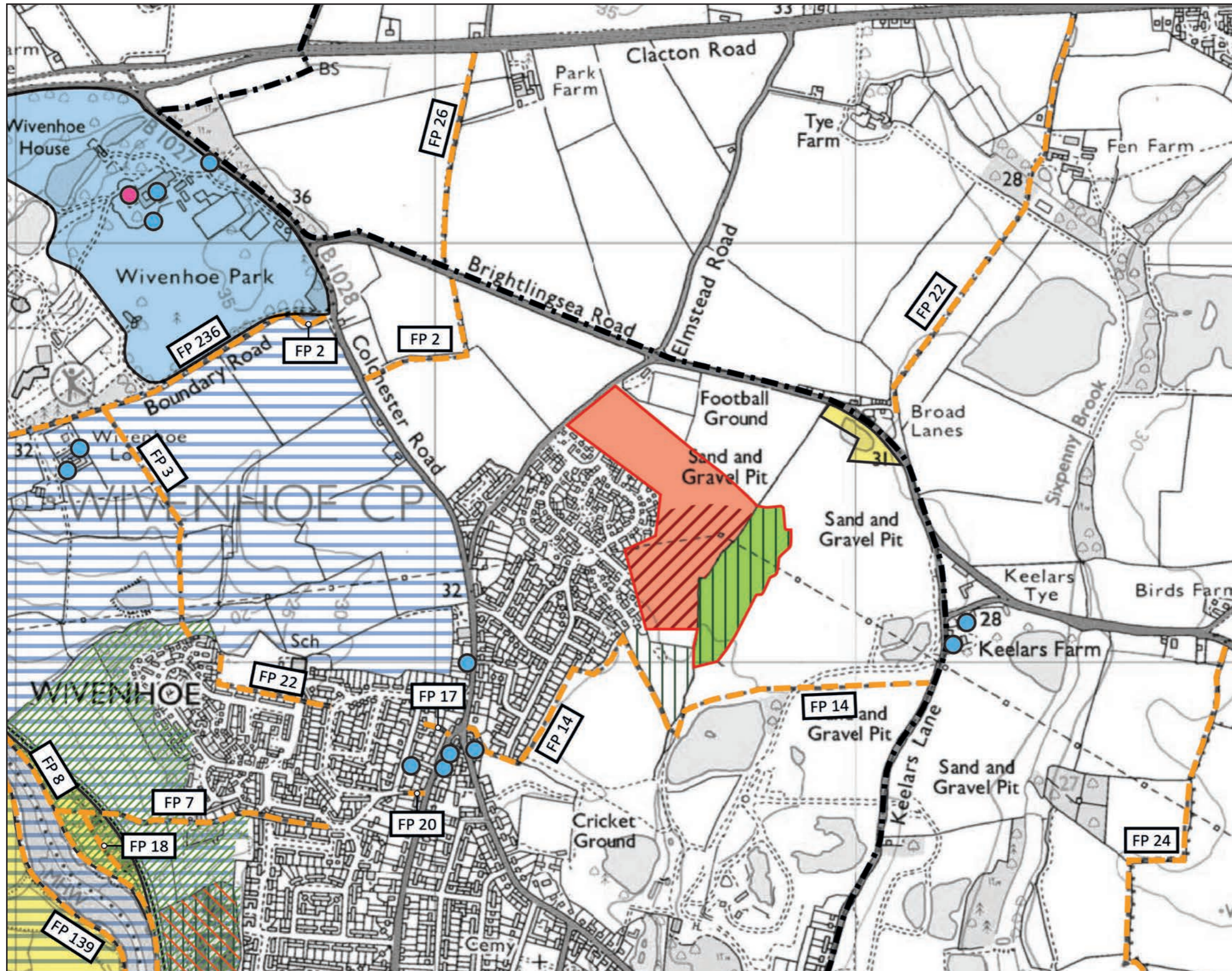
April 2021

Ref: A316-AS-01 RevB



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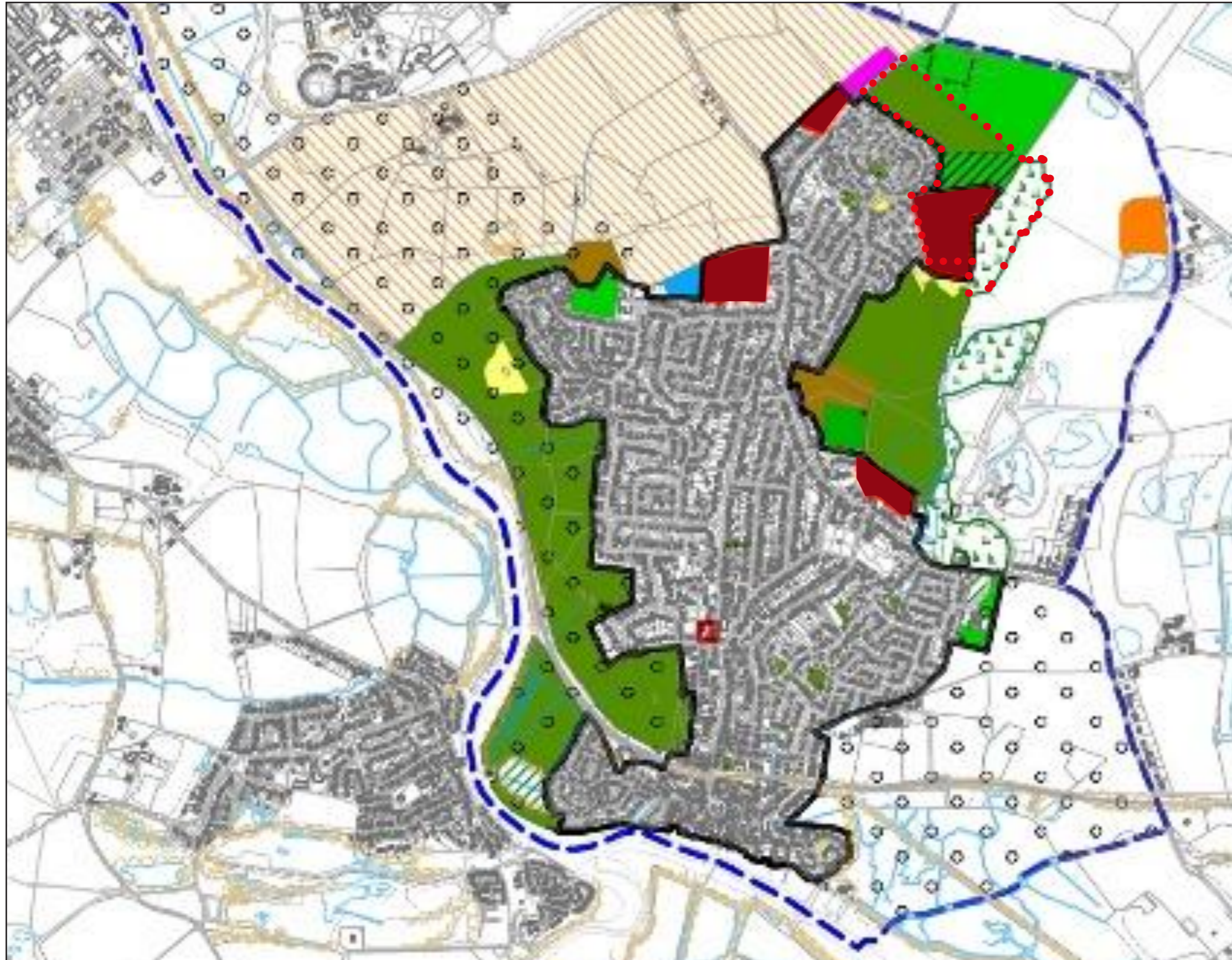
-  Application Boundary
-  Area assessed in LVIA
-  Area of proposed housing
-  Wivenhoe Crosspit Local Wildlife Site (within application boundary)




















LEGEND

- Application Boundary
- Area assessed in LVIA
- Area of proposed housing
- Wivenhoe Crosspit Local Wildlife Site (within application boundary)
- Neighbourhood Plan Boundary
- PROW
- Coastal Protection Belt
- Site of Special Scientific Interest
- Local Nature Reserve
- Local Wildlife Site
- Ancient Woodland
- Listed Buildings
 - Grade II* Listed Building
 - Grade II Listed Building
 - Grade II Registered Park & Garden



