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LAND BEHIND BROADFIELDS

**ADDENDUM TO
LANDSCAPE AND VISUAL
IMPACT APPRAISAL**

Prepared for

TAYLOR WIMPEY UK LTD.

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Ref: A316-AS-02 RevA

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1. Introduction

- 1.1 This report forms an addendum to the Landscape and Visual Impact Appraisal (LVIA) (ref A316-AS01revB) prepared by Arc in April 2021, which considered the landscape and visual effects of the proposed residential development of 120 new homes, open space and football pitches, located on land to the east of Broadfields, Wivenhoe, Essex.
- 1.2 The LVIA was originally prepared as supporting information for the planning application, submitted to Colchester Borough Council in April 2021, for the ‘Construction of residential development (Use Class C3), access, landscaping, public open space, and associated infrastructure works’ (planning application ref. 210965). Following comments received following the submission, an amendment was made to the scheme proposals and the LVIA was updated to reference the scheme changes and the updates to the National Planning Policy Framework (NPPF). The LVIA was re-submitted in August 2021.
- 1.3 The site is described in detail in para 1.4 of the LVIA however in summary it includes two adjacent land parcels: the Wivenhoe Crosspit Local Wildlife Site, that lies to the east, is to be retained; the remaining land is currently a fenced off area of grassland and includes the land to be developed.
- 1.4 The site is allocated in Policy WIV 29 in the Wivenhoe Neighbourhood Plan (Final Version) as ‘Land behind Broadfields’ which states that “4.06 hectares is allocated for a minimum of 120 dwellings”. The proposed location for development is identified on Figure 35 of the Wivenhoe Neighbourhood Plan (WNP) (see below for further details) on land that falls to the south of the existing HV power line which bi-sects the application site. The retained Local Wildlife Site, whilst within the application boundary is not included within the area covered by Policy WIV 29.
- 1.5 This addendum has been prepared to further consider the particular effects of the submitted scheme proposals on land to the north of the HV power lines and which therefore falls outside the area identified on Figure 35. As detailed in the accompanying submission by Savills, the reasons for extending residential land north relate to being unable to meet the minimum policy requirement, in WIV29, of providing 120 dwellings, wholly within the 4.06ha, identified in Figure 35, on land to the south of the power line. This is due to a combination of existing constraints and whilst the developable area for the 120 houses (and associated roads) within the application scheme proposals is 3.51ha, a proportion of this is located on land to the north of the line of HV power.
- 1.6 This variation from the allocation set out in Figure 35 of the WNP has resulted in a number of comments from consultees following submission of the planning application, including concern relating to the visual impact of extending the development area to the north.

- 1.7 To assist in considering the visual effects of development to the north of the power line, a series of verified views have been prepared which illustrate the visibility of the proposed development from 6 locations. The verified views have been prepared by specialist visualisation consultants in accordance with best practice methodology, details of which are included within Appendix 1.
- 1.8 This addendum applies the industry standard guidance set out in Guidelines for Landscape and Visual Impact Assessment 3rd edition); Landscape Institute/ Institute of Environmental Management and Assessment (2013). Also, referred to as GLVIA3. Further details of the methodologies and terms used are included in Section 2 and Appendix A of the LVIA.

2. Wivenhoe Neighbourhood Plan 2019-2033 (Final Version)

Introduction

2.1 The following section provides additional, relevant background information extracted from the Wivenhoe Neighbourhood Plan (WNP) and will be referred to in subsequent sections within this addendum. In order to first set the policy context for the site and its allocation, these are not presented below in the order they appear within the WNP.

