LAND ADJACENT TO BARTLOW ROAD, LINTON

Landscape and Visual Impact Assessment

25 May 2016
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1. INTRODUCTION
1.1 Introduction

This report presents the findings of a landscape and visual impact assessment (LVIA) associated with the proposed outline planning application for the development of up to 78 houses on land to the east of Linton, Cambridgeshire. As shown on Figure 2.

This report has been produced as a supplementary document in connection with the outline planning application submitted to South Cambridgeshire District Council. It has been prepared in response to consultation comments received from South Cambridgeshire District Council Landscape Officer. The report makes an assessment of the local landscape in and around the site to establish the baseline conditions and the potential landscape and visual effects of the proposed development of the site, while assessing in landscape and visual terms the suitability of the existing proposals for the development of up to 78 houses.

Recommendation will be made as to the suitability and capacity of the site, and where appropriate mitigation measures will be suggested to reduce any potential adverse effects of the development.

The assessment has been prepared in accordance with industry best practice guidelines, namely ‘Guidelines for Landscape and Visual Impact Assessment, Third Edition 2013’ produced jointly by The Landscape Institute and IEMA. A detailed methodology is provided in Appendix 1.

Figure 1 - Site location and study area
1.2 Data Sources and the Study Area

Information for the landscape and visual assessment was gathered from the following sources:

- Ordnance Survey 1:25,000 scale Application Site-centred digital raster map;
- National Planning Policy Framework (NPPF), 2012;
- South Cambridgeshire Local Development Framework, Development Control Policies, adopted July 2007;
- South Cambridgeshire District Design Guide SPD, adopted March 2010;
- National Character Area 86 ‘South Suffolk and North Essex Clayland’ ‘Bedfordshire Greensand Ridge’ (Natural England);
- The East of England Landscape Framework (Landscape East): Web-based interactive landscape character application (www. landscape-east.org.uk);
- Cambridgeshire Landscape Guidelines, published 1991;
- 1:250,000 Agricultural Land Classification Map – East Region (ALC008);
- Multi-Agency Geographic Information for the Countryside (MAGIC): Web-based interactive GIS mapping Application Site (www.magic.gov.uk); and
- Aerial photography: Google Maps (http://maps.google.co.uk/).

Field work

A site visit was undertaken 15th April 2016 to assess:

- The landscape characteristics;
- Views of the site from the surrounding areas;
- The location of visual receptors; and
- The potential visual effects arising from the proposed development.

The survey was undertaken from roads, bridleways, tracks, footpaths and publicly accessible viewpoints.

Study Area

Based on site observations, taking into account the scale of the proposed development, partial screening afforded by surrounding built environment and vegetation it was considered that a 1.5 km study area would be appropriate for the assessment (i.e. a maximum 1.5 km radius from the centre of the site).

Whilst it may be theoretically possible to view the development from some locations in excess of 1.5 km it is considered that the effects would be negligible due to the distance and scale of the development and therefore unlikely to result in ‘significant effects’.

The landscape and visual study area is shown on Figure 1.
2.1 The Existing Proposals

The existing proposed layout subject to this assessment is for up to 78 dwellings, associated access routes, open space and drainage systems on an area of approximately 4.8 hectares (Refer to Figure 2). The northern parcel of land measures approximately 1.1 ha and the southern parcel 3.6 ha, located to the north and south of Bartlow Road respectively. The site location abuts the existing village of Linton.

The design and character of the development would respect the existing village and there would be a mixture of semi-detached and detached properties. The development will seek to create a sense of arrival when approaching from Cambridge Road.

The main features of the illustrative master plan are as follows:

- The site is divided into two distinctive parcels to north and south of Bartlow Road;
- The properties will consist of various typologies and sizes ranging from smaller ‘starter’ homes to larger ‘family homes’;
- Approximately 1.6 hectares of open space includes an informal recreation space to the east of the norther plot and a green corridor through the centre of the southern plot connecting to the river corridor park to the south, including a low lying wetland area. An easily accessible children’s play area is located at the heart of the southern part of the site;
- A 30 m wide planted buffer along the southern and eastern boundary onto the A1307 to reduce visual effects and enhance the landscape by providing a green edge to the village;
- Vehicle access provided from Bartlow Road to the northern and southern parcels at staggered locations.
- Properties fronting onto Bartlow Road to reinforce this important east-west route and create an enhanced gateway arrival to the village;
- Public footpaths and walking routes provided throughout the site and connecting the existing PROW to the north of Bartlow Road with the River Granta corridor to the south;
- Properties orientated in a north-south direction, taking advantage of the site topography to assimilate the buildings into their landscape setting and take advantage of views towards the River Granta corridor; and
- Reinforcement and protection of neighbouring property curtilage to reduce impact on amenity for existing residents.
Figure 2 - Development proposals
2. LANDSCAPE BASELINE
2.1 Landscape Planning Context

Planning policies and designations which are of direct relevance to the assessment of landscape and visual effects are summarised below. The full planning policy context is explored in detail within the Planning Application Statement.

To be read in conjunction with Figure 3.

The site falls within the administrative area of South Cambridgeshire District Council. The South Cambridgeshire Local Development Framework (LDF), which consists of a suite of documents adopted between January 2007 and January 2010 and contains a number of landscape related policies applicable to the site and/or study area. These, along with relevant national planning policy are summarised in the following sections.

The National Planning Policy Framework:

The National Planning Policy Framework (NPPF) strongly supports sustainable growth. The following sections within the NPPF are relevant in the context of development at the site:

- Achieving sustainable development
- Requiring good design;
- Conserving and enhancing the natural environment; and
- Conserving and enhancing the historic environment.

The policies against which the Application should be determined are contained in the following documents:

- The Core Strategy DPD (2007)
- The Development Control Policies DPD (2007)
- Policy DP/2: Design of New Development
- Policy DP/3: Development Criteria
- Policy NE/4: Landscape Character Areas
- Policy NE/17: Protecting High Quality Agricultural Land
- Policy CH/4: Development Within the Curtilage or Setting of a Listed Building
- Policy CH/5: Conservation Areas

South Cambridgeshire District Council Local Development Framework:

The South Cambridgeshire District Local Development Framework (SCDLD) contains the following documents contain policies against which the suitability of the development will be assessed:

- Core Strategy, January 2007; and

The following policies of the adopted Core Strategy and Development Control Policies DPD are of relevance to the site and study area:

- Listed Buildings, 02 July 2009;
- District Design Guide, 02 March 2010; and
- Landscape in New Development, 02 March 2010.

South Cambridgeshire District Council Supplementary Planning Documents:

In addition, the following Supplementary Planning Documents build on these policies and provide additional guidance to assist developers and applicants:

- Development Affecting Conservation Areas, 15 January 2009;
- Open Space in New Developments, 15 January 2009;
- Biodiversity, 02 July 2009;
The site does not afford any statutory or non-statutory designations, though the following designations and planning policies do apply to the study area and warrant consideration in the context of the proposed development.

**Paragraph 17 of the NPPF States:**

“Within the overarching roles that the planning system ought to play, a set of core land-use planning principles should underpin both plan-making and decision-taking. These 12 principles are that planning should:

...always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.”

The design proposals are explained in Section 2.1 and include a range of landscape enhancements and mitigation measures, including new native buffer planting, footpath linkages, nature conservation features and well considered housing units.

**Paragraph 58 of the NPPF States:**

‘... Planning policies and decisions should aim to ensure that developments:

respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation...’

Residential units would reflect the local building styles and materials. Effects on landscape character are considered in section 3.

**SCDCLDF Development Control Policies 2007**

**Policy DP/2 Design of New Development states:**

‘All new development must be of high quality design and, as appropriate to the scale and nature of the development, should:

a. Preserve or enhance the character of the local area.

f. Be compatible with its location and appropriate in terms of scale, mass, form, siting, design, proportion, materials, texture and colour in relation to the surrounding area’.

Potential effects upon the landscape character and suitability in terms of scale, mass and design are considered in Section 3.

**Policy DP/3 Development Criteria (2) states:**

‘Planning permission will not be granted where the proposed development would have an unacceptable adverse impact:

j. On residential amenity.

L. On village character.

M. On the countryside, and landscape character.’

**Policy NE/4 Landscape Character Areas states:**

‘Development will only be permitted where it respects and retains or enhances the local character and distinctiveness of the individual Landscape Character Area in which it is located.’

**Policy NE/17 Protecting High Quality Agricultural Land states:**

‘1. The District Council will not grant planning permission for development which would lead to the irreversible loss of Grades 1, 2 or 3a agricultural land unless:

a. Land is allocated for development in the Local Development Framework;

b. Sustainability considerations and the need for the development are sufficient to override the need to protect the agricultural value of the land.’

The site is located on land identified as Grade 3 according to the Agricultural Land Classification map, Eastern Region (ALC008). Though this does not identify the sub-grade category.

**Policy CH/4 Development Within the Curtile or Setting of a Listed Building states:**

‘Planning permission will not be granted for development which would adversely affect the curtilage or wider setting of a Listed Building. Proposals must provide clear illustrative and technical material to allow that impact to be assessed.’
National and local planning policy protects the setting of Listed Buildings.

Within the 1.5 km study area there are 112 Listed Buildings present, the vast majority of are located to the west in Linton. Those closest or having the greatest potential for views of the site are:

**TOSCA COTTAGE**
Reference: 1309357
Grade: II
Date Listed: 30/09/1985
Distance from site: 314 m north west

**BARHAM HALL**
Reference: 1161958
Grade: II*
Date Listed: 22/11/1967
Distance from site: 340m south

**WATER TOWER**
Reference: 1392652
Grade: II
Date Listed: 16/07/2008
Distance from site: 1,100 m north

**MILL**
Reference: 1127645
Grade: II
Date Listed: 03/09/1985
Distance from site: 480 m south west

Though views of the proposed development from Tosca Cottage and the Water Tower are screened by other buildings and vegetation. Limited distant views may be possible from Barham Cottage and the Mill, Section 4 of this report considers the potential visual effects experienced by the occupants of these properties.

Policy CH/5 Conservation Areas states:

‘Planning applications for development proposals (including applications for Conservation Area Consent for demolitions) in or affecting Conservation Areas will be determined in accordance with legislative provisions and national policy (currently in PPG15) and guidance contained in specific Conservation Area Appraisals (where they exist) and the District Design Guide.’

Linton Conservation Area is located approximately 420m west of the site. Views of the site from the Conservation Area are not possible due to screening from other existing buildings and mature vegetation.

![Figure 4 - Mill, Grade II Listed Building](image)
2.2 Landscape Character

The landscape baseline describes the landscape character, context and setting of the application site.

A combination of desk-top study, using published research such as the National Character Areas information by Natural England, and site surveys to establish a more detailed site specific character assessment are used to establish the baseline landscape character.

This is then used to identify potential landscape features which may be lost or affected by the development.

**Landscape Character Baseline**

The site is covered by three levels of published landscape character assessment:

- National Landscape Character Areas (2012) - Natural England;
- East of England Landscape Framework – Landscape East; and

**National Joint Landscape Character**

The study area lies within the South Suffolk and North Essex Clayland Character Area 86, but adjoins the boundary of the East Anglian Chalk Character Area 87 as defined by Natural England. As such it displays the attributes of both character areas and represents the transition zone between the two character types where the attributes of character types blend together.

Key characteristics of the South Suffolk and North Essex Claylands character area are described as:

- Broadly flat, chalky, boulder clay plateau dissected by undulating river valley topography, particularly marked in upper valley reaches, which are much smaller in scale.
- Predominantly arable with wooded appearance. Some pasture in valley floors. Irregular field pattern despite rationalization; remnant Ancient Countryside.
- Scattered farmsteads, deep ditches and moats, parishes with scattered, small settlements around ‘tyes’ (commons) or strip greens, with isolated hamlets. Concentration of isolated moated sites.
- Timber-framed and colour-washed houses, sometimes faced with Georgian red brick. Impressive churches. Large villages and frequent towns, most with medieval street plans and elaborate timber frame houses. Rich heritage of barns. Fewer settlements and more 20th century development towards coast, with several large estates.
- Cultural association with Constable and tourist honey pot of Dedham Vale. Preserved, archetypal, lowland pastoral, English countryside coupled with attractive vernacular buildings dating from period of industrial wealth.
- Hedgerow tree of area is elm (with hornbeam) in Essex. Oak and ash in Suffolk. Few large woods (20 acres plus), but some ancient coppice woods and typical pattern of copses connected by hedgerow. Trees and woods appear to join together to give wooded skyline, with some bare ridge lines.
- Winding road pattern away from major routes, often with wide verges and strong hedgerows. Sunken hollow lanes are a feature, lined with hedgerows, but impact of Dutch Elm disease apparent.

The key characteristics of the East Anglian Chalk relevant to the transition between the two character areas are described as:

- Distinctive, open, variable topography of the Chalk a continuation of the Chilterns.
- Large-scale rolling downland, mainly arable, with distinctive beech belts along roads and in hilltop clumps and ash-dominated woodland.
- Long straight roads, open grass tracks, isolated 19th century white or yellow brick farmhouses and distinctive nucleated villages, generally within valleys.
- Few large towns (Baldock, Royston and influence of Cambridge) on major transport routes and enlarged commuter villages which still retain their rural character.
- Generally muted colour range with distinctive white soils and building materials but relatively lively landform.

Elements of both these character areas are found on the land to the north and east of Linton.
Figure 5 - South Suffolk and North Essex Clayland Character Area 86

Figure 6 - East Anglian Chalk Character Area 87
The East of England Landscape Framework

This character assessment describes the area to the north and east of Linton to be ‘Chalk Hills and Scarps’. It is described as prominent chalk hills, in places forming a distinct edge, elsewhere incised by dry valleys to create a rounded rolling landform. Often well wooded with long distance views, this is a large scale landscape with an ordered pattern of fields and woodlands. Key characteristics are given as:

**Landform:** Comprises an elevated rolling chalk landscape exhibiting a rounded, rolling ‘downland’ topography, with localised steep-sided scarp slopes.

**Primary land use:** Predominately arable land use, with permanent pasture and woodland on steeper slopes.

**Tree cover:** Ancient semi-natural beech, lime and sycamore woods on summits and slopes.

**Enclosure pattern:** A medium to large scale, regular field pattern defined by hedgerows, with post and wire fences on steeper slopes. Fields show a mix of rectilinear & sinuous patterns reflecting the process of planned surveyor enclosure from common fields.

**Settlement pattern:** Low density settlement, rural in character comprising discrete historic villages and a scattering of large farms. General absence of settlement on steeper scarp slopes. Urban development associated with larger towns impinges on this landscape.

