

LAND AT BROOK MEADOWS,  
TIPTREE

**Landscape and Visual Impact Assessment**

## **COPYRIGHT**

**The copyright of this document  
remains with Aspect Landscape Planning Ltd.**

**The contents of this document  
therefore must not be copied or  
reproduced in whole or in part  
for any purpose without the  
written consent of  
Aspect Landscape Planning Ltd.**

Aspect Landscape Planning Ltd  
Hardwick Business Park  
Noral Way  
Banbury  
Oxfordshire  
OX16 2AF

**t** 01295 276066

**f** 01295 265072

**e** [info@aspect-landscape.com](mailto:info@aspect-landscape.com)

**w** [www.aspect-landscape.com](http://www.aspect-landscape.com)

## **CONTENTS**

1	INTRODUCTION	1
2	BASELINE ASSESSMENT	3
3	THE PROPOSALS	26
4	ASSESSMENT OF EFFECTS	30
5	SUMMARY AND CONCLUSIONS	45

## **PLANS**

PLAN ASP1	SITE LOCATION PLAN
PLAN ASP2	SITE AND SETTING PLAN
PLAN ASP3	LANDSCAPE OPPORTUNITIES & CONSTRAINTS PLAN
PLAN ASP4	LANDSCAPE STRATEGY PLAN
PLAN ASP5	GREEN INFRASTRUCTURE & LANDSCAPE MOVEMENT PLAN

## **APPENDICES**

APPENDIX 1	ASPECT LANDSCAPE AND VISUAL IMPACT ASSESSMENT METHODOLOGY
APPENDIX 2	POLICY SS14 TIPTREE POLICY MAP AND KEY
APPENDIX 3	EXTRACT FROM COLCHESTER LANDSCAPE CHARACTER ASSESSMENT – TIPTREE WOODED FARMLAND LCA
APPENDIX 4	ZONE OF THEORETICAL VISIBILITY (ZTV)
APPENDIX 5	PHOTOGRAPHIC RECORD
APPENDIX 6	ILLUSTRATIVE WIREFRAME VISUALISATIONS

## 1. INTRODUCTION

- 1.1. Aspect Landscape Planning Ltd has been instructed by Kler Group to undertake a landscape and visual impact assessment (LVIA) relating to the possible landscape and visual effects arising from the potential development at land off Brook Meadows, Tiptree, hereafter referred to as the 'Site' for the provision of residential development with associated access, infrastructure and landscaping, hereafter referred to as 'Proposed Development'. The location of the Site is illustrated on Plan **ASP1**.
- 1.2. A detailed appraisal of the surrounding study area has been undertaken using Ordnance Survey data, historical map data, local policy and published character assessments. This has informed the on-site field analysis to identify key viewpoints, analyse the landscape character and visual environment of the local area and determine the extent and significance of any potential landscape and visual effects.
- 1.3. The assessment of effects has been derived from guidance provided within GLVIA3 (Guidelines for Landscape and Visual Impact Assessment 3 Edition) published by the Landscape Institute and the Institute of Environmental Management and Assessment in April 2013. The methodology is contained within **Appendix 1** of this document.
- 1.4. The Landscape and Visual Impact Assessment (LVIA) will take the following format:
  - Baseline assessment – review of the existing landscape character, visual environment and landscape related policy (Section 2).
  - Description of the proposals – introducing the proposed development and the associated landscape proposals and associated mitigation (Section 3).
  - Assessment of effects – using an established methodology based on the guidance of GLVIA3, the potential effects of the proposals upon the existing landscape character and visual environment will be assessed (Section 4).
  - Conclusions will be drawn (Section 5).
- 1.5. This assessment should be read alongside the other supporting material which accompanies this application.



- 1.6. It is noted that the adjoining field to the immediate south of the site was subject to an outline application and appeal for residential development of up to 255 dwellings which was recently dismissed (Appeal Ref: APP/A1530/W/20/3248038). Whilst the scheme was refused on landscape grounds and the appeal dismissed due to conflict with Policy ENV1, it appears to be primarily due the coalescence issue and impact of the development closing the gap between Tiptree and Tiptree Heath. As such, the application and appeal decision associated with the adjacent site have been reviewed as part of this application, however it is not considered that the same issues will arise as a result of this site being located further away from Tiptree Heath and any development on the site would not affect the gap between Tiptree and Tiptree Heath.

## 2. BASELINE ASSESSMENT

### Site and Setting Overview

- 2.1. The Site is located on the western edge of Tiptree, immediately adjacent to the existing settlement edge, in close proximity to the B1022, connecting to Colchester, approximately 12-13km to the north east and Heybridge, approximately 9km to the south west. The western settlement edge is defined by typical 2 storey residential development of varying styles located off Brook Meadows, Pennsylvania Lane and Maldon Road, that bound the north eastern and south eastern Site boundaries, respectively. The immediate and local landscape to the west of the Site has undergone substantial earth works and regeneration associated with sand and gravel extraction, the once arable fields have now been replaced with restored workings that has created a series of waterbodies set within a woodland setting. The landscape to the north west is defined by a single medium sized arable field, within which is located a single residential dwelling. The location of the Site is illustrated within its wider setting on Plan **ASP1**.
- 2.2. There are a number of notable developments within the local landscape setting and which define the wider settlement edge of Tiptree. To the south, residential development extends along the B1022 / Maldon Road, to include Tiptree Heath Primary School and static caravan park. Tiptree Heath is separated from Tiptree with thin wedge of land to the south of the Site which creates a green gap and degree of separation between the two settlements. To the north, Colchester United Football Club's training ground and the emerging residential development off Grange Road are notable.
- 2.3. The Site itself comprises of a medium sized irregular shaped agricultural field, at 11.67 hectares, with a further small field to the south, separated from the main field by a belt of scrub vegetation woodland and both consisting of infrequently managed rough grassland, formerly under arable (strawberry) production. The Site boundaries are for the majority defined by mature native hedgerows, shrub, trees, woodland and ditches with areas of encroaching developing scrub. The Site is illustrated within its localised context on Plan **ASP2**.

- 2.4. The Site and adjacent restored mineral workings are designated as Local Wildlife Sites (LoWS), these are non-statutory designations and therefore have no statutory protection.

#### Topography

- 2.5. The wider settlement of Tiptree is established on gently rising landform from around 30m Above Ordnance Datum (AOD) to the south of the settlement along Layer Brook. From here it gently rises to reach approximately 72m AOD to the north of the settlement near Hill Farm. The landform to the east and west gently undulates but remains between 50 and 65m AOD.
- 2.6. The Site itself gently rises from a lower point at the southern corner of approximately 50m AOD, to a high point to the northern corner of 60m AOD. Beyond the site the landform continues to gently rise to a local high point of approximately 72m AOD to the east of Hill Farm, approximately 1.26km further to the north and to approximately 71m AOD along Grange Road, 890m to the west. The Ordnance Survey base on Plan **ASP1** reflects the gently rising landform that characterises the immediate context of the Site.

#### Vegetation Cover

- 2.7. The Site for the most part is agricultural land, however, there are two notable areas of scrub woodland that are located adjacent to the western Site boundary. This woodland connects to the offset vegetation structure associated with the restored sand and gravel workings to the immediate west of the Site. The southern parcel of scrub woodland and associated hedgerow with hedgerow trees provides a degree of separation between the main field, that makes up the majority of the Site, and the smaller triangular shaped field within the south west of the Site. The Site boundaries are for the majority defined by mature hedgerow, hedgerow trees or woodland which provide a degree of separation from adjacent development and road corridors to the north east and south east, and the wider rural setting to the north west and south west. A detailed assessment of the trees is included within the Aspect Arboriculture Arboricultural Assessment that accompanies the application. The wider landscape to the west is defined by medium sized arable fields bound by mature hedgerows with a number of woodland blocks present. The localised vegetation cover is illustrated on Plan **ASP2**.

### Public Rights of Way

- 2.8. There is currently public access to the Site via footpath – 150-19 - which starts at West End Road to the south east of the Site, the route then heads north through the arable fields that define the landscape character to the south east of the Site. The route continues north passing through the restored mineral workings to the immediate west of the Site, it is here that a short section of the route passes adjacent and through the western edge of the Site. After which the route heads in a north westerly direction through the immediate fieldscape and ending at Grange Road to the north of the Site. There are a number of other footpaths that run adjacent to the Site boundary and provide good connectivity between the Site, the immediate setting and the local and wider more landscape to the north west and south west. The local Public Right of Way (PRoW) network is illustrated on Plan **ASP2**.

### **Landscape Related Policy**

#### National Planning Policy Framework (Feb 2019)

- 2.9. The revised National Planning Policy Framework (NPPF) was published in February 2019. The document sets out the Government's planning policies for England and how these are expected to be applied, and is a material consideration in planning decisions. The document places an emphasis on the promotion of sustainable growth whilst also protecting the environment.
- 2.10. Paragraph 7 states that: ***"The purpose of the planning system is to contribute to the achievement of sustainable development."***
- 2.11. Paragraph 8 states that: ***"Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (...)" including an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy."***

- 2.12. Paragraph 11 states that: ***“Plans and decisions should apply a presumption in favour of sustainable development.***

***For plan-making this means that:***

***a) plans should positively seek opportunities to meet the development needs of their area, and be sufficiently flexible to adapt to rapid change;***

***b) strategic plans should, as a minimum, provide for objectively assessed needs for housing and other development, as well as any needs that cannot be met within neighbouring areas, unless:***

***i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or***

***ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.***

***For decision-taking this means:***

***c) approving development proposals that accord with an up-to-date development plan without delay; or***

***d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:***

***i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or***

***ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.”***

- 2.13. Design is dealt with in Chapter 12 which sets out the objectives for achieving “well-designed places”. Para 127 states 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 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 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<sup>46</sup>; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”***

2.14. Chapter 15 deals with the conservation and enhancement of the natural environment. In particular para 170 states that: ***“Planning policies and decisions should contribute to and enhance the natural and local environment 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”***

- 2.15. The NPPF has been of material consideration as part of our assessment of the Site and its setting, and the proposals shall take on board the overall framework guidance and principles contained within the NPPF.
- 2.16. The policy aims and objectives of the NPPF and local plans have informed the emerging development proposals.

#### National Planning Practice Guidance (NPPG) 2019

- 2.17. Those categories within the NPPG that are of relevance to landscape and visual matters in relation to this site are set out below.

#### *Design: Process and Tools*

- 2.18. The NPPG states that well-designed places can be achieved by taking a pro-active and collaborative approach at all stages of the planning process. The guidance sets out processes and tools that can be used through the planning system. The guidance is to be read alongside the National Design Guide.
- 2.19. As set out in Paragraph 130 of the NPPF, 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.

#### *National Design Guide*

- 2.20. The importance of design is a key focus within the guide as is the local and wider context and character of the site.

#### *Green Infrastructure*

- 2.21. The NPPG highlights the multifaceted benefits delivered through Green Infrastructure and recognises how it can be used to reinforce and enhance local landscape character and contribute to a sense of place.

#### *Landscape*

- 2.22. Finally, the NPPG refers to the NPPF and the recognition of the intrinsic character and beauty of the countryside and the provision of strategic policies to provide the conservation and enhancement of landscapes. Adverse landscape impacts are to be avoided and mitigation measures employed where necessary.

### **Local Planning Policy**

- 2.23. The Site is covered by the policies of the Adopted Colchester Local Plan – which is comprised of a set of adopted Development Plan Documents (DPD), these guide future growth and development in the Borough up to 2021.

- 2.24. The DPD comprises of the below documents:

- Core Strategy (adopted 2008, amended 2014)
- Site Allocations DPD (adopted 2010)
- Development Policies DPD (adopted 2010, amended 2014)
- Proposals Maps (adopted 2010)
- Tiptree Jam Factory DPD (adopted 2013).
- Adopted Neighbourhood Plans

- 2.25. The policy of most relevance to this LVIA are the policies within the Environment and Rural Communities section – Policies **ENV1** and **ENV2**.

#### **Policy ENV1 Environment states:**

***“The Borough Council will conserve and enhance Colchester’s natural and historic environment, countryside and coastline. The Council will safeguard the Borough’s biodiversity, geology, history and archaeology through the protection and enhancement of sites of international, national, regional and local importance. In particular, developments that have an adverse impact on Natura 2000 sites or the Dedham Vale Area of Outstanding Natural Beauty will not be supported...”***



***The network of strategic green links between the rural hinterland, river corridors, and key green spaces and areas of accessible open space that contribute to the green infrastructure across the Borough will be protected and enhanced.***

***Development will be supported at appropriate locations to improve public access, visual amenity and rehabilitate the natural environment. Development will need to minimise and mitigate adverse impacts on river, coastal and ground water quality....***

***Unallocated greenfield land outside of settlement boundaries (to be defined/reviewed in the Site Allocations DPD) will be protected and where possible enhanced, in accordance with the Landscape Character Assessment. Within such areas development will be strictly controlled to conserve the environmental assets and open character of the Borough. Where new development needs, or is compatible with, a rural location, it should demonstrably:***

- i. be in accord with national, regional and local policies for development within rural areas, including those for European and nationally designated areas; and***
- ii. be appropriate in terms of its scale, siting, and design; and***
- iii. protect, conserve or enhance landscape and townscape character, including maintaining settlement separation; and***
- iv. protect, conserve or enhance the interests of natural and historic assets; and***
- v. apply a sequential approach to land at risk of fluvial or coastal flooding in line with the guidance of PPS25; and***
- vi. protect habitats and species and conserve and enhance the biodiversity of the Borough; and***
- vii. provide for any necessary mitigating or compensatory measures.”***

***Policy ENV2 Rural Communities (revised July 2014) states:***

***“The Borough Council will enhance the vitality of rural communities by supporting appropriate development of infill sites and previously developed***

***land (PDL) within the settlement development boundaries of villages. The design and construction of new village development must be high quality in all respects, including design, sustainability and compatibility with the distinctive character of the locality. Development should also contribute to the local community through the provision of relevant community needs such as affordable housing, open space, local employment, and community facilities.***

***Outside village boundaries, the Council will favourably consider sustainable rural business, leisure and tourism schemes that are of an appropriate scale and which help meet local employment needs, minimise negative environmental impacts, and harmonise with the local character and surrounding natural environment. Development outside but contiguous to village settlement boundaries may be supported, primarily where it constitutes an exception to meet identified local affordable housing needs.***

***Towns and villages are encouraged to plan for the specific needs of their communities by developing Neighbourhood Plans which provide locally-determined policies on future development needs. Communities are also encouraged to continue to develop other plans, where appropriate, such as Community Led Plans, Parish Plans and Village Design Statements, for adoption as guidance.”***

#### Emerging Local Plan 2017-2033

- 2.26. The emerging Local Plan for the district sets out a vision, strategy, objectives and policies for planning and delivery across the Borough of Colchester. The Plan is divided into two sections, with section one focusing on the strategic plans across a number of authorities within North Essex, and section two providing more detailed information on Colchester in particular.
- 2.27. The objectives for the Borough have been broken down into three sections: Sustainable Growth, Natural Environment and Places.
- 2.28. The emerging policies of relevance to this LVIA are considered to be:
- ENV 1 Environment
  - ENV 3 Green Infrastructure

- SS14 Tiptree
- OV2 Countryside
- DM15 Design and Amenity
- DM18 Provision of Public Open Space

2.29. For the purposes of this assessment the most relevant policy to the Site within the emerging Local Plan is Policy SS14 Tiptree:

**Policy SS14: Tiptree** states:

***“Within the broad areas of growth shown on the Tiptree policies map, the Tiptree Neighbourhood Plan will:***

- (i) Define the extent of a new settlement boundary for Tiptree;***
- (ii) Allocate specific sites for housing allocations to deliver 600 dwellings;***
- (iii) Set out any associated policies needed to support this housing delivery i.e. housing mix, type of housing and density for each site allocated for housing;***
- (iv) Set out the policy framework to guide the delivery for any infrastructure / community facilities required to support the development;***
- (v) Consider strategic cross boundary issues e.g. A12 junction improvements; and***
- (vi) Identify other allocations in the Parish, including employment and open space.***

***Proposals for development outside of the identified broad areas and the settlement boundary for growth will not be supported. This policy should be read in conjunction with the generic Neighbourhood Planning policy SG8, policy SG3 and policies in the Tiptree Neighbourhood Plan, once it has been adopted.”***

2.30. The emerging Local Plan provides a policy map depicting the above SS14: Tiptree policy, which highlights the proposed westerly direction of future growth – ref **Appendix 2**.

### Neighbourhood Plan

- 2.31. In regards to the progress made on the Tiptree Neighbourhood Plan, at the time of writing, it was reported on the council website that Colchester Borough Council had ***“received the Tiptree Neighbourhood Plan Submission documents in March 2020 for publication in accordance with Part 5 Regulation 15 of The Neighbourhood Planning (General) Regulations 2012.***

***Consultation had commenced for a six-week period from 20 April to 1 June 2020, in accordance with Part 5 Regulation 16 of the Neighbourhood Planning (General) Regulations 2012. However, this has been withdrawn in light of the prospect that it would become the subject of a claim for judicial review. The Council will publicise a fresh consultation exercise in due course.”***

### Evidence Base for the emerging Local Plan

- 2.32. A Strategic Land Availability Assessment (SLAA) was carried out as part of the evidence base for the new Local Plan, June 2017 update. The Site is assessed – ref TIP03 – location Pennsylvania Lane, Tiptree. All SLAA sites were assigned an overall RAG rating to demonstrate their development potential for those proposed use. The overall rating provided for the Site was ‘G’ (Green). The SLAA provides the following description for a ‘Green Site’ ***“Sites were given a green rating if there were no significant issues or collectively no issues which together were significant to the sites’ deliverability or developability during the plan period.”***
- 2.33. The Site is not subject to any qualitative landscape designations at a national or local level. However, the Site is designated as a local wildlife site, these are non-statutory designations and therefore have no statutory protection. There are also no heritage designations associated with the Site or its immediate setting.

### **Landscape Character**

- 2.34. To assess the landscape character of the Site, a detailed desk study of published character assessments has been carried out. This review informed the field observations of the site visit to ensure a comprehensive approach to the assessment.

### National Assessment

2.35. In terms of the wider landscape character, within the Natural England National Character Assessment, the Site lies within National Character Area (NCA) **111: Northern Thames Basin**. The assessment identifies a number of characteristics associated with this NCA that relate to the site and its setting, these are:

- ***“The pattern of woodlands is varied across the area and includes considerable ancient semi-natural woodland. Hertfordshire is heavily wooded in some areas as are parts of Essex, while other areas within Essex are more open in character. Significant areas of wood pasture and pollarded veteran trees are also present;***
- ***...In the Essex heathlands 18th- and 19th -century enclosure of heathlands and commons followed by extensive 20th-century field enlargement is dominant;***
- ***Mixed farming, with arable land predominating in the Hertfordshire plateaux, parts of the London Clay lowlands and Essex heathlands. Grasslands are characteristic of the river valleys throughout. Horticulture and market gardening are found on the light, sandy soils of former heaths in Essex, particularly around Colchester, along with orchards, meadow pasture and leys following numerous narrow rivers and streams;***
- ***The diverse range of semi-natural habitats include ancient woodland, lowland heath and floodplain grazing marsh and provide important habitats for a wide range of species including great crested newt, water vole, dormouse and otter;***
- ***The medieval pattern of small villages and dispersed farming settlement remains central to the character of parts of Hertfordshire and Essex.....”***

2.36. It is considered that the national study provides a useful introduction to the overall character of the wider landscape setting, providing an overview of the landscape context in which the Site is set.

