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LANDSCAPE PLANNING AND DESIGN CONSULTANTS

Barton Meadows Landscape and Visual Impact Assessment



A report produced by Ashmead Price on behalf of
Barton Consortium Limited

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Barton Meadows, Efflinch Lane Barton under Needwood: Landscape and Visual Impact Assessment and Landscape Masterplan

1.0 Introduction and Methodology

- 1.1 Ashmead Price, Chartered Landscape Architects, have been appointed to assist Barton Consortium Ltd. to submit proposals for the development of 130 dwellings and associated open space on land off Efflinch Lane Barton under Needwood.
- 1.2 The brief from Barton Consortium Ltd was to draw up a Landscape and Visual Impact assessment report taking into account additional surveys and assessments undertaken by other technical consultants as set out in paragraph 1.3 below. The masterplan layout was developed by a multi-disciplinary design team from an earlier outline masterplan which was the subject of a public exhibition in February 2011.
- 1.3 In order to guide the report we have used the Staffordshire County Council Planning for Landscape Change Report, adopted as Supplementary Planning Guidance. Additional reports and documents were referred to as follows: East Staffordshire Greenspace Strategy, East Staffordshire adopted Design Guide SPD (2008), The National Forest Strategy, Barton under Needwood Village Design Statement, East Staffordshire Green Infrastructure Study, Greenhatch Topographical survey of the site (2010), Midland Tree Surgeons Tree survey (2010), FPCR Phase 1 habitat survey (July 2011) Ashmead Price Central Rivers Initiative Review (2008). A site visit was made on 4th October 2011 to record the key views into the site described in the report. The report was compiled within a two week period in October 2011.
- 1.4 The Landscape Institute Guidelines for Landscape and Visual Impact Assessment Second Edition (2002) was used for additional reference during the study. Terms and criteria used in the assessment of the landscape and visual effects are defined in appendix A

2.0 Location and Site Description (Plan 0128/02 Niche Architects)

- 2.1 The Barton Meadows site consists of a block of arable land to the east of Efflinch Lane, Barton under Needwood. It is bounded by Efflinch Lane to the west, Mill Lane and the rear gardens of Mill Crescent to the south, the Trent and Mersey Canal to the east and Barton Turns Marina to the north, buffered by small arable fields to the north east and south west. The proposed housing development is on one field of 5.1 ha immediately adjacent to Efflinch Lane.
- 2.2 The entire application site extends to 13.2 hectares of flat river terrace agricultural land at an average height of 51m AOD and with a variation of less than 2 metres overall. The land is in medium to large, irregular shaped fields in arable use, bounded by mature hedgerows containing numerous mature hedgerow trees. An occasionally wet pond is present towards the centre of the site and two small watercourses or enlarged wet ditches dissect the southern part of the site.

- 2.3 No public footpaths or bridleways cross the site. Overhead 11kv power lines mounted on timber poles cross the site from east to west and from north to south (see topographical survey). Overhead 33kv cables cross the extreme south east corner of the site, and a single pylon is sited in this area.
- 2.4 The field pattern comprises 6no.medium to large sized irregular fields which appear to have survived at least from the first edition ordnance survey map.