2.2 Policy WIV 29: Land Behind Broadfields, 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.

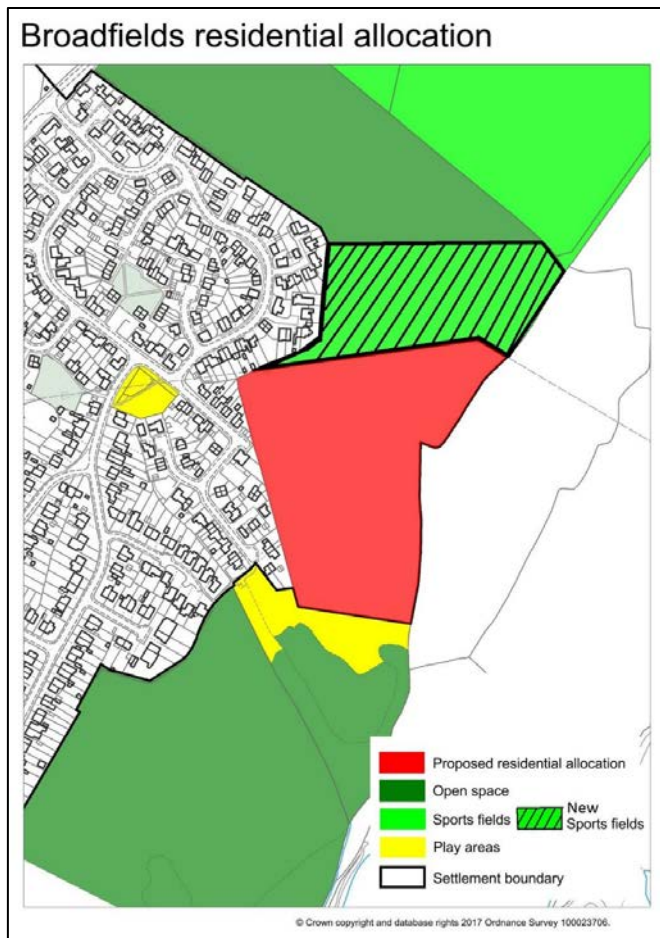


Fig 1 – Extract from page 94 of the Wivenhoe Neighbourhood Plan titled “Figure 35 The area marked in red for potential housing is 4.06 hectares.”

- 2.3 As noted, the policy identifies an area (in red above) of 4.06ha for housing, all of which lies to the south of the existing HV power line and an area identified for new sports pitch provision; the remaining land is shown as Open Space.
- 2.4 The Wivenhoe Neighbourhood Plan (WNP) includes a separate Policy WIV 8 which addresses open space and recreational space and states

Protection of Open Spaces, Play Areas, Sports Fields & Allotments Those areas shown as Open Space, Play Areas, Sports Fields and Allotments on the Wivenhoe Proposals Map (Figure 21) shall be protected from development unless:

- (i) *the proposal would not result in the loss of an area important for its amenity, including its contribution to the green infrastructure network and to the townscape character of the area unless one of the following circumstances applies; and*
- (ii) *alternative and improved provision is provided in a location well related to the functional requirements of the relocated use and its existing and future users or*
- (iii) *an assessment of the open space or playing field has been undertaken and this clearly shows the area to be surplus to requirements or*
- (iv) *In the case of the school playing fields at Broomgrove School and Millfields School the land is required for school expansion.*

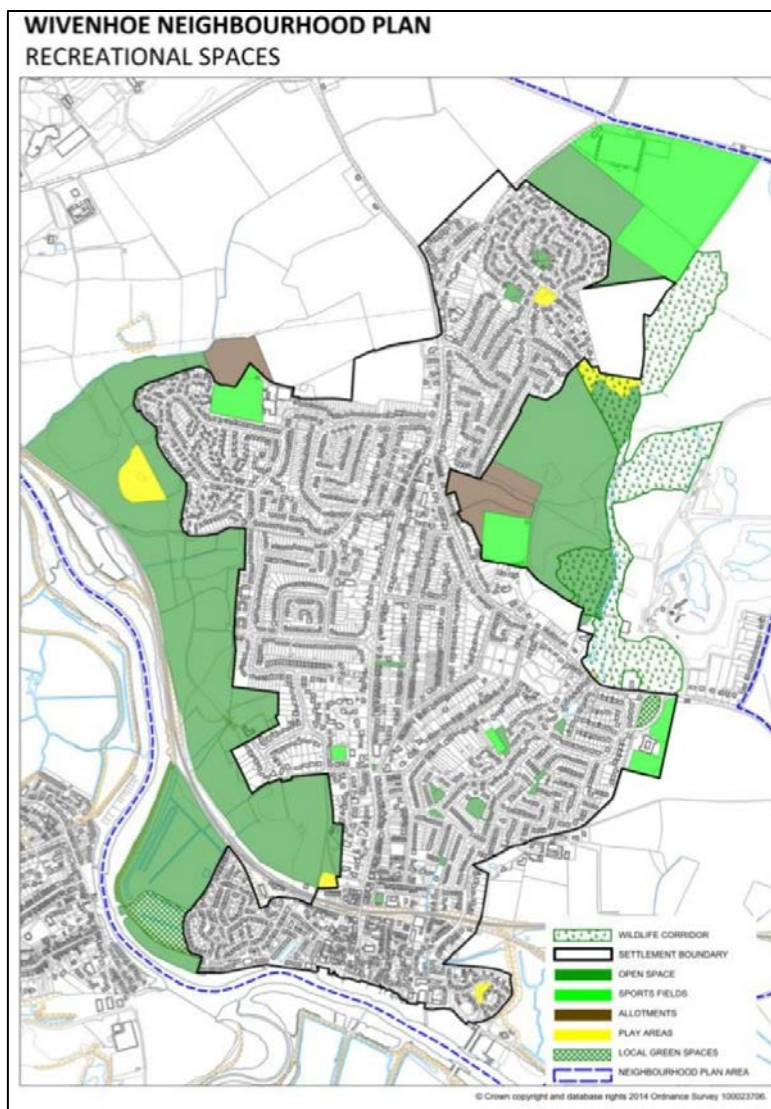


Fig 2 – Extract from page 46 of the Wivenhoe Neighbourhood Plan titled “Figure 21 : Open Spaces Proposals Map for the Wivenhoe Parish area”