### County Level Assessment

2.37. The Essex Landscape Character Assessment 2003, carried out by Chris Blandford Associates, divides the county into a number of landscape character types with similar landscape characteristics and then sub divides these into different landscape character areas. The Site is located within the Wooded Hills/Ridges Landscape

Character Type (LCT). The key landscape characteristics of this LCT are listed below:

- ***“Woodland dominated hills and ridges on a belt of Bagshot/Claygate Beds and other sand and gravel formations, stretching through Essex from Epping Forest to Tiptree;***
- ***Wooded commons with ancient and secondary woodland defined by peripheral medieval wood banks;***
- ***A concentration of small estates/areas of historic parkland;***
- ***Well hedged landscape, with large areas of ancient, semi-natural woodland; and***
- ***Historically scattered and fairly sparse settlement pattern, overlain in parts by expanding modern suburban development of historic market towns.***

2.38. The finer grain of the assessment locates the Site within the Tiptree Ridge Landscape Character Area (LCA). The key characteristics of this LCA are listed below:

- ***“Elevated, broad ridge.***
- ***Strongly wooded western ridgeside.***
- ***Small - medium scale field pattern.***
- ***Enclosed character provided by many tall, thick hedgerows and woodland.***
- ***Framed views over the Blackwater Valley and the Blackwater coastal farmlands.”***

2.39. The Site is considered to reflect a number of the key characteristics described in relation to the Wooded Hills/Ridges LCT and the Tiptree Ridge LCA, on account of the small-scale field pattern, and the presence of tall, thick hedgerows and woodland the define or that lie adjacent to the Site’s boundaries.

2.40. The assessment states that the ‘Landscape Condition’ of the LCA is;

- ***The condition of the hedgerows is moderate to good, in localised areas they are fragmented.***
- ***Some poor quality development out of character is found around Tiptree and in the small***

2.41. The assessment then provides 'Part, Present and Future Trends for Change' relating to the LCA as;

- *Much of the area's former heathland was lost during the course of late enclosure.*
- *Many settlements have been subject to modern infill and expansion.*
- *Future possible trends for change may include pressure for further housing development around Tiptree, use of high ground for masts, alternative recreational uses of less viable agricultural land.*

#### District Landscape Character Assessment

2.42. At a more local level, the Colchester Landscape Character Assessment – November 2005, carried out by Chris Blandford Associates, provides a baseline inventory and description of the Borough's landscape character types and areas. The Site is located within the Wooded Farmland Landscape Character Type (LCT). The key landscape characteristics of this LCT are listed below:

- *Elevated broad ridge landform (part of SW-NE aligned ridge);*
- *Mixture of arable and pasture farmland;*
- *Several nucleated settlements, with a clustered settlement pattern;*
- *Well wooded with woodland blocks (including areas of ancient and semi-natural woodland); copses and hedges;*
- *Framed views of the Blackwater Valley through gaps in hedgerows;*
- *Enclosed character in places.*

2.43. The LCT is sub divided into two Landscape Character Areas (LCA), with the Site identified within the Tiptree Wooded Farmland Landscape Character Area F2 (LCA) – Ref **Appendix 3**. The key characteristics of this LCA are listed below:

- *Located at the eastern end of a broad, ridge that extends west into Braintree District;*
- *Many small patches of woodland;*
- *Character area influenced by nucleated Tiptree settlement within the centre of the area;*
- *Mosaic of small to medium-sized, predominantly arable fields, with a predominantly small-scale field pattern;*

- ***Tiptree Heath as an important landscape feature of nature conservation importance;***
- ***Linear settlement pattern, consisting of Tiptree Heath and the northern extent of Tolleshunt Knights, which extends outside the character area to the southeast.***

2.44. The Landscape Strategy Objective is to 'conserve and enhance' with the Landscape Planning Guidelines stating the following in relation to potential development;

- ***Ensure that any appropriate new development responds to historic settlement pattern and uses materials, which are appropriate to local landscape character (refer to the Essex Design Guide for Residential and Mixed Use Areas, Essex Planning Officers Association, 1997, for further information). Such development should be well integrated with the surrounding landscape;***
- ***Encourage the planting of tree groups around visually intrusive modern farm buildings;***
- ***Small scale development should be carefully sited in relation to exiting farm buildings;***

2.45. It is noted that the published landscape character assessments do not provide an assessment of value. However, these published character assessments represent a useful introduction to the wider landscape context in which the Site is set. To assess the potential effects of development upon the character of the site and its immediate setting, Aspect has undertaken its own assessment, which has been informed by the Natural England, Essex and Colchester landscape appraisals.

#### Aspect Landscape Character Assessment

2.46. The Site comprises a medium sized arable field with a further small triangular shaped field located to the south separated by a linear belt of scrub. The fields comprise of infrequently managed rough grassland, formerly under arable (strawberry) production, dominated by encroaching developing scrub. The Site is located on the western edge of the wider settlement of Tiptree, with notable urban development to the north and south and the area known as Tiptree Heath in the wider landscape to the south west. The Site is enclosed by established native hedgerows with hedgerow trees and scrub woodland that define the north western, north eastern and south western boundaries of the Site, with the south eastern



boundary defined by the vegetation associated with rear residential boundaries of properties off Maldon Road / B1022. The mature vegetation to the Site boundary provides a robust landscaped edge to the Site, separating it from the larger scale, arable landscape that extends to the north and south west.

- 2.47. The landform within the Site rises from a low point at the southern corner to the northern corner of the Site, beyond the site the landform continues to gently rise to a local high point of approximately 72m AOD to the east of Hill Farm, approximately 1.3km further to the north and to approximately 71m AOD along Grange Road, approximately 900m to the west.
- 2.48. The immediate setting to the west of the Site is characterised by the restored sand and gravel mineral extraction, the defining features being water bodies set within a wooded context. This is in contrast with the arable landscape that lies to the north west and south west of the Site, however, this more arable landscape is set within gently falling landform with the field boundaries defined by mature hedgerow with mature hedgerow trees, this results in a compartmentalised landscape. Further to this the rural nature of the landscape is eroded by notable urban features within the local and wider setting. These include football training grounds and emerging residential development to the north, residential development extending along Maldon Road (which provides an element of ribbon development) that connects the settlement with the neighbouring Tiptree Heath village further to the south east. The nature and extent of development is illustrated on Plan **ASP 1**.
- 2.49. It is considered that the Site lies within a settlement fringe landscape, with suburban features defining the immediate landscape setting to the north east and south east. The landform and established vegetation structure of the Site and immediate setting and built form that bounds the Site assists in providing a degree of separation between the Site and the wider landscape. This ensures that long distance views and intervisibility between the Site and the wider setting is very limited. This was noted in the Inspector's Decision, paragraph 93 in relation to the adjacent appeal site to the south, noting that ***"...there are no significant longer views..."*** and ***"...the site's contribution to the wider landscape is limited."***
- 2.50. In order to assess the effects on the landscape resource, the 'Guidelines for Landscape and Visual Impact Assessment', Third Edition, recommends that the sensitivity of the landscape receptor is identified. As part of this assessment, the

guidance recommends that the susceptibility to change of the type proposed together with the value of the landscape is assessed. These factors then inform the overall assessment of sensitivity. For reference the guidance sets out several definitions, which are listed below:

- ***“Landscape Susceptibility: the ability of a defined landscape to accommodate the specific proposed development without undue negative consequences;***
- ***Landscape Value: the relative value that is attached to different landscape by society. A landscape may be valued by different stakeholders for a whole variety of reasons; and***
- ***Landscape Sensitivity: a term applied to specific receptors, combining judgements of the susceptibility of the receptor to the specific type of change or development proposed and the value related to that receptor.”***

2.51. In terms of landscape sensitivity, there are a number of factors that both influence and affect the value of the landscape character of the site and its setting, and their susceptibility to change. The sensitivity of a particular landscape in relation to new development can be categorised as high, medium, low or negligible. This takes into account the susceptibility of the receptor to the type of development proposed and the value attached to different landscapes by society.

#### *Susceptibility*

2.52. With regard to susceptibility, this is defined by the ability of the landscape receptor to accommodate the specific type of development, given the existing context of the site, how it is perceived, and whether its development would have undue negative consequences.

2.53. It is considered that the Sites location adjacent to the settlement edge, formed of residential development, to include a notable degree of recent residential development off Brook Meadow to the immediate north east. Further to this the combination of landform and mature vegetation structure associated with the restored mineral workings provides a sense of enclosure and a degree of separation between the Site and the wider landscape to the west. These factors serve to reduce the perceived susceptibility of the Site to change as a result of the influence

these urbanising features have on the local character. Within the there are no internal features that would represent a constraint to development with the existing land use not considered rare within the localised landscape context. The Site is not subject to any qualitative landscape designations. It is acknowledged that the Site is currently greenfield, however, the existing settlement to the north east and south east influences the localised character and forms a backdrop to the Site. It is considered that the Site has a **Medium** susceptibility to change as a result of the introduction of residential built form.

### *Value*

2.54. The Guidelines for Landscape & Visual Impact (GLVIA3) sets out at Box 5.1 a range of factors that can help in the identification of valued landscapes and assist in the appraisal of a landscapes value. These factors include:

- Landscape quality (condition);
- Scenic quality;
- Rarity;
- Representativeness;
- Conservation Interests;
- Recreation Value;
- Perceptual aspects; and
- Associations.

2.55. Table 1, below, seeks to assess the value of the Site based on the GLVIA3 Box 5.1 criteria.

Table 1: Assessment of Landscape Value of the Application Site

Criteria	Assessment of Value
Landscape quality (condition)	<b>Low</b> – The boundaries of the Site reflect the historic field boundaries as shown on the 1874 OS map, although the historic maps show internal hedgerows, these have been lost, possibly as a result of agricultural intensification. However, the landscape to the north east and south east of the Site has changed with the growth of Tiptree and the mineral workings to the west that have redefined the immediate context of the Site. The presence of the residential development and road corridors to the Site boundaries provides a

	settlement fringe setting to the Site and reduces the perception of associated rural character.
Scenic quality	<b>Low</b> – There are no features of scenic interest associated with the Site. The landform and vegetation associated with the Sites boundaries ensures that intervisibility between the Site and the localised and wider setting is limited.
Rarity	<b>Low</b> – The two fields of agricultural land with scrub bound by mature native hedgerow and hedgerow trees, with two small areas of woodland to adjacent to the western boundary does not represent a rare landscape character type within the local and wider area.
Representativeness	<b>Medium</b> – While there are no features associated with the Site that are considered particularly important examples, it is acknowledged that the County-wide sensitivity assessment identifies that wider LCA is of High to the scale and type of development proposed.
Conservation Interests	<b>Medium / High</b> – The Site is designated as part of a Local Wildlife Site, the bulk of which lies off site to the west - these are non-statutory designations, meaning they have no statutory protection. The Site contains two small areas of scrub woodland and is bound by mature hedgerows and hedgerow trees these provide notable ecological interest but do not contain any trees of significant arboricultural value. The Site is not covered by any formal heritage designation.
Recreation Value	<b>High</b> – The Site is publicly accessible via a single footpath 150-19 which passes through and along a short section of the western site boundary, however there is a network of existing paths within the Site that are used by local walkers.
Perceptual aspects	<b>Medium / Low</b> – The existing settlement is perceived to the north east and south east. Of note is the B1022 - Maldon Road, adjacent residential properties and wider settlement of Tiptree visible to the south west. This provides a settlement edge character and urbanising influence on the Site. The presence of the existing settlement reduces the perceived tranquillity and ruralness of the Site.
Associations	<b>None</b> – There are no known literary or historic associations with the Site.

2.56. Given the above assessment, it is considered that the existing land uses, and settlement edge influence the character of the Site. Based on the Box 5.1 assessment, it is considered that the landscape character of the Site is of **Medium** value. Based on the above assessment, it is considered that the Site, and its immediate setting, do not represent a “valued landscape” within the context of para 170(a) of the NPPF.

2.57. It is noted that in relation to the adjacent appeal site to the immediate south, the Inspector states at Paragraph 91 of the appeal decision “**Visually the site’s**

***character is pleasant and open, but not particularly interesting. The site itself therefore offers little by way of any intrinsic landscape character or quality.***

At paragraph 92 the Inspector states “...***but this alone does not give it significant interest or value...***” and “***None of these attributes elevates the site above the status of ‘ordinary’ countryside, pleasant but unremarkable.***” Due to the proximity, it is considered the same can be said in terms of value for the site to which this application relates to.

### *Sensitivity*

- 2.58. Taking into account the value and susceptibility to development of the Site, it is concluded that the sensitivity is **Medium** and has potential to accommodate sensitively designed change as a result of the type of development proposed.

### **Sensitivity of specific landscape receptors**

- 2.59. In accordance with GLVIA3 (para 5.33) Aspect has identified the key landscape receptors that contribute to the character of the Site and which may be affected by proposed development. These, and their considered sensitivity, are set out below in Table 2.

Table 2: Individual Landscape Receptors associated with the Site

<b>Landscape Receptor</b>	<b>Comments</b>	<b>Sensitivity</b>
<i>Vegetation Cover</i>	There is limited internal vegetation cover with the majority of the Site consisting of agricultural land and scrub. However, there are two parcels of scrub woodland located adjacent to the western Site boundary. Further to this the mature native hedgerows and hedgerow trees to the Site boundaries are of some note.	Medium / Low
<i>Topography</i>	The Site rises from the southern corner to the northern corner of the Site. This is reflective of the wider gently rising landform upon which the main settlement of Tiptree is situated. Overall and the landform is not prominent and does not present any particular constraints.	Low
<i>Land Use</i>	The Site comprises agricultural land with scrub, the field bounds are defined by mature native hedgerow with hedgerow trees with two small parcels of scrub woodland. This is not rare but is	Medium

	somewhat representative of the wider arable landscape to the south west.	
<i>Openness</i>	The pastoral use of the Site with the historic loss of internal hedgerows has resulted in the main larger field within the Site being more open. However, the settlement edge setting to the north east and south east and mature vegetation structure to the Site boundaries and adjacent restored mineral workings reduce the perceived openness. Overall, there is very limited intervisibility into and across the Site from the local and wider landscape.	Low
<i>Rural character</i>	It is acknowledged that the Site is currently undeveloped, but the presence of the existing settlement immediately to the north east and south east reduces the perceived rural character of the Site.	Low
<i>Contribution to village setting</i>	The Site is not immediately apparent on approaches to Tiptree from the south west as a result of intervening built form or mature vegetation that characterises the Site boundary and the adjacent restored mineral workings. The residential development along Pennsylvania Lane and the recent development off Brook Meadows forms the settlement edge to the north east with further residential development off B1022 / Maldon Road defining the south eastern Site boundary.	Low
<i>The Site</i>	As noted above, it is considered that the undeveloped nature of the Site affords it a medium sensitivity, however, this is tempered by the presence of the existing settlement edge to the north east and south east.	Medium
<i>Tiptree Wooded Farmlands</i>	While the published landscape assessments does not apply a sensitivity to the LCA at a District level, the Site is considered to be partially representative on account of the adjacent small-scale field pattern with the presence of tall, mature hedgerows along the Site's boundaries.	Medium / Low

2.60. As is demonstrated by Table 2, while the Site demonstrates some features which are identified within the published landscape character assessment, the presence of the existing settlement edge provides a settlement fringe location and reduces the perception of a rural setting and the sensitivity of the landscape receptors associated with the Site range between low and medium.

## Visual Environment

- 2.61. In order to assess the visibility of the Site, several photographs have been taken from publicly accessible viewpoints, to illustrate the visual environment within which the Site is set. Whilst the assessment is not exhaustive, it is considered that the views provide a fair representation of the Site's visibility within the localised and wider visual environment. The Photographic Record is included within **Appendix 5**.
- 2.62. In addition following comments received from the landscape officer, a Zone of Theoretical Visibility (ZTV) has been prepared to illustrate the intervisibility of the proposals and wider setting and is included in **Appendix 4**.
- 2.63. The photographs were taken in March & May 2020 by Chartered Landscape Architects and illustrate the visual environment in which the Site is set. The day was bright with good visibility at middle and longer distances. The photographs were taken using a 35mm equivalent digital SLR camera at a focal length of 50mm in line with current Landscape Institute guidelines and TGN 06/19.
- 2.64. Table 3, below, identifies the locations, key receptors and associated sensitivities of each of the identified viewpoints.

Table 3: Viewpoint Locations

Viewpoint	Location	Distance & Direction from Site	Key Receptors	Sensitivity
1	Public Right of Way 150-19	475m, south west	PRoW	High
2	Public Right of Way 150-19	265m, south west	PRoW	High
3	B1022 / Maldon Road	400m, south west	Road users	Medium
4	Public Right of Way 150-21	55m, south	PRoW	High
5	Public Right of Way 150-21	240m, south west	PRoW	High
6	Public Right of Way 150-19	90m, west	PRoW	High
7	Public Right of Way 150-19	Adjacent to Site boundary	PRoW	High

8	Public Right of Way 150-19	375m, north west	PRoW	High
9	Public Right of Way 150-17	215m, north west	PRoW	High
10	Public Right of Way 150-17 Residents off Perry Road	5m, north	PRoW Residential	High High
11	Residents and Motorists of Brook Meadows	Adjacent to Site boundary	Residential	High

2.65. As an overview, views of the Site are highly localised as a result of the either or a combination of landform, mature vegetation structure to the Site boundaries and immediate setting, and the intervening built form, notably to the north east and south east. The anticipated effects of the proposals are assessed in section 4 of this Assessment.

2.66. It is also noted that in relation to the adjacent appeal site to the immediate south, the Inspector states at Paragraph 93 of the appeal decision that views are **“close range only...”** **“...there are no significant longer views...”** and **“...the site’s contribution to the wider landscape is limited.”** Clearly, due to the proximity, it is considered the same can be said in terms of visibility for the site to which this application relates to.



### 3. THE PROPOSALS

- 3.1. Full details of the new proposals are provided within the Design and Access Statement prepared by Vista Architecture and the supporting material that accompany this application.
- 3.2. The layout has been informed by the detailed assessments undertaken as part of the design development process – ref Landscape Opportunities and Constraints Plan **ASP3**. The proposals for the residential development with associated access and Public Open Space (POS) have been developed to ensure that a carefully considered, sensitive and sustainable development is achieved. The proposals are illustrated on the Vista Architecture Masterplan and Landscape Strategy Plan – **ASP4**. The Green Infrastructure and Landscape Movement Plan (**ASP5**) also illustrates the green links through the site and along the boundaries and how this links with the existing vegetation structure within the localised setting
- 3.3. The housing layout has been informed by the Sites topography, localised settlement pattern and existing vegetation to the Site boundaries. The proposed layout has sought to adopt a positive, outward looking approach, ensuring that the appearance of the development “turning its back” on the wider setting is avoided.
- 3.4. Internally, incidental green spaces and tree planting within proposed street scenes would add a further green element to the proposals, creating a sense of place and an attractive settlement for residents.
- 3.5. The Site is designated as part of a Local Wildlife Site, the bulk of which lies off Site to the west but was extended in 2015 to include the Site. These are non-statutory designations which have no statutory protection; however, the Proposed Development presents an opportunity to secure the long-term future of this ecological asset at the site, albeit across a smaller area. A detailed ecological assessment of the Site and mitigation measures is included within the Aspect Ecological Assessment that accompanies the application, and which also identifies biodiversity enhancements on the Site.

## **Landscape Strategy**

- 3.6. The Site is 11.67ha in size with the proposed developable area being 6.17ha – the remaining 5.41ha is formed of public open space and provides a substantial landscape framework to the Site, as illustrated on the Landscape Strategy Plan (**ASP4**). This has been designed with two primary functions. Firstly, the strategic landscape proposals would provide enhancement to the existing local environment which will aid in the integration of the Proposed Development within the settlement fringe context. Secondly, the more localised planting within the Site itself would form the immediate setting for the proposed buildings, whilst also accommodating and creating spaces for private relaxation, wildlife and the visual interest for residents and visitors. The landscape proposals would reinforce the boundaries providing an appropriate edge to the development, a pleasant environment within the Site for residents and a suitable and sustainable settlement edge.
- 3.7. The site layout and landscape strategy has been amended to address officer comments received which includes the creation of centralised pocket parks and open spaces as well as enhanced green links through the development and a central tree lined boulevard that will link with the wider green infrastructure - refer **ASP5**.
- 3.8. The landscape principles would assist the integration of the proposals and ensure that the development complies with the aims of landscape and design related national and local planning policy, and the strategy within the local landscape character assessment:
- The proposals seek to incorporate a robust landscape strategy that would provide structure to the proposed residential development and tie in with the surrounding existing vegetation structure along the boundaries and wider green infrastructure within the setting.
  - This green network would not only contribute to the sustainability of the Site but also assists in generating a high-quality development which sits well within its context and which creates a pleasant environment in which to live and work.
  - Creation of Public Open Space that effectively wraps around the built form. This area will provide a robust green edge to the Proposed Development and

includes the creation of useable space, retained mature scrub woodland and boundary vegetation, with drainage features and footpaths routes providing greater habitat diversity and recreational benefits. This area will also contain new native structural planting that would create soft landscape buffers to the Site boundaries providing a robust green edge to the Proposed Development.

