



LAND AT  
SCOTLAND FARM



# LANDSCAPE AND VISUAL APPRAISAL

Prepared on behalf of:  
**Dry Drayton Estate Ltd & Hallam Land Management**

By:  
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## 1.0 INTRODUCTION

- 1.1 This Landscape and Visual Appraisal (LVA) has been carried out to inform the potential new settlement on land at Scotland Farm, Cambridge by FPCR Environment and Design Ltd (FPCR). The purpose of this LVA study is to provide an assessment of the likely landscape and visual effects of the potential development and to inform the design of the masterplan. The LVA has been developed alongside and has informed the proposals put forward to the Greater Cambridge Local Plan process.
- 1.2 FPCR is a multi-disciplinary environmental and design consultancy established over 60 years, with expertise in architecture, landscape, ecology, arboriculture, urban design, masterplanning and environmental impact assessment. The practice is a member of the Landscape Institute and Institute of Environmental Management and Assessment and is frequently called upon to provide expert evidence on landscape and visual issues at Public and Local Plan Inquiries.

### Site Location

- 1.3 The site is located approximately 6km from the western edge of Cambridge and is situated on the northern side of the A428, covering a linear tract of land which stretches between Hardwick to the south and towards Dry Drayton to the northeast. Figure 1 shows the location of the site with the local context shown within the aerial image in Figure 2.

### Proposed Development

- 1.4 The site has been put forward to the Greater Cambridge Local Plan process as a potential new community of around 6,000 homes, business space, park and ride, community and education uses, leisure and retail uses, and green infrastructure. The details of the proposal are set out in the Vision Document.

## 2.0 PLANNING POLICY

### National Planning Policy

#### National Planning Policy Framework (NPPF, July 2021)

- 2.1 The NPPF sets out the Government's economic, environmental and social planning policy and in combination these policies give the Government's vision of sustainable development. The NPPF emphasises the need for well-designed places, promoting healthy and safe communities and conserving and enhancing the natural environment.
- 2.2 Regarding landscape and green infrastructure, the Natural Environment section of the NPPF provides a policy context for the countryside and green infrastructure. The key objectives include protecting and enhancing valued landscapes and, minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.
- 2.3 Paragraph 174 states at part a) that planning policies and decisions should protect and enhance valued landscapes and goes on to clarify that this should be in a manner commensurate with their statutory status or identified quality in the development plan. Part b) states that planning policies and decisions should recognise "*the intrinsic character and beauty of the countryside*".

2.4 Paragraph 175 advises that:

*“Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries”.*

2.5 Paragraph 176 goes on to add:

*“Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues”.*

2.6 The site is within an undesignated landscape with no special protected status. The character of the site and its immediate context is assessed within this report to help inform decisions regarding *“the intrinsic character and beauty of the countryside”*. The potential to enhance green infrastructure networks is also considered.

2.7 The eastern parcel of the site lies on the edge of the Cambridge Green Belt. Policy relating to Green Belt is covered in the separate Green Belt Appraisal.

#### Planning Practice Guidance (PPG)

2.8 The PPG was first published on 6th March 2014 and is a regularly updated online planning resource which provides guidance on the NPPF and the planning system. The NPPF continues to be the primary document for decision making.

#### **Local Planning Policy**

##### South Cambridgeshire Adopted Local Plan (2018)

2.9 The following policies are of relevance to landscape and visual matters and the proposed development:

##### Policy HQ/1: Design Principles

*“1. All new development must be of high quality design, with a clear vision as to the positive contribution the development will make to its local and wider context. As appropriate to the scale and nature of the development, proposals must:*

*a. Preserve or enhance the character of the local urban and rural area and respond to its context in the wider landscape;...”*

##### Policy NH/2: Protecting and Enhancing Landscape Character

*“Development will only be permitted where it respects and retains, or enhances the local character and distinctiveness of the local landscape and of the individual National Character Area in which is it located.”*

Policy NH/6: Green Infrastructure

1. *The Council will aim to conserve and enhance green infrastructure within the district. Proposals that cause loss or harm to this network will not be permitted unless the need for and benefits of the development demonstrably and substantially outweigh any adverse impacts on the district's green infrastructure network.*
2. *The Council will encourage proposals which:*
  - a. *Reinforce, link, buffer and create new green infrastructure; and*
  - b. *Promote, manage and interpret green infrastructure and enhance public enjoyment of it.*
3. *The Council will support proposals which deliver the strategic green infrastructure network and priorities set out in the Cambridgeshire Green Infrastructure Strategy, and which deliver local green infrastructure.*
4. *All new developments will be required to contribute towards the enhancement of the green infrastructure network within the district. These contributions will include the establishment, enhancement and the on-going management costs.*