- 2.5 WNP Figure 21 identifies the land to the north of the HV pylons as including both open space and sports fields, however these are shown in a slightly different configuration to that illustrated in the accompany map (WNP Figure 35) plan for Policy WIV 29 however this difference is explained in paragraph WNP 17.32 which confirms the policy requirement of 2ha for sports pitches with the remaining land allocated for open space.
- 2.6 It is noted that following further discussion with the Council, the application scheme locates the sports pitches on the land immediately adjacent to the Broad Lane Sports Ground to the north-east and in a different location to the WNP.
- 2.7 The existing landscape and wildlife context is set out within the WNP and whilst it is not deemed necessary to repeat it, of relevance to this addendum is the reference, on page 42 of the WNP, to the Townscape Study commissioned by Colchester Borough Council in 2006, prepared by Chris

Blandford Associates. WNP para 9.30 relates to Trees in the Neighbourhood Plan and includes an extract of the Townscape Study and “identifies trees and hedgerows important to the landscape and townscape within the Parish”.



Figure 3 – Extract from page 42 of the Wivenhoe Neighbourhood Plan titled: Figure 20. This map, from a study undertaken for Colchester Borough Council in 2006 by Chris Blandford Associates, gives a townscape character assessment of Wivenhoe. Those spaces marked in dark green highlight visually significant areas of trees and woodland”.

2.8 The figure above, shows existing vegetation that is retained around the periphery of the proposed development and within the vicinity of the site, none of which are affected by the development proposals.

3. Additional Visual Assessment

Introduction

- 3.1 This section presents the findings of further assessment in respect of the visual effects of the proposed development as per the design proposals submitted with application including the drawings and Design and Access Statement prepared by JCN Design and the landscape proposals prepared by Andrew Hastings Landscape Consultants Ltd.
- 3.2 In summary the proposals are for 120 houses with associated roads, parking and other infrastructure along with an area of open space to the north which will incorporate an area of sports pitches, informal grassland, tree planting, a footpath, cycleway and a network of informal paths. The proposed houses will be two-two and a half storey designed with traditional pitched roofs in colours of slate, red and brown tiles. Façade treatments will include arrange of buff and red bricks, render and weather boarding to reflect the local Essex vernacular.
- 3.3 The original LVIA considered the anticipated visibility of the proposed development from a number of surrounding locations that included the existing residential estate to the west along with surrounding roads, public rights of way and the Crosspit Local Wildlife Site to the east of the development.
- 3.4 The visual receptor locations for the original assessment were established via a two stage process which included a review of mapping to gain an understanding of the topography, surrounding land use and vegetation in and around the site followed by a site visit. The first stage established the theoretical zone of visibility of the proposed development. The subsequent site visit, undertaken in Spring 2021, included an appraisal of the nature and visibility of the existing baseline conditions along with the anticipated changes in views resulting from the proposed development. Table 1 on page 17 of the LVIA includes a list of the visual receptors that were considered at the baseline stage and identifies those where it was considered that the development might be visible.
- 3.5 Due to the relatively flat lying topography of the site and surrounding area and intervening vegetation, visibility towards the site was found to be limited to views from locations within close proximity. Photographs, from a number of representative viewpoint locations from publicly accessible locations, were included as an appendix to the LVIA. Due to the limited and localised visibility of the proposed development, visualisations of the proposed development from were not prepared to accompany the LVIA.
- 3.6 On receipt of comments following the planning application and in order to further assist in illustrating the findings of the LVIA, six verified views have been prepared (see Appendix 1). The photography and verified views have been prepared by specialist visualisation consultants, applying best practice methodology which is described in Appendix 1.

- 3.7 It is important to note that whilst the views are accurately modelled to reflect the height and mass of the proposed buildings they are not fully rendered and therefore a colour wash is used to represent where buildings will be visible or a dashed line where they will be wholly screened by existing intervening features. The visualisations do not therefore reflect the materials proposed and should be viewed alongside the application drawings including the street scenes which provide detail on the materials and appearance of the houses.
- 3.8 It is also of note that the photography was undertaken in February 2022 and in accordance with best practice, the verified views illustrate the proposals at their most visible. In summer months, when trees and other vegetation are in leaf, the views and visibility will alter accordingly. Similarly, the views reflect the clear and sunny weather conditions on the day the photographs were taken and as static photographs looking towards the development the views are representative only and do not reflect the changing nature of views experienced when walking along paths etc. Views 1 and 2 indicate proposed tree planting within the open space in winter months at a height estimated for 10-15 years following planting; planting has not been modelled for the other views.