- Retention and reinforcement of the boundary hedgerows to ensure an enhanced and defensible edge to the Site and wider settlement is achieved. New native planting would be introduced to reinforce these features, to all boundaries, and would comprise species of local provenance. Once mature, the vegetation would soften the perceived built form within the Site from the immediate streetscene and localised setting to the north west and south west.
- Introduction of centrally located pocket parks within the development and the creation of a central tree lined avenue with wide grass verges and built form set back from the main spine road.
- The network of existing paths within the Site will be maintained and enhanced providing a high level of connectivity between the Proposed Development and the local and wider footpath network.
- Built development is to be located outside of the root zones of the existing hedgerows and hedgerow trees associated with the Site's boundaries.
- The layout, orientation and proposed materials palettes of the development would be informed by the existing urban grain and local vernacular. The adoption of a positive, outward looking layout would assist the integration of the proposals, ensuring that the proposed dwellings do not turn their backs on the wider setting or present hard rear garden boundaries onto the surrounding open space. This approach also ensures that the properties overlook the proposed open spaces, creating a quality outlook for residents and passive surveillance for the open spaces. The proposals have taken this approach in order to successfully integrate the scheme into localised settlement edge context; and

- Tree planting and front garden space within the development would break up the perceived built environment. The presence of tree planting within the development would reinforce the landscaped character of the Proposed Development and reflect the wider landscape. The proposed landscaping would not only assist in integrating the proposed built form, but also create a high-quality environment in which to live.

3.9. The proposed layout has been carefully developed to ensure that a comprehensive scheme of landscaping can be achieved. It is considered that the proposed landscaping can be secured through an appropriately worded condition.

#### 4. ASSESSMENT OF EFFECTS

- 4.1. To assess the nature of the change as a result of the proposals, it is appropriate to appraise the impact of the proposed development upon the existing landscape character and visual environment within which the site is situated.
- 4.2. The assessment of effects has been derived from guidance provided within GLVIA3 (Guidelines for Landscape and Visual Impact Assessment 3 Edition) published by the Landscape Institute and the Institute of Environmental Management and Assessment in April 2013. The methodology is contained within **Appendix 1** of this document.

##### **Effect upon Landscape Character**

###### National Landscape Character Area

- 4.3. It is considered that the proposals can be integrated without significant harm to the character or qualities of the area. Within the context of the national character assessment, the proposals represent a highly localised development that would not adversely affect the characteristics of the larger scale landscape character areas. The *Northern Thames Basin* NCA 111 is influenced by a number of different components and the proposals, given their location within the localised setting of the settlement of Tiptree, would not adversely affect the overall character of the receiving landscape of the NCA.
- 4.4. It is considered that the proposals will give rise to an effect of **None** within the context of the *Northern Thames Basin* NCA.

###### County Landscape Character Area

- 4.5. As set out within Chapter 2, the proposals would be located within the *Tiptree Ridge* LCA. Due to the Sites location adjacent to the existing settlement edge of Tiptree, the scale of the overall character area, the settlement fringe character of the Site and the degree of separation provided by the combination of landform and mature vegetation structure, it is considered that the proposals would not adversely affect the overall character of the receiving landscape of the LCA.

- 4.6. It is considered that the proposals will give rise to an effect of **Negligible** within the context of the *Tiptree Ridge* LCA.

District Landscape Character Area

- 4.7. As set out within Chapter 2, the proposals would be located within the *Tiptree Wooded Farmlands* - F2 LCA. Table 4, below, assesses the likely effects of the proposals upon the key characteristics and landscape / visual sensitivities of the LCA.

Table 4: Effect upon the Tiptree Wooded Farmlands LCA

Key Characteristics of the Tiptree Wooded Farmlands LCA (F2)	Potential Effect of the Proposals
<b><i>Located at the eastern end of a broad, ridge that extends west into Braintree District;</i></b>	Negligible Adverse – The Site is located on gently rising landform, which forms the lower part of the broad ridgeline. The Proposed Development is located on landform that is of similar level to the wider settlement of Tiptree. The Proposed Development of the Site would result in a very limited localised change to the internal landform to establish access, development and drainage features. It should be noted that the immediate landscape to the west of the Site has already been altered through mineral extraction. Overall, the gently sloping landform within the Site would remain, with development not compromising the character beyond the Site boundaries.
<b><i>Many small patches of woodland;</i></b>	None – The Proposed Development of the Site would retain all woodland that is present within the Site and with development setbacks from the vegetated Site boundaries ensure that there is no impact to these features. Overall, the Proposed Development would not compromise the local or wider character of the LCA.
<b><i>Character area influenced by nucleated Tiptree settlement within the centre of the area;</i></b>	None – The existing settlement edge to Tiptree lies to the immediate north east and south east of the Site, it presents a typical settlement edge character found around Tiptree – defined by roads and residential development
<b><i>Mosaic of small to medium-sized, predominantly arable fields, with a predominantly small-scale field pattern;</i></b>	Low Adverse – The majority of the Site consists of the main medium sized field containing agricultural land, which has lost its internal field boundaries most likely as a result of agricultural intensification. A small triangular shaped field lies to the south and would be free of development.

<b><i>Tiptree Heath as an important landscape feature of nature conservation importance;</i></b>	None – Tiptree Heath lies approximately 900m south west of the Site with Maldon Road and associated development providing a degree of separation.
<b><i>Linear settlement pattern, consisting of Tiptree Heath and the northern extent of Tolleshunt Knights, which extends outside the character area to the southeast.</i></b>	None – The Site lies adjacent to the edge of the main urban area of Tiptree.

- 4.8. As set out above, the proposals would not give rise to any significant adverse effects upon the key characteristics and sensitivities of either the *Tiptree Wooded Farmlands* LCA.
- 4.9. It is considered that the proposals would give rise to a negligible magnitude of change upon the character of the LCA, at most, as identified within the District-wide assessment. As such, it is concluded that the significance of the effect upon the LCA within the immediate context of the Site would be **Minor adverse** at Year One. This is not considered notable. Within the wider context, the proposals would be perceived as part of the existing settlement and would not affect the character of the wider character. As the proposed landscaping matures, it is considered that the perceived magnitude of change would lessen, ensuring that the proposals can be integrated without significant adverse effects. It is concluded that by Year 10, the significance of the effects of the proposals upon the *Tiptree Wooded Farmlands* LCA would be, at most, **Negligible adverse**.

#### Localised Landscape Character

- 4.10. In terms of the effect of the proposals upon the landscape of the Site and its immediate setting, it is acknowledged that the proposals would result in the loss of the majority of agricultural land and scrub, and as such, would change the character of the Site. However, this would be the same for any greenfield development. Residential development is not uncharacteristic within this localised landscape setting and it is considered that the proposals would therefore not introduce any new or alien components into the context of the Site that do not already exist immediately to the Site boundaries or its setting.

- 4.11. The Site is currently agricultural land with scrub, which has a degraded character, through agricultural intensification and does not appear to form the setting of any identified offsite heritage assets. Although the small-medium field pattern is identified as a characteristic of the LCA it is not considered a rare feature in this area. The Site has lost internal hedgerows which have resulted in a more open fieldscape and one that is not perceived as part of the wider more rural landscape to the north west or south west as a result of the localised landform and mature vegetation to the Site boundaries and immediate landscape setting.
- 4.12. The proposals would not extend beyond the immediate Site boundaries, with the existing native boundary hedgerows, hedgerow trees and woodland forming the key landscape features within the context of the Site. As part of the proposals these would be retained and reinforced with additional native planting. Overall, the proposals would reinforce the Site boundary / field pattern as well as assisting in creating a robust green edge between the proposals, adjoining streetscene, and residential development to the north east, south east and within the wider more rural landscape to the west. After 10 years, the proposed structural landscape planting would have established and in combination with the existing boundary vegetation provide an enhanced setting to the Proposed Development and immediate settlement edge.
- 4.13. Further to the retained and enhanced existing planting additional landscape structural planting would lie within the areas of POS, to include areas of wildflower grassland, shrub and tree planting. Overall, it is considered that the proposals would not significantly affect the ecological interests associated with the Site.
- 4.14. The proposals would affect the perceived tranquillity of the Site itself, however, the localised context is characterised by the existing settlement edge to the north east, and south east, which serves in reducing the tranquil of the existing landscape. The proposals would introduce a land use that is characteristic of the localised setting and which would not appear alien or out of place within this settlement edge landscape. The inclusion of the POS, to all Site boundaries, which would include structural landscape planting, would create a soft verdant edge to the Proposed Development and ensure that an appropriate transition between the settlement edge and the wider landscape setting is achieved.
- 4.15. Table 2, in Section 2 of this assessment, identifies a series of landscape receptors associated with the Site and assesses their sensitivity to change of the type



proposed. Table 6, below, assesses the potential effect of the proposals upon each of the identified receptors.

Table 6: Assessment of effects upon specific landscape receptors

<b>Landscape Receptor</b>	<b>Sensitivity</b>	<b>Magnitude of Change</b>	<b>Significance of Effect Year One</b>	<b>Significance of Effect Year Ten</b>
<i>Vegetation Cover</i>	Medium	Negligible	<b>Minor Adverse</b>	<b>Minor Beneficial</b>
<i>Assessment:</i> The proposals would not require the removal of the scrub woodland or boundary vegetation, other than a short section to the eastern corner of the Site to facilitate access. Further to this all retained boundary vegetation will be enhanced with additional planting. There would be new internal and incidental green spaces within the Proposed Development and the POS, which would include establishing wildflower meadow, native shrub, tree and woodland planting that would assist with placemaking and biodiversity.				
<i>Topography</i>	Low	Low	<b>Minor Adverse</b>	<b>Minor Adverse</b>
<i>Assessment:</i> The proposals would require a degree of ground remodelling to accommodate the proposals, this is mainly focused around establishing development levels and road infrastructure. However, the Proposed Development would not affect the topography of the overall Site and the wider broad ridge.				
<i>Land Use</i>	Low	High / Medium	<b>Moderate – Moderate / Minor Adverse</b>	<b>Moderate / Minor Adverse</b>
<i>Assessment:</i> The proposals would represent a noticeable change of land use from agricultural land to a residential development. The proposals include areas of open space, which include wildflower meadow, native shrub tree and woodland planting, as the planting matures, it would represent a degree of mitigation for the proposed built form.				
<i>Openness</i>	Low	High	<b>Moderate Adverse</b>	<b>Moderate Adverse</b>
<i>Assessment:</i> It is acknowledged that the proposals would result in the loss of openness within the Site. The proposals set back the built form from the Site boundaries beyond a notable area of POS that effectively wraps around the development. Within this area will be structural landscape plating that ensures a degree of openness is retained between the development edge, the Site boundary and the wider more rural landscape beyond. As the landscaping matures it would further soften the perception of the built form creating a high quality setting for the development.				
<i>Rural character</i>	Low	Medium	<b>Moderate / Minor Adverse</b>	<b>Minor Adverse</b>
<i>Assessment:</i> It is acknowledged that the proposals would change the character of the Site from a field containing agricultural land with areas of scrub to a residential development. However, the presence of existing settlement and development to the north east and south east reduces the perceived rural character of the Site and its setting. The proposals would not introduce any new land uses or features which do not already exist within the immediate setting. The proposals would extend the settlement further west, but it is				

considered it would round off the wider settlement and reflect the objectives within the emerging Local Plan policy SS14 – <b>Appendix 2</b> . It is considered that the proposals can and would relate to the existing settlement edge without significant, long term adverse effects on the wider more open character. As the proposed landscaping matures it would soften any perception of the settlement edge.				
<i>Contribution to town setting</i>	Low	Low	<b>Minor Adverse</b>	<b>Minor / Negligible Adverse</b>
<p><b>Assessment:</b> The Site is separated from the wider, more open landscape to the west by the mature vegetated boundary and adjacent vegetation structure within the restored mineral workings. As such, the proposals would only be perceived, from the PRoW and paths located within the Site and the immediate setting to the west, and the existing development adjacent to the north eastern Site boundary. On approaching the town from the south west, the intervening mature vegetation and associated existing residential development would heavily screen views of the Proposed Development. Where there are potentially any glimpsed views the Proposed Development would be seen in context the existing adjacent built form. It is acknowledged that the proposals would change the character of the immediate settlement edge, but they would not significantly adversely affect the character of appearance of the streetscene.</p> <p>Overall, the combination of landform, mature on and offsite vegetation and adjacent existing development would heavily screen the Site, resulting in the proposals not affecting the wider settlement of Tiptree. As the structural landscaping matures, within the POS and to the Site boundaries, it would soften the perception of the proposals and ensure an appropriate transition between the settlement edge and the more rural landscape to the west is achieved. The internal scrub woodland and mature vegetated Site boundaries form strong defensible edges to the Site, which would provide a mature verdant character to the Proposed Development from the outset and limit the influence that it would on the more open landscape to the north west and south west.</p>				

- 4.16. It is concluded that the proposals would represent a perceptible change within the context of the Site, however, this perceived change would reduce with distance as a result of either or a combination of landform, mature vegetation structure and the immediate settlement edge setting. It is considered that the proposals would give rise to a high magnitude of change within the context of the Site. The significance of the effect is identified initially as being Major / Moderate adverse at Year One. Beyond the Site's boundaries, it is considered that the magnitude of change would be lower and reduce further with distance. The significance of the effect upon the localised landscape context is initially considered as being Moderate / Minor adverse.
- 4.17. As the proposed structural landscaping matures it would create a high quality landscaped setting for the proposed built form and would reduce any perception of the settlement edge in the wider landscape setting. After year ten, it is considered that the perceived magnitude of change would reduce, with the significance of the

effect within the Site being **Moderate adverse**, and **Minor adverse** beyond the Site's boundaries over the longer term. This ensures that the proposals would not give rise to any significant adverse effects in the long term.

- 4.18. It is also noted in relation to the adjacent appeal site to the immediate south that the Inspector concluded at Paragraph 103 ***"The appeal site's landscape quality is no more than average, and its role in the wider landscape is negligible."***
- 4.19. In summary, it is considered that the proposals would not give rise to any significant long term adverse effects upon the key characteristics of the Northern Thames Basin NCA 111, Tiptree Ridge or Tiptree Wooded Farmlands LCA as identified within the published assessments. It is acknowledged that the proposals would change the character of the Site, however, the proposals would not result in the loss of any important landscape features and would introduce a land use which is characteristic in this localised landscape setting. Therefore, it is concluded that the proposals can be integrated without significant adverse effects upon the localised or wider landscape setting.

### **Effect upon Visual Environment**

- 4.20. As noted within Section 2 of this LVIA, a number of viewpoints have been identified in order to demonstrate the visibility of the Site within the localised and wider setting. The views have been informed by a desk study and a number of field assessments. A Zone of Theoretical Visibility (ZTV) has been prepared to illustrate the intervisibility of the proposals and wider setting and is included in **Appendix 4**. The model has been created using digital terrain data to illustrate the theoretical visibility and is based upon the maximum parameters of the proposals. The main built up areas and larger areas of woodland cover, tree belts and key vegetation structure have been incorporated, however the ZTV does not take into account all above ground features. These elements will further reduce the perceived visibility of the proposals and as such the zone illustrated represents the maximum theoretical visibility of the proposals.
- 4.21. As is demonstrated by the ZTV, the visibility of the site is limited by the built up areas to the north, east and south east as well as the mature vegetation structure to the west, north west and south. As a result, visibility is largely restricted to a 1km radius. The ZTV identifies that theoretical short distance views are available from

the land to the north west, west and south / south east with some potential mid / longer distance views from the south east. As noted above the ZTV model does not take into account all the intervening features including built form or vegetation structure and hedgerows within the wider setting and, as such, detailed field assessments have been undertaken to assess the perceived extent of the proposals

- 4.22. The views are taken from publicly accessible viewpoints and although are not exhaustive, are considered to provide a fair representation of the visual environment within which the site is set and accords with the ZTV. The visual analysis seeks to identify those views that will, potentially, experience the greatest degree of change as a result of the proposals. The viewpoints are illustrated on the Viewpoint Location Plan within **Appendix 5 – Photographic Record**. Table 7, below, undertakes an assessment of the effects arising from the proposals upon each of the views.
- 4.23. In addition, a number of wireframe visualisations have been prepared to help illustrate the extent of visibility of the proposed scheme following initial comments and feedback from the landscape officer and these are included in **Appendix 6**.