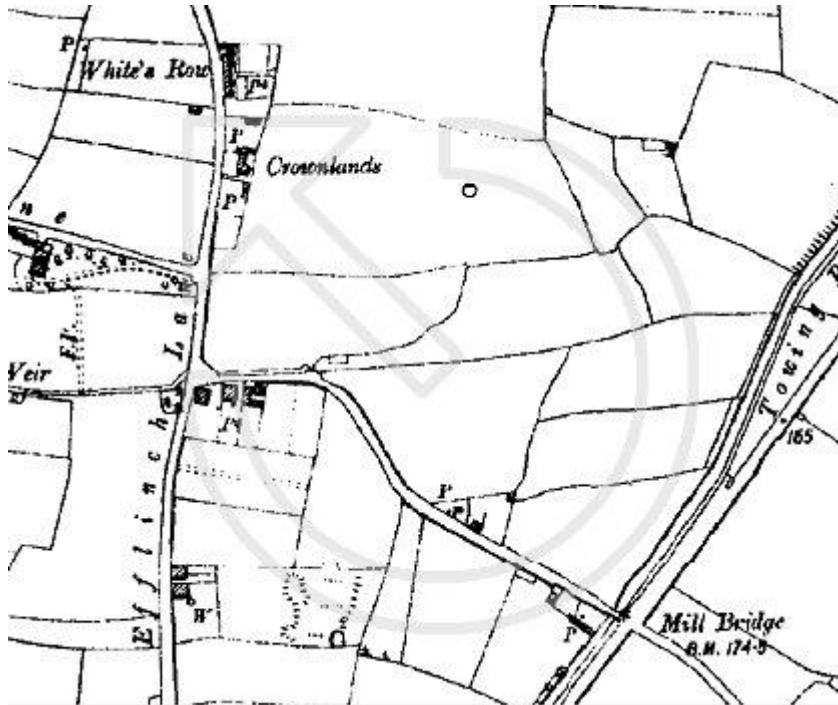


Figure 1: First edition Ordnance survey map c1900 (Extract from Staffordshire Past Track).

- 2.5 There are no built features on the site. Properties no's 114 to 126 Efflinch Lane overlook the site from the west; no's 91 to 101 Efflinch Lane have rear gardens abutting the site; no's 2-12 Mill Lane overlook the site from the south; No's 19, 21 and 51 Mill Lane, and no's 1- 15 Mill Crescent have rear garden boundaries abutting the site. The site is outside the Village Development Boundary as defined in the Village Design Statement, however as the above description indicates, the proposed housing land abuts the existing residential areas off Efflinch Lane and Mill Lane.

3.0 Landscape Character and Policy Setting

Regional landscape character area context

- 3.1 Barton under Needwood lies at the boundary of two Regional Character Areas and the application area falls entirely within the Trent Valley Washlands (Joint Character Area 69). The Trent Valley landscape is characterised by large, flat, open fields, operational and restored gravel workings, distribution and industrial development which overall gives a fragmented appearance. The presence of transport corridors including railways, canal and the A38T

are typical of this landscape. Large nucleated villages typical of the river valley such as Barton under Needwood have expanded in the post war period up to the present day.

Local landscape character context

3.2 The Staffordshire County Council Planning for Landscape Change SPG describes the study area landscape character type (LCT) as Terrace Alluvial Lowlands. In proximity to Barton under Needwood the scale of the landscape is reduced by the presence of irregular shaped fields with plentiful hedgerow oaks containing views to a maximum of one field distance. Streams and ditches reinforce this enclosure with lines of willows and alders. Adjacent busy roads (A38T) intrude into the quietness of the area.

3.3 Characteristic landscape features include:

- Small broadleaved woodland
- Irregular hedged fields and hedgerow trees
- Arable farming on flat river terrace land
- Trent and Mersey Canal and the Barton Marina
- Water courses and wet ditches following field boundaries.
- Traditional village character of Barton under Needwood

Landscape policy and guidelines:

3.4 The site falls within the National Forest boundary and it is described in the 2004-14 Strategy Review as Trent Valley Washlands. The identity of the National Forest is well established at Barton Marina as there are custom designed orientation and information points around the lakes and near the marina facilities. The National Forest Strategy acknowledges the constraints to woodland planting in the Trent Valley such as the impact on flooding and the need to conserve archaeological remains, however there are opportunities to enhance urban development sites using woodland planting and large trees. Hedgerows, hedgerow trees and small woodlands which fit into the existing field pattern will retain character. New woodland planting should reflect the present character by being designed with irregular shapes and margins.

3.5 The Barton Under Needwood Village Design Statement describes the village landscape setting and it recognises the importance of proper edge treatment to maintain or create visual harmony within and around the village. To the east of the village it suggests the planting of woodland belts around village perimeter, field corner copses, hedgerows and hedgerow trees to fit with the SPG and National Forest guidelines.