Viewpoint Selection

- 3.9 As noted in the introduction, the locations of the viewpoints have been selected to assist in understanding the effects of the proposed development as they will be experienced from publicly accessible locations including open spaces and public rights of way around the site.
- 3.10 Figure 4, below, illustrates the selected verified viewpoint locations. These were subject to prior consultation with Colchester Borough Council. An initial response was received from Colchester's landscape officer requesting consideration of an additional view from the junction of Elmstead Road and Brightlingsea Road however upon further review it was agreed that due to lack of visibility this would not be required. It is noted that as a result of considering the likely visibility during the photography site visit in February 2022, a number of the locations were adjusted to reflect locations where the development would have greater visibility.
- 3.11 A summary description of the viewpoints locations are as follows:
- Viewpoint 1 – View from within the site, adjacent to the pavement on Elmstead Road, and looking south-east, parallel with the site boundary adjacent to the Broadfields residential area.
 - Viewpoint 2 - View from within the site, adjacent to the pavement on Elmstead Road, and looking broadly south, from a location in close proximity to the boundary with the sports club.
 - Viewpoint 3 – View from the public right of way (ref 162-22) looking south-west (approximately 800m from the site's eastern boundary)
 - Viewpoint 4 – View from the informal path within the Crosspit Wildlife Site, to the north of the pylons, looking broadly west.
 - Viewpoint 5 – view from the public right of way (ref 155-14) looking north-west (approximately 280m from the site boundary).
 - Viewpoint 6 – View from the informal path within the Crosspit Wildlife Site, to the south of the pylons, looking broadly north.