Table 7: Assessment of Visual Effects

Viewpoint(s)	Location	Sensitivity	Magnitude of Change	Significance of Effect at Year 1	Significance of Effect at Year 10
1	PRoW 150-19	High	None	None	None
	<p><b>NOTES:</b> Taken from Footpath 150-19 approximately 475m to the south west of the Site, the photograph illustrates the nature of the intervening landscape between the footpath and the Site. The layering effect of the intervening vegetation and level landform heavily filter views towards the Site. From this footpath, the users have views over the immediate arable field with the intervening mature vegetation results in there being no perceived views over the Site. There are glimpsed views possible of the rooflines and in part upper storeys of the existing development along the B1022 and Peakes Close, views from here are considered to be settlement fringe in character.</p> <p>All views of the Proposed Development would be screened by the intervening mature vegetation structure. Therefore, the magnitude of change is considered to be None, resulting in an effect of <b>None</b>.</p>				
2	PRoW 150-19	High	Negligible	Moderate - Moderate / Minor Adverse	<b>Moderate / Minor – Minor Adverse</b>
	<p><b>NOTES:</b> Taken from Footpath 150-19 approximately 265m to the south west of the Site, the photograph illustrates the nature of the intervening landscape between the footpath and the</p>				

	<p>Site. The layering effect of the intervening vegetation and landform heavily filter views towards and over the Site, with glimpsed views of the existing settlement edge along Brook Meadows visible in the centre of the view, views from here is considered to be settlement fringe in character.</p> <p>The users of the footpath would have glimpsed / heavily filtered views of the Proposed Development beyond the intervening vegetation – refer to the Illustrative Wireframe Visualisation prepared for this Viewpoint (<b>Appendix 6</b>) which demonstrates the maximum parameters of the built components set beyond the robust vegetation structure. The proposed substantial area of POS to the south west of the Site would include additional structural planting, albeit this will take time to establish. Therefore, the magnitude of change is initially considered to be Low / Negligible, resulting in a Moderate - Moderate / Minor Adverse effect at year 0. After year 10 the proposed structural planting within the POS would have established and further filter / soften views of the Proposed Development, the magnitude of change would reduce slightly to Negligible and the effect is considered to be <b>Moderate / Minor - Minor Adverse</b>.</p>				
<b>3</b>	B1022 / Maldon Road	Medium	Negligible	Minor Adverse	<b>Minor / Negligible Adverse</b>
	<p><b>NOTES:</b> Taken from the B1022 /Maldon Road, approximately 400m to the south west of the Site, the photograph illustrates the existing settlement edge views when approaching Tiptree. The view looks over the mature roadside hedgerow in the immediate foreground, with partial / glimpsed views of the existing development associated with the B1022 and Peakes Close. Due to the combination of intervening built form and mature vegetation there are no views possible of the Site.</p> <p>Potential views of the Proposed Development would be limited to glimpsed rooftop views visible beyond the intervening mature vegetation from the centre left to the centre right of the view – refer to the Illustrative Wireframe Visualisation prepared for this Viewpoint (<b>Appendix 6</b>) which demonstrates the maximum parameters of the built components set beyond the intervening vegetation structure and built form visible within the view. Views of the Proposed Development would be seen glimpsed and in the context of the immediate development visible in the right of the view. The magnitude of change for road users is considered to be Negligible, at most, resulting in a Minor Adverse effect at year 0. After year 10 the proposed planting to the Site boundaries and within the POS would have established and would further filter / soften any potential views of the Proposed Development as a whole, the magnitude of change would reduce slightly to Negligible / None, and the effect is considered to reduce to <b>Minor- Negligible Adverse</b>.</p>				
<b>4</b>	PRoW 150-21	High	Low / Negligible	Moderate Adverse	<b>Moderate - Moderate / Minor Adverse</b>
	<p><b>NOTES:</b> Taken from Footpath 150-19, approximately 55m to the south. The photograph illustrates the existing nature of views in close proximity to the adjacent to the south eastern Site boundary, with the mature intervening vegetation limiting views over the Site.</p> <p>The users of the footpath would have glimpsed / partial views of the Proposed Development beyond the intervening mature vegetation in the centre of the view over a gateway access – all other views along the route are screened by a mature hedgerow and trees. The proposed substantial area of POS to the south west of the Site would include additional structural planting. Therefore, the magnitude of change is initially considered to be Low, at most, resulting in a Moderate Adverse effect at year 0. After year 10 the proposed planting to the Site boundary and within the POS would have established, the magnitude of change would reduce slightly to Low – Negligible, and the effect is considered to be <b>Moderate - Moderate / Minor Adverse</b> over the longer term from this very limited view.</p>				
<b>5</b>	PRoW 150-21	High	Negligible	Moderate - Moderate / Minor Adverse	<b>Moderate / Minor Adverse</b>
	<p><b>NOTES:</b> Taken from Footpath 150-21, approximately 240m to the south west of the Site, the photograph illustrates the nature of the intervening landscape between the footpath and the Site. The layering effect of the intervening vegetation and level landform heavily filter views towards the Site.</p>				

	<p>From this footpath, the users have views over the immediate arable field with the intervening mature vegetation results in there being no perceived views over the Site. There are glimpsed views possible of the rooflines and in part upper storeys of the existing development along the B1022 and Peakes Close, the view from here is considered to be settlement fringe in character.</p> <p>The users of the footpath would have glimpsed / heavily filtered views, at most, of the Proposed Development beyond the intervening vegetation. The proposed substantial area of POS to the south west of the Site would include additional structural planting. Therefore, the magnitude of change is initially considered to be Low / Negligible, resulting in a Moderate – Moderate Minor Adverse effect at year 0. After year 10 the proposed structural planting within the POS would have established and further filter / soften views of the Proposed Development, the magnitude of change would reduce to Negligible and the effect is considered to be <b>Moderate / Minor Adverse</b> over the longer term.</p>				
6	PRoW 150-19	High	Low – Low / Negligible	Moderate Adverse	<b>Moderate – Moderate / Minor Adverse</b>
	<p><b>NOTES:</b> Taken from Footpath 150-19, approximately 90m to the south west of the Site, the photograph illustrates the nature of the intervening landscape between the footpath and the Site. The layering effect of the intervening vegetation and level landform heavily filters views over the Site.</p> <p>From this footpath, the users have views over the immediate field with the mature vegetation associated with the waterbody, that lies immediately adjacent to the western Site boundary, visible across the view. This intervening mature vegetation heavily screens views over the Site during the summer months with there potentially being glimpsed views over the Site and towards the existing settlement edge during the winter months.</p> <p>The Proposed Development would be glimpsed, at most, beyond the intervening vegetation and set back beyond a substantial area of POS along the western Site boundary, with further structural planting within this area. Therefore, the magnitude of change is initially considered to be Low, resulting in a Moderate Adverse effect at year 0. After year 10 the proposed structural planting within the POS would have established and further filter / soften views of the Proposed Development, the magnitude of change would reduce slightly to Low – Low / Negligible and the effect is considered to be <b>Moderate – Moderate / Minor Adverse</b>.</p>				
7	PRoW 150-19	High	Low	Major / Moderate Adverse	<b>Moderate Adverse</b>
	<p><b>NOTES:</b> Taken from Footpath 150-19, adjacent to the Site boundary, the photograph illustrates the nature of the landscape within the Site with the existing recent residential development off Brook Meadows providing a clear urban influence on the view, the view from here is considered to be settlement fringe in character.</p> <p>The Proposed Development would be visible beyond the vegetation within the immediate foreground and set back beyond an area of POS within the western corner of the Site, with further proposed structural planting within this area. Therefore, the magnitude of change is initially considered to be Medium, resulting in a Major / Moderate Adverse effect at year 0. After year 10 the proposed structural planting – to include a woodland belt which is proposed adjacent to the footpath – and within the POS would have further established and heavily filter / soften views of the Proposed Development, the magnitude of change would reduce to Low and the effect is considered to be <b>Moderate Adverse</b> over the longer term.</p>				
8	PRoW 150-19	High	Negligible / None	Moderate / Minor Adverse	<b>Moderate / Minor – Minor Adverse</b>

	<p><b>NOTES:</b> Taken from Footpath 150-19, approximately 375m to the north west of the Site, the photograph illustrates the nature of the intervening landscape between the footpath and the Site. From this footpath, the users have views over the immediate fieldscape with the intervening mature vegetation resulting in there being no perceived views over the Site.</p> <p>The users of the footpath would have glimpsed / heavily filtered views, at most, of the Proposed Development beyond the intervening vegetation. The proposed area of POS to the north west of the Site would include additional structural planting. Therefore, the magnitude of change is considered to be Negligible, resulting in a Moderate / Minor Adverse effect at year 0. After year 10 the proposed structural planting within the POS would have established and further filter / soften views of the Proposed Development, the magnitude of change would reduce slightly to Negligible / None and the effect is considered to be <b>Minor Adverse</b> over the longer term.</p>				
9	PRoW 150-17	High	Negligible	Moderate / Minor Adverse	<b>Moderate / Minor Adverse</b>
	<p><b>NOTES:</b> Taken from Footpath 150-17, approximately 215m to the north west of the Site, the photograph illustrates the nature of the intervening landscape between the footpath and the Site. From this footpath, the users have views over the immediate fieldscape with the intervening mature vegetation resulting in there being no perceived views over the Site.</p> <p>The users of the footpath would have glimpsed / heavily filtered views, at most, of the Proposed Development beyond the intervening vegetation. The vast majority of the proposed built elements will not be perceived from this viewpoints – refer to the Illustrative Wireframe Visualisation prepared for this Viewpoint (<b>Appendix 6</b>) which demonstrates the maximum parameters of the built components set beyond the vegetation structure along the northern boundary of the Site. The proposed area of POS to the north west of the Site would include further additional structural planting. Therefore, the magnitude of change is considered to be Negligible, at most, resulting in a <b>Moderate / Minor Adverse</b> at year 0 and 10.</p>				
10	PRoW 150-17	High	Low	Major / Moderate – Moderate Adverse	<b>Moderate Adverse</b>
	Residents of Perry Road	Medium	Low	Moderate Adverse	<b>Moderate / Minor Adverse</b>
	<p><b>NOTES:</b> Taken from Footpath 150-17, adjacent to the Site boundary, the photograph illustrates the nature of the existing Site boundary vegetation. This intervening vegetation heavily screens views over the Site in the summer months, however there would be increased views in the winter. From this location users of the footpath and local residents would have filtered partial views over the northern part of the Site.</p> <p>The users of the footpath would have glimpsed / heavily filtered views of the Proposed Development beyond the intervening vegetation – views from this location are in a settlement edge context and the users of the footpath would be aware of their setting. The proposed area of POS to the north west of the Site would include additional structural planting. Therefore, the magnitude of change is considered to be Medium / Low initially, resulting in a Major / Moderate - Moderate Adverse effect at year 0. After year 10 the proposed structural planting to the Site boundaries and within the POS would have established and further filter / soften views of the Proposed Development, the magnitude of change would reduce slightly to Low and the effect is considered to be <b>Moderate Adverse</b> over the longer term.</p> <p>Residents of Perry Road have for the majority oblique / heavily screening views. However, it is acknowledged that there are a small number (2-3), located at the north western end of the road, that have primary views towards the Site. Where there are views possible of the Proposed Development, it would be partially visible beyond a notable area of POS. Within which would be substantial landscape planting consisting of native trees, shrubs and wildflower, at day one this would provide limited additional screening. Overall, it is considered that residents of Perry Road are of medium sensitivity with the magnitude of change being medium / low, resulting in a Moderate - Moderate / Minor Adverse effect at year 0. After year 10 the proposed structural planting within the POS would have established and form a robust landscape buffer, this would further filter / soften views of the Proposed Development, therefore it is considered that the magnitude of change would reduce to Low, and the effect is</p>				

	considered to be <b>Moderate / Minor Adverse</b> over the longer term.				
11	Residents of Brook Meadows	High	Medium	Major Adverse	<b>Major / Moderate Adverse</b>
	Motorists & Road Users using Brook Meadows	Medium	Medium / Low	Major / Moderate Adverse	<b>Moderate Adverse</b>
<p><b>NOTES:</b> Taken from Brook Meadows, adjacent to the south eastern Site boundary, the photograph illustrates the nature of the Site and its settlement edge setting. The view from here is considered to be settlement fringe in character.</p> <p>Residents of Brook Meadows would have direct first floor views of the Proposed Development which would be set beyond a notable area of POS. Within this area there would be substantial landscape planting consisting of native trees, shrubs and wildflower. At day one the proposed built form will be apparent when viewed from the properties which results in the magnitude of change considered to be High / Medium, resulting in a Major Adverse effect at year 0. After year 10 the proposed structural planting within the POS would have established and form a robust landscape buffer, this would partially filter / soften views of the Proposed Development, therefore it is considered that the magnitude of change would reduce to Medium and the effect is considered to be <b>Major / Moderate Adverse</b>. It should however be noted that there is no right to a view in planning terms and this only impacts the residential amenity from a small number of properties which front onto the site, given the localised context and extent of properties within the vicinity.</p> <p>Road users would have views of the Proposed Development that would predominantly be limited to glimpsed rooftop views visible beyond the intervening mature vegetation from the centre left to the centre right of the view. Views of the Proposed Development would be seen in the context of the immediate residential development visible in the right of the view and which characterises the landscape setting. The magnitude of change for road users is considered to be Medium initially, resulting in a Major/Moderate Adverse effect at year 0. After year 10 the proposed planting to the Site boundaries and within the POS would have established and would provide a degree of filtering / softening of any views of the Proposed Development as a whole, and the magnitude of change would reduce slightly to Medium/Low, and the effect is considered to reduce to <b>Moderate Adverse</b> over the longer term.</p>					

4.24. As identified by the visual assessment, views of the Site are localised as a result of a combination of the landform, existing mature vegetation structure and settlement that characterises the immediate and wider setting of the Site. In relation to the adjacent appeal site to the immediate south, the Inspector states at Paragraph 93 of the appeal decision that views are **“close range only...”** **“...there are no significant longer views...”** and **“...the site’s contribution to the wider landscape is limited.”** Clearly, due to the proximity, it is considered the same can be said in terms of visibility for the site to which this application relates to.

4.25. The Proposed Development includes substantial areas of POS, within which structural landscape planting would help mitigate adverse effects arising from the proposals. As this proposed planting matures it would soften the perceived built



edge and assist the integration of the proposals into the immediate settlement edge. The overall significance of the effects arising from the development would reduce as the proposed planting matures and it is concluded that the proposals would not give rise to significant long term adverse effects beyond the immediate Site boundary.

- 4.26. The proposals would be visible from several public rights of way and the existing residential development and road corridors within the immediate context of the Site. However, the proposals would be seen in the context of the existing settlement edge to the north east and south east, with the intervening landform and mature vegetation structure reducing the intervisibility of the proposals from the local and wider more open setting to the south west and north west. As the proposed landscaping matures it would further filter / soften views of the built form and provide a more suitable and sensitive transition between the urban and rural landscape.
- 4.27. In terms of the effect of the proposals upon night-time views, street lighting already exists along the B1022 to the south east of the Site. It is considered that the proposed POS that wraps around the proposed built form and the use of modern, directional lighting techniques would ensure that the proposals would not give rise to significant adverse effects upon the night-time visual environment.
- 4.28. In terms of residential amenity, the existing mature hedgerow and treescape to the north eastern Site boundary provides a degree of separation at present from properties along Pennsylvania Lane and those located long the B1022 / Maldon Road that back onto the south eastern boundary. However, the hedgerow along Brook Meadow has been maintained to a low level to allow first floor views from the recently built residential properties over the Site. The proposals look to set development back from these boundaries beyond an area of POS, to include structural planting that would restrict intervisibility - it must be remembered that in planning there is no right to a view. It is acknowledged that the amenities of the existing properties to the immediate north eastern Site boundary and around the proposed site access would experience the most change. However, it is considered that the proposed POS and structural landscape planting – once mature - would mitigate the majority of significant adverse effects arising from the proposals in the long term. Therefore, it is considered that the proposals can be integrated without significant harm to residential amenity to the immediate Site boundary. The residential amenity beyond the Site boundaries to the north and south would not be affected by the proposals due to the existing intervening mature vegetation and that

the proposals can be integrated without significant long term harm to residential amenity.

- 4.29. Overall, it is considered that the proposals can be integrated within this context and would not give rise to significant long term adverse effects upon the localised or wider visual environment. It is acknowledged that the proposals would change the visual environment within the context of the Site. However, the proposals have been carefully developed to incorporate areas of landscaped public open space that wraps around the Site and includes substantial areas of structural landscape planting. As the planting matures it would create a robust verdant setting for the Proposed Development and soften the perceived built edge within the immediate visual environment. The type of development proposed is not unusual in this landscape context, with residential built form present to the north east and south east, characterising the localised setting. The proposals would not be prominent over medium or long distances and would not harm the public's enjoyment of the countryside from the local or wider PRoW network. It is considered that the proposals can be integrated without significant long term adverse effects to the receiving visual environment, residential amenities or the night-time visual environment.

#### **Effect upon Landscape Related Policy**

- 4.30. Both national and local policy guidance seeks to ensure that Proposed Development should promote good design which responds to the character of the setting ensuring that the proposals are integrated within their context. It is considered that the proposals have been carefully designed with their context in mind and, as such, a sympathetic and appropriate development will be achieved.
- 4.31. The Site is not covered by any qualitative landscape designations at a national or local level.
- 4.32. Furthermore, as set out within Section 2 of this LVIA, it is considered that neither the site nor its immediate setting represent a "valued landscape" with reference to para 170(a) of the NPPF. With regard to the immediately adjacent appeal site to the south, the Inspector established that the appeal site was of limited value and was 'ordinary' countryside, the same of which can be said for this application Site. It is considered that the high quality proposals respond positively to the localised

landscape and settlement setting and recognise the intrinsic character and beauty of the countryside.

- 4.33. Paragraph 11 of the NPPF seeks to promote sustainable development unless any harm significantly and demonstrably outweighs the benefits of the proposals. It is acknowledged that the Proposed Development would result in a degree of change within the immediate context of the Site, however, this is not considered so great as to significantly or demonstrably outweigh the benefits of the scheme. Further to this the emerging Local Plan Policy SS14: Tiptree provides a policy map depicting the above SS14: Tiptree policy, which highlights the proposed westerly direction of future growth – ref **Appendix 2**. It is therefore considered that the proposals are aligned with the emerging policy and can be integrated without significant harm to the character or visual amenities of the receiving landscape and comply with the aims and objectives of adopted local policies and the NPPF.

## 5. SUMMARY AND CONCLUSIONS

- 5.1. Aspect Landscape Planning Ltd has been instructed by Kler Group to undertake a landscape and visual impact assessment (LVIA) relating to the possible landscape and visual effects arising from the potential development at land at Tiptree, for the provision of residential development with associated access, infrastructure and landscaping.
- 5.2. The Site lies is located on the western edge of Tiptree, immediately adjacent to the existing settlement edge, in close proximity to the B1022, connecting to Colchester, approximately 12-13km to the north east and Heybridge, approximately 9km to the south west. The western settlement edge is defined by typical residential development located off Brook Meadows, Pennsylvania Lane and the B1022 / Maldon Road, that bound the north eastern and south eastern Site boundaries, respectively. The immediate and local landscape to the west of the Site has undergone substantial earth works and regeneration associated with sand and gravel extraction, the once arable fields have now been replaced with restored workings that has created a series of waterbodies set within a woodland setting. The landscape to the north west is defined by a single medium sized arable field, within which is located a single residential dwelling.
- 5.3. There are a number of notable developments within the local landscape setting and which define the wider settlement edge of Tiptree. To the south, residential development extends along the B1022 / Maldon Road, to include Tiptree Heath Primary School and static caravan park. To the north, Colchester United Football Clubs training ground and emerging residential development off Grange Road.
- 5.4. The Site itself comprises of a medium sized irregular shaped field, at 11.67 hectares, with a further small field to the south separated from the main field by a belt of scrub woodland and both consisting of infrequently managed rough grassland. The Site boundaries are for the majority defined by mature native hedgerows, trees and woodland.
- 5.5. In terms of the effect of the proposals upon the receiving landscape character, the Site is not subject to any national or local qualitative landscape designations. It is considered that the proposals would not give rise to any significant long term adverse effects upon the key characteristics of the *Northern Thames Basin* NCA

111, Tiptree Ridge or *Tiptree Wooded Farmland* LCA landscapes. It is acknowledged that the proposals would change the character of the Site, however, the proposals would not result in the loss of any important landscape features and would introduce a land use which is characteristic in this localised landscape setting. Therefore, it is concluded that the proposals can be integrated without significant adverse effects upon the localised or wider landscape setting. Furthermore, a detailed ecological assessment of the Site and mitigation measures is included within the Aspect Ecological Assessment that accompanies the application, which also identifies an overall net gain in biodiversity on the Site.

- 5.6. In terms of the effect of the proposals upon the receiving visual environment, it is considered that the combination of intervening existing / proposed vegetation and landform results in views being highly localised and therefore would not give rise to significant long term adverse effects upon the localised or wider visual environment. It is acknowledged that the proposals would change the visual environment within the context of the Site. However, the proposals have been carefully developed to incorporate areas of landscaped public open space around the periphery of the Site to mitigate these effects.
- 5.7. As the planting matures it would create a robust verdant landscape setting for the Proposed Development and soften the perceived built edge within the context of the immediate visual environment. The type of development proposed would not seem out of place or an alien feature within the context, with the Site located within a settlement fringe location defined by existing residential built form present to the north east and south east boundaries, characterising the localised setting. The proposals would not be prominent over long distances and would not harm the public's enjoyment of the countryside from the wider PRoW network. Overall, it is considered that the proposals can be integrated without significant long term adverse effects to the receiving visual environment, residential amenities or the night-time visual environment.
- 5.8. It is noted that the adjoining field to the immediate south of the site was subject to an outline application and appeal for residential development of up to 255 dwellings which was recently dismissed (Appeal Ref: APP/A1530/W/20/3248038). Whilst the scheme was refused on landscape grounds and the appeal dismissed due to conflict with Policy ENV1, it appears to be primarily due the coalescence issue and impact

of the development closing the gap between Tiptree and Tiptree Heath. As such, it is not considered that the same issues will arise as a result of this application Site being located further north and away from Tiptree Heath and any development on the site would not affect the gap between Tiptree and Tiptree Heath. The furthest south western corner of the Site will also remain open and includes landscape enhancements as part of the overall Site landscape strategy.

- 5.9. In terms of the effect of the proposals upon landscape related policy, the Site is not subject to any landscape designations. It is considered that the proposals can be integrated without significant harm to the character or visual amenities of the receiving landscape and comply with the aims and objectives of the adopted and emerging Colchester Local Plan and the NPPF.
- 5.10. It is considered that the Site and receiving environment have the capacity to accommodate the proposals. The proposals would not result in significant harm to the landscape character or visual environment and represents an appropriate development located within a settlement fringe location. It is considered that the proposed development can be integrated in this location and is supportable from a landscape and visual perspective.