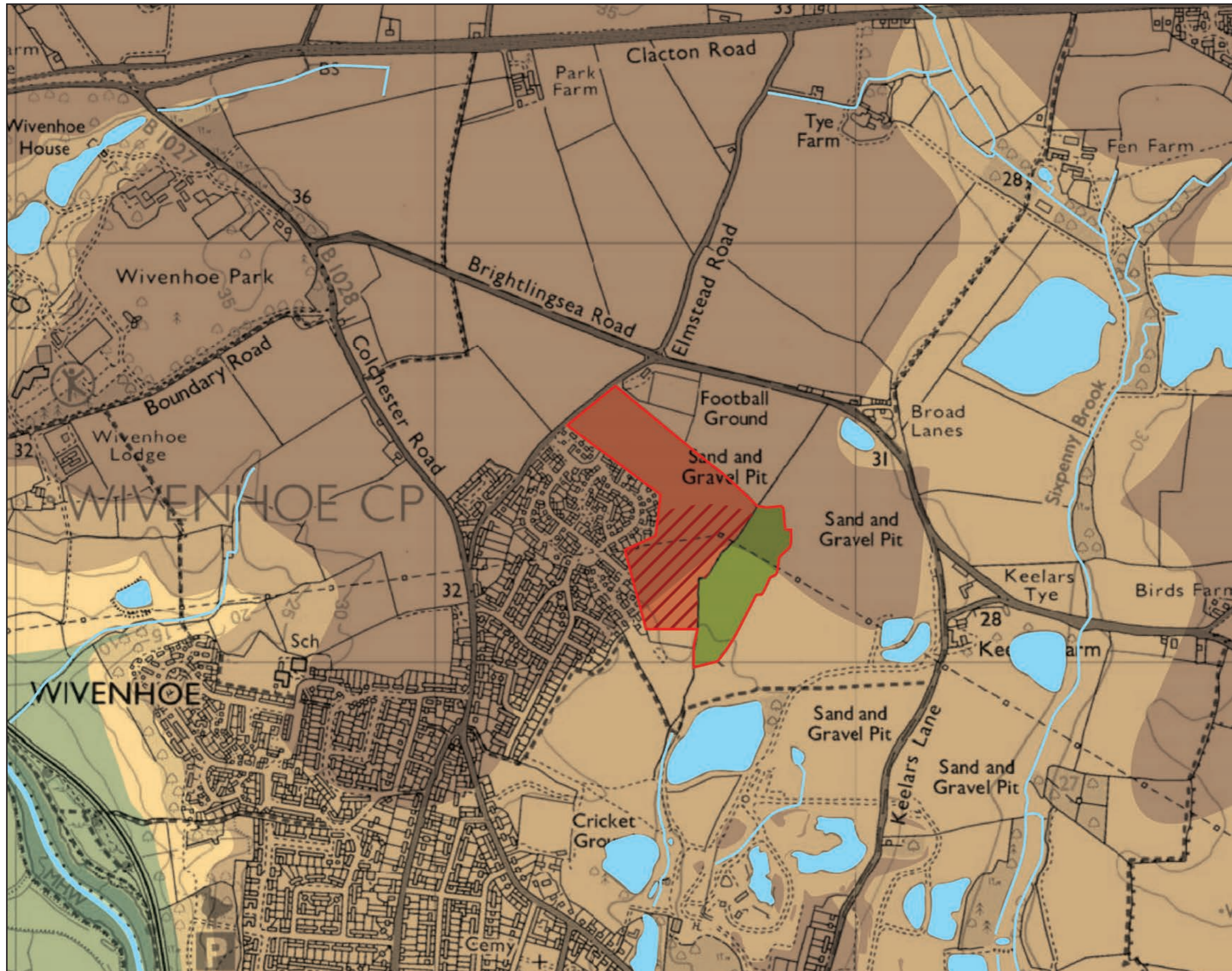


LEGEND




-  Application Boundary
-  Coalescence Break
-  New Housing Sites
-  Wildlife Corridor
-  Settlement Boundary
-  Open Space
-  Existing Sports Field
-  New Sports Field
-  Allotments
-  River Colne Special Character Area
-  Employment Zone
-  Play Area
-  New Cemetery
-  New Care Home
-  Local Green Spaces
-  Cedrics Development Site
-  Neighbourhood Plan Area