**Tranquility:** A rural landscape which can feel empty and unpopulated in places.

**Views:** A simple, open landscape, affording long distance, panoramic views.
The Cambridgeshire Landscape Guidelines

The Cambridgeshire Landscape Guidelines (1991) describe the character area of the site as Area 1 ‘South-east Clay Hills’, which adjoins Area 2 ‘Chalklands’ to the west. Again the site shares characteristics of both areas. The key features of Area 1 South-east Clay Hills:

- Small hamlets and villages have developed in the sheltered locations along in the shallow valleys.
- Farmsteads and small settlements are interspersed with farm woodlands.
- Generally large field sizes united by rolling landform and woodland.
- Hedges are often without trees and are trimmed low and can give an open appearance to the landscape.
- All present villages had been founded by medieval times.

Principles for landscape improvement:

1. Management of existing woodland.
2. Creation of new woodland.
3. Planting woodland belts.
4. Manage hedgerow for taller growth.
5. Village Edge improvements to hide unsightly village fringes and roads.

The key features of Area 2 Chalklands:

- The majority of the chalkland is devoted to growing cereal crops despite frequently poor, thin soils.
- It is a broad-scale landscape of large fields, low mechanically trimmed hedges and few trees.
- The eastern part of this area has a number of woodlands and shelter belts which help to break up the long distance views.
- Certain high points have small beech copses or ‘hangers’ and are trimmed low and can give an open appearance to the landscape.

Principles for landscape improvement:

1. Planting new beech hangers.
2. Creation of chalk grasslands.
4. Plant new shelter belts.
5. Create corridors along Rivers.
6. Reinforce hedgerows.
7. Footpath corridor improvements.
8. Road corridor improvements.

Figure 8 - Map from The Cambridgeshire Landscape Guidelines (1991)
2.3 Site and Study Area Characteristics

In addition to the published national and regional character assessments, a local landscape character assessment was undertaken to identify specific characteristics of the site.

The site comprises two separate arable fields, divided by Bartlow Road. Both areas are partially enclosed by hedgerows of varying condition. However, both areas are open with no hedgerows present along their southern boundaries. The area to the north is bound by The Ridgeway to the west, which contains a number of bungalows, Bartlow Road to the south and arable fields to the north and east. The southern area is bound by the A1307 and an area of rough grassland to the south, Barthlow Road to the north and the residential edge of Linton to the east.

**Topography and Hydrology**

The topography of the site is varied, with low-lying land to the south at approximately 40 m AOD rising to the north to approximately 60 m AOD. Within this general trend, the land is undulating, creating a gentle rolling profile.

Within the study area, land to the north of Linton rises to Rivey Hill. This is the highest point in the local area at approximately 110 m AOD. Further to the north east, the land rises to Borley Wood, and east towards Horsehearth. To the south, the land rises to Haw’s Hill.

The centre of Linton is located in a shallow valley between Rivey Hill and Haw’s Hill, through which the River Granta runs from the south east, joining the River Rhee. Flood Zones 2 and 3 surround the Granta River at the south of the site, constraining the growth of the village in that direction.

Some distant views are possible from elevated points such as Rivey Hill to the north and The Windmill to the south.

**Vegetation Cover**

A small area of rough grassland and semi-mature trees is present to the south. Tree cover within the study area is concentrated within the lowland areas following the course of the River Granta. Occasional larger geometric blocks also occur within the study area, as do beech copses on hilltops. Other dominant species present include Oak, Ash, Sycamore, Hawthorn and Hazel.
Figure 11 - Topographical analysis of Linton and the surrounding area
**Land Use and Settlement**

The site comprises two small arable fields with a small area of rough grassland and semi-mature trees to the south, enclosed by larger arable fields, residential settlement and low level flood pasture land with occasional trees. Refer to Figure 12 below.

**The Granta Valley**

Central to the character area is the River Granta which runs through Linton heading north west towards Cambridge. Topography is low lying and rising gently to the north and south. The river Granta acts as a boundary to arable fields and grazing land. Structural vegetation is made up of small groups of trees and mature individual trees sporadically located along the river, with occasional larger geometric blocks on the higher ground. Willow is particularly characteristic.

**Semi-enclosed farmland**

Located in the valley to the south and east of Linton this area consists of generally small semi-enclosed arable fields and grazing land, interspersed with woods and plantations and single specimen trees. A network of PRoW provides access from the historic centre of Linton towards Hadstock Village in the south. The field boundaries consist of thick hedgerows and trees which limit views. Where views are possible they open onto larger rambling fields to the south and south east.

**Rising farmland**

Located to the north and east of Linton, on land generally rising to the north, towards Rivey Wood and to the east towards Borley Wood. Parts of the topography, especially to the north, rolls creating folds and undulations in the landscape. This comprises small to medium sized arable fields. Field boundary vegetation and tree cover is limited providing a more open exposed feeling than to the semi-enclosed farmland character area. Views of Rivey Wood and the Water Tower located on Rivey Hill are generally visible throughout this area, visible on Figure 13.

**Rolling farmland**

This area is situated broadly on higher land. It consists of medium to large scale arable fields and larger blocks of woodland such as Borley Wood. Field boundary vegetation and tree cover is limited. Sometimes field boundaries are not present or defunct fence lines. This can give the impression of large extended fields continuing to the horizon.

**Residential Suburbs**

The majority of suburbs on the edge of Linton are houses built post war, these housing areas are densely populated with narrow roads. Houses from the Victorian period and older can be found on the High Street and other local roads in the historic core.
The proposed development is located at some distance from the conservation area of Linton, with a significant buffer provided by existing and more recent housing stock.

**Access and Public Rights of Way**

There are no Public Rights of Way running within the site. However, a public footpath adjoins the eastern site boundary of the northern part of the site.

Within the study area there is an extensive network of footpaths and bridleways, with a greater concentration within the historic core of Linton. The Icknied Way Trail runs through the western side of the study area from north to south, though this is located at some distance from the site, approximately 1 km from the site.
2.4 Townscape Appraisal

Conservation

Linton has a long history, with the centre of the village protected as a Conservation Area for many years. The Conservation Area has a wealth of 14th and 15th century buildings, as well as many flint walls, trees and hedges to which protection is afforded. Linton has the highest density of Listed Buildings of all the villages in Cambridgeshire.

It is one of the larger villages in Cambridgeshire. Much of the area is residential with a number of small shops and businesses spread along the High Street. Larger commercial premises and Linton Village College are located outside the main village with a large farm in The Grip on the other side of the A1307.

Linton’s past is strongly linked to its history as a small market town, although there is a busy agricultural heritage surrounding the urban core, most notably still remaining in The Grip.

The village has a remarkably rich stock of historic buildings with around 130 listed buildings. These range from the Grade I listed Church of St Mary, to a number of timber framed cottages with longstraw thatched roofs, and many fine 19th century houses built of gault brick lining the High Street. The high quality of the historic environment led to its being designated as a Conservation Area in 1979.

Adjacent Developments

The edges of Linton are characterised by more recent housing, dating between the 1940s to the 1980s. Immediately to the west of the application site along Bartlow Road is a row of semi-detached properties dating from the 1940’s/50’s. These two-storey properties have 15 m long front gardens with off street parking provision and generous long linear rear gardens.

To the south there is an area of 1970’s/80’s semi-detached, single-story bungalows and terraced properties set around shared parking courts with small rear gardens approximately 8-10 m long.

To the north across Bartlow Road are two cul-de-sacs at Kenwood Gardens and The Ridgeway. These more recent bungalow properties provide a thick green edge to the street with larger building footprints and more extensive gardens.

A linear terrace of early C-20th properties are located overlooking the site on Bartlow Road, with a single detached dwelling alongside. These red-brick and rendered two-storey properties have short 3 m long front gardens onto the highway with picket-fence boundary treatments.

The approximate locations of the townscape areas are shown on Figure 15 below.

Figure 15 - Map of general townscape types
3. LANDSCAPE ASSESSMENT
3.1 Landscape Assessment of Existing Proposals

**Landscape Sensitivity**

This section considers the relative sensitivity (or susceptibility) of the landscape with the aim of establishing a benchmark against which the effects of the development proposals can be assessed. ‘Sensitivity’ is the combination of landscape value and its susceptibility to accommodate change without unacceptable detrimental effect.

Sensitivity considers various key components that make up the landscape. These components are identified utilising published landscape character assessments and site specific field observations. The sensitivity of each landscape component is assessed using the criteria given in Appendix A, Table A1.

Landscape East identifies Linton as lying within the ‘Chalk Hills and Scarp’ character area. Prominent chalk hills, in places forming a distinct edge with long distance views.

The Cambridge Landscape Character Guidelines locate the site between the South-east Clay Hills and the Chalklands landscape character areas. Described as farmsteads and small settlements interspersed with farm woodlands.

Within the study area the landscape is of a gently undulating form, heavily influenced by large scale arable farming with low level flood pasture land along the River Granta corridor. Distant and panoramic views are afforded from the areas of higher ground to the north and south, in particular from Rivery Hill to the north and Haws Hill to the south.

The local character of the landscape is dominated by agriculture, with the urban settlement of Linton occupying the north western portion of the study area. The residential settlement forms a backdrop from most vantage points of the site, and is of a poor architectural style and not representative of the style or highly attractive nature of the nearby Conservation Area to the west.

The site comprises two small rectangular agricultural fields. These create an important soft rural edge to Linton, and provide separation from the A1307.

A small area of rough grassland with some semi-mature trees is also present to the south east. The small area of grassland and trees will be retained and enhanced for nature conservation as part of the development.

The site does not afford any landscape related designation, nor does it contain any unique or notable landscape features. However, the Linton Conservation Area and a large number of Listed Buildings are present within the study area. The local landscape is reasonably attractive although fairly commonplace within the wider region.

It is considered that the landscape is of some importance at a local scale, as a rural edge to Linton, and as an open buffer between Linton and the A1307. The site itself is not currently accessible to the local community and therefore its value lies in the views across it, viewed from the periphery, rather than as a recreational resource or amenity space.

Table 1 sets out the predicted magnitude of landscape effect upon each landscape component identified in relation to size and scale, geographical extent and duration based on the assessment methodology provided at Appendix A, Table A2.

The landscape effects resulting from the proposed development are assessed in relation to direct physical changes to the landscape, along with the less quantifiable attributes such as effects on tranquility, scale and condition (Visual effects are considered separately in Section 4).

**Significance of Landscape Effects**

To establish the significance of landscape effects the sensitivity and magnitude of effect for each landscape component are correlated using the methodology provided at Appendix A, Table A5, and guided by professional judgment.

Assessment has been undertaken at scheme opening before the proposed mitigation measures (including planting) have become established, it therefore represents a ‘worst case scenario’.

**Assessment of Magnitude of Landscape Effects**
<table>
<thead>
<tr>
<th>Landscape Component</th>
<th>Sensitivity and Magnitude of Effect (Year 1)</th>
<th>Sensitivity of Landscape Component</th>
<th>Magnitude of Landscape Effect</th>
<th>Significance of Landscape effect</th>
</tr>
</thead>
<tbody>
<tr>
<td>Landform</td>
<td><strong>Sensitivity</strong> The site gradually rises from south-west to north-east by approximately 10 m, with slight undulations within this general trend. Topography does have some degree of sensitivity as it elevates the prominence of the site, and contributes to the scenic quality, although it is not rare within wider landscape. <strong>Magnitude</strong> The development does not require significant earthworks and the gentle gradient would be maintained, therefore the scale and extent of change in landform terms within the site would be minimal, but irreversible.</td>
<td>Medium</td>
<td>Negligible</td>
<td>Negligible Adverse</td>
</tr>
<tr>
<td>Type and extent of vegetation cover</td>
<td><strong>Sensitivity</strong> The site has little diversity, comprising mainly agricultural land and grassland with a small area of scrub. However, the limited vegetation cover within the site is considered to have scenic value. <strong>Magnitude</strong> No existing trees are proposed to be removed, a small section of hedgerow would be lost to facilitate access. However a new 30 m wide native woodland belt, additional trees and enhancements to the scrub area are proposed. Within the site, the scale and geographical nature of change would be limited, but irreversible.</td>
<td>Medium</td>
<td>Low Adverse</td>
<td>Minor Adverse</td>
</tr>
<tr>
<td>Land use</td>
<td><strong>Sensitivity</strong> Currently the site is dominated by Grade 3 agricultural land and grassland, with a small area of scrub. It is not rare, but does have scenic value and is susceptible to change. <strong>Magnitude</strong> Land use would change from agriculture to residential/ urban with associated roads, gardens and green space. The small scrub area to the south would be retained and enhanced. The scale and geographical extent of change within the site would be high and irreversible.</td>
<td>Medium</td>
<td>High Adverse</td>
<td>Moderate Adverse</td>
</tr>
<tr>
<td>Water courses/ bodies.</td>
<td><strong>Sensitivity</strong> The site does not contain any water courses, although Granta River adjoins the southern boundary but would not be impacted as a buffer would be maintained. The Granta River has high value and susceptibility. <strong>Magnitude</strong> No existing water courses are impacted by the proposals, however a new pond would be created for nature conservation and recreation. The scale and geographical extent would be low, but reversible.</td>
<td>High</td>
<td>Low Beneficial</td>
<td>Minor Beneficial</td>
</tr>
</tbody>
</table>

*Table 1 Assessment of Landscape Effects*
### Notable landscape features

<table>
<thead>
<tr>
<th>Sensitivity</th>
<th>Magnitude</th>
</tr>
</thead>
<tbody>
<tr>
<td>The site is not afforded any landscape designations or protection, nor does it contain any notable landscape features, therefore is of low value and susceptibility.</td>
<td>Low</td>
</tr>
</tbody>
</table>

### Established public rights of way

<table>
<thead>
<tr>
<th>Sensitivity</th>
<th>Magnitude</th>
</tr>
</thead>
<tbody>
<tr>
<td>There are no public rights of way present within the site. A footpath adjoins the eastern site boundary and The Icknied Way Trail runs through the study area, but would not be physically affected by the development (Views from PRoW are considered in Section 4.)</td>
<td>Low</td>
</tr>
</tbody>
</table>

### Cultural associations / Historic Setting

<table>
<thead>
<tr>
<th>Sensitivity</th>
<th>Magnitude</th>
</tr>
</thead>
<tbody>
<tr>
<td>The site does not contain any known cultural or historical features or associations, but a number of Listed Buildings are within the study area, as is Linton Conservation Area. These features are of high value and susceptibility.</td>
<td>High</td>
</tr>
</tbody>
</table>

### The pattern, scale of the landscape/townscape

<table>
<thead>
<tr>
<th>Sensitivity</th>
<th>Magnitude</th>
</tr>
</thead>
<tbody>
<tr>
<td>The site is currently elevated land adjoining the eastern development limit of Linton, which is a mixture of housing styles and ages. The site contributes to the overall rural scenic quality of the wider landscape. The site has scenic value and therefore is considered to be of medium value and susceptibility.</td>
<td>Medium</td>
</tr>
</tbody>
</table>

### Landscape character and tranquillity

<table>
<thead>
<tr>
<th>Sensitivity</th>
<th>Magnitude</th>
</tr>
</thead>
<tbody>
<tr>
<td>Using published descriptions of the local landscape character 'Area 1 South-east Clay Hills' and 'Area 2 Chalklands' of the Cambridge Landscape Guidelines, combined with field observations it is considered that local landscape character is of medium value and susceptibility. The site affords a high level of tranquillity owing to its rural character, though this is degraded closer to the A1307.</td>
<td>Medium</td>
</tr>
</tbody>
</table>

The landscape within the site would be changed from rural to urban. The site provides a soft rural edge to the character and setting of the village of Linton, this would be largely lost as a result of the development. However, in the context of the wider local landscape character area the scale of this change would be less apparent but irreversible. Tranquillity would be reduced by the introduction of settlement, traffic and people.
**Magnitude of Effect**

In landscape terms (visual effects are considered separately) the main effects arising from the development are predicted to be:

- Permanent and irreversible loss of Grade 3 productive agricultural land;
- Permanent change in land use from open rural environment to urban;
- Changes to the scale and pattern of the landscape and townscape, through the increased scale of the urban settlement, though this is confined locally to the eastern edge of Linton; and
- Changes to the landscape character due to the partial loss of the soft rural edge to the eastern area of Linton and reduction in sense of tranquillity within the site through the introduction of people, traffic, housing and lighting.