3.6 East Staffordshire Borough is the local planning authority within Staffordshire County. A number of saved policies from the 2006 Local Plan are considered to be relevant to the landscape and visual impact assessment as follows:

- CSP6 National Forest
- NE1 Development outside development boundaries
- NE5 Central Rivers Strategy
- NE14 National Forest planting
- NE15 National Forest Implementation of planting schemes
- NE27 Light pollution
- BE1 Design

- H6 Housing design
- L2 Landscaping and greenspace assessment
- L5 Allotments

The emerging Core Strategy identifies the site as falling within a potential area for strategic growth (Options 1 and 3)

- 3.7 The Staffordshire and Stoke on Trent Structure Plan (2001) covering the period up to 2011 contains policies on landscape character. Policies NC2, NC12, NC13 support the Planning for Landscape Change SPG.
- 3.8 The Staffordshire Planning for Landscape Change SPG referred to above identifies the landscape policy objectives for the study area as landscape restoration, and a landscape at risk of rapid loss of character and quality. The factor limiting landscape quality in this area is the relatively poor representation of characteristic semi natural vegetation, and a potential decline in the features that remain. The SPG identifies Biodiversity Action Plan Targets for the landscape which includes:
- Recreate/ regenerate semi natural broadleaved woodland
 - Maintain/ manage ancient/ diverse hedgerows
 - Plant species rich hedgerows
 - Maintain, enhance and increase the number of canals, lakes and ponds
 - Maintain and create reedbeds
 - Maintain the quality and quantity of all natural existing channel features
 - Maintain, enhance and restore wet woodland.
- 3.8 The landscape guidelines in the SPG identify the value of new woodland planting in this area as moderate to very high as it is a preferred area in the National Forest Strategy. Hedgerows, hedgerow trees and small copses are a feature in the current landscape, and fitting new woodlands into these existing field boundaries, as discrete blocks, will retain character. New woodland planting would most successfully reflect the present character by being designed with irregular shapes and margins. The broadleaved character of woodland planting is important to retain throughout. Streamside willow features are an important valley characteristic and these should be maintained where they exist. Additional planting of suitable species would be of benefit to the valley character.

4.0 Key Views

Visual appraisal

- 4.1 The approximate extent of the potential visibility of the 5.1ha housing development area and the locations of key viewpoints selected for assessment of visual impacts are shown on Figure 2 in appendix B. Current views from these points are illustrated below. The remainder of the 13.2ha application site will be open space with soil mounding, open water areas, meadow land, woodland planting, paths, play features and park furniture.

- 4.2 Visibility of the proposed 5.1ha housing development field from the west is limited to existing properties 114-126 Efflinch Lane, together with rear garden views from 91-101 Efflinch Lane and the footpaths along a short section of road. Views from the north are restricted by the screening effect of mature hedgerow boundaries and woodland east of Thomas Russell School. There are restricted views of the site from the permissive path around the Barton lake, and distant views from the edge of the Marina access road. Views from the east are mainly screened by mature vegetation lining the Trent and Mersey Canal as well as intervening hedgerows, and there is no view of the housing development field from the canal towpath itself. There are occasional views into the proposed amenity land from the canal towpath. Views from the south include some ground floor and first floor views from properties along Mill Lane (2-12) and some rear gardens which abut the wider site boundary as listed in paragraph 2.5 above.
- 4.3 There are no long distance views into the site, as the existing field pattern marked by mature hedgerows and mature hedgerow trees generally restricts the views to one field depth in this flat terrace landform. Mature hedgerows and hedgerow trees lining the dual carriageway and the Trent and Mersey canal restrict views of the proposed housing area, whilst allowing brief glimpses into the amenity land to the south and east of the housing site.
- 4.4 The views out from the site towards the east are further enclosed by the presence of the large distribution warehouses sited on the east side of the A38T. The intrusive silhouette of the rectangular built forms is a feature of this section of the Trent valley.
- 4.5 Viewpoint 1: from Efflinch Lane looking east into proposed housing development area



This illustrates that the view east from Efflinch Lane is enclosed by woodland to the north, and a mature hedgerow with hedgerow trees to the south. The development area is flat open arable land with no natural vegetation. The boundary with Efflinch lane in the foreground is typically lined by mature hedgerows and rear garden vegetation.

- 4.6 Viewpoint 2: from the eastern boundary of the proposed housing development site looking west towards Efflinch Lane. This view is not from a public or permissive vantage point.



This shows the same field as viewpoint 1, enclosed by woodland to the north and a mature hedgerow to the south. The existing housing on Efflinch Lane is partly screened by hedgerows and rear garden vegetation. There are no other residential properties in view.