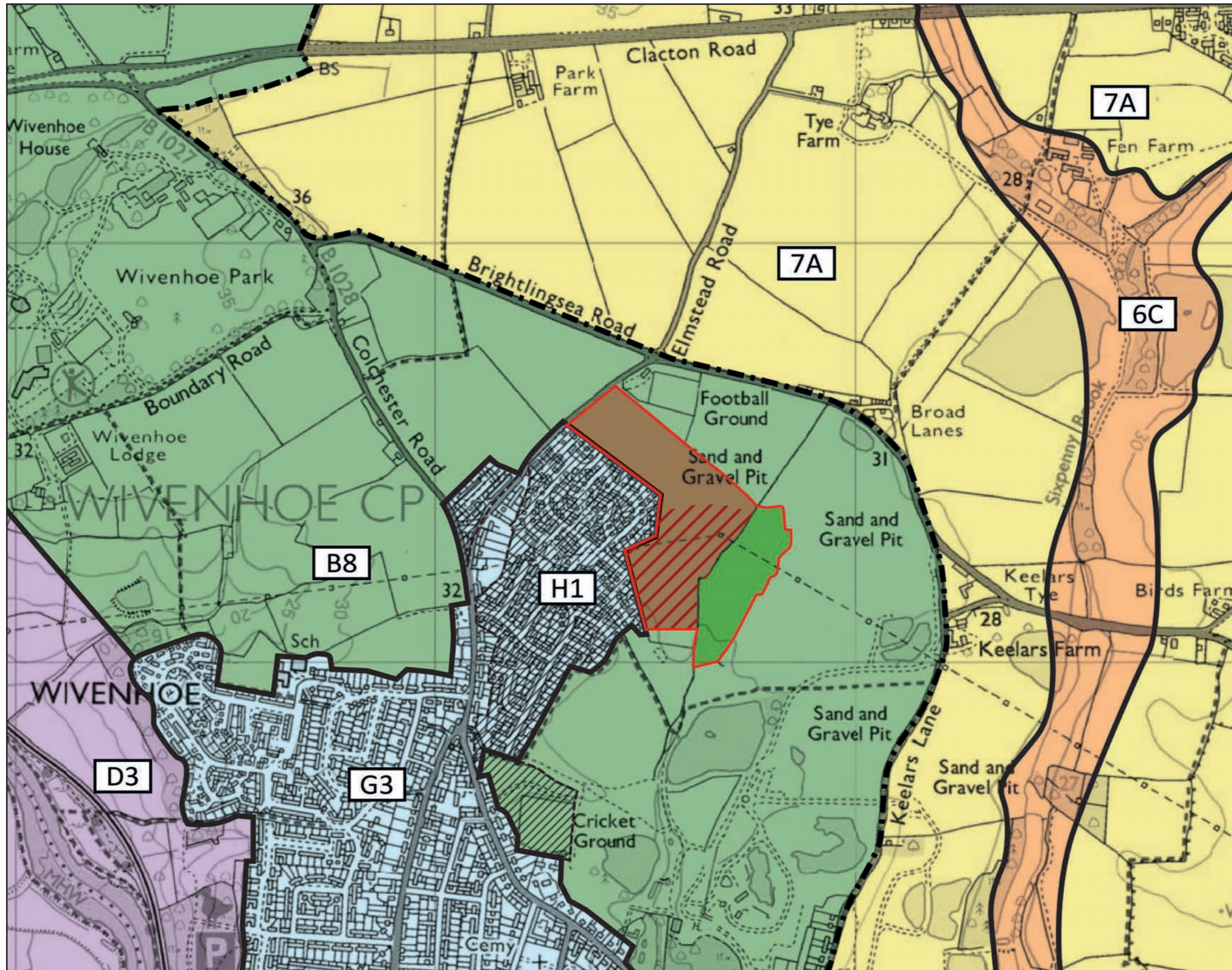
Reference:
Wivenhoe Neighbourhood Plan 2019 - 2033
March 2019










LEGEND


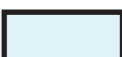

-  Application Boundary
-  Area assessed in LVIA
-  Area of proposed housing
-  Wivenhoe Crosspit Local Wildlife Site (within application boundary)
-  30 - 40m AOD
-  20 - 30m AOD
-  10 - 20m AOD
-  0 - 10m AOD
-  -10 - 0m AOD
-  -20 - 10m AOD
-  Watercourse/Waterbody



LEGEND



-  Application Boundary
-  Area assessed in LVIA
-  Area of proposed housing
-  Wivenhoe Crosspit Local Wildlife Site (within application boundary)
-  Civil Parish Boundary