The assessment has identified the following positive changes namely:

- New pond and addition of new ecological features to the south west of the site; and
- Improved public access to outdoor green space.

**Significance of Landscape Effects**

Based on the methodology provided within Appendix A and professional judgment, it is predicted that the proposals would result in ‘Moderate Adverse’ landscape effects in relation to ‘Change in Land Use’, ‘Changes to the pattern, scale of the landscape/townscape’ and ‘Changes to the landscape character and tranquillity’.

Landscape effects are primarily in relation to the loss of open rural landscape and localised changes to the character.

**Residual Landscape Effects at 15 Years Post Completion**

The mitigation measures proposed are described within Section 5.1 and include a number of features that would benefit the landscape. These features include:

- Enhancement of existing boundaries with new hedgerows and tree planting;
- Enhancement and management of the rough grassland areas and semi mature trees within it;
- Creation of a new pond area; and
- Establishment of new footpaths.

As these elements mature/establish they will benefit the landscape, and as a result lessen some of the adverse effects associated with the development. Namely the magnitude of effect associated with ‘Change in Land Use’ is predicted to improve from ‘High Adverse’ to ‘Medium Adverse’ as the new woodland belt matures and nature conservation enhancements become established and begin to mature.

However, at year 15 the overall significance of landscape effect is expected to remain as ‘Moderate Adverse’ as a result of the permanent loss of the soft rural edge to the eastern side of Linton and the additional urbanisation within the landscape.
4. VISUAL ASSESSMENT
4.1 Visual Assessment of Existing Proposals

**Introduction**

The visual assessment considers the effects on visual receptors within the study area, who are currently afforded views towards the site and therefore may be affected by the proposed development. The assessment was based on:

- Site observations made during the site visits in April 2016;
- Zone of Theoretical Visibility analysis (visibility mapping); and
- Preparation of photomontages (verified views).

**Zone of Theoretical Visibility (ZTV)**

To assist in establishing the extent of potential visual effects a computer generated zone of theoretical visibility (ZTV) model was produced, showing the areas from which the development would theoretically be visible, refer to Figure 16. This model is based on the topography, taking account of notable areas of woodland and vegetation in excess of 5 m high. It does not take account of the screening effects of buildings, structures, individual trees or smaller areas of woodlands, less than 5 m high. Consequently, the ZTV analysis presents a ‘worst case’ scenario in terms of visibility and the actual extent of the envelope from which the proposals would be visible is likely to be smaller when taking account of the screening effects of the lower level vegetation, structures and buildings.

The ZTV was produced using ‘OS Terrain 5’ data at 5 m resolution and assumes the maximum proposed building height of 10 m above existing ground level with a viewer height of 2 m.

ZTV analysis indicates that the development would be theoretically visible from the open countryside to the north, east and south of the site. With views more apparent from closer proximity.

The ZTV boundary shows visibility throughout the residential settlement area of Linton, though in reality this would be greatly limited by the surrounding buildings.

**Viewpoint Assessment Predicted Visual Effects**

An assessment of visual effects was undertaken from 14 viewpoints within the ZTV, refer to Figure 16 and 17. These were selected to represent views from key visual receptors locations, at varying distances and orientations from the site.

The following was provided from each viewpoint:

- A panoramic photograph of the application site.
- A description of the existing view;
- An assessment of type and relative sensitivity;
- An assessment of the potential visual effects /magnitude of effect; and
- The overall significance of visual effects.

It should be noted that construction effects and mitigation measures are referred to within the viewpoint assessment tables, however, the scoring of Magnitude and Significance of Effect is based on year 1 of the scheme opening. Where applicable residual effects are described within Section 4.3

A summary of the visual effects is provided at the end of this Section (Table 2).

**Photomontage Verified Views**

To assist in the assessment of visual effects and the preparation of mitigation proposals verified views were prepared from two locations, Viewpoint 6 and 12.

A verified view is a accurately scaled visualisation of the proposed development, based on the currently available layout and design details.

The verified views show the following:

- **Viewpoint 6**: Proposed development at year 1, proposed development at year 15 and an alternative development option at year 15 with a reduced number of units (refer to Section 6.1); and
- **Viewpoint 12**: Proposed
development at year 1, proposed development at year 15 and an alternative development option at year 15 with a reduced number of units (refer to Section 6.1).

The visualisations were produced using the methodology and surveying techniques detailed within Appendix B.

Tree growth was modeled assuming 35cm to 50cm growth per year.

**Close proximity views**

![Figure 16 - ZTV mapping and close proximity views](image)

**Key**

- **Low potential visibility**
- **Medium potential visibility**
- **Moderate potential visibility**
- **High potential visibility**

![Figure 17 - ZTV mapping showing potential extent of potential visibility and viewpoint locations within the 1.5 km study area](image)
4.2 Viewpoint Assessment

Viewpoint Location 1

<table>
<thead>
<tr>
<th>Viewpoint Location 1 - Residential properties on Bartlow Road</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Distance to site</strong></td>
</tr>
<tr>
<td><strong>Sensitivity</strong></td>
</tr>
<tr>
<td><strong>Description of view</strong></td>
</tr>
<tr>
<td><strong>Magnitude of effect</strong></td>
</tr>
<tr>
<td><strong>Significance of effect</strong></td>
</tr>
</tbody>
</table>

Approximate extent of the site
### Viewpoint Location 2 - Properties on Kenwood Gardens

<table>
<thead>
<tr>
<th>Distance to site</th>
<th>Receptor type</th>
<th>Magnitude of Effect</th>
</tr>
</thead>
<tbody>
<tr>
<td>30 m north of site boundary</td>
<td>Residential</td>
<td>Medium Adverse</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Sensitivity</th>
<th>Description of view</th>
<th>Magnitude of effect</th>
</tr>
</thead>
<tbody>
<tr>
<td>High</td>
<td>A small group of bungalows on Kenwood Gardens. Direct views into the southern part of the site are possible from one bungalow and its garden to the south of Kenwood Gardens, views from other bungalows at this location are screened by other buildings and vegetation.</td>
<td>Close proximity views of the southern part of the development would be possible from one property at this location. Visual effects would arise during construction phase and long term effects due to the loss of distant rural views and introduction of new housing. Though new housing would be positioned approximately 30 m away for existing properties and incorporate mitigation planting.</td>
</tr>
</tbody>
</table>

| Significance of effect | |
|------------------------| |
| Moderate Adverse | |
Viewpoint Location 3

**Viewpoint Location 3 - Bungalow properties on The Ridgeway**

<table>
<thead>
<tr>
<th>Distance to site</th>
<th>30 m west of site boundary</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sensitivity</td>
<td>High</td>
</tr>
<tr>
<td>Receptor type</td>
<td>Residential</td>
</tr>
<tr>
<td>Magnitude of Effect</td>
<td>Medium Adverse</td>
</tr>
</tbody>
</table>

**Description of view**
A small group of bungalows on The Ridgeway. Limited oblique views towards the northern and southern parts of the site are possible, however, all properties are enclosed by tall beech hedgerows which significantly restricts lower level views.

**Magnitude of effect**
Oblique views of the first floor levels and roofs of the northern part of the development would be possible above the garden hedgerows from most properties. Properties to the south may also have glimpsed views of the southern part of the development. Visual effects would arise during construction phase and long term effects would result from the introduction of new housing on the skyline. Though new housing would be positioned approximately 30 m away for existing properties and incorporate mitigation planting.

**Significance of effect**
Moderate Adverse
**Viewpoint Location 4**

Approximate extent of the site

<table>
<thead>
<tr>
<th>Distance to site</th>
<th>Receptor type</th>
<th>Magnitude of Effect</th>
</tr>
</thead>
<tbody>
<tr>
<td>5 m east of site boundary</td>
<td>Public Right of Way</td>
<td>Medium Adverse</td>
</tr>
</tbody>
</table>

**Sensitivity**

- High

**Description of view**

Public footpath parallel to the eastern boundary of the northern part of the site. Views are channelled to the north and south with a tall dense hedgerow located between the site and the footpath. Occasional gaps in the hedgerow reveal direct views into the site.

**Magnitude of effect**

*Year 1, without mitigation*

Views from the footpath are transient in nature. Visual effects would be experienced by users of the footpath during construction and long-term following completion, though the exiting mature hedgerow would significantly restricts views to glimpses of the first floor levels and roofs. Distant views from the north of the footpath would also reveal partial views of the upper parts of the development, though the proposals will incorporate mitigation planting and boundary enhancements.

**Significance of effect**

- Moderate Adverse

---

Approximate extent of the site in the context of the location.
**Viewpoint Location 5**

Approximate extent of the site

<table>
<thead>
<tr>
<th>Viewpoint Location 5 - Road and footpath users on Bartlow Road</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Distance to site</strong></td>
</tr>
<tr>
<td><strong>Sensitivity</strong></td>
</tr>
<tr>
<td><strong>Description of view</strong></td>
</tr>
<tr>
<td><strong>Magnitude of effect</strong></td>
</tr>
<tr>
<td><strong>Significance of effect</strong></td>
</tr>
</tbody>
</table>
### Viewpoint Location 6 - Motorist users of the A1307

<table>
<thead>
<tr>
<th>Distance to site</th>
<th>10 m south of site boundary</th>
</tr>
</thead>
<tbody>
<tr>
<td>Receptor type</td>
<td>Motorists</td>
</tr>
<tr>
<td>Sensitivity</td>
<td>Medium</td>
</tr>
<tr>
<td>Magnitude of Effect</td>
<td>Medium Adverse</td>
</tr>
</tbody>
</table>

**Description of view**

Slightly elevated open views to the north, looking into the southern part of the site, with similar views into agricultural fields to the south. The village edge of Linton is visible on the horizon beyond the setting of the open agricultural land. However, views from users of the road are channelled along the road corridor.

**Magnitude of effect (Year 1, without mitigation)**

Visual effects would be experienced by road users travelling both west and east during construction, and long-term following completion. Visual effects would arise from the partial loss of distant rural setting of Linton and the introduction of new housing. Though new housing would be positioned approximately 30 m away from the road and incorporate a wide buffer of mitigation planting.

**Significance of effect**

Moderate Adverse
Viewpoint Location 6 - Visualisation showing existing proposals at Year 1

Viewpoint Location 6 - Visualisation showing existing proposals at year 15
**Viewpoint Location 7**

**Approximate extent of the site**

---

### Viewpoint Location 7 - Motorist users of Horseheath Road

<table>
<thead>
<tr>
<th>Distance to site</th>
<th>330 m north of site boundary</th>
</tr>
</thead>
<tbody>
<tr>
<td>Receptor type</td>
<td>Motorist</td>
</tr>
<tr>
<td>Sensitivity</td>
<td>Medium</td>
</tr>
<tr>
<td>Magnitude of Effect</td>
<td>Negligible Adverse</td>
</tr>
</tbody>
</table>

**Description of view**

Horseheath Road users travelling east and west. Views are elevated, long distance and panoramic to the south but occasionally prevented by intermittent roadside hedgerows. Views towards the site are possible, though the site is within a valley feature, partially hidden by topography and at 90 degrees from the road alignment.

**Magnitude of effect**

Visual effects would be limited due to the transient nature of the receptor type, distance, orientation and screening afforded by topography. Glimpsed views of the first floor and roof structures may be possible through the open field boundaries.

**Significance of effect**

Negligible Adverse
### Viewpoint Location 8 - Residential eastern edge of Linton

<table>
<thead>
<tr>
<th>Distance to site</th>
<th>360 m north of site boundary</th>
</tr>
</thead>
<tbody>
<tr>
<td>Receptor type</td>
<td>Residential</td>
</tr>
<tr>
<td>Sensitivity</td>
<td>High</td>
</tr>
<tr>
<td>Magnitude of Effect</td>
<td>Negligible Adverse</td>
</tr>
</tbody>
</table>

**Description of view**

Houses situated on Horseheath Road and Lonsdale. Views are largely restricted by roadside hedgerows and garden vegetation, some glimpsed views towards the site may be possible from isolated locations and first floor windows. The dipping topography restricts views directly into the site.

**Magnitude of effect**

Visual effects would be limited to potential glimpsed views of the roof structures, generally possible from first floor windows and largely screened by topography and vegetation.