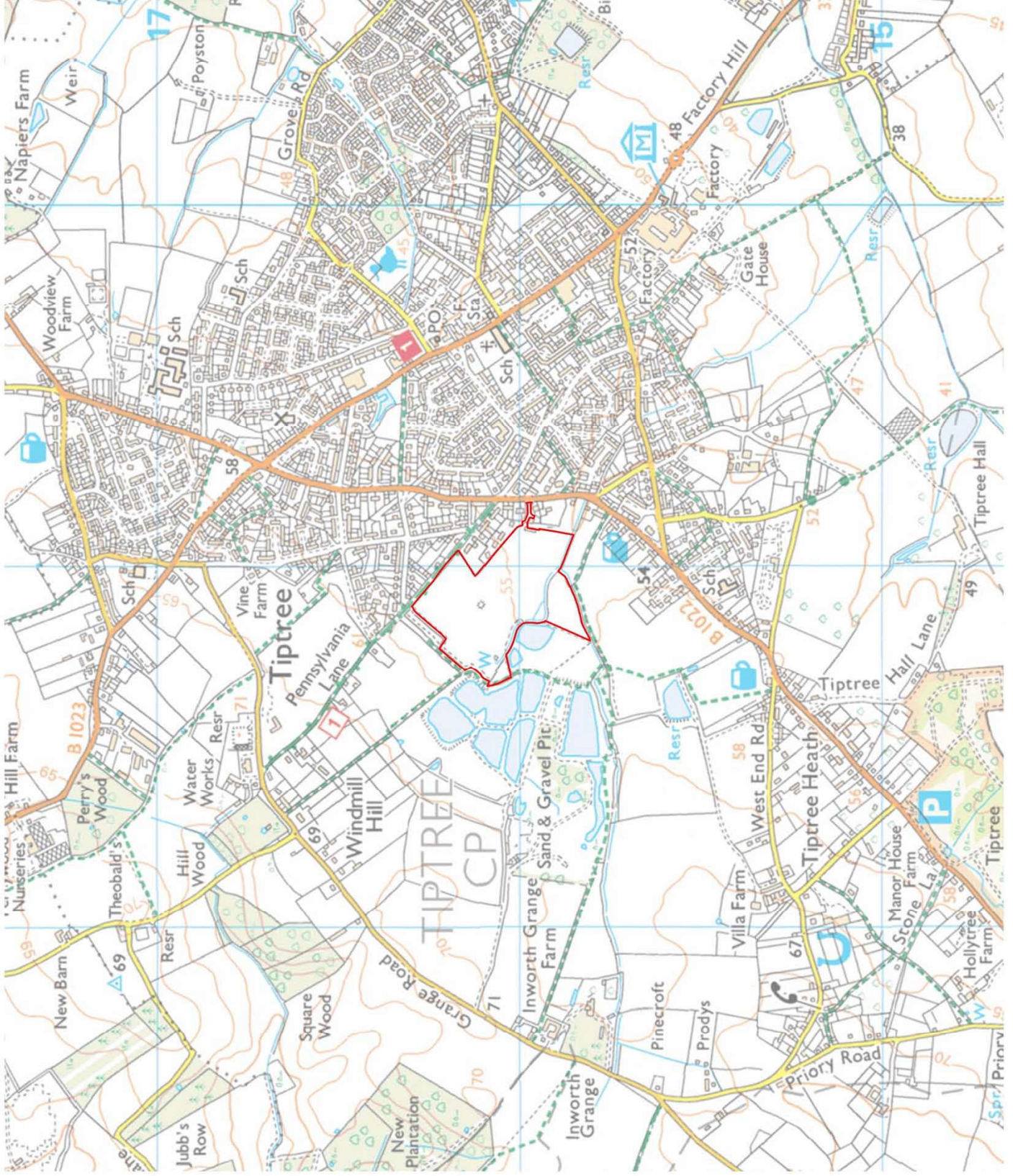
## **ASPECT PLANS**



NOTES:  
Based upon the Ordnance Survey map with permission of The Controller of Her Majesty's Stationery Office.  
Aspect Landscape Planning Ltd, West Court, Heston Business Park, Northolt, Uxbridge, Middlesex UB8 3AP.  
Copyright reserved.  
No Dimensions to be scaled from this drawing.



Key:  
 Application Site Boundary



REV	DATE	NOTE	DRAWN BY

**aspect** landscape planning

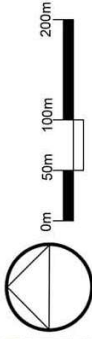
TITLE  
Land off Brook Meadows, Tiptree  
Site Location Plan

CLIENT  
Kler Group

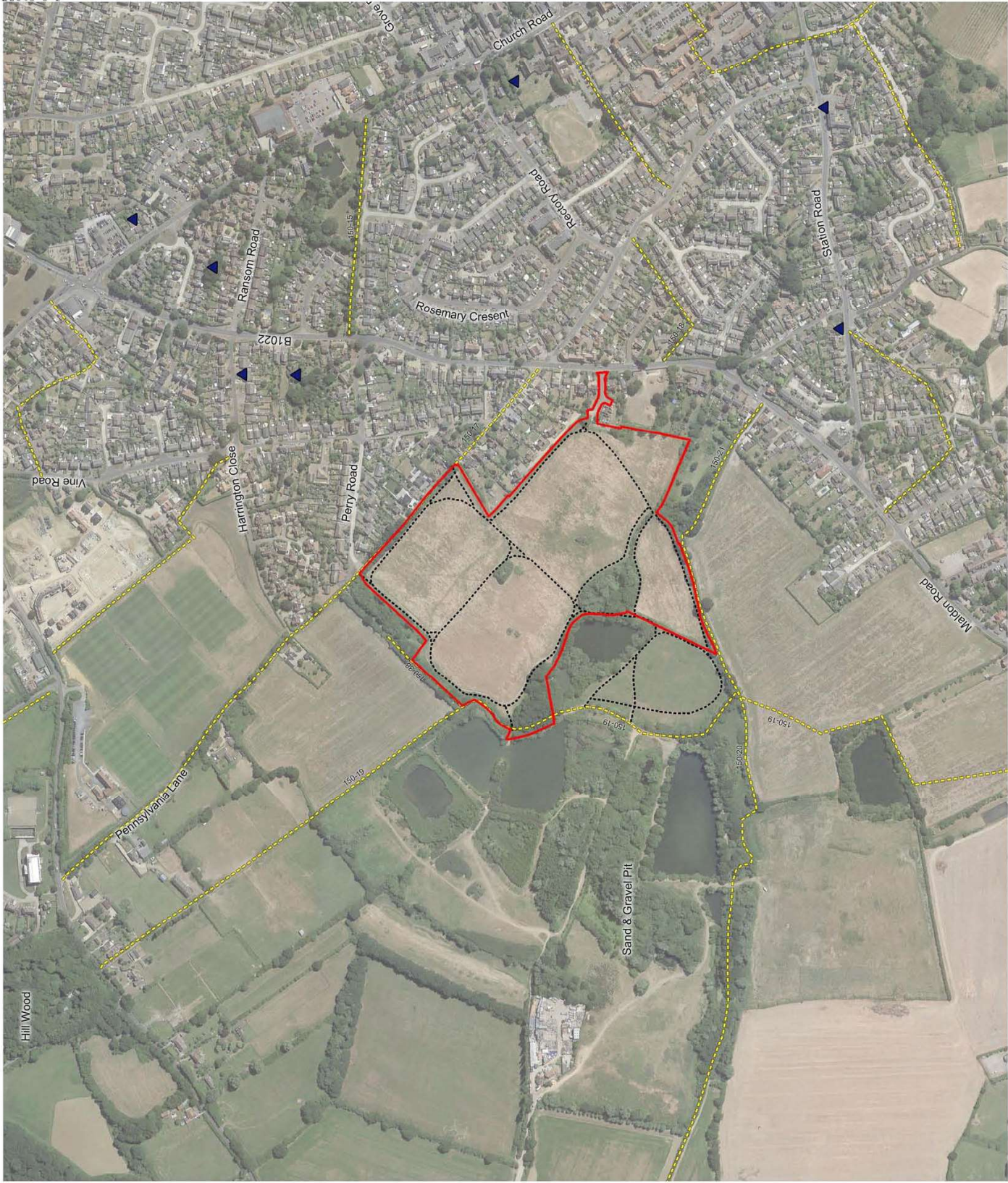
SCALE	DATE	DRAWN	CHK'D
1:10,000 @ A3	OCT 2019	NB	SB
DRAWING NUMBER	REVISION		
7024 / ASP1 / SLP			



NOTES:  
Based upon the Ordnance Survey map with permission of The Controller of Her Majesty's Stationery Office.  
Aspect Landscape Planning Ltd, West Court, Redwood Business Park, Northway, Barnby C1010 2AF  
Licence: 10000345  
Copyright reserved  
No Dimensions to be scaled from this drawing.



- Key:
- Site Boundary
  - Listed Building
  - Public Right of Way
  - Existing Informal Footpath Routes



REV	DATE	NOTE	DRAWN	CHECKED

aspect landscape planning

TITLE  
Land off Brook Meadows, Tiptree  
Site and Setting Plan

CLIENT  
Kler Group

SCALE	DATE	DRAWN	CHECKED
1:5,000@A3	OCT 2019	NB	SB
DRAWING NUMBER	REVISION		
7024 / ASP2 / SS			



Application Site Boundary

 Public Rights of Way Key Vegetation Structure

Existing Pedestrian Links and

4. Sensitive Interface with Existing

### an Urbanising Influence

**Existing for Potential Open Space / Landscape Enhancements & Ecological Mitigation**



Infrastructure Link

100



1000

REV		DATE	NOTE	SB	Drawn
B	05.06.20		Updated to Red Line Boundary	SB	
A	02.04.20		Updated following team meeting incorporating constraints	SB	
REV					Drawn

**aspect** landscape planning

**TITLE**  
**Land off Brook Meadows, Tiptree**  
**Landscape Opportunities & Constraints**

Kler Group

SCALE	DATE	DRAWN	CHK'D
1:2,500@A3	APR 2020	NB	CJ
DRAWING NUMBER		REVISION	
7024 / ASP3 / O&C		B	



**Specimen & Feature Internal Trees**  
 Malus hupehensis  
 Magnolia spp  
 Carpinus 'Frans Fontaine'  
 Liquidambar styraciflua  
 Sorbus 'Golden Wonder'



Area of public open space around the western fringes of development incorporating native tree and shrub planting, equipped children's play space, species rich wildflower grassland and formalised network of footpaths provides a high quality landscape strategy which responds to the wider landscape setting.

**Species Rich Wildflower**  
 Emorsgate EM2  
 General Purpose Meadow Mix, EH1  
 Hedgerow Mix & EM10 Tussock Mix



**Open Space & Woodland Trees**  
 Acer campestre  
 Alnus glutinosa  
 Carpinus betulus  
 Crataegus monogyna  
 Ilex aquifolium  
 Fagus sylvatica  
 Prunus avium  
 Quercus robur  
 Quercus petraea  
 Tilia cordata



Internal new ornamental hedge and tree planting to create a high quality residential development with wildlife benefits.

**Native Structural Planting**  
 Crataegus monogyna  
 Corylus avellana  
 Prunus spinosa  
 Ilex aquifolium  
 Viburnum caltharica  
 Acer campestre  
 Alnus glutinosa  
 Prunus avium

Retain, gap up and reinforce existing hedgerow to Pennsylvania Lane.

Existing pedestrian links to Pennsylvania Lane retained and further enhanced to provide improved accessibility to the pedestrian links and public open spaces whilst also providing access to the wider public right of way network.

Proposed Pocket Parks centrally located within the scheme helps to create a green network of spaces through the development.

Built form set back from boundaries and existing hedgerow to be retained and reinforced with native species.

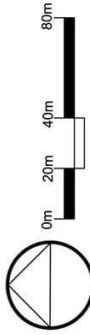
Primary spine road to include wide landscape zones and grass verges with dwellings set back to allow for large canopy species tree avenue and green corridor through the centre of the development and linking the pocket parks and green spaces on the boundaries.

Proposed surface water balancing area located within the south eastern corner of the site provides opportunity for inclusion of wetland species offering additional biodiversity improvements whilst accommodating the drainage solutions

Existing grassland retained and managed and where necessary areas overseeded with species rich wildflower within the southern and western open spaces to enhance biodiversity.

Southern corner of the site to be fenced off to allow for a 'dogs off leads' area providing a usable open space and localised benefits.

Existing woodland along the western boundaries of the site to be retained and further enhanced with new mixed native woodland planting to provide localised landscape benefits and longevity to the treescape.



**Key:**  
 Application Site Boundary  
 Public Rights of Way  
 Key Vegetation Structure Retained  
 Proposed Soft Landscaping to Provide Opportunity for Ecological Enhancement  
 Proposed Native Woodland Planting  
 Footpath Links within Site Provided Through Green Infrastructure & Public Open Space  
 Species Rich Wildflower Grass Mix  
 Proposed Surface Water Balancing Area will Provide Opportunity for Ecological Enhancement  
 Existing Pedestrian Links and Access Points Retained & Improved  
 Proposed Area of Play (LEAP & LAP)  
 Enclosed Area for 'Dogs off Leads'  
 Proposed 'Pocket Parks': Centrally Located & to include Seating, Planting & Play



**NOTES:**  
 Based upon the Ordnance Survey map with permission of the Controller of Her Majesty's Stationery Office.  
 Aspect Landscape Planning Ltd, West Court, Redwood Business Park, Northway, Barnby C10 1JF  
 License: 100003450  
 Copyright reserved  
 No Dimensions to be scaled from this drawing

REV	DATE	REVISIONS	NOTE
1	23.06.21	1	Updated to latest landscape office comments
2	19.08.21	1	Updated to latest landscape office comments
3	19.08.21	1	Updated to latest landscape office comments
4	19.08.21	1	Updated to latest landscape office comments
5	19.08.21	1	Updated to latest landscape office comments
6	19.08.21	1	Updated to latest landscape office comments
7	19.08.21	1	Updated to latest landscape office comments
8	19.08.21	1	Updated to latest landscape office comments
9	19.08.21	1	Updated to latest landscape office comments
10	19.08.21	1	Updated to latest landscape office comments
11	19.08.21	1	Updated to latest landscape office comments
12	19.08.21	1	Updated to latest landscape office comments
13	19.08.21	1	Updated to latest landscape office comments
14	19.08.21	1	Updated to latest landscape office comments
15	19.08.21	1	Updated to latest landscape office comments
16	19.08.21	1	Updated to latest landscape office comments
17	19.08.21	1	Updated to latest landscape office comments
18	19.08.21	1	Updated to latest landscape office comments
19	19.08.21	1	Updated to latest landscape office comments
20	19.08.21	1	Updated to latest landscape office comments
21	19.08.21	1	Updated to latest landscape office comments
22	19.08.21	1	Updated to latest landscape office comments
23	19.08.21	1	Updated to latest landscape office comments
24	19.08.21	1	Updated to latest landscape office comments
25	19.08.21	1	Updated to latest landscape office comments
26	19.08.21	1	Updated to latest landscape office comments
27	19.08.21	1	Updated to latest landscape office comments
28	19.08.21	1	Updated to latest landscape office comments
29	19.08.21	1	Updated to latest landscape office comments
30	19.08.21	1	Updated to latest landscape office comments
31	19.08.21	1	Updated to latest landscape office comments
32	19.08.21	1	Updated to latest landscape office comments
33	19.08.21	1	Updated to latest landscape office comments
34	19.08.21	1	Updated to latest landscape office comments
35	19.08.21	1	Updated to latest landscape office comments
36	19.08.21	1	Updated to latest landscape office comments
37	19.08.21	1	Updated to latest landscape office comments
38	19.08.21	1	Updated to latest landscape office comments
39	19.08.21	1	Updated to latest landscape office comments
40	19.08.21	1	Updated to latest landscape office comments
41	19.08.21	1	Updated to latest landscape office comments
42	19.08.21	1	Updated to latest landscape office comments
43	19.08.21	1	Updated to latest landscape office comments
44	19.08.21	1	Updated to latest landscape office comments
45	19.08.21	1	Updated to latest landscape office comments
46	19.08.21	1	Updated to latest landscape office comments
47	19.08.21	1	Updated to latest landscape office comments
48	19.08.21	1	Updated to latest landscape office comments
49	19.08.21	1	Updated to latest landscape office comments
50	19.08.21	1	Updated to latest landscape office comments
51	19.08.21	1	Updated to latest landscape office comments
52	19.08.21	1	Updated to latest landscape office comments
53	19.08.21	1	Updated to latest landscape office comments
54	19.08.21	1	Updated to latest landscape office comments
55	19.08.21	1	Updated to latest landscape office comments
56	19.08.21	1	Updated to latest landscape office comments
57	19.08.21	1	Updated to latest landscape office comments
58	19.08.21	1	Updated to latest landscape office comments
59	19.08.21	1	Updated to latest landscape office comments
60	19.08.21	1	Updated to latest landscape office comments
61	19.08.21	1	Updated to latest landscape office comments
62	19.08.21	1	Updated to latest landscape office comments
63	19.08.21	1	Updated to latest landscape office comments
64	19.08.21	1	Updated to latest landscape office comments
65	19.08.21	1	Updated to latest landscape office comments
66	19.08.21	1	Updated to latest landscape office comments
67	19.08.21	1	Updated to latest landscape office comments
68	19.08.21	1	Updated to latest landscape office comments
69	19.08.21	1	Updated to latest landscape office comments
70	19.08.21	1	Updated to latest landscape office comments
71	19.08.21	1	Updated to latest landscape office comments
72	19.08.21	1	Updated to latest landscape office comments
73	19.08.21	1	Updated to latest landscape office comments
74	19.08.21	1	Updated to latest landscape office comments
75	19.08.21	1	Updated to latest landscape office comments
76	19.08.21	1	Updated to latest landscape office comments
77	19.08.21	1	Updated to latest landscape office comments
78	19.08.21	1	Updated to latest landscape office comments
79	19.08.21	1	Updated to latest landscape office comments
80	19.08.21	1	Updated to latest landscape office comments
81	19.08.21	1	Updated to latest landscape office comments
82	19.08.21	1	Updated to latest landscape office comments
83	19.08.21	1	Updated to latest landscape office comments
84	19.08.21	1	Updated to latest landscape office comments
85	19.08.21	1	Updated to latest landscape office comments
86	19.08.21	1	Updated to latest landscape office comments
87	19.08.21	1	Updated to latest landscape office comments
88	19.08.21	1	Updated to latest landscape office comments
89	19.08.21	1	Updated to latest landscape office comments
90	19.08.21	1	Updated to latest landscape office comments
91	19.08.21	1	Updated to latest landscape office comments
92	19.08.21	1	Updated to latest landscape office comments
93	19.08.21	1	Updated to latest landscape office comments
94	19.08.21	1	Updated to latest landscape office comments
95	19.08.21	1	Updated to latest landscape office comments
96	19.08.21	1	Updated to latest landscape office comments
97	19.08.21	1	Updated to latest landscape office comments
98	19.08.21	1	Updated to latest landscape office comments
99	19.08.21	1	Updated to latest landscape office comments
100	19.08.21	1	Updated to latest landscape office comments

**aspect** landscape planning

TITLE		Land off Brook Meadows, Tiptree Landscape Strategy Plan	
CLIENT		Kler Group	
SCALE	1:2,000@A3	DATE	MAY 2020
DRAWING NUMBER	7024 / ASP4 / LSP	REVISION	D
CHKD	CJ	DATE	MAY 2020
SB	SB	REVISION	D





## **APPENDIX 1**

### **ASPECT LANDSCAPE AND VISUAL IMPACT ASSESSMENT METHODOLOGY**



## **LANDSCAPE AND VISUAL IMPACT ASSESSMENT METHODOLOGY**

- 1.1. The Landscape Institute and the Institute of Environmental Management and Assessment have jointly published Guidelines for Landscape and Visual Impact Assessment Third Edition 2013 (GLVIA3) that gives guidance on carrying out a Landscape and Visual Impact Assessment (LVIA), either as a standalone appraisal or part of an Environmental Impact Assessment (EIA). This methodology takes on board the above guidance.
- 1.2. When assessing character within an urban context, this methodology can be applied to Townscape Assessments and how the development will affect the elements that make up the townscape and its distinctive character.
- 1.3. The main stages of the LVIA process are outlined below. This process will identify and assess the potential effects of a development on the landscape resource and the visual environment.