Colchester Landscape Character Areas

-  B8 - Wivenhoe Farmland Plateau
-  D3 - Colne Drained Estuarine Marsh
-  G3 - Wivenhoe Urban Landscape


Reference:
Colchester Borough Landscape Character Assessment
November 2005

Tendring District Landscape Character Areas

-  6C - Alresford Valley System
-  7A - Bromley Heaths

Reference:
Tendring District Landscape Character Assessment
November 2001

Townscape Character Areas

-  H1 - Vine Drive Post 1960's Suburb

Reference:
Townscape Character Assessments Colchester, Tiptree, West Mersea & Wivenhoe
June 2006



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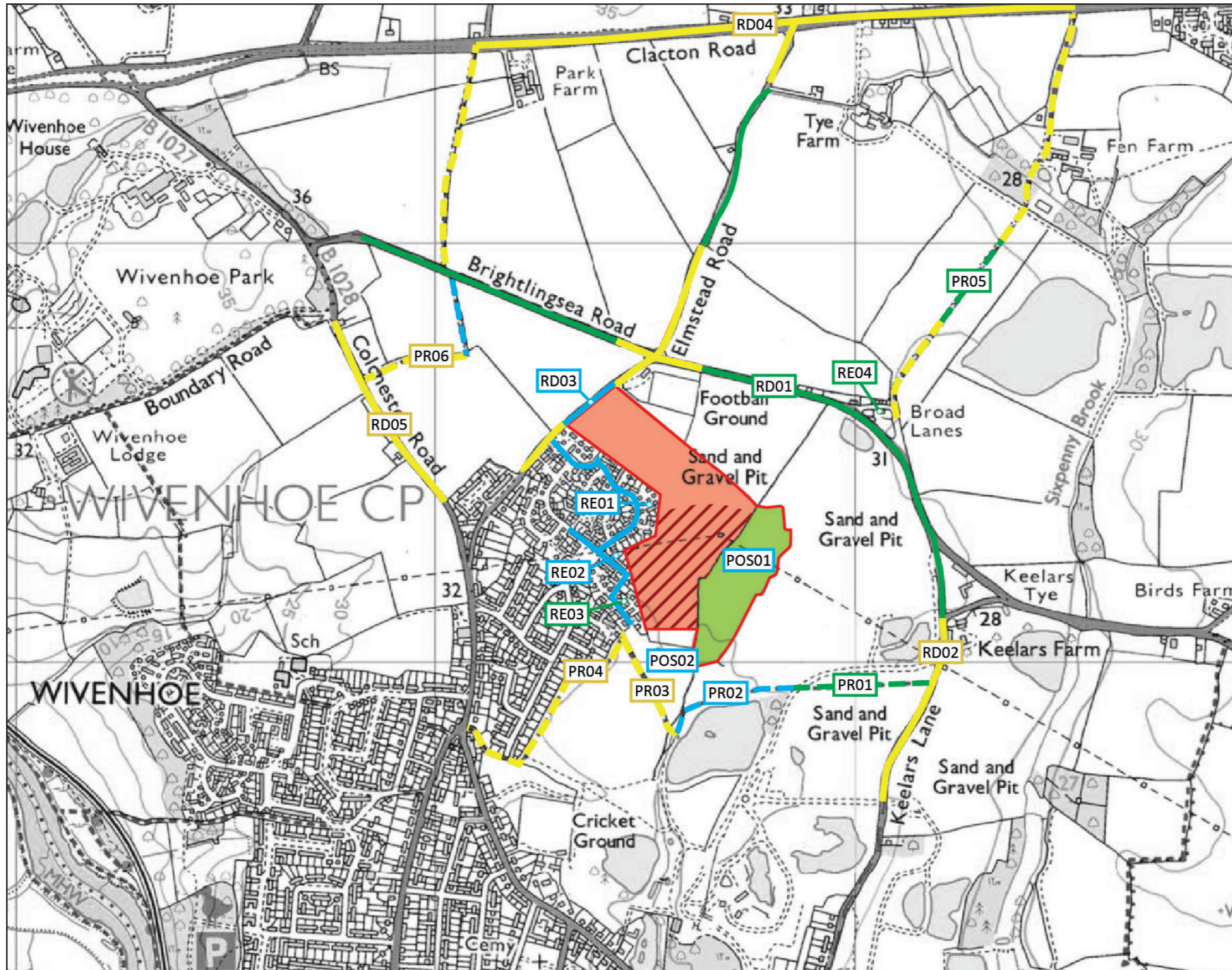
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**Land behind Broadfields, Wivenhoe
FIG 5 - LANDSCAPE CHARACTER**