**Significance of effect**

Negligible Adverse
### Viewpoint Location 9 - Motorists users of Bartlow Road

<table>
<thead>
<tr>
<th>Distance to site</th>
<th>220 m south of site boundary</th>
</tr>
</thead>
<tbody>
<tr>
<td>Receptor type</td>
<td>Motorists</td>
</tr>
<tr>
<td>Sensitivity</td>
<td>Medium</td>
</tr>
<tr>
<td>Magnitude of Effect</td>
<td>Medium / Low Adverse</td>
</tr>
<tr>
<td>Description of view</td>
<td>Motorists travelling north towards Linton experience mid-distance views towards both the northern and southern parts of the site. These are intermittent due to the screening afforded by the roadside hedgerow. The village of Linton can be seen on the horizon, set within the agricultural landscape. The A1307 forms a notable visual detractor from this location.</td>
</tr>
<tr>
<td>Magnitude of effect</td>
<td>Visual effects would be experienced by motorist travelling north, though views are partly restricted by the hedgerow until closer towards the A1307. Visual effects would be experienced during construction and longer term due to the introduction of new housing, the partial loss of the agricultural setting of Linton and closer proximity urban edge.</td>
</tr>
<tr>
<td>Significance of effect</td>
<td>Moderate/ Minor Adverse</td>
</tr>
</tbody>
</table>
**Viewpoint Location 10**

Approximate extent of the southern part of the site

Approximate extent of the northern part of the site

**Viewpoint Location 10 - Residential dwellings at Barham Hall, Grade II* listed building and Barham Hall Cottage**

<table>
<thead>
<tr>
<th>Distance to site</th>
<th>330 m south of site boundary</th>
</tr>
</thead>
<tbody>
<tr>
<td>Receptor type</td>
<td>Residential</td>
</tr>
<tr>
<td>Sensitivity</td>
<td>High</td>
</tr>
<tr>
<td>Magnitude of Effect</td>
<td>Low Adverse</td>
</tr>
<tr>
<td>Description of view</td>
<td>Oblique views towards the site are possible but glimpsed and distant. The properties are orientated away from the development. Views from the Hall are focused on the private surrounding landscape, with possible glimpsed views filtered through surrounding trees into the site. Views of the site from the cottage are less obscured but oblique to the primary orientation of the cottage.</td>
</tr>
<tr>
<td>Magnitude of effect (Year 1, without mitigation)</td>
<td>Some visual effects would be experienced during the construction phase and long term upon completion due to the addition of new houses, partial loss of some of the agricultural land surrounding Linton due to the encroachment of the settlement limits of Linton into open fields.</td>
</tr>
<tr>
<td>Significance of effect</td>
<td>Minor Adverse</td>
</tr>
</tbody>
</table>
Viewpoint Location 11

**Viewpoint Location 11 - Motorists users of Bartlow Road**

<table>
<thead>
<tr>
<th>Distance to site</th>
<th>675m south of site boundary</th>
</tr>
</thead>
<tbody>
<tr>
<td>Receptor type</td>
<td>Motorists</td>
</tr>
<tr>
<td>Sensitivity</td>
<td>Medium</td>
</tr>
<tr>
<td>Magnitude of Effect</td>
<td>Low Adverse</td>
</tr>
<tr>
<td>Description of view</td>
<td>Motorists travelling north experience elevated views orientated towards the site and hills beyond. The Water Tower is a prominent feature on the horizon to the north and with the site is visible in the mid-ground, though distant at this location. The urban edge of Linton can be seen in the mid-distance, with farm buildings forming visual detractors in the foreground.</td>
</tr>
<tr>
<td>Magnitude of effect (Year 1, without mitigation)</td>
<td>Visual effects would arise from the introduction of new housing into what is currently open agricultural land. This will create a sense of encroachment of the urban settlement into the currently open agricultural landscape.</td>
</tr>
<tr>
<td>Significance of effect</td>
<td>Minor Adverse</td>
</tr>
</tbody>
</table>
**Viewpoint Location 12**

**Approximate extent of the northern part of the site**

**Approximate extent of the southern part of the site**

---

**Viewpoint Location 12 - The Windmill Grade II Listed Building and Chalky Road Bridleway**

<table>
<thead>
<tr>
<th>Distance to site</th>
<th>520 m south of site boundary</th>
</tr>
</thead>
<tbody>
<tr>
<td>Receptor type</td>
<td>Public Right of Way</td>
</tr>
<tr>
<td>Sensitivity</td>
<td>High</td>
</tr>
<tr>
<td>Magnitude of Effect</td>
<td>Low Adverse</td>
</tr>
</tbody>
</table>

**Description of view**

Long distance panoramic views across the valley are possible to the north. Agricultural land dominates most parts of the view, with the eastern edge of the urban settlement of Linton situated in the mid-ground. Elevated views into both the northern and southern parts of the site are possible from this location.

**Magnitude of effect (Year 1, without mitigation)**

Users of the bridleway would experience transient effects as they travel along its route. Visual effects during construction would be experienced and long term effects arising from the introduction of new housing. The new housing would extend towards the A1307, notably increasing the prominence of the urban settlement and reducing the extent of open ‘green’ landscape.

**Significance of effect**

Minor Adverse
Viewpoint Location 12 - Visualisation showing existing proposals at Year 1

Viewpoint Location 12 - Visualisation showing existing proposals at year 15
### Viewpoint Location 13 - Motorist users of the A1307

<table>
<thead>
<tr>
<th>Distance to site</th>
<th>Receptor type</th>
<th>Sensitivity</th>
<th>Magnitude of Effect</th>
<th>Description of view</th>
<th>Significance of effect</th>
</tr>
</thead>
<tbody>
<tr>
<td>400 m east of site boundary</td>
<td>Motorists</td>
<td>Medium</td>
<td>Low Adverse</td>
<td>Whilst travelling south-west motorists experience long distance panoramic views south across the valley. The view is of a rural nature, dominated by agricultural fields, hedgerows and trees. The urban edge of Linton is visible in the mid-ground but filtered by trees and hedgerows. The site is hidden behind an intervening hedgerow.</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Motorist users will experience transient effects travelling south-west. However, views of the development from this location would be highly limited due to screening by vegetation and topography. View may be possible of first floor levels and roof structures, though due to distance these would be more recessive in nature.</td>
<td>Minor Adverse</td>
</tr>
</tbody>
</table>

Approximate extent of the northern part of the site
Viewpoint Location 14

**Approximate extent of the site**

Viewpoint Location 14 - Icknield Way Trail and Water Tower Grade II Listed Building

<table>
<thead>
<tr>
<th>Distance to site</th>
<th>Receptor type</th>
<th>Sensitivity</th>
<th>Magnitude of Effect</th>
<th>Description of view</th>
<th>Magnitude of effect</th>
<th>Significance of effect</th>
</tr>
</thead>
<tbody>
<tr>
<td>1,100 m north of site boundary</td>
<td>Public Right of Way</td>
<td>High</td>
<td>Negligible Adverse</td>
<td>This important recreational route passes over the summit of Rivey Hill. Long distance views are possible at various locations along the route, though much of the route is enclosed by tall hedgerows. Views towards the site are possible, however, views into the site are obscured by buildings, topography and vegetation.</td>
<td>Potential visibility of the development would be highly restricted from this location due to the sloping topography of the site, intervening buildings and trees. Limited potential glimpses of some rooftops may be possible but not from the Water Tower, though any potential views would be distant and barely discernible.</td>
<td>Negligible Adverse</td>
</tr>
</tbody>
</table>
## 4.3 Visual Effects

<table>
<thead>
<tr>
<th>Ref</th>
<th>Viewpoint</th>
<th>Distance (m)</th>
<th>Type of Receptor</th>
<th>Sensitivity of Receptor</th>
<th>Visual Effect (Scheme opening, without mitigation measures)</th>
<th>Magnitude of Effect (Without mitigation)</th>
<th>Significance of Effect (Without mitigation)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Residential properties on Bartlow Road</td>
<td>5</td>
<td>Residential Properties</td>
<td>High</td>
<td>Close proximity views from properties to the north side of Bartlow Road, with oblique views possible from properties to the south. Visual effects include the loss of distant rural views and introduction of new housing and lighting resulting in the urbanisation of the site. New housing would be positioned 25 m away from existing properties and incorporate mitigation planting.</td>
<td>High Adverse</td>
<td>Major Adverse</td>
</tr>
<tr>
<td>2</td>
<td>Properties on Kenwood Gardens</td>
<td>30</td>
<td>Residential Properties</td>
<td>High</td>
<td>Close proximity views of the southern part of the development from one property at this location. Visual effects would arise from the loss of distant rural views and introduction of new housing and lighting. Although new housing would be positioned approximately 30 m away from existing properties and incorporate mitigation planting.</td>
<td>Medium Adverse</td>
<td>Moderate Adverse</td>
</tr>
<tr>
<td>3</td>
<td>Bungalow properties on The Ridgeway</td>
<td>30</td>
<td>Residential Properties</td>
<td>High</td>
<td>Oblique views of the proposed first floor levels and roof structures of the northern part of the development above the garden hedgerows from most properties. Properties to the south may have glimpsed views of the southern part of the development. Visual effects would arise from the introduction of new housing and lighting on the skyline. Although new housing would be positioned approximately 30 m away for existing properties and incorporate mitigation planting.</td>
<td>Medium Adverse</td>
<td>Moderate Adverse</td>
</tr>
<tr>
<td>4</td>
<td>Public Footpath to the east of the northern part of the site</td>
<td>5</td>
<td>Public Right of Way</td>
<td>High</td>
<td>Views are transient in nature. The exiting mature hedgerow would significantly restricts views to glimpses of the proposed first floor levels, roof structures and lighting. Distant views from the north of the footpath would reveal partial views of the upper parts of the development, however, the proposals will incorporate mitigation planting and boundary enhancements.</td>
<td>Medium Adverse</td>
<td>Moderate Adverse</td>
</tr>
</tbody>
</table>

### Table 2 - Summary of Visual Effects in relation to the existing proposals
<table>
<thead>
<tr>
<th>Ref</th>
<th>Viewpoint</th>
<th>Distance (m)</th>
<th>Type of Receptor</th>
<th>Sensitivity of Receptor</th>
<th>Visual Effect</th>
<th>Magnitude of Effect (Without mitigation)</th>
<th>Significance of Effect (Without mitigation)</th>
</tr>
</thead>
<tbody>
<tr>
<td>5</td>
<td>Motorist and footpath users on Bartlow Road</td>
<td>10</td>
<td>Motorists</td>
<td>Medium</td>
<td>Views are transient in nature. Effects would be most apparent travelling west towards Linton, where the site currently has no boundary enclosure. Further west, views into the southern part of the site would also be possible. Effects would result from the loss of distant rural views, introduction of new housing and lighting.</td>
<td>Medium Adverse</td>
<td>Moderate Adverse</td>
</tr>
<tr>
<td>6</td>
<td>Motorist users of the A1307</td>
<td>10</td>
<td>Motorists</td>
<td>Medium</td>
<td>Visual effects would be experienced travelling both west and east. Visual effects would arise from the partial loss of the rural setting of Linton and the introduction of new housing and urbanising features. New housing would be positioned 30 m away from the road and incorporate a wide buffer of mitigation planting.</td>
<td>Medium Adverse</td>
<td>Moderate Adverse</td>
</tr>
<tr>
<td>7</td>
<td>Motorist users of Horseheath Road</td>
<td>330</td>
<td>Motorists</td>
<td>Medium</td>
<td>Visual effects would be limited due to the transient nature of the receptor type, distance, orientation and screening afforded by topography. Glimpsed views of the first floors and roof structures may be possible through the open field boundaries.</td>
<td>Negligible Adverse</td>
<td>Negligible Adverse</td>
</tr>
<tr>
<td>8</td>
<td>Residential eastern edge of Linton</td>
<td>360</td>
<td>Residential</td>
<td>High</td>
<td>Views are largely restricted by roadside hedgerows and garden vegetation, some glimpsed views towards the site may be possible. Visual effects would be limited to slight glimpsed views of the roof structures, generally possible from first floor windows and largely screened by topography and vegetation.</td>
<td>Negligible Adverse</td>
<td>Negligible Adverse</td>
</tr>
<tr>
<td>9</td>
<td>Motorist users of Bartlow Road</td>
<td>220</td>
<td>Motorists</td>
<td>Medium</td>
<td>Motorists travelling north towards Linton experience mid-distance views towards both the northern and southern parts of the site. These are intermittent due to the screening afforded by the roadside hedgerow. Visual effects would be experienced due to the introduction of new housing, the partial loss of the agricultural setting of Linton and closer proximity of the urban edge.</td>
<td>Medium/Low Adverse</td>
<td>Moderate/Minor Adverse</td>
</tr>
<tr>
<td>Ref</td>
<td>Viewpoint</td>
<td>Distance (m)</td>
<td>Type of Receptor</td>
<td>Sensitivity of Receptor</td>
<td>Visual Effect (Scheme opening, without mitigation measures)</td>
<td>Magnitude of Effect (Without mitigation)</td>
<td>Significance of Effect (Without mitigation)</td>
</tr>
<tr>
<td>-----</td>
<td>---------------------------------------------------------------------------</td>
<td>--------------</td>
<td>------------------</td>
<td>-------------------------</td>
<td>------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
<td>----------------------------------------</td>
<td>------------------------------------------</td>
</tr>
<tr>
<td>10</td>
<td>Residential dwellings at Barham Hall, Grade II* listed building and Barham Hall Cottage</td>
<td>330</td>
<td>Residential Properties</td>
<td>High</td>
<td>Oblique views towards the site are possible but glimpsed and distant. The properties are orientated away from the development and views filtered through surrounding trees. Visual effects would be experienced due to the addition of new houses and the partial loss of some of the agricultural land surrounding Linton.</td>
<td>Low Adverse</td>
<td>Minor Adverse</td>
</tr>
<tr>
<td>11</td>
<td>Motorists users of Bartlow Road</td>
<td>675</td>
<td>Motorists</td>
<td>Medium</td>
<td>Motorists travelling north experience elevated views orientated towards the site. Visual effects would arise from the introduction of new housing into what is currently open agricultural land, expanding the urban limits of Linton into the open agricultural landscape.</td>
<td>Negligible Adverse</td>
<td>Negligible Adverse</td>
</tr>
<tr>
<td>12</td>
<td>The Windmill Grade II Listed Building and Chalky Road Bridleway</td>
<td>520</td>
<td>Public Right of Way</td>
<td>High</td>
<td>Long distance elevated views into both the northern and southern parts of the site are possible. Visual effects would arise from the introduction of new housing into what is currently open agricultural land creating a sense of encroachment of the urban settlement of Linton, however this is viewed at distance.</td>
<td>Low Adverse</td>
<td>Minor Adverse</td>
</tr>
<tr>
<td>13</td>
<td>Motorist users of the A1307</td>
<td>400</td>
<td>Motorists</td>
<td>Medium</td>
<td>While travelling south-west motorists experience long distance panoramic views south across the valley. The site is largely hidden behind an intervening hedgerow from this location. Motorists will experience transient and highly limited effects from this distance due to screening afforded by vegetation and topography. View may be possible of first floor levels and roof structures. Levels of visibility will increase closer to the site.</td>
<td>Low Adverse</td>
<td>Minor Adverse</td>
</tr>
<tr>
<td>14</td>
<td>Icknield Way Trail and Water Tower Grade II Listed Building</td>
<td>1,100</td>
<td>Recreational Route</td>
<td>High</td>
<td>Long distance views are possible at various locations along the route, though much of the route is enclosed by tall hedgerows. Views into the site are obscured by buildings, topography and vegetation. Potential visibility of the development would be highly restricted from this location, although glimpses of some rooftops may be possible from the Icknield Way but not from the setting of the Water Tower.</td>
<td>Negligible Adverse</td>
<td>Negligible Adverse</td>
</tr>
</tbody>
</table>
Visual Effects on Views from Residential Receptors

Visibility of the site from residential properties is confined to a relatively small number of houses adjoining the site and Barham Hall/Barham Cottage.