### **1. Baseline study**

#### **Landscape**

- Define the scope of the assessment.
- Outline the planning policy context, including any landscape designations.
- Establish the landscape baseline through a site visit and an assessment of published Landscape Character Assessments to identify the value and susceptibility of the landscape resource (receptor), at community, local, national or international levels where appropriate.

#### **Visual**

- Define the scope of the assessment.
- Identify the extent of visual receptors within the study area, with the use of Zones of Theoretical Visibility (ZTV) where appropriate, and establish the number and sensitivity of the representative viewpoint and/or groups of people (receptors) within the study area whose views may be altered as a result of the proposals.

## 2. Project description

The baseline study highlights clear opportunities and constraints for the integration of the proposals into the receiving environment. The aspects of the scheme at each phase that will potentially give rise to effects on the landscape and visual amenity will need identifying. At this time, the proposals can be modified to ensure that further mitigation measures are incorporated into the design as a response to the local landscape and visual environment.

## 3. Description of Effects

The level of effect on both landscape and visual receptors should be identified in respect of the different components of the proposed development. In order to assess the significance of the effect on the receiving environment, it is necessary to consider the **magnitude**, i.e. the degree of change, together with the **sensitivity** of the receptor.

This will identify whether the effects are:

*Adverse or Beneficial* - beneficial effects would typically occur where a development could positively contribute to the landscape character or view. Neutral effects would include changes that neither add nor detract from the quality and character of an area or view. Adverse effects would typically occur where there is loss of landscape elements, or the proposal detracts from the landscape quality and character of an area or view.

*Direct or Indirect* – A direct effect will be one where a development will affect a view or the character of an area, either beneficially or adversely. An indirect effect will occur as a result of associated development i.e. a development may result in an increase of traffic on a particular route.

*Short, Medium or Long Term* – this relates to the expected duration and magnitude of a development. Within this assessment the potential effects are assessed during the Construction Phase, then at Years 1 and 10, following completion of the development.

*Reversible or Irreversible* – can the resulting effect of a development be mitigated or not, and whether the result of the mitigation is beneficial or adverse.

#### 4. Significance of Effects (EIA only)

A final judgment on whether the effect is likely to be significant, as required by the Regulations. The summary should draw out the key issues and outline the scope for reducing any negative / adverse effects. Mitigation measures need to be identified that may reduce the final judgement on the significance of any residual negative effects in the long term.

#### Assessing effects

#### ***Landscape Sensitivity***

- 1.4. The sensitivity of a particular landscape in relation to new development is categorised as high, medium, low or negligible. This takes into account the susceptibility of the receptor to the type of development proposed and the value attached to different landscapes by society. The following table explains each threshold and the factors that make up the degree of sensitivity.

**Table 1: Landscape Sensitivity Thresholds**

Sensitivity	Definition
<b>High</b>	Landscape resource where there is a high susceptibility to change. Landscapes would be considered of high value, have a high degree of intimacy, strong landscape structure, relatively intact and contain features worthy of protection. Townscapes may include a high proportion of historic assets. Typical examples may be of National or County importance e.g. within the setting of National Parks, AONB's, Conservation Areas etc.
<b>Medium</b>	Landscape resource where there is a medium susceptibility to change. Landscapes would be considered of medium value, good landscape structure, with some detracting features or evidence of recent change. Townscapes may include a proportion of historic assets or of cultural value locally. Typical examples may be designated for their value at District level.
<b>Low</b>	Landscape resource where there is a low susceptibility to change. Landscapes would be considered of low value, and contain evidence of previous landscape change.
<b>Negligible</b>	Landscape resource where there is little or no susceptibility to change. Typical landscapes are likely to be degraded, of weak landscape structure, intensive land uses, and require landscape restoration.



### ***Visual Sensitivity***

- 1.5. The sensitivity of the visual receptor will be assessed against the magnitude of visual change, and is categorised as high, medium, low or negligible. Each receptor should be assessed in terms of both their susceptibility to change in views and visual amenity and also the value attached to particular views.

**Table 2: Visual Sensitivity Thresholds**

<b>Sensitivity</b>	<b>Definition</b>
<b>High</b>	Viewers on public rights of way whose prime focus is on the landscape around and are often very aware of its value. Occupiers of residential properties with primary views affected by the development. Examples include users of National Trails, Long Distance Routes or Sustrans cycle routes, or within the setting of a listed building.
<b>Medium</b>	Viewers engaged in outdoor recreation with some appreciation of the landscape, occupiers of residential properties with oblique views affected by the development, and users of rural lanes and roads. Examples include viewers within moderate quality landscapes, local recreation grounds, and outdoor pursuits.
<b>Low</b>	Viewers engaged in outdoor sport or recreation whose prime focus is on their activity, or those passing through the area on main transport routes whose attention is focused away from an appreciation of the landscape.
<b>Negligible</b>	Viewers whose attention is focused on their work or activity, and not susceptible to changes in the surrounding landscape.

### ***Effect Magnitude***

- 1.6. The magnitude of change relates to the degree in which proposed development alters the fabric of the landscape character or view. This change is categorised as high, medium, low, or negligible.

**Table 3: Magnitude of Change**

<b>Magnitude</b>	<b>Effect Definition</b>
<b>High</b>	Change resulting in a high degree of deterioration or improvement, or introduction of prominent new elements that are considered to make a major alteration to a landscape or view.
<b>Medium</b>	Change resulting in a moderate degree of deterioration or improvement, or constitutes a perceptible change within a landscape or view.
<b>Low</b>	Change resulting in a low degree of deterioration or improvement to a landscape or view, or constitutes only a minor component within a landscape or view.
<b>Negligible</b>	Change resulting in a barely perceptible degree of deterioration or improvement to a landscape or view.
<b>No Change</b>	It is also possible for a landscape or view to experience no change due to being totally compatible with the local character or not visible due to intervening structures or vegetation.

***Significance Threshold***

- 1.7. The magnitude of change is then considered against the sensitivity of the landscape resource as a receptor or the existing character of the panorama / view. In formulating the significance of effect, reasoned professional judgement is required which is explained within the assessment. This is carried out both in terms of the predicted effects on landscape character or on visual amenities. The significance thresholds are predicted as Major, Moderate, Minor, Negligible and None, and can be either beneficial or adverse. Unless otherwise stated, all effects are predicted in the winter months. The extent of mitigation measures should be clearly stated, and in the case of planting proposals, the contribution to reducing adverse effects should be demonstrated at different stages (construction stage, operational stage year 0, and year 10).

**Table 4: Significance of Effect**

Significance	Threshold Definition
<b>Major</b>	A high magnitude of change that materially affects a landscape or view, that has little or no ability to accommodate change. Positive effects will typically occur in a damaged landscape or view.
<b>Moderate</b>	A medium magnitude of change that materially affects a landscape or view that may have the ability to accommodate change. Positive effects will typically occur in a lower quality landscape or view.
<b>Minor</b>	A low magnitude of change that materially affects a landscape or view that has the ability to accommodate change. Positive effects will typically occur in a lower quality landscape or view.
<b>Negligible</b>	A negligible magnitude of change that has little effect on a landscape or view that has the ability to accommodate change.
<b>None</b>	It is also possible for a magnitude of change to occur that results in a neutral effect significance due to the change being compatible with local character or not visible.

- 1.8. The significance of the effect is measured on the ability of a landscape or view to accommodate the change. In assessing the significance of effects, the following matrix will be used to determine the significance thresholds, through determining the sensitivity of the receptor and the magnitude of change.
- 1.9. In terms of assessing whether the effects are significant or otherwise, it is noted that para 5.56 of GLVIA3 states that there are no “hard and fast rules” about what makes a significant effect. For the purposes of this assessment significant landscape or visual effects are those effects considered to be greater than moderate.

**Table 5: Measuring Significance of Effect**

	Sensitivity of Receptors				
		High	Medium	Low	Negligible
Magnitude of Change	High	Major	Major/ Moderate	Moderate	Moderate/ Minor
	Medium	Major/ Moderate	Moderate	Moderate/ Minor	Minor
	Low	Moderate	Moderate/ Minor	Minor	Negligible
	Negligible	Moderate/ Minor	Minor	Negligible	Negligible/ None

- 1.10. It should be noted that where there is no perceptible change in terms of the effect magnitude regardless of the sensitivity of the receptor, the significance of the effect on a landscape or view will be none.
- 1.11. A written statement summarising the significance of effects is provided, assisted by the tables and matrices. The final judgement relies on professional judgement that is reasonable, based on clear and transparent methods, suitable training and experience, and a detached and dispassionate view of the development in the final assessment.

#### Assessing cumulative effects

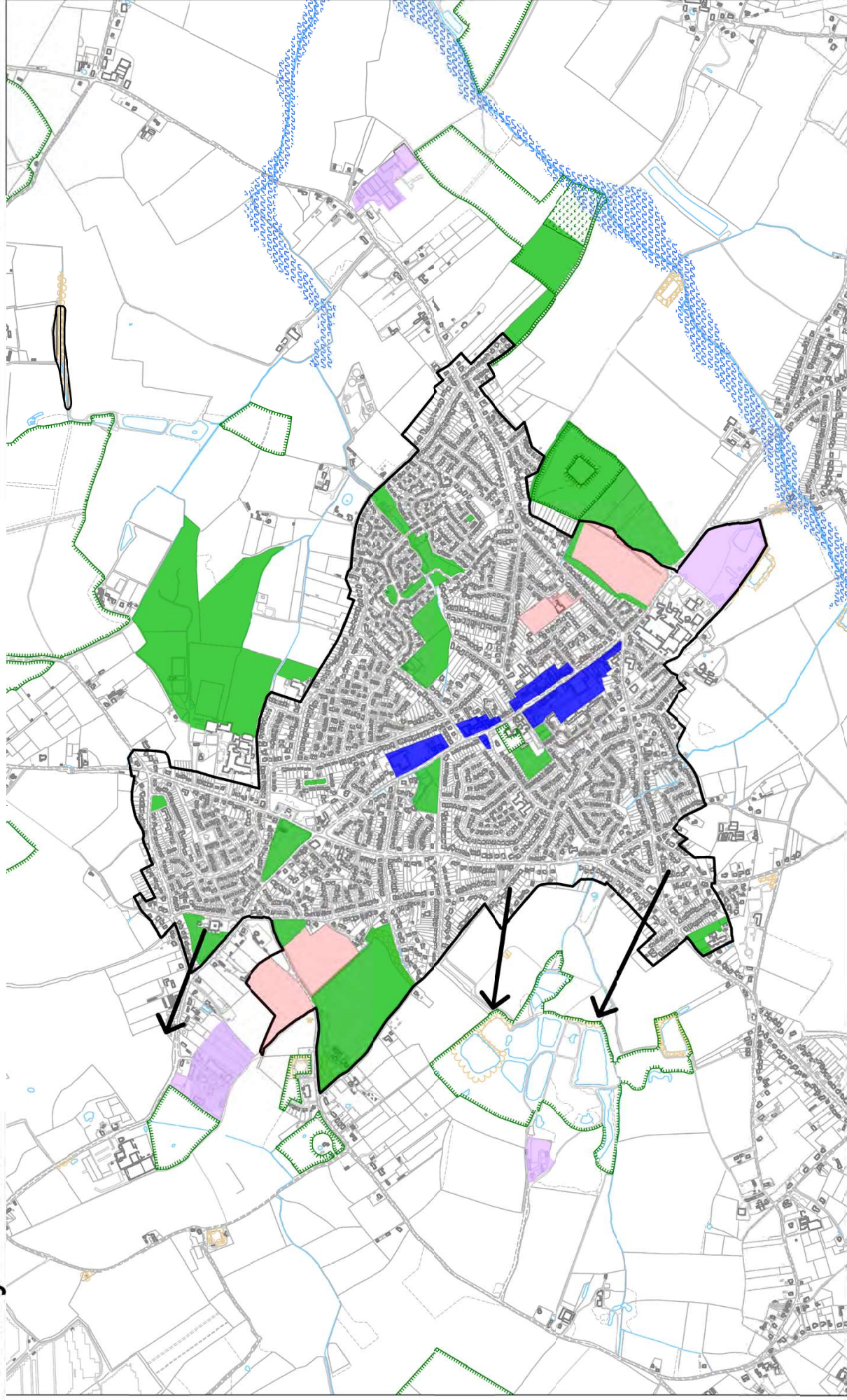
- 1.12. Cumulative effects are additional effects caused by a proposed development in conjunction with other similar developments. This can be cumulative landscape effects on the physical fabric or character of the landscape, or cumulative visual effects caused by two or more developments being visible from one viewpoint and/or sequence of views. The scope of cumulative effects should be agreed at the outset to establish what schemes are relevant to the assessment, and what planning stage is appropriate. It is generally considered that existing and consented developments and those for which planning applications have been submitted but not yet determined should be included.

## **APPENDIX 2**

POLICY SS14 TIPTREE POLICY MAP AND KEY

# TIPTREE

## Policy SS14



### **APPENDIX 3**

EXTRACT FROM COLCHESTER LANDSCAPE CHARACTER ASSESSMENT –  
TIPTREE WOODED FARMLAND LCA

## **F2      TIPTREE WOODED FARMLAND**

### ***Key Characteristics***

- Located at the eastern end of a broad, ridge that extends west into Braintree District;
- Many small patches of woodland;
- Character area influenced by nucleated Tiptree settlement within the centre of the area;
- Mosaic of small to medium-sized, predominantly arable fields, with a predominantly small-scale field pattern;
- Tiptree Heath as an important landscape feature of nature conservation importance;
- Linear settlement pattern, consisting of Tiptree Heath and the northern extent of Tolleshunt Knights, which extends outside the character area to the southeast.

### ***Overall Character***

3.3.118 This area of wooded farmland encapsulates the south, east and western edges of Tiptree settlement and extends outside the Borough boundary to the southeast. A mosaic of small to medium-sized arable fields create predominantly small-scale field pattern, which is interspersed with many small patches of mixed woodland. Settlement pattern is predominantly linear, including Tiptree Heath and the northern extent of Tolleshunt Knights, which extends to the southeast of the Borough boundary. Farmsteads are also scattered throughout the area. To the south of the village of Tiptree Heath, a large area of remnant heathland, containing areas of acidic grassland and dwarf shrub heath, provides a visually distinctive landscape belt, particularly when gorse, surrounding the edges of the heathland, is in bloom. Land-uses within Tiptree's fringes (such the orchards at Tiptree preserves factory and sewage works to the east) assert a human influence over landscape character in this area. The landscape pattern is more fragmented and chaotic than in other parts of the area. Although woodland cover is not as extensive as within Messing Wooded farmland, the high frequency of small patches of woodland, leads to an overall wooded feel within the character area.

### ***Visual Characteristics***

- Short distance, framed views across Tiptree Heath from roads leading out of the settlement;



- Long-distance framed views across adjacent Abberton flooded river valley to the east and other farmland areas to the south;
- Views to the north restricted by large areas of woodland (Pods Wood and Layer Wood within Messing Wooded farmland);
- Short-range views to Layer Marney tower from the eastern edge of the character area.

### ***Historic Features***

- Remains of prehistoric rampart to the south of Haynes Green (consisting of double banks).

### ***Ecological Features***

- 3.3.119 The ecological character of this area is held within small pockets of woodland, heathland and a former gravel pit interspersed within farmland. The pits are known as Tiptree Lakes SINC and have an excellent complex of habitats for wildlife including acidic grassland, bare sandy cliffs and emergent flora.
- 3.3.120 Tiptree parish field is also designated as a SINC for its composition of grassland and scattered oak trees and scrub. Tiptree heath SSSI is the largest surviving fragment of heathland in the County shows the complete succession from acidic grassland and dwarf shrub heath. Rare plants of Essex found here include all-seed *Radiola linoides* (and uncommon in the UK) and uncommon plants in Essex include heath spotted orchid *Dactylorhiza maculata*, yellow sedge *Carex viridula* subsp. *oedocarpa* and bristle sedge *Isolepis setacea*.
- 3.3.121 Woodland designated as SINC include Birch Wood, Ransomes Grove, Cadger's Wood and part of The Rampart. Much of the woodland contains a hornbeam, oak and ash canopy, coppiced hornbeam with overall species-rich ground flora of bluebell and in wetter woodlands pendulous sedge *Carex pendula*.
- 3.3.122 Green Lane, Tiptree to Paternoster Heath SINC is an ancient lane with many native trees such as small-leaved lime *Tilia cordata*, Midland hawthorn *Crateagus laevigata* and field maple *Acer campestre* as well as oak *Quercus robur* and *Q. petraea*. There is also a ground flora of bluebell and species such as primrose *Primula vulgaris*).

### ***Key Planning and Land Management Issues***

- Potential for visually intrusive development within adjacent character areas;
- Potential for visually intrusive expansion to the settlement edges of Tiptree and Tiptree Heath;
- Pressure of increased traffic on rural and minor lanes;
- Potential visually intrusive development of new farm buildings;
- Existing visually intrusive farm buildings.

### ***Landscape Strategy Objective***

3.3.123 Conserve and Enhance.

### ***Landscape Planning Guidelines***

- Conserve and enhance the landscape setting of Tiptree and Tiptree Heath settlements;
- Ensure that any appropriate new development responds to historic settlement pattern and uses materials, which are appropriate to local landscape character (refer to the Essex Design Guide for Residential and Mixed Use Areas, Essex Planning Officers Association, 1997, for further information). Such development should be well integrated with the surrounding landscape;
- Encourage the planting and of tree groups around visually intrusive modern farm buildings;
- Small scale development should be carefully sited in relation to exiting farm buildings;
- Introduce measures to ensure restoration of gravel workings maximises benefits to wildlife and provides areas for recreation.