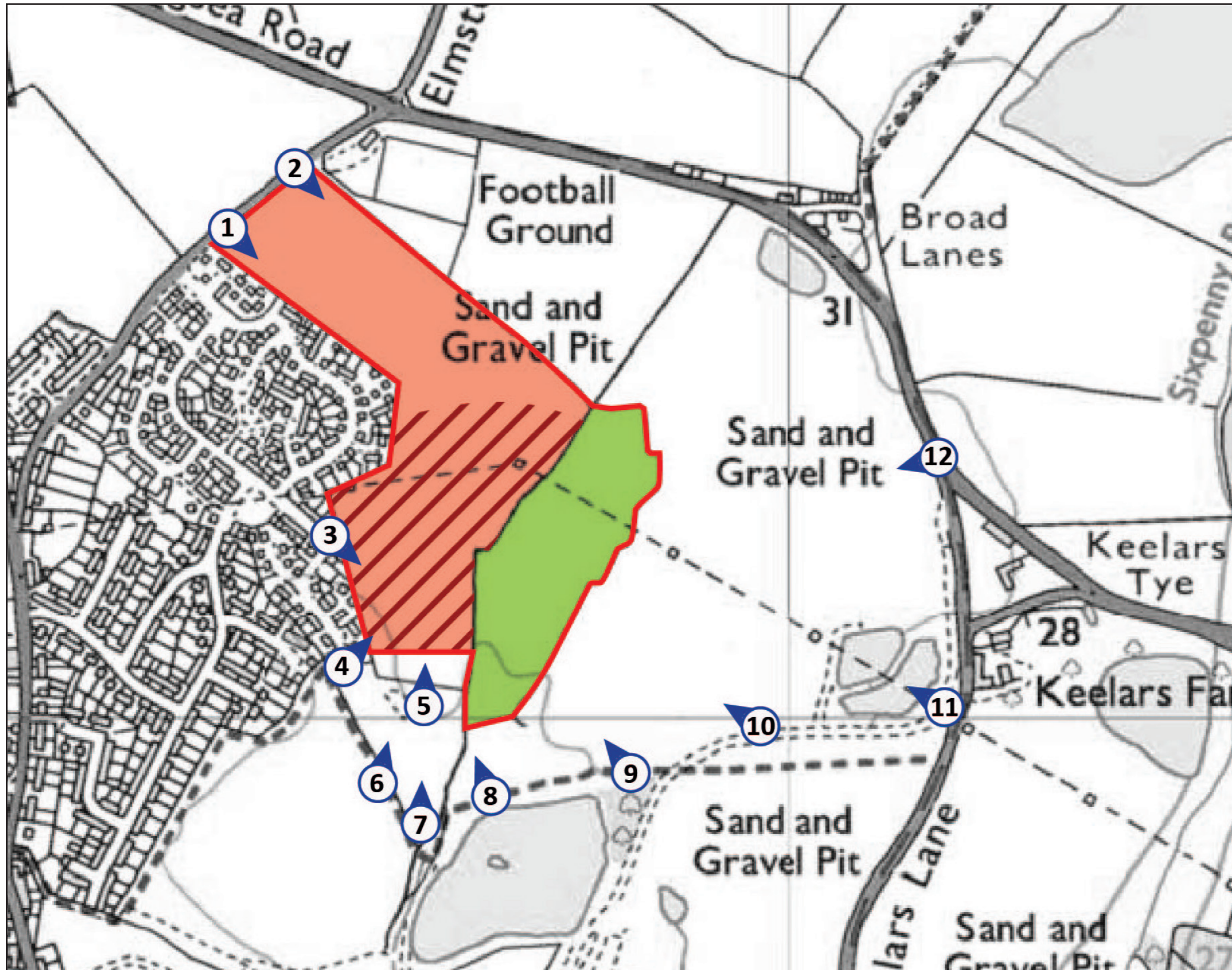
CLIENT - Taylor Wimpey
Dwg No. - A316 AS01 RevB FIG 5 Scale - 1:10 000 @ A3 Date - 06/04/21