It is predicted that without mitigation measures the following properties would experience a deterioration in visual amenity, the significance of effect would be ‘Major Adverse’:

- Residential properties on the north side of Bartlow Road situated adjacent to the southern part of the site (Viewpoint 1, front windows).

‘Moderate Adverse’ significance of effect are predicted from residential properties at the following locations:

- One bungalow to the south part of Kenwood Gardens (Viewpoint 2, front windows); and

- Bungalow properties to the south and east on The Ridgeway (Viewpoint 3, front and side windows).

Additionally, ‘Minor Adverse’ and ‘Negligible Adverse’ significance of effect are experienced from the following properties and locations:

- Residential dwellings at Barham Hall, Grade II* listed building and Barham Hall Cottage (Viewpoint 1, front and side windows); and

- Residential properties to the easternmost edge of Linton (Viewpoint 8).

Despite views possible from the above locations, views from residential properties are limited to a very small geographical extent, and primarily focused around properties immediately adjoining the site boundary due to screening afforded by vegetation, buildings and topography beyond. It is considered that views from other properties around the site, including the main residential areas of Linton, would be insignificant. Overall, despite the adverse significance of effect on the houses immediately adjacent to the site there would be proportionally few residential properties affected by the proposals.

The mitigation measures described in Section 5 are designed to minimise the adverse effects on these properties. This would take a number of years to develop into adequate screening, over time reduce the extent of visibility and adverse effects of the development.

Visual Effects on Views from Public Rights of Way and Recreational Routes

The study area contains a large number of public footpaths, bridleways and recreational routes as shown on Figure 3. A key recreational route is the Icknield Way Trail, which runs from north to south over Rivery Hill and the public footpath adjoining the eastern site boundary. Viewpoint locations 4, 12, and 14 best represent views of the site possible by users of the Icknield Way Trail, Chalky Road Bridleway and the public footpath adjoining the eastern site boundary. These are taken at distances between 1,100 m and 5 m from the site boundary.

It is predicted that without mitigation measures the public footpath adjoining the eastern site boundary would experience a deterioration in visual amenity, the significance of effect would be ‘Moderate Adverse’.

Due to distance and the transient nature of the views from users of the other public rights of way the significance of visual effects are predicted to be ‘Minor Adverse’ to ‘Negligible Adverse’.

Visual Effects on Views from Linton Conservation Area

Linton Conservation Area is shown on Figure 3, situated approximately 420 m west of the site boundary.

Views of the development for the Conservation Area are virtually entirely screened by the surrounding built environment. A potential glimpsed view of the site may be possible from the south eastern corner of the Conservation Area. However, this location is not publicly accessible and is densely wooded. Any potential view would be across ‘Pocket Park’, also a well vegetated area and therefore would not generate any adverse landscape or visual effects.
Due to the lack of intervisibility between the site and the Conservation Area there would be no adverse effects upon the setting of the Conservation Area.

**Visual effects on views from Listed Buildings**

Within the 1.5 km study area there are 112 Listed Buildings present, the vast majority are within the historic core of Linton and do not afford any views of the site due to surrounding buildings and vegetation.

Those of particular importance due to their proximity or potential for visibility of the site include:

- Tosca Cottage, Grade II
- Barham Hall, Grade II*
- The Water Tower, Grade II
- The Mill, Grade II

Where applicable, the assessment of visual effects from these Listed Buildings are considered by Viewpoint locations 10, 12 and 14. The significance of visual effects experienced from these locations is summarised above within the Visual Effects on Views from Residential Receptors and Public Rights of Way sections.

The setting of these Listed Buildings is not compromised by the development due to the distance and limited intervisibility between the site and the Listed Buildings, where views are possible the effects are minor.

**Visual Effects during the Construction Phase**

Mobile plant, temporary lighting, storage areas, hoarding and welfare facilities combined the movement of brightly coloured construction vehicles (usually with flashing lights) during the construction period would be visible from the properties, roads and footpaths immediately adjacent to the site. However, these impacts would be temporary and short term in nature, being limited to the construction period, and would be most apparent from users of Bartlow Road and its residents.

Details of the construction phases are not defined at this stage.

**Visual effects on Views at Night**

For some types of development the visual effects of lighting may be an issue, requiring a night-time ‘darkness’ survey. Whilst in this case a darkness survey has not been undertaken it is predicted that the development will introduce illumination to a semi-dark area.

When considering the illumination effects it is important to note that lighting is not present on the adjacent section of the A1307 and that street lighting isn’t present on Bartlow Road until the junction of The Ridgeway. However, views from most of the adjacent houses are from illuminated streets, which coupled with headlights from vehicles on the surrounding road network (in particular the A1307) and existing illuminated properties effects of the new development would be lessened.

The properties on the north side of Bartlow road and the adjacent footpath to the east, which currently have views across the unlit fields (the site) would be susceptible to the introduction of lighting and may afford some adverse effects.

**Significance of Visual Effects of the Existing Proposals**

The significance of visual effects has been determined by correlating the ‘Sensitivity’ of the receptor with the ‘Magnitude of Effects’ using Table A5 of Appendix A and the application of professional judgement.

In terms of significance of effect it is predicted that ‘Major Adverse’ visual effects would be experienced by the residents of properties immediately adjacent to the site on the north side of Bartlow Road at scheme opening (Viewpoint 1), currently enjoy unobstructed views across open fields to the south.

It is predicted that the ‘Moderate Adverse’ effects would be experienced for one property on Kenwood Gardens (Viewpoint 2), properties on The Ridgeway (Viewpoint 3), the public footpath adjacent to the eastern site boundary (Viewpoint 4), motorists on Bartlow Road (Viewpoint 5) and motorists on the A1307 (Viewpoint 6) at scheme opening.
Elsewhere within the study area visual effects would be less, ranging from ‘Low Adverse’ to ‘Negligible Adverse’.

**Residual Visual Effects of the Existing Proposals at 15 Years Post Completion**

The mitigation measures proposed are described within Section 5.1 and include a number of features that would aid the visual screening of the site. These features include:

- A 30 m wide new woodland belt to the south;  
- Enhancement of existing boundaries with new hedgerows and tree planting;  
- Creation of wetland area; and  
- New tree planting within the development.

As these features mature they will screen views from the surrounding areas and as a result lessen some of the adverse visual effects. This is not applicable to all viewpoint locations due to the location of the mitigation proposals and type of view experienced by the receptor, viewpoint locations where adverse effects are predicted to reduce are detailed below:

**Viewpoint 4 - Public Footpath to the east of the northern part of the site**

The boundary and internal planting to the north east of the site is predicted to reduce the Magnitude of Effect from ‘Medium Adverse’ to ‘Medium to Low Adverse’. As a result this would reduce the overall significance of visual effect from ‘Moderate Adverse’ to ‘Moderate to Minor Adverse’.

**Viewpoint 5 - Road and footpath users on Bartlow Road**

The 30 m wide boundary buffer planting and internal planting is predicted to reduce the Magnitude of Effect from ‘Medium Adverse’ to ‘Medium to Low Adverse’. As a result this would reduce the overall significance of visual effect from ‘Moderate Adverse’ to ‘Moderate to Minor Adverse’.

**Viewpoint 6 - Motorist users of the A1307**

The 30 m buffer planting is predicted to reduce the Magnitude of Effect from ‘Medium Adverse’ to ‘Medium to Minor Adverse’. As a result this would reduce the overall significance of visual effect from ‘Moderate Adverse’ to ‘Moderate to Minor Adverse’.

**Viewpoint 9 - Motorist users of Bartlow Road**

The 30 m wide buffer planting and internal planting is predicted to reduce the Magnitude of Effect from ‘Medium to Low’ to ‘Low Adverse’. As a result this would reduce the overall significance of visual effect from ‘Moderate to Minor Adverse’ to ‘Minor Adverse’.

Taking account of all viewpoint locations, and those assessed for residual effects, at year 15 the overall Significance of Visual Effect is expected to reduce to as the planting and enhancements begin to assimilate the development with the surrounding landscape.
5.1 Mitigation Measures

To reduce the potential landscape and visual effects of the existing proposals the following landscape mitigation measures would be implemented (refer to Figure 18).

1. Southern and Eastern Native Woodland Belt

A new 30 m wide native woodland block is proposed to be planted to the southern and eastern edges of the site. Given the generous width of this feature it would incorporate public access and a footpath linkage to the River Granta. This would follow the full length of the southern and eastern boundaries of the development and provide a valuable landscape and ecological feature, while also providing a substantial visual barrier from the south.

This feature would lessen the landscape and visual effects. Particularly views of the development from the east from Bartlow Road and the A1307, specifically Viewpoints 4, 5, 6 and 9.

2. Retention of Existing Hedgerows and Trees

The development has been designed to retain the existing hedgerows, although there would be a partial loss along Bartlow Road to facilitate access. The existing hedgerows provide partial visual screening to the lower levels of the development, particularly from the footpath alongside the eastern site boundary and parts of the southern development area from Bartlow Road. In some areas the hedgerows are gappy and would be replanted. Retaining the hedgerows provides the development with some landscape maturity and ecological value.

The existing mature trees to the south west are also retained and enhanced through additional planting, and management. These provide a soft ‘green buffer’ between the development and the River Granta.

3. Augmentation of Boundaries Between Existing Houses and the Site

The existing boundaries between the site and adjoining houses ranges in type and quality, including hedgerows, fences and trees. It is proposed to unify these boundaries with buffer planting.

This would lessen the visual effects from Viewpoints 1 and 3. In addition this would provide further ecological value and connectivity as a ‘green corridor’.

4. Tree Planting Within the Development

The site has been designed to retain some areas of open green space and recreational areas, along with a central ‘green corridor’ to the south. These areas would include further tree planting, which combined with tree and shrub planting within the garden spaces would assist in screening views of the new properties and provide landscape integration and ecological value, reducing adverse landscape effects.

5. Enhancement of Wetland Area

A new wetland feature is proposed to the south. This would include provision for public access and has the potential to be a valuable ecological and landscape feature. It also acts as a buffer feature between the development and the River Granta.

These enhancements would increase the ecological value of the area and overtime lessen the adverse landscape impacts associated with the development.
Figure 18 - Landscape and Visual mitigation Measures
6.1 Conclusions of Existing Proposals

This report presents the findings of a Landscape and Visual Assessment undertaken for the proposed residential development at land east of Linton. The assessment has been undertaken by a Chartered Landscape Architect, using current best practice guidelines, the methodology provided within Appendix A and the application of professional judgement.

Landscape Effects

The landscape within the 1.5 km study area is variable in character, located within South-east Clay Hills and the Chalklands landscape character areas, described as farmsteads and small settlements interspersed with farm woodlands. The site does not afford any landscape related designation, nor does it contain any unique or notable landscape features. Linton Conservation Area is approximately 420 m away, and 412 Listed Buildings are present within the study area, four of which were assessed for potential visual effects. The local landscape is considered attractive although not unusual or unique within the wider region and the A1307 forms a notable detractor at local level.

It is considered that the landscape is of some importance at a local scale, as a soft rural edge to the east side of Linton. The site itself is not publicly accessible, therefore its value lies in the views across it from adjacent homes and local transport and footpath networks.

Landscape components considered to be of ‘High’ landscape sensitivity are:

- Water courses and bodies;
- Cultural associations and the historic setting.

Landscape components considered to be of ‘Medium’ sensitivity are:

- The landform;
- The land use;
- The pattern, scale of the landscape/townscape; and
- The landscape character and tranquillity.

In landscape terms one component is predicted to experience a ‘High Adverse’ magnitude of effect:

- Change in land use.

Two components are predicted to experience a ‘Medium Adverse’ magnitude of effect:

- Changes to the pattern, scale of the landscape/townscape; and
- Changes to the Landscape character and tranquillity.

A ‘Low Adverse’ magnitude of effect is predicted to impact one landscape component:

- Changes to the type and extent of vegetation cover.

The main effects in relation to magnitude arise from the permanent and irreversible change of use from agriculture to residential, over a large part of the site. Also, the permanent change in extent and pattern of the landscape through the introduction of housing, people, traffic and lighting.

The assessment identified the following positive landscape changes:

- Creation of a new pond area and new ecological features on site; and
- Improved public access.

Based on Appendix A Table A5, and bearing in mind the sensitivity of the landscape components identified, combine with the predicted magnitude of effects the following landscape components are predicted to experience ‘Moderate Adverse’ significance of landscape effect:

- Change in land use;
- Change to the pattern, scale of the landscape/townscape; and
- Change to the Landscape character and tranquillity.

‘Minor Adverse’ significance of landscape effect would be experienced by the one landscape component:

- Changes to the type and extent of vegetation cover.
It is important to note that changes to the character of the landscape and townscape would be limited to a very localised area and would not impact the wider landscape character or townscape.

The mitigation measures proposed include the following features that would benefit the landscape:

• A 30 m wide new native woodland belt to the south and east;

• Enhancement of existing boundaries with new hedgerows and tree planting;

• Enhancement and management of the rough grassland areas and semi mature trees within it;

• Creation of a new wetland area; and

• Establishment of new footpaths.

As the proposed planting matures it will lessen some of the adverse effects associated with the development.

At year 15 the magnitude of ‘Change in and use’ is expected to reduce to ‘Moderate Adverse’ as the planting and enhancements begin to assimilate the development with the surrounding landscape. However, the overall significance of landscape effect is expected to remain as ‘Moderate Adverse’ due to the permanent loss of the soft rural edge to the eastern side of Linton and the additional urbanisation within the landscape.

**Visual Effects**

The visual assessment considers the effects on visual receptors within the 1.5 km study area. The assessment was based on:

• Site observations made during the site visits in April 2016;

• Zone of Theoretical Visibility analysis (visibility mapping); and

• Preparation of Verified Views for Viewpoints 6 and 12.

ZTV analysis indicates that the development would be theoretically visible from the open countryside to the north, east and south of the site. With views more apparent from closer proximity to the south east and high ground to the south west.

The ZTV identifies visibility over a large portion of the settlement of Linton, although in reality this is restricted to the adjoining residential properties and those immediately adjacent to the site, as these buildings prevent views from further away within the built environment.

It is predicted that without mitigation measures one group of properties would experience a ‘Major Adverse’ significance of effect. These are:

• Residential properties on the north side of Bartlow Road, adjacent to the site.