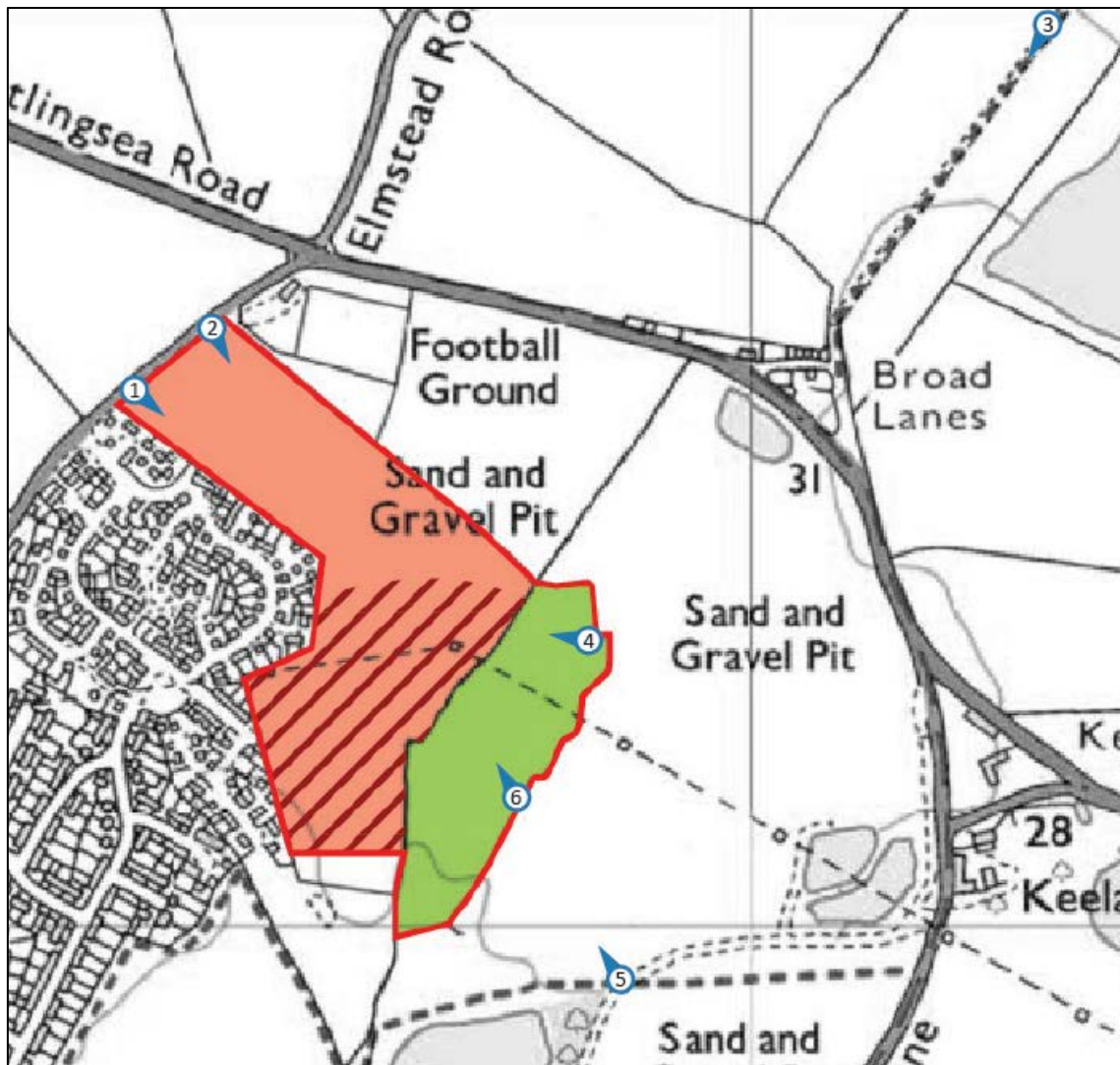


Figure 4 – Viewpoint locations for verified views (Appendix 1)

Viewpoint Assessment

- 3.12 The following section sets out an assessment of the six viewpoints in turn. This follows the same methodology and terminology applied to the LVIA (see Appendix A of the LVIA); in summary, the existing baseline for each view is described and an assessment of the ‘value’ is set out; this is followed by an assessment of effects which considers sensitivity and magnitude of change in the view to draw conclusions regarding the effects. Effects are described on a scale of minor, moderate and major and can either be adverse or beneficial or neutral.
- 3.13 There is some overlap in the assessments set out within the LVIA, however the assessment below is focused on considering the effects on the six specific viewpoints. The assessment is based on the change in view in winter months, though some commentary is added with regards to the seasonal changes likely to be experienced in summer. The following assessment does not separately, consider the effects during the construction period which are temporary.

Viewpoint 1 – Elmstead Road

Existing baseline description and value

- 3.14 The viewpoint photography has been taken from just within the site boundary so as to avoid interference within the photographs of the temporary site fencing. The view however closely reflects that which would be experienced by a pedestrian using the short length of pavement alongside Elmstead Road. It is also broadly representative of the view experience by drivers passing at this point along the road.
- 3.15 From this location, looking broadly south - east, the site forms the majority of the view which is terminated on the horizon by the existing hedgerow and belt of trees forming the site boundary. To the left of the view, floodlights and buildings associated with the adjacent sports club are visible (and remain visible from this location, through the site boundary, to the north, though beyond the frame of this viewpoint.) The HV pylon is visible in the middle distance within the site with others seen beyond on the horizon.
- 3.16 To the right of the photograph (to the south) the rear garden boundaries of properties on Kings Mews and existing mature trees are seen in the foreground. The roof tops and upper floors of the two storey houses on Kings Mews are also clearly visible through gaps in the trees.
- 3.17 In summer, the trees within the view would be in leaf which would reduce visibility towards the sports ground however the existing houses to the south would remain partially visible through the gaps between the trees.
- 3.18 In considering the baseline value, the view is of flat and largely featureless open grassland land bounded by mature trees and other vegetation to either side and forming the horizon in the distance. There are no views to the countryside beyond the application site, however the housing to the south and sports facilities to the north do feature within the view; this assists in identifying the location as being at the edge of the existing settlement which slightly detracts from the overall visual amenity and therefore the baseline value is assessed as medium-low.

Assessment of Sensitivity

- 3.19 Based on the view being located close to the publicly accessible location, namely the pavement along Elmstead Road, and within an area of countryside, the susceptibility is assessed as medium; this, combined with the medium-low baseline value results in a medium sensitivity.

Magnitude of Change

- 3.20 From this location, the footpath cycleway, open space including grassland with new tree planting, and the sports pitches will replace the existing field in the foreground and middle distance. The proposed houses to the north of the development will be visible in the middle distance.

- 3.21 The vegetated boundaries of much of the site will continue to frame the views however the proposed houses, where visible, will frame a short part of the view with glimpses of some taller trees appearing above the roof line. Over time and once the tree planting introduced along the line of the former hedgerow and trees and other planting along the northern edge of the proposed housing grows, views of the houses will be reduced. Due to the changes in the foreground and middle distance of the view and the proximity to the changes the magnitude of change in the view is assessed as medium.

Effects of Proposals

- 3.22 Combining the medium magnitude of change with the medium sensitivity results in a moderate effect from this location. Whilst the change will see the introduction of houses in part of the view, these will be seen and read in the context of the existing properties visible through existing 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 (oaks) along the historic hedge line and other tree planting will add visual interest and improve the visual amenity from this viewpoint.
- 3.23 The benefits the proposed planting will have on the view will increase both in summer months and over time and both tree planting and other planting closer to the houses will assist in assimilating the parts of new development visible from this location, into the wider view. In considering the introduction of added houses to the view, along with the changes to the open space, the effects at year one, are assessed as neutral, developing to beneficial by year 15, as the open space establishes and tree planting matures.