- 4.7 Viewpoint 3: Looking south west towards the housing site from the permissive footpath route around the Barton Lake adjacent to the Marina



Mature hedgerows and hedgerow trees restrict the views to one field depth in this flat landscape. There is an elevated view from the soil bunds around the lakes. The proposed housing development site is beyond the hedgerow in the background to this view.

- 4.8 Viewpoint 4: looking north from Mill Lane opposite the junction with Sandiway, over the permanent pasture field (not part of the development site) towards Efflinch Lane.



There is a mature hedgerow for most of the length of Mill Lane which screens views of the development site from the ground floor of residential properties; The edge of the existing village envelope on Efflinch Lane is visible although partly screened by mature vegetation. Mature hedgerows, hedgerow trees and woodland areas contain views of the development area to the north

- 4.9 Viewpoint 5: looking north from Mill Lane on the southern boundary of the application site. Note the 33kv pylon and cables crossing the site and the 11kv cables on timber poles.



This view is framed by the large distribution depots east of the A38T, and mature hedgerows with hedgerow trees to the north and west. The arable land is flat and open with no natural vegetation. The southern boundary with Mill Lane in the foreground is screened by a mature hedgerow.

- 4.10 Viewpoint 6: view south- west over the application site from the southern edge of the Barton Marina access road



The panoramic view includes the man-made lake. Mown grassland in the foreground marks the site of the proposed cinema complex. The large distribution warehouse to the east of the A38 is visible. Mature hedgerows and hedgerow trees enclose the views elsewhere. Woodland planting further frames the view. There is no view of the proposed housing site from this point.

5.0 Existing Landscape Framework

Landform and drainage

- 5.1 The Greenhatch Topographic survey (October 2010) illustrates the flat nature of this river terrace landscape and a grid of levels demonstrates a maximum of 2 metres variation over the entire site from Efflinch lane to the south eastern corner of Mill Lane. The survey shows a number of ditches and narrow water courses following field boundaries and generally falling from west to east towards the river Trent. The ditches are seasonally wet. An ephemeral pond which appears to have survived from the time of the first edition Ordnance Survey exists in the centre of the study area on the eastern boundary of the proposed housing site. The eastern part of the site falls into Flood Zone 3 as defined by the Environment Agency. The boundary of Flood Zone 3 is clearly marked on the JBA Flood Risk Assessment report.

Land Use and Land cover

- 5.2 The predominant land use is arable cropping and at the time of the survey the land had been recently cultivated and drilled for winter wheat. Field margins adjacent to hedgerows remain as grassland. The FPCR Phase 1 habitat plan records the extent of the habitats in July 2011. Plantations of trees are established adjacent to the Trent and Mersey Canal corridor.

Vegetation pattern

- 5.3 The existing pattern of trees and hedgerows is recorded on the Greenhatch topographic survey; the FPCR Phase 1 habitat plan, and the Midland Tree survey tree and hedgerow survey report. The ecological survey and tree survey record almost 100 no. individual hedgerow trees or groups of trees around the site boundaries, together with over 20 lengths of mature hedgerows. Some of the hedgerows contain a mix of woody species which may qualify as important under the hedgerow regulations. The mature hedgerow trees are valuable and may support nesting sites for birds and bats.

Public Rights of way and access

- 5.4 There are no public footpaths on or adjacent to the study area, however there is evidence that informal access takes place around field boundaries. There is permissive public access around the man-made lakes and marina to the north of the study area. Pedestrian access to the development area is currently restricted to the field opening on Efflinch Lane to the west.

Built features and designations

- 5.5 No landscape designations are recorded in the Barton under Needwood Village design statement map, or in the East Staffordshire Local plan. The Village Development Boundary follows the existing residential property boundaries along Efflinch Lane, Mill Lane and Mill Crescent. There is one listed building adjacent to the study area; Mill Lane bridge over the Trent and Mersey Canal (Grade II listed). The Trent and Mersey canal corridor is a Conservation Area.

6.0 Development Strategy

- 6.1 The proposed development is described in detail in the Design and Access statement. The development comprises 130 residential dwellings arranged within the existing field boundaries of the single field accessed from Efflinch Lane. The design character of the development is described as having five distinct and linked character areas, namely Gateway, Swale avenue, Secondary street, Mews housing and Park edge.