‘Moderate Adverse’ significance of effect are predicted from properties at the following locations:

• One property on Kenwood Gardens;

• Group of bungalow properties on The Ridgeway;

• Public Footpath to the east of the northern part of the site;

• Road and footpath users on Bartlow Road; and

• Motorist users of the A1307

These effects are predicted upon scheme opening (year 1) and prior to the establishment of mitigation measures.

The proposed mitigation measures that would benefit the visual screening of the site include:

• A 30 m wide new woodland belt to the south;

• Enhancement of existing boundaries with new hedgerows and tree planting; and

• New tree planting within the development.

At 15 years post completion of the development the above mitigation measure would result in a reduction in significance of visual effects experienced from three viewpoint locations:
Viewpoint 4 public footpath to the east of the northern part of the site, the overall significance of visual effect reduce from ‘Moderate Adverse’ to ‘Moderate to Minor Adverse’.

Viewpoint 5 Road and footpath users on Bartlow Road, the overall significance of visual effect would reduce from ‘Moderate Adverse’ to ‘Moderate to Minor Adverse’.

Viewpoint 6 Motorist users of the A1307, the overall significance of visual effect would reduce from ‘Moderate Adverse’ to ‘Moderate to Minor Adverse’.

Viewpoint 9 Motorist users of Bartlow Road, the overall significance of visual effect would reduce from ‘Moderate Adverse to Minor’ to ‘Minor Adverse’.

This reduction in significance of effect would occur once the planting and enhancements have assimilated the development with the surrounding landscape.

Overall Conclusions

The site is relatively small part of the wider network of agricultural and grassland landscape, but is important in its role of providing a soft rural edge to the village of Linton.

The site is not afford any landscape designations or any protected landscape features, nor is it considered to be of a particularly distinctive or special landscape character, with the exception of providing a rural backdrop to properties on the eastern edge of Linton.

Landscape and visual effects would largely be limited to the areas immediately adjacent to the site, with some visual effects experienced slightly further east and south but within a relatively small visual envelope.

In landscape terms, four landscape components assessed were considered to result in a Moderate Adverse significance of effect at year 15. This is due to the permanent changes in use, the scale of change to the landscape and townscape pattern and the loss of the soft rural edge to Linton.

In visual terms, one viewpoint location is predicted to experience Major Adverse significance of effects, two location would experience Moderate Adverse significance of effect and three locations would experience Moderate to Minor significance of effects at year 15. Some reductions are predicted due to the screening/filtering effect of views of the new development as the planting matures.
7.1 Design Recommendations

The assessment of the existing proposals shown on Figure 2 predicts that some adverse residual effects will remain 15 years post establishment of the proposed mitigation measures, localised to the immediate setting of the site. However, it is recommended that the existing proposals are modified to achieve further reductions in potentially adverse residual landscape and visual effects.

Informed by the LVIA a number of recommended changes to the design were identified which would reduce residual landscape and visual effect further. Those changes identified are shown on Figure 19 and described below. Visualisations from Viewpoints 6 and 12 have also been prepared to illustrate how these changes would alter the appearance of the development.

Design Recommendations

To be read in conjunction with Figure 19.

1. Reduction in housing numbers to the east

The reduction in housing numbers to the eastern edge of the site will assist in retaining the ‘soft rural edge’ to the village, which currently forms part of the village setting and its loss impacts both the landscape and visual receptors. By maintaining an area of open grassland/agriculture the soft rural edge can be maintained, reducing impacts on the landscape character and from visual receptors to the south and south-east.

2. Green woodland buffer

Relocate the 30m wide green buffer to respond better with the landscape and soften the village edge. This could, in places, be narrowed to allow slight filtered views of the new housing. Allowing the landscape to be read as part of the village edge and not completely hidden which is not a current characteristic.

3. Open green space

Through the omission of some houses from the northern part of the site the remaining open green space would assist further in maintaining the soft rural edge and limit the encroachment of the urban edge. This feature could reinforce the sense of arrival to the village, acting as a valuable gateway feature.

The amendments would result in a village edge which responds to the setting of Linton, maintaining the open green buffer and separation between the A1307 as seen on the visualisation from viewpoint 6 below.
Figure 19 - Development Recommendations
Viewpoint Location 6 - Visualisation showing existing proposals at year 15

Viewpoint Location 6 - Visualisation showing amended development recommendation at Year 15
Viewpoint Location 12 - Visualisation showing existing proposals at year 15

Viewpoint Location 12 - Visualisation showing amended development recommendation at Year 15
# 7.2 Landscape Assessment of Amended Development Recommendations

<table>
<thead>
<tr>
<th>Landscape Component</th>
<th>Sensitivity and Magnitude of Effect (Year 1)</th>
<th>Sensitivity of Landscape Component</th>
<th>Magnitude of Landscape Effect</th>
<th>Significance of Landscape Effect</th>
</tr>
</thead>
<tbody>
<tr>
<td>Landform</td>
<td>Sensitivity The site gradually rises from south-west to north-east by approximately 10 m, with slight undulations within this general trend. Topography does have some degree of sensitivity as it elevates the prominence of the site, and contributes to the scenic quality, although it is not rare within wider landscape. <strong>Magnitude</strong> The development does not require significant earthworks and the gentle gradient would be maintained, therefore the scale and extent of change in landform terms within the site would be minimal, but irreversible.</td>
<td>Medium</td>
<td>Negligible</td>
<td>Negligible Adverse</td>
</tr>
<tr>
<td>Type and extent of vegetation cover</td>
<td>Sensitivity The site has little diversity, comprising mainly agricultural land and grassland with a small area of scrub. However, the limited vegetation cover within the site is considered to have scenic value. <strong>Magnitude</strong> No existing trees are proposed to be removed, a small section of hedgerow would be lost to facilitate access. However a new 30 m wide native woodland belt, additional trees and enhancements to the scrub area are proposed. Within the site, the scale and geographical nature of change would be limited, but irreversible.</td>
<td>Medium</td>
<td>Low Adverse</td>
<td>Minor Adverse</td>
</tr>
<tr>
<td>Land use</td>
<td>Sensitivity Currently the site is dominated by Grade 3 agricultural land and grassland, with a small area of scrub. It is not rare, but does have scenic value and is susceptible to change. <strong>Magnitude</strong> Land use would change from agriculture to residential with associated roads, gardens and agriculture. The small scrub area to the south would be retained and enhanced and part of the agricultural land would be retained. The scale and geographical extent of change within the site would be high and irreversible.</td>
<td>Medium</td>
<td>Medium Adverse</td>
<td>Moderate Adverse</td>
</tr>
<tr>
<td>Water courses/bodies.</td>
<td>Sensitivity The site does not contain any water courses, although Granta River adjoins the southern boundary but would not be impacted as a buffer would be maintained. The Granta River has high value and susceptibility. <strong>Magnitude</strong> No existing water courses are impacted by the proposals, however a new pond would be created for nature conservation and recreation. The scale and geographical extent would be low, but reversible.</td>
<td>High</td>
<td>Low Beneficial</td>
<td>Minor Beneficial</td>
</tr>
</tbody>
</table>

*Table 3 Assessment of Landscape Effects in relation to the Amended Development Recommendations*

Note: Reductions in magnitude and significance of effects arising from the amended development recommendations are shown in bold italic text.
<table>
<thead>
<tr>
<th>Notable landscape features</th>
<th>Sensitivity</th>
<th>The site is not afforded any landscape designations or protection, nor does it contain any notable landscape features, therefore is of low value and susceptibility.</th>
<th>Magnitude</th>
<th>No notable landscape features would be affected by the development.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>Low</td>
<td>No Change</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>No Change</td>
<td>No Change</td>
</tr>
<tr>
<td>Established public rights of way</td>
<td>Sensitivity</td>
<td>There are no public rights of way present within the site. A footpath adjoins the eastern site boundary and The Icknield Way Trail runs through the study area, but would not be physically affected by the development (Views from PRoW are considered in Section 4.)</td>
<td>Magnitude</td>
<td>No existing public rights of way would be affected, though improved public access to the nature conservation area is proposed.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Low</td>
<td>Low Beneficial</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>No Change</td>
<td>Minor Beneficial</td>
</tr>
<tr>
<td>Cultural associations / Historic Setting</td>
<td>Sensitivity</td>
<td>The site does not contain any known cultural or historical features or associations, but a number of Listed Buildings are within the study area, as is Linton Conservation Area. These features are of high value and susceptibility.</td>
<td>Magnitude</td>
<td>The site does not physically impact upon any of the nearby Grade II and II* Listed Buildings or Linton Conservation Area. Potential visual effects upon the setting of these features are considered in Section 4.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>High</td>
<td>No Change</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>No Change</td>
<td>No Change</td>
</tr>
<tr>
<td>The pattern, scale of the landscape/ townscape</td>
<td>Sensitivity</td>
<td>The site is currently elevated land adjoining the eastern development limit of Linton, which is a mixture of housing styles and ages. The site contributes to the overall rural scenic quality of the wider landscape. The site has scenic value and therefore is considered to be of medium value and susceptibility.</td>
<td>Magnitude</td>
<td>The development would extend the settlement limits to the east into previously undeveloped land, partially reducing the open green corridor. The scale and geographical extent of change would be medium and irreversible in the context of the immediate landscape/ townscape character area.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Medium</td>
<td>Low Adverse</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Minor Adverse</td>
<td>Minor Adverse</td>
</tr>
<tr>
<td>Landscape character and tranquillity</td>
<td>Sensitivity</td>
<td>Using published descriptions of the local landscape character ‘Area 1 South-east Clay Hills’ and ‘Area 2 Chalklands’ of the Cambridge Landscape Guidelines, combined with field observations it is considered that local landscape character is of medium value and susceptibility. The site affords a high level of tranquillity owing to it rural character, though this is degraded closer to the A1307.</td>
<td>Magnitude</td>
<td>The landscape within the site would be changed from rural to residential and rural. The soft rural edge to the setting of the village of Linton would be partially reduced but not lost and in the context of the wider local landscape character area the scale of this change would be less apparent but irreversible.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Medium</td>
<td>Medium/ Low Adverse</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Minor Adverse</td>
<td>Minor Adverse</td>
</tr>
</tbody>
</table>
**Landscape Sensitivity**

The landscape sensitivity of the various components would not change, remaining as per the assessment provided in Section 3.1 Table 1.

**Magnitude of Landscape Effects**

Table 3 sets out the predicted magnitude of landscape effect arising from the amended development recommendations upon each landscape component identified in relation to size and scale, geographical extent and duration based on the assessment methodology provided at Appendix A, Table A2.

**Significance of Landscape Effects**

Based on the methodology provided within Appendix A and professional judgment, it is predicted that the significance of effect in relation to the amended development proposals would reduce for the following landscape components:

- ‘The pattern, scale of the landscape/townscape’ would reduce from Moderate Adverse to ‘Minor Adverse’; and
- ‘Landscape character and tranquility’ would reduce from Moderate Adverse to ‘Minor Adverse’.

The reduction in landscape effects are primarily in relation to the partial retention of the open rural landscape setting of Linton, limiting adverse effects on the landscape character and reducing the spread of the urban settlement limits.

**Residual Landscape Effects at 15 Years Post Completion**

The mitigation measures proposed are described within Section 5.1, in addition to the partial retention of the open green space areas incorporated into the amended development proposals.

As these elements mature/establish they will benefit the landscape and as a result lessen some of the adverse effects associated with the development. Namely the significance of effect associated with ‘Change in Land Use’ is predicted to improve from ‘Moderate Adverse’ to ‘Moderate/Minor Adverse’ as the new woodland belt matures and nature conservation enhancements become established and begin to mature.

At year 15 the overall significance of landscape effect is expected to be ‘Minor Adverse’ as the soft rural edge to the eastern side of Linton would be partially retained and the maturing woodland would aid the integration of the new houses with the surrounding landscape.
## 7.3 Visual Assessment of Amended Development Recommendations

<table>
<thead>
<tr>
<th>Ref</th>
<th>Viewpoint</th>
<th>Distance (m)</th>
<th>Type of Receptor</th>
<th>Sensitivity of Receptor</th>
<th>Visual Effect (Scheme opening, without mitigation measures)</th>
<th>Magnitude of Effect (Without mitigation)</th>
<th>Significance of Effect (Without mitigation)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Residential properties on Bartlow Road</td>
<td>5</td>
<td>Residential Properties</td>
<td>High</td>
<td>Close proximity views from properties to the north side of Bartlow Road, with oblique views possible from properties to the south. Visual effects include the loss of distant rural views and introduction of new housing and lighting resulting in the urbanisation of the site. New housing would be positioned 25 m away from existing properties and incorporate mitigation planting.</td>
<td>High Adverse</td>
<td>Major Adverse</td>
</tr>
<tr>
<td>2</td>
<td>Properties on Kenwood Gardens</td>
<td>30</td>
<td>Residential Properties</td>
<td>High</td>
<td>Close proximity views of the southern part of the development from one property at this location. Visual effects would arise from the loss of distant rural views and introduction of new housing and lighting. Although new housing would be positioned approximately 30 m away from existing properties and incorporate mitigation planting.</td>
<td>Medium Adverse</td>
<td>Moderate Adverse</td>
</tr>
<tr>
<td>3</td>
<td>Bungalow properties on The Ridgeway</td>
<td>30</td>
<td>Residential Properties</td>
<td>High</td>
<td>Oblique views of the proposed first floor levels and roof structures of the northern part of the development above the garden hedgerows from most properties. Properties to the south may have glimpsed views of the southern part of the development. Visual effects would arise from the introduction of new housing and lighting on the skyline. Although new housing would be positioned approximately 30 m away for existing properties and incorporate mitigation planting.</td>
<td>Medium Adverse</td>
<td>Moderate Adverse</td>
</tr>
<tr>
<td>4</td>
<td>Public Footpath to the east of the northern part of the site</td>
<td>5</td>
<td>Public Right of Way</td>
<td>High</td>
<td>Views are transient in nature. The exiting mature hedgerow would significantly restrict views to glimpses of the proposed first floor levels, roof structures and lighting. Distant views from the north of the footpath would reveal partial views of the upper parts of the development, however, the proposals will incorporate mitigation planting and boundary enhancements.</td>
<td>Medium Adverse</td>
<td>Moderate Adverse</td>
</tr>
</tbody>
</table>

*Table 4 - Summary of Visual Effects in relation to the amended development recommendations*