Viewpoint 2 – Elmstead Road

Existing baseline description and value

- 3.24 At this location along Elmstead Road, the site is visible from the path adjacent to the site boundary (as illustrated in the photograph), however from the road, the view from vehicles is largely blocked by the mature hedgerow alongside the road. From this location the view to the left is of the mature treeline and hedgerow that forms the boundary of the site with the adjacent sports ground. The existing site, comprising a largely featureless flat field, forms the foreground and middle distance with the trees and hedgerows to the east forming the horizon of the view in the distance. The HV pylons and cables are visible features above the tree line in the distance.
- 3.25 The middle distance view is framed by the line of mature trees and rear garden fences, beyond which the two storey houses in Kings Mews, Broadfields and Alexandra Drive are prominent features in the middle distance. In summer months it is anticipated that the trees would provide additional screening, however the houses would still be visible between gaps in the trees.

- 3.26 The visual amenity is slightly reduced due to the visibility of the housing and other features such as the pylons, reinforcing the edge of settlement location and therefore the baseline value is assessed as medium-low.

Assessment of Sensitivity

- 3.27 Based on the view being located close to the publicly accessible location, namely the path along Elmstead Road, and within an area of countryside, the susceptibility is assessed as medium; this, combined with the medium-low baseline value results in a medium sensitivity.

Magnitude of Change

- 3.28 From this location, the sports pitches will replace the rough grassland in the foreground and middle distance and the new houses will appear within the view forming the horizon beyond. New tree planting located within the open space, on the line of the former hedgerow, will be visible beyond the sports pitches.
- 3.29 The vegetated boundaries to the left of the view will remain, as will the view of the houses and mature trees to the centre and right of the view. Over time and once the new tree planting and other planting along the northern edge of the proposed housing, establishes, the visibility of the houses will be reduced as a result of the filtering effect of the tree canopies. Due to the changes in the foreground and middle distance of the view and the proximity to the changes the magnitude of change in the view is assessed as medium.

Effects of Proposals

- 3.30 Combining the medium magnitude of change with the medium sensitivity results in a **moderate** effect from this location. Whilst the change will see the introduction of the sports pitches in the foreground and houses in the middle distance, the latter will be of a similar scale and form as the existing properties and will read as a continuation of the existing housing estate that features in the current view. The existing mature vegetation along the boundary with the Crosspit Local Nature Site currently frame the view and restrict views to the landscape beyond; the new housing will largely screen the trees and therefore replace them as framing the view. The proposed tree planting will be visible and whilst they will take many years to reach the height of the largest of the existing trees along the boundaries, the lower canopy height, as seen from this location will result in filtering the views of the houses for many years, during which time the hedgerows to the north of the development will have had time to grow and mature.
- 3.31 The introduction of the open space, which will include large, naturalised areas of grassland, seen beyond the new sports pitches and the introduction of larger growing tree species (oaks) along the historic hedge line along with other tree planting will add visual interest and on balance it is considered will improve the visual amenity from this viewpoint.

- 3.32 The benefits the proposed planting will have on the view will increase both in summer months and over time and both tree planting and other planting closer to the houses will assist in assimilating the new development, into the view. In considering the introduction of new houses, designed to be in keeping with the local area, and seen alongside the existing houses along with the changes to the open space, the effects at year one, are assessed as neutral. This will develop to beneficial by year 15, as the open space establishes and tree planting matures.

Viewpoint 3

- 3.33 From this location the existing site is not visible. This is due to a combination of the generally flat topography of the area and the intervening belts of vegetation.

Effects of Proposals

- 3.34 As illustrated in the verified view, the proposed housing would not be perceptible through the intervening vegetation and therefore the no effects are recorded from this public right of way.

Viewpoint 4

Existing baseline description and value

- 3.35 This viewpoint is from the perimeter path that runs around the outer edge of the Crosspit Local Wildlife Site looking west towards the proposed development. Scrub and tall grass dominate the foreground of the view with the larger mature trees which surround the site and the adjacent sports ground, visible on the horizon. The cables and HV pylon that falls within the site is clearly visible in the centre of the view. Occasional roof tops of the houses in Alexandra Drive can be glimpsed through the vegetation in the distance.
- 3.36 This view is likely to change considerably with the seasons with the brown and russet colours replaced with green and vegetation appearing considerably denser in summer. In respect of visual amenity, whilst the somewhat unkempt appearance of the vegetation, particularly in winter may be considered less visually attractive than a more managed landscape, the scenic quality of the view is considered to be good and the baseline value is assessed as medium/high.

Assessment of Sensitivity

- 3.37 This viewpoint falls within a publicly accessible open space within an area of countryside however it is located between an area of housing (visible in winter months) and gravel workings and the susceptibility to change is assessed as medium/high; this, combined with the medium/high baseline value, this results in a medium/high sensitivity.