LEGEND

- Application Boundary
 - Area assessed in LVIA
 - Area of proposed housing
 - Wivenhoe Crosspit Local Wildlife Site (within application boundary)
 - RE 01 Residents
 - RD 01 Road
 - PR 01 Public Rights of Way (PROW)
 - POS 01 Public Open Space
- Visibility**
- | | | | |
|----------------------|---|--|---|
| | Partial/
Filtered | Possible
glimpsed
view | No view |
| Roads | — | — | — |
| Public Rights of Way | - - - | - - - | - - - |





LEGEND

-  Application Boundary
-  Area assessed in LVIA
-  Area of proposed housing
-  Wivenhoe Crosspit Local Wildlife Site (within application boundary)
-  Viewpoint Location

Approximate extent of proposed housing that will be visible beyond open space



View 1 - Taken from Elmstead Road, on the edge of Wivenhoe looking south east into northern part of the Site

Approximate extent of application site (proposed open space in the foreground and middle distance) with housing area beyond)

Existing hedgerow and tree line along boundary with football ground

Approximate extent of proposed housing that will be visible beyond open space



View 2 - Taken from Elmstead Road, looking south east into northern part of the Site

NOTE:
Photos were taken in February 2021 using a fixed 50mm lens and have been stitched together to create panoramas

Extent of application site (see through temporary fence and vegetation)

Rear garden of existing property on Richard Avenue



View 3 - Taken from Richard Avenue, looking south east into the Site (at location of proposed access)

Approximate extent of application site (beyond vegetation/wall)

Property boundary of house in Henrietta Close

Vegetation south of application boundary

Local Wildlife Area



View 4 - Taken from within the south-western part of the wildlife area looking north east towards the Site



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Land behind Broadfields, Wivenhoe
FIG 8.2 - FIELD PHOTOGRAPHS

CLIENT - Taylor Wimpey
Dwg No. - A316 AS01 RevB FIG 8.2 Scale - NTS @ A3 Date - 06/04/21

NOTE:
Photos were taken in February 2021 using a fixed 50mm lens and have been stitched together to create panoramas

Approximate extent of application site (beyond vegetation/wall)

Property boundary of house in Henrietta Close

Vegetation along east of application boundary

Local Wildlife Area



View 5 - Taken from the local wildlife area looking north towards the Site



View 6 - Taken from the footpath FP14, looking north towards the Site (site not visible from this location)

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Land behind Broadfields, Wivenhoe
FIG 8.3 - FIELD PHOTOGRAPHS

CLIENT - Taylor Wimpey
Dwg No. - A316 AS01 RevB FIG 8.3 Scale - NTS @ A3 Date - 06/04/21

NOTE:
Photos were taken in February 2021 using a fixed 50mm lens and have been stitched together to create panoramas

← Approximate extent of application site (not visible) →



View 7 - Taken from the footpath FP14, looking north towards the Site

← Approximate extent of application site (not visible) →



View 8 - Taken from the footpath FP14, looking north west towards the Site

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Land behind Broadfields, Wivenhoe
FIG 8.4 - FIELD PHOTOGRAPHS

CLIENT - Taylor Wimpey
Dwg No. - A316 AS01 RevB FIG 8.4 Scale - NTS @ A3 Date - 06/04/21

NOTE:
Photos were taken in February 2021 using a fixed 50mm lens and have been stitched together to create panoramas

Approximate extent of application site (not visible)



View 9 - Taken from the footpath FP14, looking north west towards the Site

Approximate extent of application site (not visible)



View 10 - Taken from the vehicular access, looking north west towards the Site



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Land behind Broadfields, Wivenhoe
FIG 8.5 - FIELD PHOTOGRAPHS

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CLIENT - Taylor Wimpey
Dwg No. - A316 AS01 RevB FIG 8.5 Scale - NTS @ A3 Date - 06/04/21

Existing houses to the edge of Broadfields

Approximate extent of application site (not visible)

Existing football ground

NOTE:
Photos were taken on XXth February 2021 using a fixed 50mm lens and have been stitched together to create panoramas



View 11 - Taken from the extraction working vehicular access track, looking north west towards the Site pond



View 12 - Taken from the junction between Tye Lane and B1027, looking west towards the Site (not visible)

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Land behind Broadfields, Wivenhoe
FIG 8.6 - FIELD PHOTOGRAPHS

CLIENT - Taylor Wimpey
Dwg No. - A316 AS01 RevB 0 FIG 8.6 Scale - NTS @ A3 Date - 06/04/21



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