Note: Reductions in magnitude and significance of effects arising from the amended development recommendations are shown in bold italic text.
<table>
<thead>
<tr>
<th>Ref</th>
<th>Viewpoint</th>
<th>Distance (m)</th>
<th>Type of Receptor</th>
<th>Sensitivity of Receptor</th>
<th>Visual Effect</th>
<th>Magnitude of Effect (Without mitigation)</th>
<th>Significance of Effect (Without mitigation)</th>
</tr>
</thead>
<tbody>
<tr>
<td>5</td>
<td>Motorist and footpath users on Bartlow Road</td>
<td>10</td>
<td>Motorists</td>
<td>Medium</td>
<td>Views are transient in nature. Effects would be most apparent travelling west towards Linton, where the site currently has no boundary enclosure. Further west, views into the southern part of the site would also be possible. Effects would result from the loss of distant rural views, introduction of new housing and lighting.</td>
<td>Medium/Low Adverse</td>
<td>Minor Adverse</td>
</tr>
<tr>
<td>6</td>
<td>Motorist users of the A1307</td>
<td>10</td>
<td>Motorists</td>
<td>Medium</td>
<td>Visual effects would be experienced travelling both west and east. Visual effects would arise from the partial loss of the rural setting of Linton and the introduction of new housing and urbanising features. New housing would be positioned 100 m away from the road and incorporate a wide buffer of mitigation planting.</td>
<td>Medium/Low Adverse</td>
<td>Minor Adverse</td>
</tr>
<tr>
<td>7</td>
<td>Motorist users of Horseheath Road</td>
<td>330</td>
<td>Motorists</td>
<td>Medium</td>
<td>Visual effects would be limited due to the transient nature of the receptor type, distance, orientation and screening afforded by topography. Glimpsed views of the first floors and roof structures may be possible through the open field boundaries.</td>
<td>Negligible Adverse</td>
<td>Negligible Adverse</td>
</tr>
<tr>
<td>8</td>
<td>Residential eastern edge of Linton</td>
<td>360</td>
<td>Residential</td>
<td>High</td>
<td>Views are largely restricted by roadside hedgerows and garden vegetation, some glimpsed views towards the site may be possible. Visual effects would be limited to slight glimpsed views of the roof structures, generally possible from first floor windows and largely screened by topography and vegetation.</td>
<td>Negligible Adverse</td>
<td>Negligible Adverse</td>
</tr>
<tr>
<td>9</td>
<td>Motorist users of Bartlow Road</td>
<td>220</td>
<td>Motorists</td>
<td>Medium</td>
<td>Motorists travelling north towards Linton experience mid-distance views towards both the northern and southern parts of the site. These are intermittent due to the screening afforded by the roadside hedgerow. Visual effects would be experienced due to the introduction of new housing, the partial loss of the agricultural setting of Linton and closer proximity of the urban edge.</td>
<td>Low Adverse</td>
<td>Minor Adverse</td>
</tr>
<tr>
<td>Ref</td>
<td>Viewpoint</td>
<td>Distance (m)</td>
<td>Type of Receptor</td>
<td>Sensitivity of Receptor</td>
<td>Visual Effect (Scheme opening, without mitigation measures)</td>
<td>Magnitude of Effect (Without mitigation)</td>
<td>Significance of Effect (Without mitigation)</td>
</tr>
<tr>
<td>-----</td>
<td>---------------------------------------------------------------------------</td>
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<td>-------------------------</td>
<td>-----------------------------------------------------------</td>
<td>------------------------------------------</td>
<td>-------------------------------------------</td>
</tr>
<tr>
<td>10</td>
<td>Residential dwellings at Barham Hall, Grade II* listed building and Barham Hall Cottage</td>
<td>330</td>
<td>Residential Properties</td>
<td>High</td>
<td>Oblique views towards the site are possible but glimpsed and distant. The properties are orientated away from the development and views filtered through surrounding trees. Visual effects would be experienced due to the addition of new houses and the partial loss of some of the agricultural land surrounding Linton.</td>
<td>Low/ Negligible Adverse</td>
<td>Minor/ Negligible Adverse</td>
</tr>
<tr>
<td>11</td>
<td>Motorists users of Bartlow Road</td>
<td>675</td>
<td>Motorists</td>
<td>Medium</td>
<td>Motorists travelling north experience elevated views orientated towards the site. Visual effects would arise from the introduction of new housing into what is currently open agricultural land, expanding the urban limits of Linton into the open agricultural landscape.</td>
<td>Negligible Adverse</td>
<td>Negligible Adverse</td>
</tr>
<tr>
<td>12</td>
<td>The Windmill Grade II Listed Building and Chalky Road Bridleway</td>
<td>520</td>
<td>Public Right of Way</td>
<td>High</td>
<td>Long distance elevated views into both the northern and southern parts of the site are possible. Visual effects would arise from the introduction of new housing into what is currently open agricultural land creating a sense of encroachment of the urban settlement of Linton, however this is viewed at distance.</td>
<td>Low/ Negligible Adverse</td>
<td>Minor/ Negligible Adverse</td>
</tr>
<tr>
<td>13</td>
<td>Motorists users of the A1307</td>
<td>400</td>
<td>Motorists</td>
<td>Medium</td>
<td>While travelling south-west motorists experience long distance panoramic views south across the valley. The site is largely hidden behind an intervening hedgerow from this location. Motorists will experience transient and highly limited effects from this distance due to screening afforded by vegetation and topography. View may be possible of first floor levels and roof structures. Levels of visibility will increase closer to the site.</td>
<td>Low Adverse</td>
<td>Minor Adverse</td>
</tr>
<tr>
<td>14</td>
<td>Icknield Way Trail and Water Tower Grade II Listed Building</td>
<td>1,100</td>
<td>Recreational Route</td>
<td>High</td>
<td>Long distance views are possible at various locations along the route, though much of the route is enclosed by tall hedgerows. Views into the site are obscured by buildings, topography and vegetation. Potential visibility of the development would be highly restricted from this location, although glimpses of some rooftops may be possible from the Icknield Way but not from the setting of the Water Tower.</td>
<td>Negligible Adverse</td>
<td>Negligible Adverse</td>
</tr>
</tbody>
</table>
**Visual Sensitivity**

The visual receptor sensitivity would not change, remaining as per the assessment provided in Section 4.1 Table 2.

**Magnitude of Visual Effects**

Table 4 sets out the predicted magnitude of landscape effect arising from the amended development for each viewpoint location identified in relation to size and scale, geographical extent and duration based on the assessment methodology provided at Appendix A, Table A2. Where effects differ from the existing proposals the results are provided in bold italic text.

**Significance of Visual Effects**

Based on the methodology provided within Appendix A and professional judgment, it is predicted that the significance of visual effect in relation to the amended development proposals would reduce for the following viewpoint locations:

- **Viewpoint 5** - Motorist and footpath users on Bartlow Road would reduce from ‘Moderate Adverse’ to ‘Minor Adverse’;
- **Viewpoint 6** - Motorist users of the A1307 would reduce from ‘Moderate Adverse’ to ‘Minor Adverse’;
- **Viewpoint 9** - Motorist users of Bartlow Road would reduce from ‘Moderate/Minor Adverse’ to ‘Minor Adverse’;
- **Viewpoint 10** - Residential dwellings at Barham Hall, Grade II* listed building and Barham Hall Cottage would reduce from ‘Minor Adverse’ to ‘Minor Negligible Adverse’; and
- **Viewpoint 12** - The Windmill Grade II Listed Building and Chalky Road Bridleway would reduce from ‘Minor Adverse’ to ‘Minor Negligible Adverse’.

The reduction in significance of visual effects primarily relates to the reduced number of housing and its prominence from viewpoint locations to the south and south west, in addition to the partial preservation of the open green buffer to the village.

**Residual Visual Effects at 15 Years Post Completion**

Viewpoint locations where adverse effects of the amended development are predicted to reduce due to the proposed mitigating are detailed below:

- **Viewpoint 4** - Public Footpath to the east of the northern part of the site

The boundary and internal planting to the north east of the site is predicted to reduce the overall significance of visual effect from ‘Moderate Adverse’ to ‘Moderate to Minor Adverse’.

Taking account of all viewpoint locations, at year 15 the overall Significance of Visual Effect is expected to reduce to as the planting and enhancements begin to assimilate the development with the surrounding landscape.
7.4 Conclusions of Amended Development Recommendations

The amended development proposals would result in reduced landscape effects for two landscape components as detailed above, reducing in significance from Moderate Adverse to Minor Adverse.

In visual terms the amended development recommendations would result in reduced visual effects from 5 viewpoint locations as outlined above. The significance of effect from Viewpoints 5, 6 and 9 are predicted to reduce from Moderate Adverse to Minor Adverse, and Viewpoints 10 and 12 are predicted to reduce from Minor Adverse to Minor/ Negligible Adverse.

The reductions in predicted landscape and visual effects are largely as a result of the partial retention of the open rural land to the south and eastern edge of the site. Retention of these areas preserves the landscape character and setting of Linton, limiting both adverse landscape and visual effects from nearby viewpoint locations. The amended development proposals also reduce the spread of the urban settlement limits, further limiting adverse landscape effects. As a result the amended development proposals are considered to be acceptable in landscape and visual terms.
Appendix A - Methodology

Introduction
The purpose of the Landscape and Visual Impact Assessment (LVIA) is to identify the potential effects on the landscape character and the changes to views experienced by the inhabitants.

LVIA is either carried out formally as part of the Environmental Impact Assessment (EIA) process or informally as a contribution to a planning application to provide a general understanding of the environmental effects of a development. In both cases the general principles and approach remain the same, although the approach for a non EIA development may be simplified and classification of significance is not a requirement.

It is important to note that there is a distinction to be made between landscape and visual effects:

- **Landscape effects** are the result of a change to the fabric, character or quality of the landscape as a result of development. They do not have to be seen; and
- **Visual effects** result from a change in views or the visual amenity experienced by people.

Guidance and Approach
This assessment methodology has been developed from the guidance provided in the following publications:


It should be noted that the above guidance does not dictate a prescriptive methodology, instead it encourages practitioners to develop transparent and logical methods, using standardised terminology and which are proportionate the type and size of development proposed.

Methodology for Assessing Landscape Effects

The Guidelines for Landscape and Visual Impact Assessment Third Edition (GLVIA3) (Landscape Institute and Institute of Environmental Management and Assessment, 2013) states:

“An assessment of landscape effects that deals with the effects of change and the development on the landscape as a resource. The concern ... is with how the proposal will affect the elements that make up the landscape, the aesthetic and perceptual aspects of the landscape and its distinctive character.”

Evaluating landscape Sensitivity
The sensitivity of the landscape, or the landscape components (receptors) is determined by its susceptibility to change and the value placed on the resource. Landscape sensitivity is categorised as high, medium or low.
**Landscape susceptibility**
is defined as “The ability of the landscape (whether it be the overall character or quality/condition of a particular landscape type or area, or an individual element and/or feature, or a particular aesthetic and perceptual aspect) to accommodate the proposed development without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies” (Paragraph 5.40 of GLVIA3).

Judgements on landscape susceptibility are based on both physical and aesthetic characteristics.

**Landscape value**
is based on a range of features that may include the presence or absence of landscape designations, landscape condition /scenic qualities, rarity/representativeness, conservation interests; recreational value; perceptual qualities such as tranquillity; and historical or cultural associations. The absence of a landscape planning designation does not mean that an area is of ‘low’ landscape value. Likewise it should be noted that a landscape of high value may not always equate to areas of high landscape quality.

Criterion used to categorise landscape sensitivity, in relation to Paragraphs 5.39 – 5.47 of GLVIA3, are described in Table A1- Landscape Sensitivity.

**Table A1: Criteria for Assessing the Sensitivity of the Landscape**

<table>
<thead>
<tr>
<th>Landscape Sensitivity</th>
<th>Factors Influencing landscape value</th>
<th>Factors Influencing landscape susceptibility</th>
</tr>
</thead>
</table>
| **High**              | Designations: Internationally and nationally designated landscapes and landscape features and their setting  
                         | Condition/Quality: A landscape whose features are intact and/or in good condition  
                         | Scenic Quality: A landscape of high aesthetic appeal  
                         | Rarity: A landscape that contains rare landscape features or that is rare in a regional or national context  
                         | Conservation Interest: A landscape with rich and/or diverse cultural and/or nature conservation features  
                         | Recreation Value: A landscape that makes a large contribution to the public’s recreational experience  
                         | Perceptual Aspects: A landscape that has a high level of wildness and/or tranquillity  
                         | Associations: A landscape with a high level of historic and/or cultural associations | Pattern, complexity and physical susceptibility to change: A landscape with a strong and distinctive pattern or a simple but distinctive landscape. Some of its landscape features are highly valued and/or its characteristic landscape features are entirely or substantially intact.  
                         | Visual susceptibility to change: A landscape whose topography and land cover result in it being partly enclosed and/or with relatively frequent availability of partial and/or framed views resulting in varying levels of visibility internally and/or to surrounding landscapes. Landmarks have a prominent role in the landscape.  
<pre><code>                     | Experiential susceptibility: A landscape with high levels of tranquillity, wildness and/or remoteness with little or no sense of visual intrusion. A landscape where light intrusion is low and dark night time skies are present. |
</code></pre>
<table>
<thead>
<tr>
<th>Landscape Sensitivity</th>
<th>Factors Influencing landscape value</th>
<th>Factors Influencing landscape susceptibility</th>
</tr>
</thead>
</table>
| **Medium**            | **Designations:** Locally designated landscapes and landscape features  
**Condition/Quality:** A landscape with some features or sub-areas that are intact and/or in good condition  
**Scenic Quality:** A landscape of moderate aesthetic appeal  
**Rarity:** A landscape that contains distinctive landscape features or that is replicated elsewhere in a regional or national context  
**Conservation Interest:** A landscape with some cultural and/or nature conservation features  
**Recreation Value:** A landscape that makes a moderate contribution to the public’s recreational experience  
**Perceptual Aspects:** A landscape that has a limited level of wildness and/or tranquillity but also contains some detractive elements  
**Associations:** A landscape with a limited level of historic and/or cultural associations | **Pattern, complexity and physical susceptibility to change:** A landscape with a pattern that is mostly intact or possessing some complexity. Some of its landscape features are valued and/or its characteristic landscape features are generally in reasonable condition.  
**Visual susceptibility to change:** A landscape whose topography and land cover result in it being partly enclosed with screening elements often present resulting in a moderate level visibility internally and/or to surrounding landscapes. Landmarks have a limited role in the landscape.  
**Experiential susceptibility:** A landscape with moderate levels of tranquillity, wildness and/or remoteness with only limited examples of visual intrusion. A landscape where some light intrusion is a night time characteristic. |
| **Low**               | **Designations:** Non-designated landscapes and landscape features  
**Condition/Quality:** A landscape whose features are rarely intact and/or are in poor condition  
**Scenic Quality:** A landscape of little or no aesthetic appeal  
**Rarity:** A landscape that contains few if any, distinctive landscape features or is extensive in a regional or national context  
**Conservation Interest:** A landscape with few, if any, cultural and/or nature conservation features  
**Recreation Value:** A landscape that makes little or no contribution to the public’s recreational experience  
**Perceptual Aspects:** A landscape that has a little or no level of wildness and/or tranquillity  
**Associations:** A landscape without historic and/or cultural associations | **Pattern, complexity and physical susceptibility to change:** A landscape with a simple or monotonous pattern or a degraded landscape. It contains no highly valued features and/or any characteristic landscape features have been lost with remaining landscape features being indistinct and/or alien.  
**Visual susceptibility to change:** A landscape whose topography and land cover result in it being large scale, open or possessing a sense of exposure resulting in a relatively high and consistent degree of visibility. Landmarks have minimal or no role in the landscape.  
**Experiential susceptibility:** A landscape with low or minimal levels of tranquillity, wildness and/or remoteness with many examples of visual intrusion. A landscape where light pollution levels are moderate or high and dark night time skies are absent. |
Evaluating the magnitude of landscape effect

The ‘magnitude’ of landscape effects resulting from the construction and/or the operation of a particular development is categorised as high, medium, low or negligible. In accordance with the approach advocated in Paragraphs 5.48 – 5.52 of GLVIA3 the magnitude of landscape effect considers the size and scale of the change, the geographical extent over which each landscape effects would be felt and their duration and reversibility. Criterion used to categorise landscape effect are listed in Table A2 -Magnitude of Landscape Effect.