Magnitude of Change

- 3.38 From this location, the scrubby vegetation within the foreground and middle distance will remain and the new houses will appear in the middle distance beyond some of the mature trees. The gap between the northern and southern development parcel is visible from this location with the HV pylon falling within the gap. The closest buildings from this location are those to the north where roof tops are seen through and between tree canopies, with housing to the south, further receding in the view due to the distance away. In summer months the view and visibility will change with the much of the built form being screened by or filtered through foliage. From this location, within close proximity to the proposed development, the magnitude of change in the view is assessed as medium/low.

Effects of Proposals

- 3.39 Combining the medium/low magnitude of change with the medium/high sensitivity results in a **moderate** effect on this receptor. The overall visual amenity experienced from within this part of the local wildlife site will remain, however the proposed houses, visible in winter months, will introduce additional built form closer to the viewer in location. It is considered that on balance this would have an adverse effect on the winter view but a negligible effect on the view in summer months and therefore the effects on the view are assessed as adverse/neutral, in the short term. Over time, as vegetation both within the wildlife site and planted within the site matures, this will further reduce views of the houses at which point the effects will reduce to neutral.

Viewpoint 5

Existing baseline description and value

- 3.40 This viewpoint is located approximately 280m from the site boundary and is looking northwest from the public right of way (ref 155-14) which crosses through the adjacent area of sand and gravel workings. The foreground and middle distance view takes in an arable field with cut, stubble in the foreground with an area of bare soil (seeded) beyond. Views beyond the field are filtered by the existing mature trees which run along the eastern boundary of the Crosspit Local Wildlife Site.
- 3.41 The existing houses within the Broadfields housing estate can be seen in the distance, though heavily filtered by the vegetation on the western boundary of the site and the larger trees within the view. The HV pylons and power line is visible in the distance from this location. The visual amenity from this location is assessed as good and the baseline value is assessed as medium.

Assessment of Sensitivity

- 3.42 This viewpoint is located on a public right of way within an area of countryside and the susceptibility to change is therefore assessed as high; this combined with the medium baseline value results in a high sensitivity.

Magnitude of Change

- 3.43 The proposed development will result in the introduction of new houses visible, though filtered through the trees bounding the field in the middle distance. Due to proximity to the viewpoint, the new houses to the south of the proposed development will appear slightly more prominent than those to the north. In summer, the visibility would be greatly reduced. The change will be experienced in the context of existing view, the prominent tree line and agricultural foreground which remains unchanged and therefore the **magnitude of change** is assessed as **low**.

Effects of Proposals

- 3.44 Combining the low magnitude of change with the high sensitivity, the effects on this location are resultant effects are classified as **moderate**, however due to the distance away and limited change to the view it is concluded that the effects should be reduced to minor. Notwithstanding the visibility of some buildings, seen in winter through the existing mature trees, and in summer largely screened by them, the overall visual amenity will be retained and therefore the effects on the view are assessed as neutral.

Viewpoint 6

Existing baseline description and value

- 3.45 This viewpoint is from the perimeter path that runs around the outer edge of the Crosspit Local Wildlife Site and is looking northwest towards the proposed development. As with viewpoint 4, scrub and tall grass with some young, self-seeded trees, dominate the foreground of the view with the larger mature trees which surround the site and the adjacent sports ground, visible on the horizon. The cables and HV pylon that falls within the site is clearly visible to the right hand side of the view. Occasional roof tops of the houses in Alexandra Drive can be glimpsed through the vegetation in the distance.
- 3.46 Again, as with viewpoint 4, this view is likely to change considerably with the seasons with the brown and russet colours replaced with green and vegetation appearing considerably denser in summer. In respect of visual amenity, whilst the somewhat unkempt appearance of the vegetation, particularly in winter may be considered less visually attractive than a more managed landscape, the scenic quality of the view is considered to be good and the baseline value is assessed as medium/high.

Assessment of Sensitivity

- 3.47 This viewpoint falls within a publicly accessible open space within an area of countryside however it is located between an area of housing (visible in winter months) and gravel workings and the susceptibility to change is assessed as medium/high; this, combined with the medium/high baseline value, this results in a medium/high sensitivity.

Magnitude of Change

- 3.48 From this location, the scrubby vegetation within the foreground and middle distance will remain and the new houses will appear in the middle distance beyond some of the mature trees. Due, in part to the proximity of viewpoint, the houses to the southern and central parts of the site appear more prominent in the view with those to the north being largely out of site as they are screened by intervening vegetation. Houses further to the south are likely to be visible from this location (as indicated at the far left of the photo). In summer months the view and visibility will change with the much of the built form, screened by or filtered through foliage. From this location, within close proximity to the proposed development, the magnitude of change in the view is assessed as medium/low.