Site masterplan key features

- 6.2 A masterplan for the entire site area accompanies the application; the plan illustrates the following landscape, open space and recreational uses:
- Amenity mown grassland for events, informal recreation and kickabout space.
 - Natural play area for a range of users and ages
 - Meadow grassland maintained to maximise biodiversity and wildlife habitats
 - Open water areas for surface water runoff and biodiversity
 - Mounding to visually enclose the valley landscape and to provide some noise attenuation from the A38T
 - National Forest style native broadleaved woodland planting
 - New mixed species hedgerow planting to define site boundaries and features.
 - Allotments and associated vehicle parking accessed from Mill Lane
 - Parkland style tree planting in groups and clumps.
 - Mown paths to encourage informal access throughout the masterplan area.

7.0 Landscape and Visual Impacts

Impact on landscape elements

- 7.1 The potential impacts on landscape elements and character are as follows. Changes are permanent unless stated otherwise. The assessments are based on the masterplan drawing 508-01-02 and it is assumed that all mitigation measures recommended have also been incorporated into the proposals.

Landform and drainage

- 7.2 It is envisaged that all built development and roads will follow the existing landform. The swale feature will be designed with the site hydrology and water table gradient in mind by specialist engineers. The swales will be connected to open water bodies and to the widened field edge ditch and stream courses as indicated. Ground levels will be maintained within root protection zones of trees and hedgerows. Soil mounding will be formed as indicated on the masterplan to provide some sound attenuation and visual screening of incongruous built forms of the large distribution warehouses adjacent to the A38T. Where these mounds encroach on the Flood Zone 3, compensation flood storage will be provided by excavating wetland features outside the zone as indicated on the masterplan.

- 7.3 The drainage and landform proposals seek to attenuate surface water runoff and to retain the surface water discharge similar to the green field condition. The mounded landforms will complement the valley terrace landform. The changes are considered to have a **slight positive landscape impact of low significance**.

Land Use and land cover

- 7.4 The land use will change from arable to residential in the developed area. Elsewhere within the masterplan area, land use will change from arable to permanent pasture, broadleaved woodland, open water, and amenity mown grassland. On balance, the overall change is considered to have a **minor landscape impact of low, positive significance**.

Vegetation pattern

- 7.4 The existing vegetation pattern is illustrated on Figure 1 of the FPCR habitat plan. The plan demonstrates the dominance of arable cultivation land throughout the study area. Overall, the vegetation pattern will be greatly diversified by the development proposals. Street trees and appropriate landscaping within the housing area and along the newly formed swale will create additional habitats to those conserved around the existing site boundaries. No hedgerows or hedgerow trees are envisaged to be affected by the proposals. In the wider valley terrace landscape, the masterplan indicates a mosaic of new native woodland planting, new hedgerows, clumps and individual parkland style tree planting, wetland margins, meadow grassland and wet grassland. The changes are considered to have a **moderate positive landscape impact of medium significance**.

Rights of way and access

- 7.5 There is no public right of way over the study area at present. The housing development will provide a connected hierarchy of access roads, footpaths, minor open spaces, and links to the existing village network. Beyond the housing area to the river terrace landscape, the masterplan illustrates a

comprehensive network of mown paths and routes throughout the application area, and connecting to the wider green infrastructure of the Trent valley and the Barton Marina development. The changes are considered to have a **moderate positive landscape impact of medium significance**.

Built features

- 7.6 The proposals will introduce residential development appropriate to the village design context of Barton under Needwood. The design of the new housing will make a positive contribution to the character and local distinctiveness of the village, and the containment of the building to one field area will limit the potential adverse impact on open countryside to the south and east of the site. The character areas described should avoid the suburbanising effect of the housing and is considered to have a **slight landscape impact of low significance**.

Ecological value

- 7.7 The FPCR phase 1 habitat survey makes recommendations for mitigating the impact of the development on wildlife habitats found in the study area. Provided that the recommendations are followed, and that a management plan is drawn up for the future management and maintenance of the wider study area, it is considered that the impact on the ecological value of the site is a **moderate landscape impact of moderate positive significance**. There will inevitably be more human disturbance to areas which are currently inaccessible to the public; however this is balanced by the significant diversification of habitats, and the conservation of existing site assets and vegetation.

Landscape designations

- 7.8 No listed buildings, conservation areas, or protected landscapes are directly affected by the housing development and therefore there are **no impacts** on designated features.