Table A2: Criteria for Assessing Magnitude of Landscape Effect

<table>
<thead>
<tr>
<th>Magnitude of Landscape Effect</th>
<th>Key determining criteria</th>
</tr>
</thead>
<tbody>
<tr>
<td>High</td>
<td><strong>Size and/or scale:</strong> the extent and relative proportion of the existing landscape element(s) to be lost would be large and/or the lost landscape element(s) makes a key contribution to landscape character and/or value. Introduction of new landscape elements that would be likely to be perceived to be a dominant landscape characteristic. Large scale alteration to the aesthetic and perceptual characteristics of the landscape. <strong>Geographical extent:</strong> effects would be discernible across a large majority or the entirety of the landscape designation or character area. <strong>Duration and reversibility of effects:</strong> effects of the introduction of new landscape features would be long-term i.e. will last for over 15 years or will be permanent. Loss of landscape features that are irreplaceable or can only be replaced in the long-term.</td>
</tr>
<tr>
<td>Medium</td>
<td><strong>Size and/or scale:</strong> the extent and relative proportion of the existing landscape element(s) to be lost would be moderate and/or any lost landscape elements make a moderate contribution to landscape character and/or value. Introduction of new landscape elements that would be likely to be perceived to be a prominent landscape characteristic. Moderate scale alteration to the aesthetic and perceptual characteristics of the landscape. <strong>Geographical extent:</strong> effects would be discernible across a moderate proportion of the landscape designation or character area. <strong>Duration and reversibility of effects:</strong> effects of the introduction of new landscape features would be medium-term i.e. will last for between 5 and 15 years. Loss of landscape elements that can be fully replaced within the same time period.</td>
</tr>
<tr>
<td>Low</td>
<td><strong>Size and/or scale:</strong> the extent and relative proportion of the existing landscape element(s) to be lost would be minor and/or any lost landscape elements make only a minor contribution to landscape character and/or value. Introduction of new landscape elements that would be likely to be perceived to be a small-scale landscape characteristic. Small scale alteration to the aesthetic and perceptual characteristics of the landscape. <strong>Geographical extent:</strong> effects would be discernible across a small proportion of the landscape designation or character area and/or restricted to the close vicinity of the development site. <strong>Duration and reversibility of effects:</strong> effects of the introduction of new landscape features would be short-term i.e. will last for between 1 and 5 years. Loss of landscape elements that can be fully replaced within the same time period.</td>
</tr>
<tr>
<td>Negligible</td>
<td><strong>Size and/or scale:</strong> the extent and relative proportion of the existing landscape element(s) to be lost would be barely perceptible and/or any lost landscape elements make a minimal or no contribution to landscape character and/or value. Introduction of new landscape elements that will be likely to be imperceptible. Minimal alteration to the aesthetic and perceptual characteristics of the landscape. <strong>Geographical extent:</strong> effects would only be discernible within the development site or immediately alongside it. <strong>Duration and reversibility of effects:</strong> effects of the introduction of new landscape elements would last for less than a year. Any loss of landscape elements can be fully replaced immediately.</td>
</tr>
</tbody>
</table>
Methodology for Assessing Visual Effects

The Guidelines for Landscape and Visual Impact Assessment Third Edition (GLVIA3) defines a visual impact assessment as follows:

“An assessment of visual effects deals with the effects of change and development on the views available to people and their visual amenity. The concern ... is with assessing how the surroundings of individuals or groups of people may be specifically affected by changes in the content and character of views as a result of the change or loss of existing elements of the landscape and/or introduction of new elements”.

Evaluating visual sensitivity

In accordance with Paragraphs 6.31-6.37 of GLVIA3 visual sensitivity is determined by the susceptibility of the viewer and the value attributed to the view. Visual sensitivity is categorised as high, medium or low.

- **The Value of a View** is defined by the presence of heritage assets, through planning designations (i.e., National Park) and whether it attracts visitors/tourists. Indications of value provided by guidebooks, tourist literature, provision of car parking and/or provision of interpretation materials.

- **Visual Susceptibility** is defined by the occupation or activity of the people experiencing the views at particular locations and by the extent to which their attention or interest may be focused on the views.

Criterion used to categorise visual sensitivity (combination of value and susceptibility), are listed in Table A3-Visual Sensitivity.

**Table A3: Visual Sensitivity**

<table>
<thead>
<tr>
<th>Visual Receptor Sensitivity</th>
<th>Factors Influencing value of a view</th>
<th>Factors Influencing visual susceptibility</th>
</tr>
</thead>
<tbody>
<tr>
<td>High</td>
<td>Viewpoint is an important heritage asset, or other attraction, where views of the surrounding are an important contributor to the experience. The viewpoint appears in guidebooks or on tourist maps. There are facilities for visitors to enjoy the view (such as parking places with interpretation boards). References to views in literature or art. There are a large number of visitors to the viewpoint (e.g., mountain summit).</td>
<td>Residents at home. Communities where views contribute to the setting or visual amenity enjoyed by residents in the area. People, whether residents or visitors, who are engaged in outdoor recreation; including use of public rights of way, whose attention or interest is likely to be focussed on the landscape, or on particular views.</td>
</tr>
</tbody>
</table>
The magnitude of visual effect is categorised as high, medium, low, or negligible which is in accordance with the guidance on the use of word scales that is provided in Paragraph 3.27 of GLVIA3. The magnitude of visual effect takes into account possible changes in a receptor’s view caused by the construction and/or operation of the development.

The magnitude of visual effect is assessed in relation to the following:

- **Scale of change**: The scale of change in the view is determined by the loss or addition of features in the view and changes in the composition and extent of view affected. This can in part be described objectively by reference to the numbers and scale of new objects visible and the influence new objects may have on the horizon/skyline.
- **Contrast**: The degree of contrast or integration that will be generated by the introduction of any new visual features or changes in the landscape that will arise with the existing or remaining landscape elements and characteristics in terms of mass, scale, form, colour and texture. Developments which contrast or appear incongruous in terms of colour, scale and form are likely to be more visible and have a higher magnitude of effect.
- **Distance**: The proximity and distance from the proposed development can be measured objectively. Separation distance often provides a strong indicator of the magnitude of visual effect, subject to any intervening screening of the development by landform, vegetation, or buildings.
- **Speed**: The speed at which the proposed development may be viewed will affect how long the view is experienced and the likelihood of the development being noticed by people travelling in cars or trains compared to those walking/riding/cycling and able to stop to ‘take in’ a view.

### Visual Receptor Sensitivity

<table>
<thead>
<tr>
<th>Visual Receptor Sensitivity</th>
<th>Factors Influencing value of a view</th>
<th>Factors Influencing visual susceptibility</th>
</tr>
</thead>
<tbody>
<tr>
<td>Medium</td>
<td>The visitor number are low. It is mostly frequented by local people. The view is not published and is common place in the region. There are some detractive features in the views</td>
<td>Travellers on recognised scenic routes, where awareness of views is likely to be high. Travellers on road, rail or other transport routes.</td>
</tr>
<tr>
<td>Low</td>
<td>It is not a publicly accessible location, or is not valued by the local population. The view is not a heritage asset or visitor destination. There are no literary connections. It is not a signposted or published. The existing view is of low aesthetic quality and may detract from the surroundings.</td>
<td>People engaged in outdoor sport or recreation which does not involve or depend upon appreciation of views of the surrounding landscape. People at their place of work, whose attention may be focussed on their work or activity, not on their surroundings, and where the setting is not important to the quality of working life.</td>
</tr>
</tbody>
</table>

### Visual Receptor Sensitivity

**Evaluating the magnitude of visual effect**

<table>
<thead>
<tr>
<th>Medium</th>
<th>Low</th>
</tr>
</thead>
<tbody>
<tr>
<td>The visitor number are low. It is mostly frequented by local people. The view is not published and is common place in the region. There are some detractive features in the views</td>
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</tr>
<tr>
<td>Travellers on recognised scenic routes, where awareness of views is likely to be high. Travellers on road, rail or other transport routes.</td>
<td>People engaged in outdoor sport or recreation which does not involve or depend upon appreciation of views of the surrounding landscape. People at their place of work, whose attention may be focussed on their work or activity, not on their surroundings, and where the setting is not important to the quality of working life.</td>
</tr>
</tbody>
</table>
- **Angle of view:** The angle of view from the main direction of view may be considered in terms of whether the development will be seen directly in front of a visual receptor or if it will be seen more obliquely. Road users are generally more aware of the views in the direction of travel, whilst train passengers are more aware of views perpendicular to their direction of travel. Elevated views are likely to reveal more of the proposed development, whereas low level views are more likely to be screened by intervening built form and vegetation.

- **Screening:** A development may be wholly or partly screened by landform, vegetation (seasonal) and/or buildings. Conversely visual receptors with open views, particularly from landscapes where such views are a key characteristic, are likely to be able to see a greater proportion of a proposed development.

- **Skyline/background:** Whether a development would be viewed against the skyline or a background landscape may affect the level of contrast and magnitude, for example, skyline developments may appear more noticeable, particularly where they affect open and uninterrupted horizons.

- **Duration and frequency:** The duration of the visual effect, whether temporary or long term; intermittent or continuous; as well as the role of seasonal changes due to management such as hedgerow trimming and seasonal variations in deciduous leaf cover.

Criterion used to categorise the magnitude visual effect, are listed in Table A4 –Magnitude of Visual Effect.

**Table A4: Magnitude of Visual Effect**

<table>
<thead>
<tr>
<th>Magnitude of Visual Effect</th>
<th>Key determining criteria</th>
</tr>
</thead>
<tbody>
<tr>
<td>High</td>
<td>A major change or obstruction of a view that may be directly visible, appearing as a dominant or prominent feature and/or appearing in the foreground.</td>
</tr>
<tr>
<td>Medium</td>
<td>A moderate change or partial view of a new element within the view that may be readily noticed, seen in front of the receptor directly or obliquely visible including glimpsed, partly screened or intermittent views, appearing as a noticeable feature in the middle ground.</td>
</tr>
<tr>
<td>Low</td>
<td>A low level of change, affecting a small part of the view that may be obliquely viewed or partly screened and or appearing in the background landscape – this may include views that change rapidly from fast-moving road vehicles or trains.</td>
</tr>
<tr>
<td>Negligible</td>
<td>A small or intermittent change to the view that may be obliquely viewed and mostly screened and/or appearing in the distant background or viewed at high speed over short periods and capable of being missed by the casual observer.</td>
</tr>
</tbody>
</table>
Judging the significance of landscape and visual effects
The level of landscape or visual significance is determined by combining the sensitivity of the receptor (high, medium to low) and the magnitude of effect (high to negligible). The evaluation is based on professional opinion using Table A5 as a guide.

Table A5: Significance of landscape and visual effects

![Diagram showing sensitivity of receptor and magnitude of effect]

'Significant Effects' In terms of EIA Regulations
In terms of the EIA Regulations a ‘Major’ or ‘Major/Moderate’ level of significance (defined using Table A5) is considered to be a ‘Significant Effect’.
Appendix A - Verified Views Methodology

Photography

High Resolution digital photographs were taken from the agreed locations (Figure A) by for each photo viewpoint location, photographs were taken with a digital SLR camera (Canon EOS 400D). The camera was positioned on a tripod and levelled horizontally and laterally using two tripod mounted spirit levels. The location of each photo viewpoint was surveyed using GPS and a further photo was taken from the same spot with a 2nd camera which has embedded GPS information for cross-checking purposes. Photographs were taken of the camera setup (Figure B) for reference and noted the time of day the photographs were taken.

3D Model and Alignment

Stage One: Using Ordnance survey information and site survey data a 3d computer model of the existing buildings adjacent to the site was produced within AutoCAD.

Stage Two:

his model was then taken into 3D Studio Max, and using the photographs technical embedded data we replicate the camera settings within the 3D software. We then position the camera using the GPS data collected from site and use the software’s built in camera matching facility to accurately position the camera within the 3d environment.

Stage Three:

Using the proposed design site plan, house details and elevation details provided a 3d model of the proposed housing scheme is created in AutoCAD software.

Stage Four:

This model is then taken into 3D Studio Max (Figure C) where we apply the materials as specified and using the time reference from the photographs along with sun calculation information (www.suncalc.net) we create a lighting system within the 3d model to match the sunlight conditions at that time of day. At this point we add in the trees showing them as they will be newly planted and the expected growth after 15 years.

Stage Five:

A High resolution rendered image is produced and the raw render is taken into post-production software, Adobe Photoshop, to be blended into the photograph. We then colour correct the rendered image so that it appears as photorealistic as possible. With the rendered proposals aligned to the photography we apply a foreground mask from the original photograph to accurately position the 3d rendered image in the existing environment (Figure D). This process was carried out on all views.

Notes on Accuracy

The size and dimensions of the building will always be accurate due to the use of AutoCAD software.

All work is cross-checked by a senior visualiser at each stage of the process.

The alignment of the proposed development is as visually accurate based on current information available though some assumptions have been made with regard to the detailing of individual buildings.

The housing mix across the site comprises:

- Proposed Layout 78 Units with 66 of 2 storey construction and 12 of 2.5 story.
- Suggested alternative Layout 52 Units with 40 of 2 storey construction and 12 of 2.5 story.
Figure A - Specified viewpoint locations

Figure B - Camera Setup

Figure C - 3D model aligned with existing buildings and surveyed features

Figure D - Example rendered shot