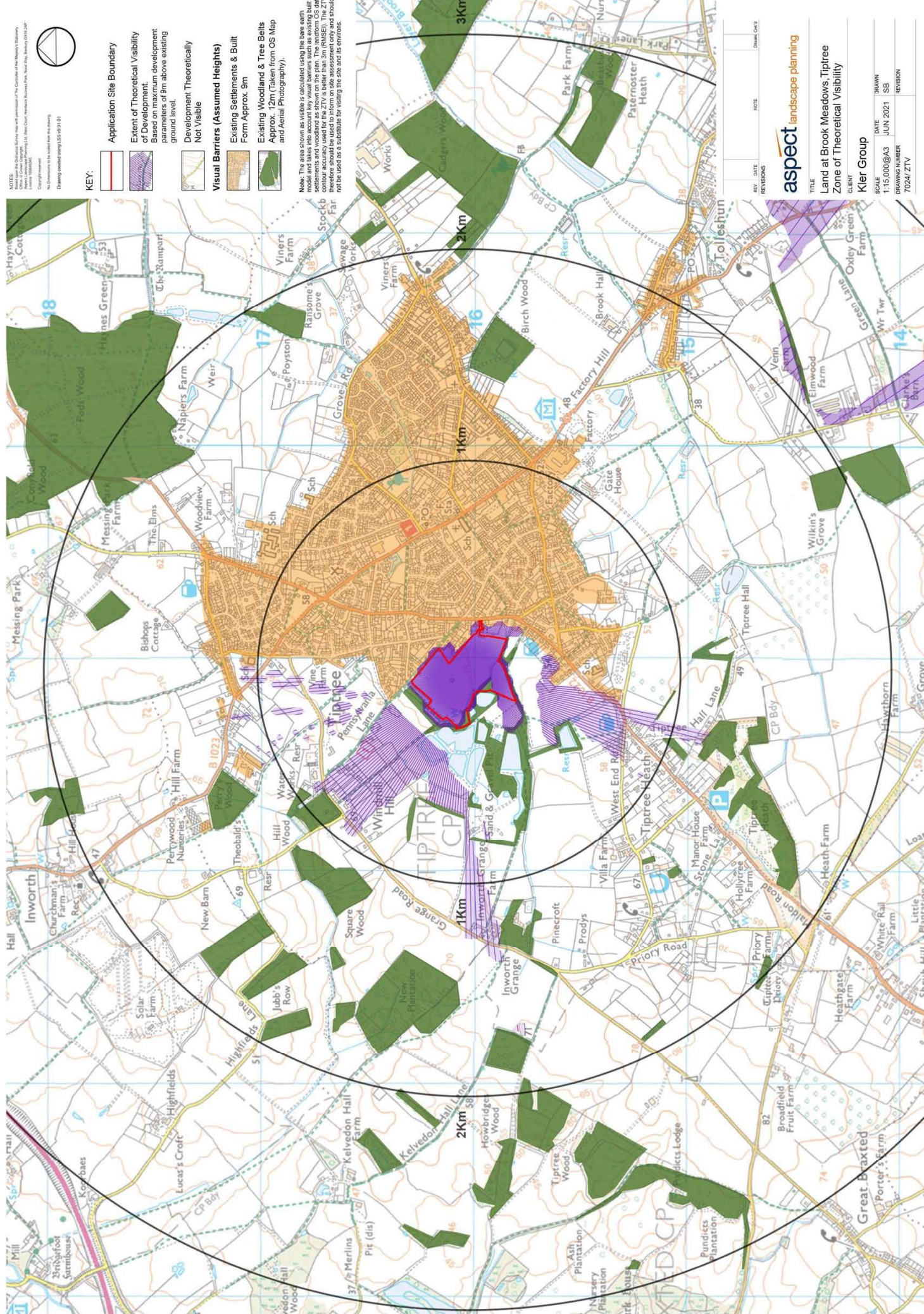
### ***Land Management Guidelines***

- Conserve and restore the existing hedgerow network;
- Conserve, manage and enhance smaller patches of woodland;
- Conserve historic lanes and unimproved roadside verges;
- Safeguard Tiptree Heath SSSI from encroachment of development.

## **APPENDIX 4**

ZONE OF THEORETICAL VISIBILITY (ZTV)







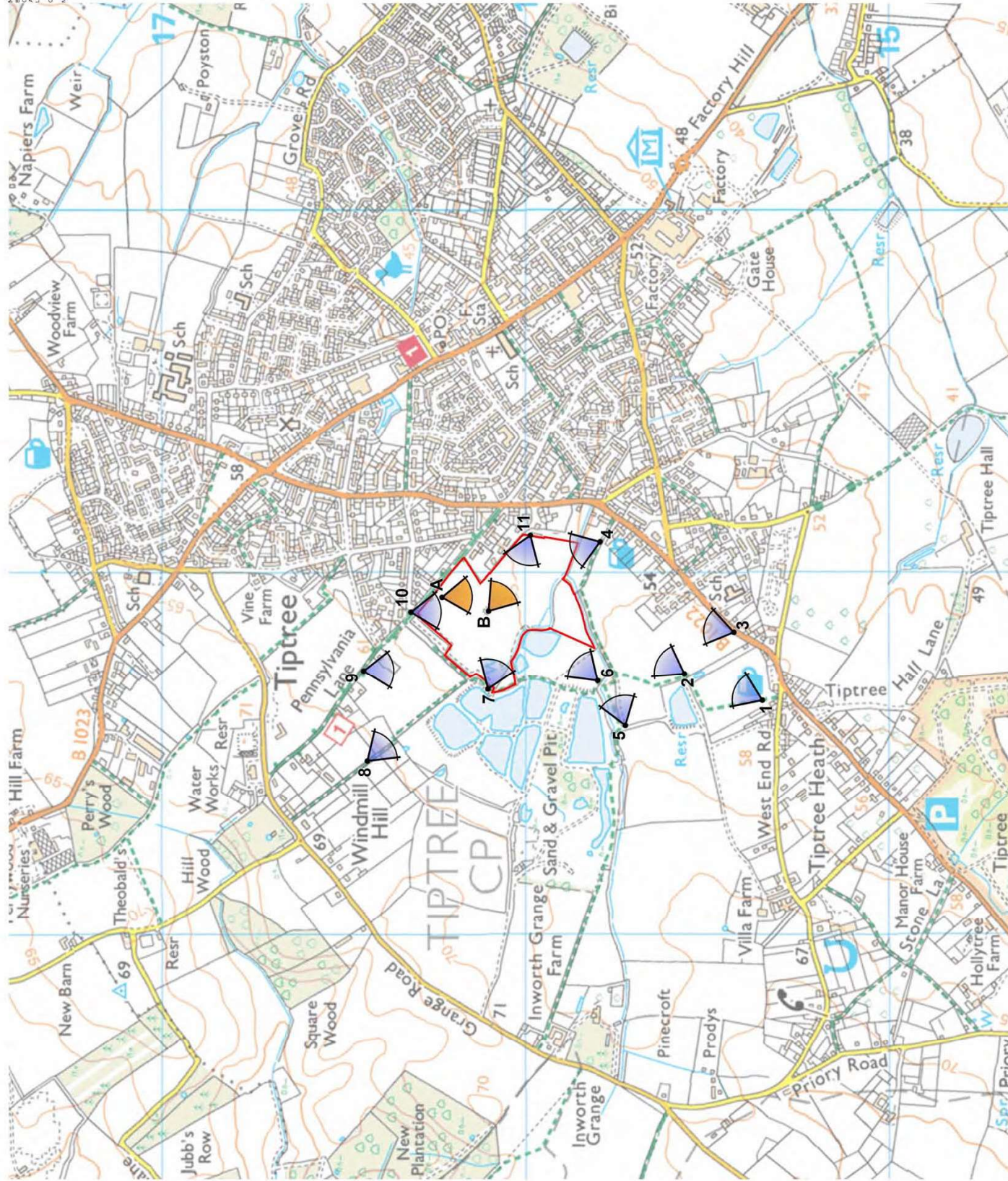
## **APPENDIX 5**

### PHOTOGRAPHIC RECORD

NOTES:  
Based upon the Ordnance Survey map with permission of The Controller of Her Majesty's Stationery Office.  
Aspect Landscape Planning Ltd, West Court, Huddersfield Business Park, Northway, Huddersfield HD19 2AF  
Licence: 10000345  
Copyright reserved  
No Dimensions to be scaled from this drawing.



- Key:
- Application Site Boundary
  - Viewpoint Location
  - Internal Viewpoint Location



REV	DATE	NOTE	Drawn	CHK'D

**aspect** landscape planning

TITLE  
Land off Brook Meadows, Tiptree  
Viewpoint Location Plan

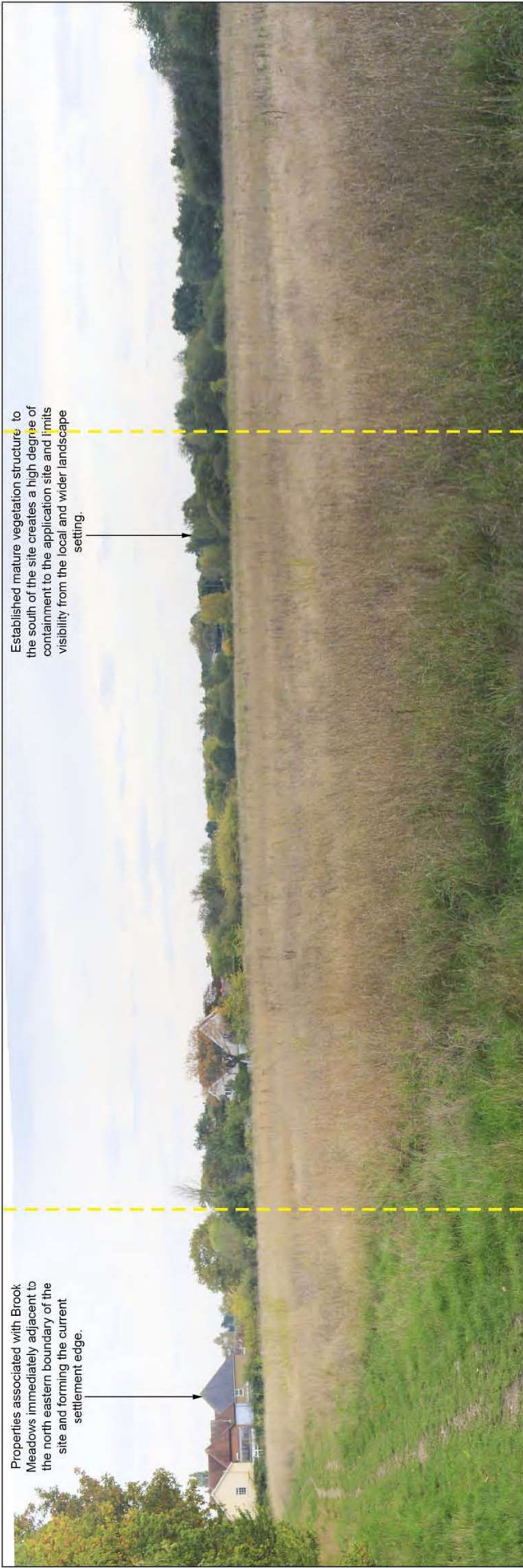
CLIENT  
Kler Group

SCALE	DATE	DRAWN	CHK'D
1:10,000@A3	JUL 2021	NB	SB
DRAWING NUMBER	REVISION		
7024 / ASP1 / SLP			





**Viewpoint A (Panorama Image for Context Only)**



**Viewpoint A (Annotated Panorama Image for Context Only)**

N.B. IMAGES TO ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY. Panoramas are created from multiple photographs taken using a digital equivalent of a 35mm camera with 50mm lens in line with best practice and current guidance. Images illustrate a horizontal field of view of 68° and when printed at A3, should be viewed at a distance of 330mm curved through the same radius in order to correctly illustrate the existing landscape context. To ensure considered judgements are accurately assessed, images should not be substituted for visiting the viewpoint.

Equipment & Focal Length: Nikon D3200 DSLR 35mm equivalent camera using a 50mm lens  
Viewing Distance at A3: 330mm  
Horizontal Field of View: 68°  
Vertical Field of View: 23°





Viewpoint A (Single Frame Image)





**Viewpoint B** (Panorama Image for Context Only)



**Viewpoint B** (Annotated Panorama Image for Context Only)

Equipment & Focal Length: Nikon D3200 DSLR 35mm equivalent camera using a 50mm lens

Viewing Distance at A3: 330mm

Horizontal Field of View: 68°

Vertical Field of View: 23°

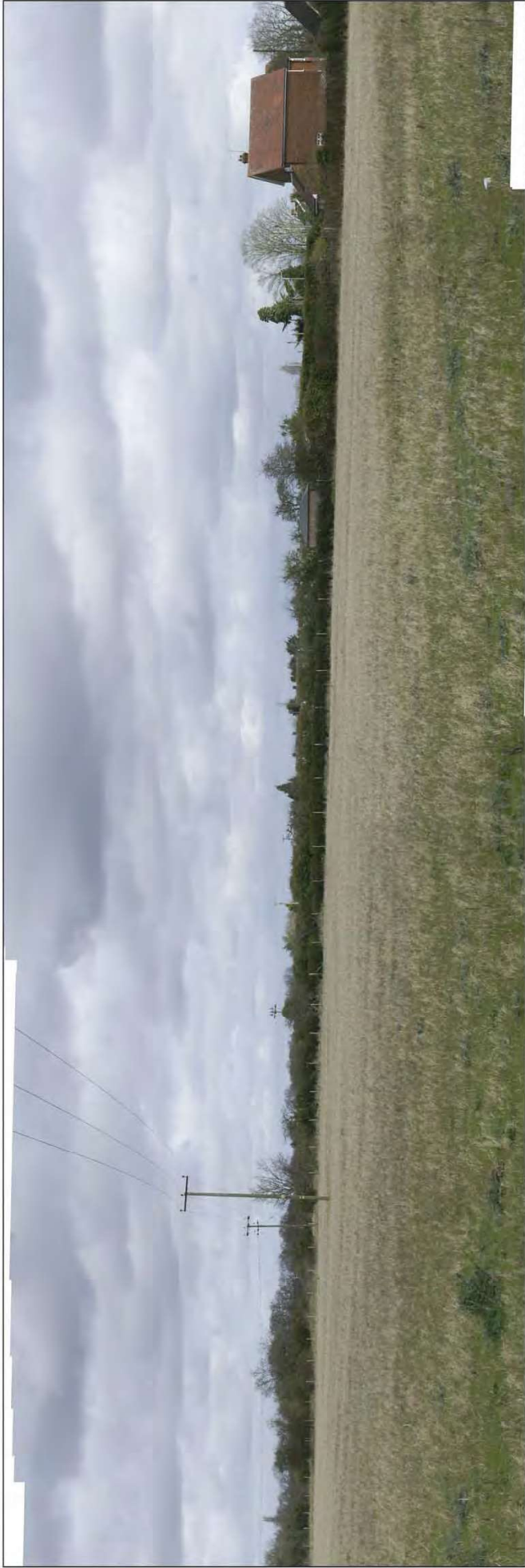
N.B. IMAGES TO ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY. Panoramas are created from multiple photographs taken using a digital equivalent of a 35mm camera with 50mm lens in line with best practice and current guidance. Images illustrate a horizontal field of view of 68° and when printed at A3, should be viewed at a distance of 330mm curved through the same radius in order to correctly illustrate the existing landscape context. To ensure considered judgements are accurately assessed, images should not be substituted for visiting the viewpoint.





**Viewpoint B** (Single Frame Image)





Viewpoint 1 (Panorama Image for Context Only)



Viewpoint 1 (Annotated Panorama Image for Context Only)

Viewpoint Coordinates: E 588715, N 215301 Date & time of photograph: 11/03/2020 15:25 AOD & Viewing height: c. 57m AOD 1.6m Weather conditions: Clear, good visibility

N.B. IMAGES TO ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY. Panoramas are created from multiple photographs taken using a digital equivalent of a 35mm camera with 50mm lens in line with best practice and current guidance. Images illustrate a horizontal field of view of 68° and when printed at A3, should be viewed at a distance of 330mm curved through the same radius in order to correctly illustrate the existing landscape context. To ensure considered judgements are accurately assessed, images should not be substituted for visiting the viewpoint.

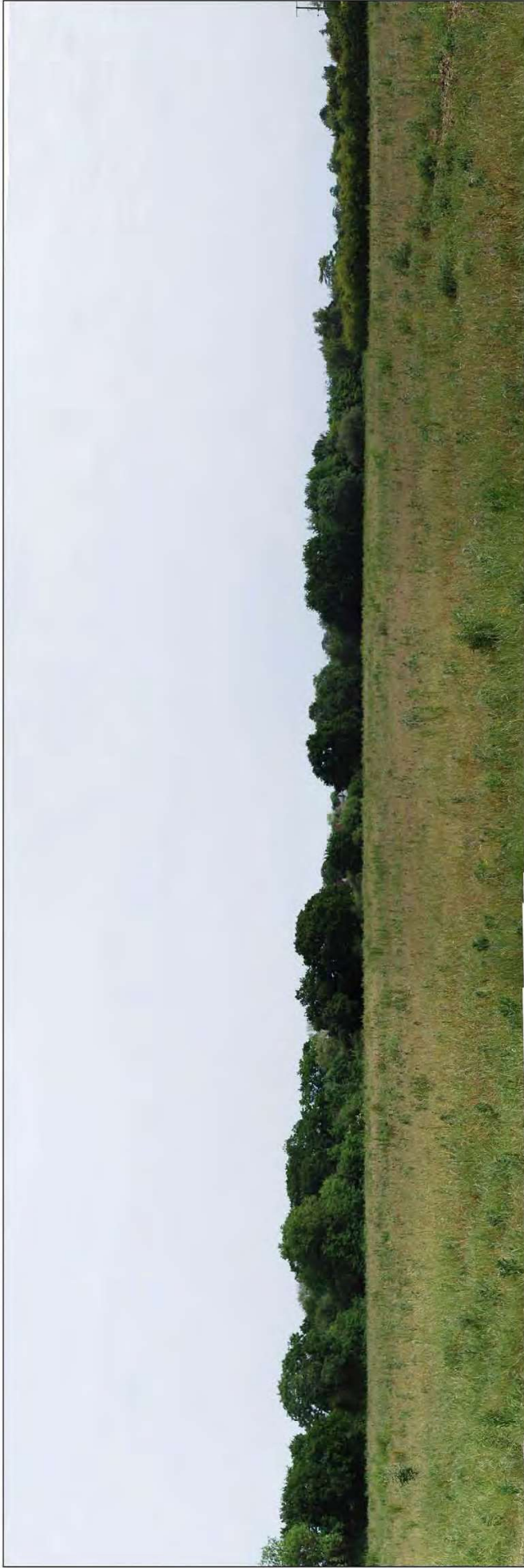
Equipment & Focal Length: Nikon D3200 DSLR 35mm equivalent camera using a 50mm lens  
Viewing Distance at A3: 330mm  
Horizontal Field of View: 68°  
Vertical Field of View: 23°



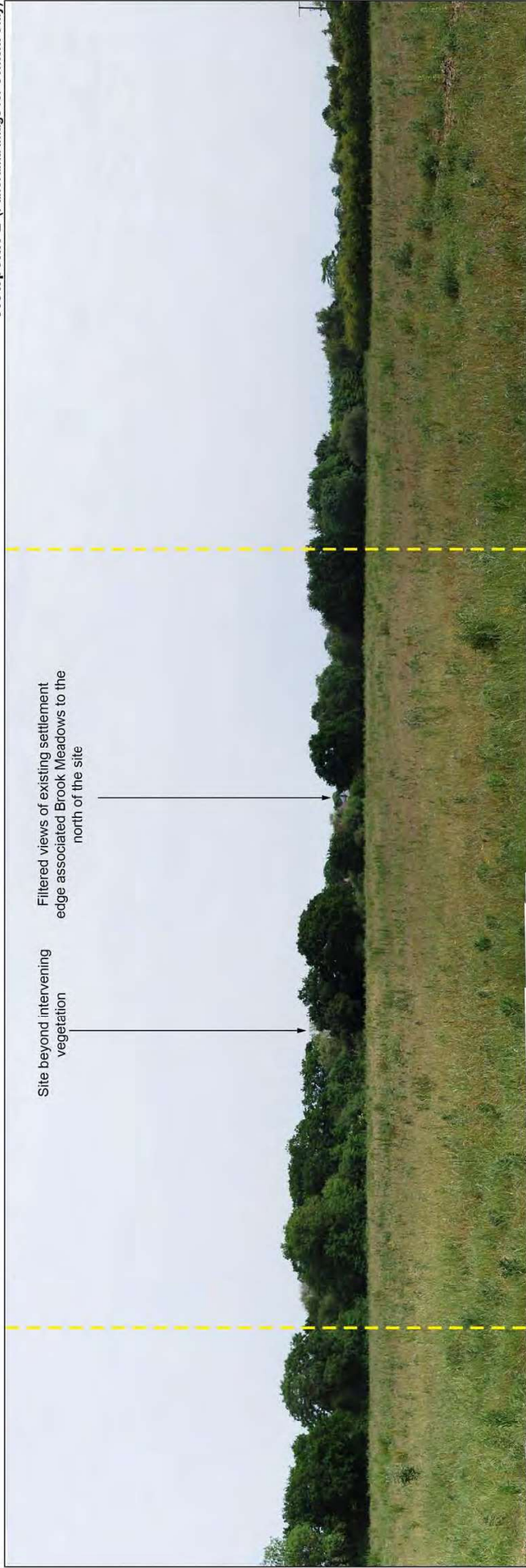


Viewpoint 1 (Single Frame Image)





Viewpoint 2 (Panorama Image for Context Only)



Viewpoint 2 (Annotated Panorama Image for Context Only)

Weather conditions: Clear, good visibility.