Landscape character

- 7.9 The proposed development of 130 houses will cause a permanent localised change to landscape character at the parish level. The changes to the wider river terrace landscape type will result in the restoration of characteristic features namely woodland, hedgerows, wetland, meadowland, and parkland in the otherwise partly degraded arable landscape. The 'new' landscape offers opportunities for community use and it will connect to the well-used Barton Marina site. The masterplan fits well with the Central Rivers Initiative aims and vision for this part of the Trent Valley, and it therefore fulfils strategic plans within the emerging National Forest Area. Overall the impact is considered to be a **slight positive impact of local significance** on the overall landscape character.

7.10 Predicted visual Impacts: A number of key viewpoints have been identified (see photographs in section 2 above and Figure 2 Appendix B).

Key viewpoint reference	Description of view	Distance to housing development area	Sensitivity, magnitude, overall impact (L,M,H)
VP1 East from Efflinch Lane	Close view into housing from roadside path and existing properties	20 metres	High sensitivity, substantial magnitude, overall impact high.
VP2 West from boundary of housing development field towards Efflinch Lane (not currently accessible)	Close view into housing area from farmland. (currently no access)	20 metres	Low sensitivity moderate magnitude, overall impact medium
VP3 South west from permissive path around Barton Lake	Filtered views towards housing site from elevated path	75 metres	Medium sensitivity moderate magnitude, overall impact medium.
VP4 North from Mill Lane towards housing site	Filtered middle distance view from existing residential area	100 metres	Medium sensitivity moderate magnitude, overall impact medium
VP5 North from Mill Lane on southern edge of application area	View over landscape to be restored for access/ wetland/ meadowland	350 metres	Medium/ low sensitivity low magnitude, overall impact low
VP6 South west from Barton Marina	Middle distance views over restored river terrace	250 metres	low sensitivity slight magnitude, overall impact low

8.0 Mitigation and Landscape Framework opportunities

8.1 The above analysis of landscape character and viewpoints highlights a number of potential impacts of the housing development. A range of mitigation measures has been considered and the following is a summary of the measures shown on plan

8.2 Sensitive location and siting:
The entire housing development area is contained in one field with vehicle access off Efflinch Lane. The housing 'rounds off' the village envelope in this location and it does not extend further east than the existing Mill Crescent housing to the south. The existing vegetation around the boundaries of the development is conserved intact and this provides visual enclosure to the built forms. The layout allows ample buffer zones to protect the setting of existing residential areas.

- 8.3 Site layout:
The site layout has been developed with reference to the village design statement and it is sub divided into five distinctive character areas, each with its own urban design principles. The character areas flow together thus making the whole development greater than the sum of its parts in terms of a coherent layout. The built area integrates well into its landscaped setting in the river terrace landform, as far as the canal corridor to the east. The layout and location protects the housing from intrusive large industrial buildings and the noise from the A38T.
- 8.4 Appropriate form, materials and design of built structures:
At this stage, the character areas referred to above provide examples of the types of built form and setting anticipated in the detailed design which will follow a successful application. Wherever possible, local examples from the existing village of Barton under Needwood are used as a reference point.
- 8.5 Ground modelling:
At present the landform is flat over the whole application area. The masterplan illustrates opportunities for re-using soil resources to create sound attenuation mounds arranged along the eastern boundary closest to the A38T dual carriageway. The mounding combined with woodland planting has the potential to create a new semi natural publically accessible landscape appropriate to the National Forest setting of the Trent valley. In addition to soil mounding, there are opportunities for lowering the ground levels to form wetlands and wetland scrapes which will have benefit to wildlife and migrating birds. The landscape of the Trent valley is enhanced by the presence of a 'string of pearls' wetland character, mainly formed following gravel extraction.
- 8.6 Planting:
The National Forest guide for developers and planners has been used as a reference in drawing up the masterplan for the housing area and the wider application site. Within the housing area itself the existing strong framework of conserved hedgerows and hedgerow trees will be enhanced by further hedgerow tree planting along Efflinch Lane; together with front garden tree planting integrated into the housing layout. The swale avenue will be defined by a line of semi mature trees of appropriate species such as alder and ash; the secondary streets will be punctuated by the use of smaller street trees at accent points and in rear gardens to provide a buffer against the existing edges. Mews housing areas will be enhanced with street trees to create intimate scale and shade and to reduce the impact of cars in the street scene. At the Park edge, the existing mature valuable hedgerows will be reinforced by native tree planting to front and rear gardens giving a buffer against the open river terrace landscape to the east.
- 8.7 Native woodland and native mixed hedgerows will be planted to create a multifunctional 'green infrastructure' landscape setting between the housing and the canal corridor to the east. Woodland style planting areas will frame open spaces of meadow grassland, as well as creating wildlife habitats, visual enclosure on soil mounded areas, and accessible woodland walks for local residents. Species used for planting will refer to the National Forest guidelines and the Natural Area Trent Valley and Rises recommendations. Appropriate native tree and shrub species will include oak, ash, alder, field maple, small leaved lime, willow, hawthorn and hazel.