Effects of Proposals

- 3.49 Combining the medium/low magnitude of change with the medium/high sensitivity results in a **moderate** effect on this receptor. The overall visual amenity experienced from within this part of the local wildlife site will remain, however the proposed houses, visible in winter months, will introduce additional built form closer to the viewer in location. It is considered that on balance this would have a limited but adverse effect on the winter view but a negligible effect on the view in summer months and therefore the effects on the view are assessed as adverse/neutral, in the short term. Over time, as vegetation both within the wildlife site and planted within the site matures, this will further reduce views of the houses at which point the effects will reduce to neutral.

4. Conclusions

Introduction

- 4.1 As set out in the introduction, this Addendum has been prepared to supplement the LVIA submitted as part of the planning application for 120 houses and open space on the site and this addendum should therefore be read alongside the LVIA.
- 4.2 Section 2 of the Addendum provides a background in respect planning policy with particular reference to Policy WIV29 of the Wivenhoe Neighbourhood Plan (WNP) which provides adopted policy, specific to the application site. Section 3 then goes onto provide and assessment of viewpoint locations in order to better understand the visual effects of the development proposals and in particular of developing land to the north of the HV power lines which falls outside the land identified in the allocation map for housing within the WNP.
- 4.3 The visual assessment in Section 3 is supported by a series of 6 verified views which were undertaken in February 2022 and are based on locations within the surrounding area, agreed in principle, in advance with the local planning authority.
- 4.4 With the exception of viewpoint 3, the proposed development will be visible from five of the six viewpoint locations photographed. The visibility, however, varies as described in detail above. From viewpoints 4, 5 and 6, the proposed houses will have varying degrees of visibility due to the mature trees and vegetation along the site boundaries that filter views in winter and will screen much of the view in summer. Viewpoints 1 and 2 taken alongside Elmstead Road, are the only views where any of the houses will be seen without the filtering effect of existing vegetation, however from both viewpoints, only part of the development is visible.
- 4.5 Viewpoints 1 and 2 also have similarities in that the existing housing within the Broadfields housing estate, seen through and between the mature boundary trees, feature within the views. These two viewpoints are also from locations where the northern parcel of development will be visually most prominent albeit seen across the intervening open space which will itself change as a result of the proposals to create a new public open space with sports pitches, footpath cycle way. Tree planting is proposed throughout the development and within the open space which includes a line of oak trees along the route of a former hedgerow and tree and hedge planting along the northern edge of the development.
- 4.6 The path from which the views are taken runs alongside the south of Elmstead Road and provides an informal pedestrian connection to the adjacent sports club. Whilst much of the road is bound by mature hedgerow vegetation on both sides, Viewpoint 1 is at a gap in the hedgerow and so those passing in vehicles are also afforded views into the site, from this location some houses will be seen extending across the view in the middle distance, beyond the open space, with the

majority of the development out of view from this location. From viewpoint 2, which is located further north, more houses are visible as the norther part of the development extents towards the eastern boundary. As noted, the houses will be seen in the context of the existing properties visible from this location and the overall effects of the develop on the views are assessed as moderate. In weighing up the enhancements to the open space, including the new tree planting with the introduction of house into part of the view where currently there are none, it is concluded that at year 1 the effects are neutral and at year 15, once trees have established, the effects on the view will be beneficial.

- 4.7 Two views were considered from within the Crosspit Local Nature Site, which lies adjacent to the proposed development. Due to the close proximity, upper floors of the proposed houses will be partially visible beyond the vegetated site boundary from the paths throughout this publicly accessible area. The existing housing within Broadfields along with flood lighting and buildings within the sports grounds are partially visible in the existing view and the introduction of houses on the site will result in more prominent built form within the view however whilst this will in the short term result in a limited change to the visual amenity, once new planting has established the effects are assessed as being neutral.
- 4.8 In summary the proposed development will only be visible from locations within close proximity to it. There is some visibility from public rights of way and public open spaces, however these are not located in designated landscapes or in locations identified as being sensitive. The new houses will be of a similar scale and form to those within the adjacent Broadfields housing estate and buildings have been designed to reflect the architectural styles and materials found in this part of Essex. Whilst the new housing will appear in parts of the view where currently there is no built form, once planting has been established, which will assist in assimilating buildings into the view, there will be no adverse effects on visual amenity.
- 4.9 In addressing the effects of the proposed layout which extends beyond the land allocated within the Neighbourhood Plan, the introduction of houses to the north of the HV power line will inevitably change the extent of houses visible, however again this will only be experienced from very limited locations. The view from the path along Elmstead Road will see the housing extend further east however this will be a limited and localised change for a short stretch of path and it is not considered that the additional houses will result in any harm to the visual amenity and from this location. Similarly, whilst housing to the north of the pylons will be visible from some locations within the Local Nature Site, the nature of the change will be very limited and will not notably change the experience of walking through the area compared with a development that only extended to the south of the pylons.

APPENDIX 1 – VISUALISATIONS (BOUND SEPARATELY)



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