Date & time of photograph: 27/05/2020 10:20 AOD & Viewing height: c. 60m AOD 1.6m

N.B. IMAGES TO ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY. Panoramas are created from multiple photographs taken using a digital equivalent of a 35mm camera with 50mm lens in line with best practice and current guidance. Images illustrate a horizontal field of view of 68° and when printed at A3, should be viewed at a distance of 330mm curved through the same radius in order to correctly illustrate the existing landscape context. To ensure considered judgements are accurately assessed, images should not be substituted for visiting the viewpoint.

Equipment & Focal Length: Nikon D3200 DSLR 35mm equivalent camera using a 50mm lens  
Viewing Distance at A3: 330mm  
Horizontal Field of View: 68°  
Vertical Field of View: 23°

Viewpoint Coordinates: E 558713, N 215567



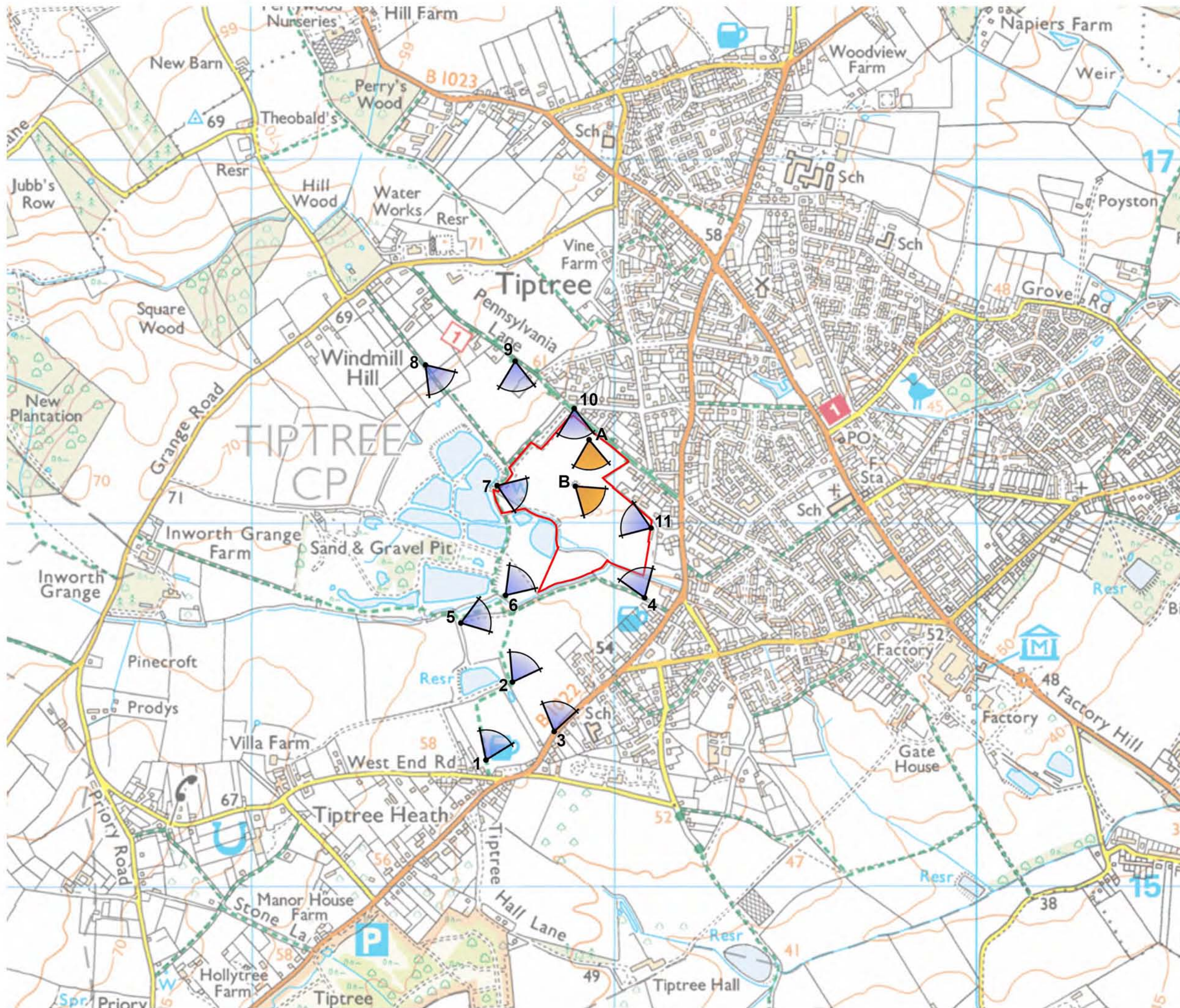


Viewpoint 2 (Single Frame Image)

## **APPENDIX 5**

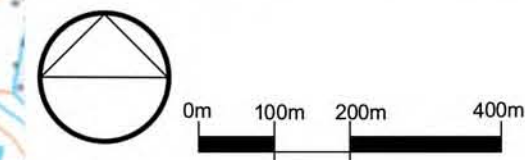
### PHOTOGRAPHIC RECORD





NOTES:  
Based upon the Ordnance Survey map with permission of The Controller of Her Majesty's Stationery Office, © Crown Copyright.  
Aspect Landscape Planning Ltd, West Court, Hardwick Business Park, Noral Way, Barbury OX16 2AF.  
Licence 100045345  
Aerial map data © 2012 Google

Copyright reserved  
No Dimensions to be scaled from this drawing.



- Key:
- Application Site Boundary
  - Viewpoint Location
  - Internal Viewpoint Location

REV	DATE	NOTE	DRAWN	CHK'D

**aspect** landscape planning

TITLE  
Land off Brook Meadows, Tiptree  
Viewpoint Location Plan

CLIENT  
Kler Group

SCALE 1:10,000@A3	DATE JUL 2021	DRAWN NB	CHK'D SB
DRAWING NUMBER 7024 / ASP1 / SLP	REVISION		





**Viewpoint A** (Panorama Image for Context Only)



**Viewpoint A** (Annotated Panorama Image for Context Only)





**Viewpoint A** (Single Frame Image)





**Viewpoint B** (Panorama Image for Context Only)



**Viewpoint B** (Annotated Panorama Image for Context Only)





**Viewpoint B** (Single Frame Image)





**Viewpoint 1** (Panorama Image for Context Only)



Viewpoint Coordinates: E 588715,N 215301

Date & time of photograph: 11/03/2020 15:25

AOD & Viewing height: c. 57m AOD 1.6m

Weather conditions: Clear, good visibility.

**Viewpoint 1** (Annotated Panorama Image for Context Only)



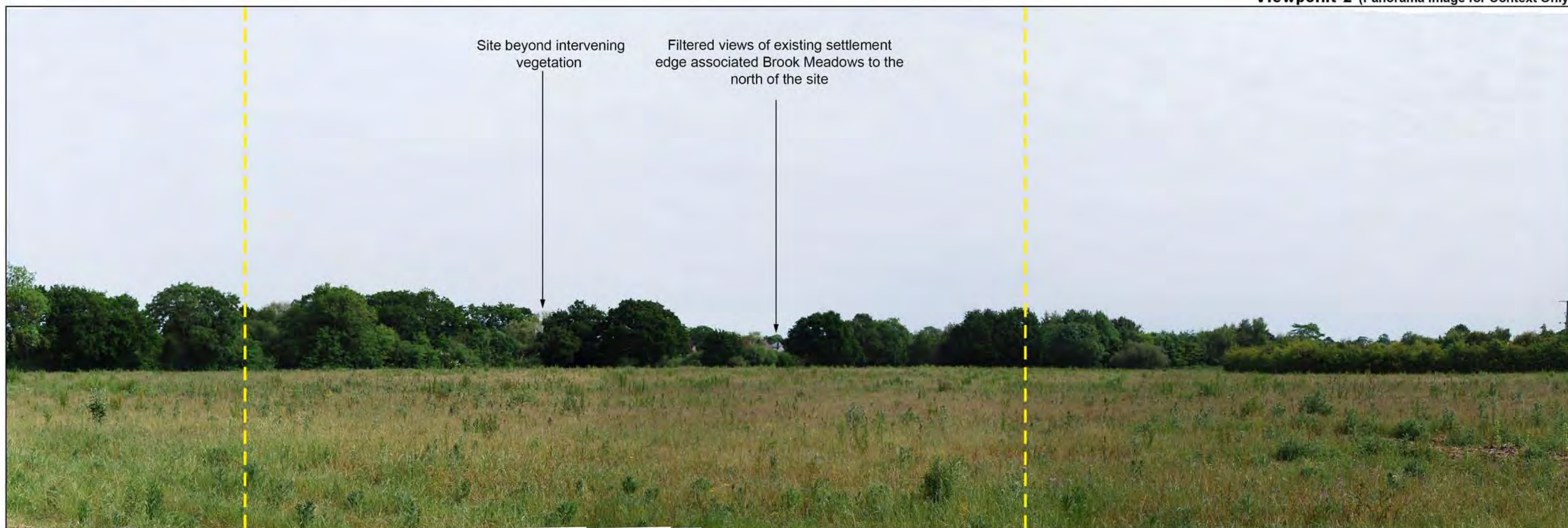


**Viewpoint 1** (Single Frame Image)





**Viewpoint 2 (Panorama Image for Context Only)**



Viewpoint Coordinates: E 588713, N 215567

Date & time of photograph: 27/05/2020 10:20

AOD & Viewing height: c. 60m AOD 1.6m

Weather conditions: Clear, good visibility.

**Viewpoint 2 (Annotated Panorama Image for Context Only)**





**Viewpoint 2** (Single Frame Image)





**Viewpoint 3 (Panorama Image for Context Only)**



Viewpoint Coordinates: E 588875, N 215466

Date & time of photograph: 11/03/2020 15:19

AOD & Viewing height: c. 57m AOD 1.6m

Weather conditions: Clear, good visibility.

**Viewpoint 3 (Annotated Panorama Image for Context Only)**





**Viewpoint 3** (Single Frame Image)





**Viewpoint 4 (Panorama Image for Context Only)**



**Viewpoint 4 (Annotated Panorama Image for Context Only)**

Viewpoint Coordinates: E 58906,N 215803

Date & time of photograph: 27/05/2020 12:15

AOD & Viewing height: c. 52m AOD 1.6m

Weather conditions: Clear, good visibility.





**Viewpoint 4** (Single Frame Image)





**Viewpoint 5 (Panorama Image for Context Only)**



Viewpoint Coordinates: E 588583,N 215737

Date & time of photograph: 27/05/2020 11:30

AOD & Viewing height: c. 62m AOD 1.6m

Weather conditions: Clear, good visibility.

**Viewpoint 5 (Annotated Panorama Image for Context Only)**





**Viewpoint 5** (Single Frame Image)





**Viewpoint 6 (Panorama Image for Context Only)**



Viewpoint Coordinates: E 588726,N 215798

Date & time of photograph: 27/05/2020 11:20

AOD & Viewing height: c. 59m AOD 1.6m

Weather conditions: Clear, good visibility.

**Viewpoint 6 (Annotated Panorama Image for Context Only)**





**Viewpoint 6** (Single Frame Image)





**Viewpoint 7** (Panorama Image for Context Only)



Viewpoint Coordinates: E 588733,N 216190

Date & time of photograph: 27/05/2020 11:50

AOD & Viewing height: c. 52m AOD 1.6m

Weather conditions: Clear, good visibility.

**Viewpoint 7** (Annotated Panorama Image for Context Only)





**Viewpoint 7** (Single Frame Image)





**Viewpoint 8 (Panorama Image for Context Only)**



Approximate direction of  
site beyond intervening  
vegetation structure

PROW 150\_19

Viewpoint Coordinates: E 588493,N 216417

Date & time of photograph: 27/05/2020 11:40

AOD & Viewing height: c. 64m AOD 1.6m

Weather conditions: Clear, good visibility.

**Viewpoint 8 (Annotated Panorama Image for Context Only)**





**Viewpoint 8** (Single Frame Image)





Viewpoint 9 (Panorama Image for Context Only)



Viewpoint Coordinates: E 588684,N 215864      Date & time of photograph: 11/03/2020    16:02      AOD & Viewing height: c. 61m AOD 1.6m      Weather conditions: Clear, good visibility.      Viewpoint 9 (Annotated Panorama Image for Context Only)





**Viewpoint 9** (Single Frame Image)





**Viewpoint 10 (Panorama Image for Context Only)**



Viewpoint Coordinates: E 588898,N 216311

Date & time of photograph: 27/05/2020 11:15

AOD & Viewing height: c. 59m AOD 1.6m

Weather conditions: Clear, good visibility.

**Viewpoint 10 (Annotated Panorama Image for Context Only)**





**Viewpoint 10** (Single Frame Image)





**Viewpoint 11 (Panorama Image for Context Only)**



Viewpoint Coordinates: E 589115,N 216988

Date & time of photograph: 27/05/2020 11:00

AOD & Viewing height: c. 53m AOD 1.6m

Weather conditions: Clear, good visibility.

**Viewpoint 11 (Annotated Panorama Image for Context Only)**





**Viewpoint 11** (Single Frame Image)

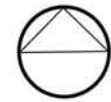


## **APPENDIX 6**

### ILLUSTRATIVE WIREFRAME VISUALISATIONS



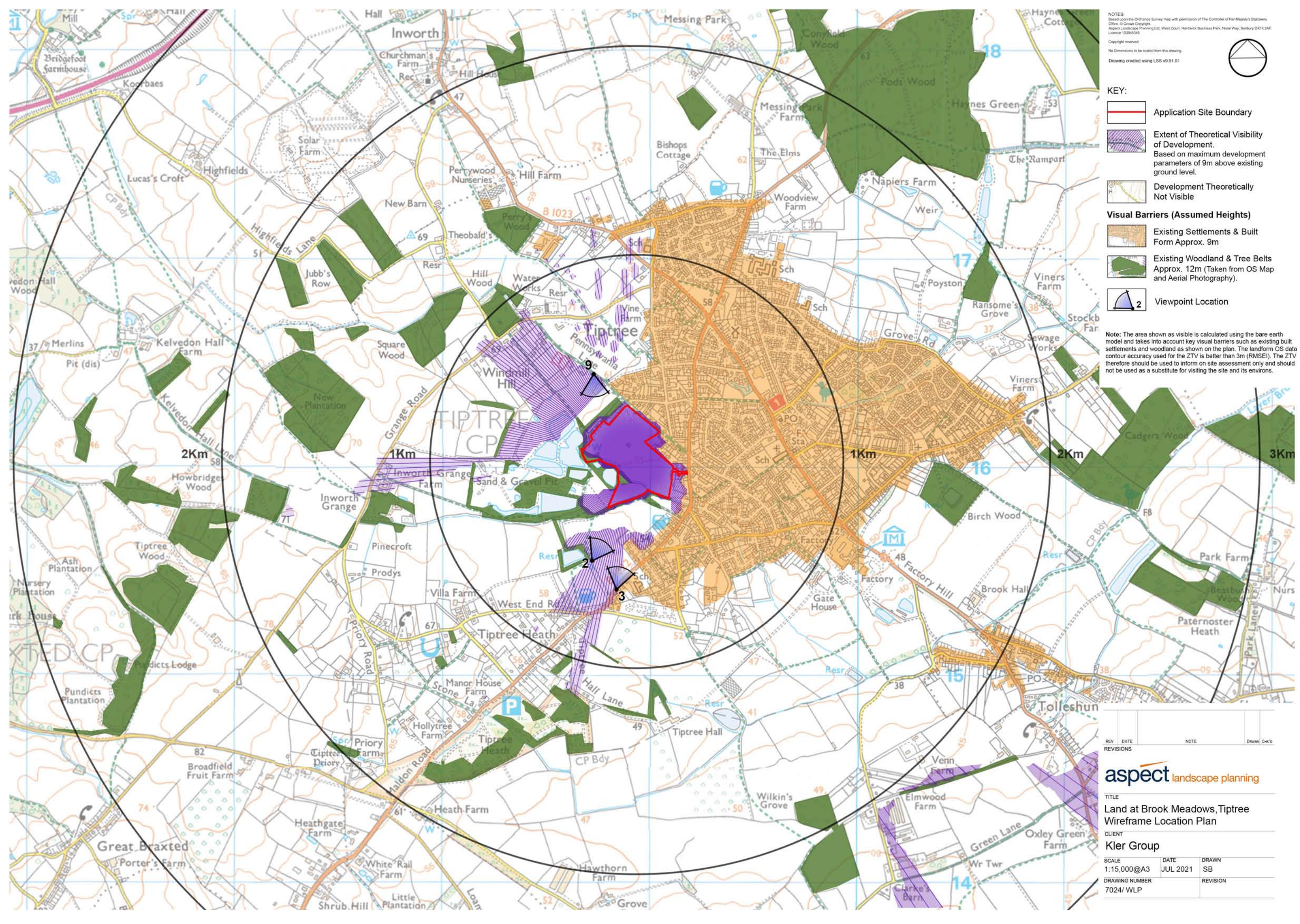
NOTES:  
Based upon the Ordnance Survey map with permission of The Controller of Her Majesty's Stationery Office. © Crown Copyright.  
Aspect Landscape Planning Ltd, West Court, Hardwick Business Park, Noral Way, Barbury OX16 2AF, Licence 100045345  
Copyright reserved  
No Dimensions to be scaled from this drawing.  
Drawing created using LSS v9.91.01



KEY:

- Application Site Boundary
- Extent of Theoretical Visibility of Development.  
Based on maximum development parameters of 9m above existing ground level.
- Development Theoretically Not Visible
- Visual Barriers (Assumed Heights)**
  - Existing Settlements & Built Form Approx. 9m
  - Existing Woodland & Tree Belts Approx. 12m (Taken from OS Map and Aerial Photography).
  - Viewpoint Location

Note: The area shown as visible is calculated using the bare earth model and takes into account key visual barriers such as existing built settlements and woodland as shown on the plan. The landform OS data contour accuracy used for the ZTV is better than 3m (RMSE). The ZTV therefore should be used to inform on site assessment only and should not be used as a substitute for visiting the site and its environs.



REV	DATE	NOTE	DRAWN	CHK'D
1				

**aspect** landscape planning

TITLE  
Land at Brook Meadows, Tiptree  
Wireframe Location Plan

CLIENT  
Kler Group

SCALE 1:15,000@A3	DATE JUL 2021	DRAWN SB
DRAWING NUMBER 7024/ WLP		REVISION





Viewpoint Coordinates: E 588713, N 215567      Date & time of photograph: 27/05/2020    10:20      AOD & Viewing height: c. 60m AOD 1.6m      Weather conditions: Clear, good visibility.      **Existing Viewpoint 2**



— Potential visibility of proposed development  
 — Development not visible beyond intervening vegetation or structures

**Existing Wireframe Viewpoint 2**





**Predicted Wireframe Viewpoint 2** (Single Frame Image)





Viewpoint Coordinates: E 588875, N 215466      Date & time of photograph: 11/03/2020 15:19      AOD & Viewing height: c. 57m AOD 1.6m      Weather conditions: Clear, good visibility.      **Existing Viewpoint 3**



**Predicted Wireframe Viewpoint 3**





**Predicted Wireframe Viewpoint 3** (Single Frame Image)





Viewpoint Coordinates: E 588684,N 215864      Date & time of photograph: 11/03/2020    16:02      AOD & Viewing height: c. 61m AOD 1.6m      Weather conditions: Clear, good visibility.      **Existing Viewpoint 9**



**Predicted Wireframe Viewpoint 9**





**Predicted Wireframe Viewpoint 9** (Single Frame Image)



landscape planning • ecology • arboriculture

aspect

Aspect Landscape Planning Ltd  
West Court  
Hardwick Business Park  
Noral Way  
Banbury  
Oxfordshire OX16 2AF

T: 01295 276066  
F: 01295 265072  
E: [info@aspect-landscape.com](mailto:info@aspect-landscape.com)  
W: [www.aspect-landscape.com](http://www.aspect-landscape.com)