8.8 Recreation and amenity value

The fully accessible 'country park' style landscape described on the masterplan will be integrated into the existing marina and lakes landscape to the north, and it will contribute to the village as a whole by increasing the amount of open space available to the local population and to visitors to the national forest. The allotments to the south are accessible off Mill Lane, and a small gravel surfaced car park will enable users to visit the allotments by car or on foot. The generous natural play zone is close to the housing without being too close to individual dwellings. There is sufficient space in the Natural play zone to accommodate toddlers and junior play facilities; the emphasis being on the use of natural materials and landscaping rather than formal equipped play.

9.0 Conclusions

- 9.1 The housing and open space proposals have been carefully developed to respond to the local landscape and to fit into the terrace alluvial lowlands character. Whilst the development is outside the current village envelope, the emerging development plan documents have highlighted the site as a potential option for housing in the large village of Barton under Needwood.
- 9.2 The inclusion of generous accessible 'green infrastructure' in the proposals will integrate the development into the existing well used Barton Marina site to the north.
- 9.3 The mitigation measures will limit adverse visual impacts of the development and will enhance wildlife habitats in the Trent valley.

Appendices

- Appendix A Terms and Criteria used in the assessment of landscape and visual effects
- Appendix B Figure 2: viewpoints and approximate extent of potential visibility of the 5.1ha. housing area.

Appendix A; Terms and criteria used in landscape and visual impact assessment

Evaluation of landscape impacts

Level of significance	Description of criteria
High Adverse	Total loss or major alterations to key landscape elements and/ or introduction of totally uncharacteristic elements set within the receiving landscape.
Medium Adverse	Partial loss or alteration to one or more key landscape elements and/ or introduction of prominent or localised substantially uncharacteristic elements set within the receiving landscape
Low Adverse	Minor loss or alteration to one or more key landscape elements and/ or introduction of elements that may not be uncharacteristic set within the receiving landscape
Negligible	Very minor loss or alteration to one or more key landscape elements and/ or introduction of elements that are not uncharacteristic with the surrounding landscape
Low positive	Development has some potential to improve the landscape character by restoring valued characteristic features
Medium positive	Development has the potential to fit well with the landscape character and to remove damage caused by existing land uses.

Evaluation of visual impacts

Sensitivity of receptor	Type of receptor
High	Residential properties, public open space and right of way users
Medium	Pedestrians and cyclists on roads/ pavements
Low	Offices and workplaces, motorists on roads

Magnitude of change	Description of criteria
Substantial	Many viewers affected. Major change in view. Closer than 50 metres from development. Few foreground landscape elements
Moderate	Some viewers affected. Moderate change in view. Within 100 metres from the development. Some foreground landscape elements breaking the view.
Slight	Few viewers affected. Minor change in view. More than 100 metres from development. Many foreground elements breaking the view.
Negligible	Few viewers affected. Small part of development visible with very little effect on views
None	Development not visible.

Significance of change	Description of criteria
High	Causing significant change in existing view. Likely to have medium to high sensitivity and substantial magnitude
Medium	Noticeable change in existing view. Likely to have medium to high sensitivity and slight to moderate magnitude
Low	Barely perceptible change in existing view. Likely to have low to medium sensitivity and slight to moderate magnitude
None	Development not visible

Appendix B

Figure 2: viewpoints and approximate extent of potential visibility of the 5.1ha. housing area.