Policy NH/8: Mitigating the Impact of Development In and Adjoining the Green Belt

1. *Any development proposals within the Green Belt must be located and designed so that they do not have an adverse effect on the rural character and openness of the Green Belt.*
2. *Where development is permitted, landscaping conditions, together with a requirement that any planting is adequately maintained, will be attached to any planning permission in order to ensure that the impact on the Green Belt is mitigated.*
3. *Development on the edges of settlements which are surrounded by the Green Belt must include careful landscaping and design measures of a high quality.*

**Other Relevant Strategies, Guidelines or Documents**Cambridgeshire Green Infrastructure Strategy (2011)

- 2.10 This strategy was produced to “assist in shaping and co-ordinating the delivery of Green Infrastructure in the county, to provide social, environmental and economic benefits now and in the future.” The document identifies a ‘Strategic Network’ of Green Infrastructure (GI) priorities for the county.
- 2.11 Within close proximity to the site, to the south west and west, Target Project 6.4 Cambourne is identified which includes strategies primarily for the new settlement of Cambourne. These include ‘Opportunities within the target area to inform future project development’ which include the following:
  - *“Biodiversity: opportunities exist to continue with Cambourne green spaces management and enhancement.*
  - *Climate Change: demonstration sites such as Lamb’s Drove show how modern developments can be “flood adapted” to lessen the impact of flood events. Sustainable urban drainage methods have been used to reduce run-off rates.*

- *Green Infrastructure Gateways: the creation of extensive natural open spaces has brought Green Infrastructure to the very heart of Cambourne. Rights of Way links to the wider countryside have been improved, with Fen Drayton Lake, Coton Countryside Reserve and Wimpole all within 10km of Cambourne.*
- *Heritage: opportunities for conservation, enhancement and interpretation.*
- *Landscape: Cambourne lies on a relatively high Clay plateau and the immediate area features small mature woodlands, mature hedgerows and wooded stream valleys, with long views of the surrounding landscape. There are opportunities to preserve and enhance existing landscape elements while also restoring the historic field patterns close by and extending green connections into the wider countryside.*
- *Publicly Accessible Open Space: extensive greenways and grass verges weave through Cambourne providing visual interest and safety for walkers. Formal areas have potential for community uses such as markets.*
- *Rights of Way: the layout of Cambourne has been planned with an extensive network of footpaths, bridleways and cycle paths as a key principle. Further opportunities to establish connections within the built areas and to the wider countryside will emerge as Upper Cambourne is developed.”*

### 3.0 THE SITE - BASELINE CONDITIONS

#### Landscape Character

##### National Character

- 3.1 National Character Area (NCA) profiles have been prepared by Natural England for the 159 NCAs defined across England. These NCA profiles include a description of the natural and cultural features that shape the landscape, how the landscape has changed over time, the current key drivers for ongoing change, and a broad analysis of each area's characteristics. Figure 3 illustrates the NCAs and other defined character areas within the context of the site.
- 3.2 At this very broad landscape scale, the site lies within Natural England's National Character Area (NCA) 88 'Bedfordshire & Cambridgeshire Claylands'. This NCA stretches from Peterborough in the north to the outskirts of Aylesbury in the south and includes Cambridge within its eastern extent and therefore covers a very extensive landscape area. The Key Characteristics for the NCA are:
- *Gently undulating, lowland plateau divided by shallow river valleys that gradually widen as they approach The Fens NCA in the east.*
  - *Underlying geology of Jurassic and Cretaceous clays overlain by more recent Quaternary glacial deposits of chalky boulder clay (till) and sand and gravel river terrace deposits within the river valleys. Limerich, loamy and clayey soils with impeded drainage predominate, with better-drained soils in the river valleys.*
  - *The River Great Ouse and its tributaries meander slowly across the landscape, and the River Nene and the Grand Union Canal are also features. Three aquifers underlie the NCA and a large manmade reservoir, Grafham Water, supplies water within and outside the NCA.*

- *Brickfields of the Marston Vale and Peterborough area form distinctive post-industrial landscapes with man-made waterbodies and landfill sites. Restoration of sand and gravel workings has left a series of flooded and restored waterbodies within the river valleys.*
- *Variable, scattered woodland cover comprising smaller plantations, secondary woodland, pollarded willows and poplar along river valleys, and clusters of ancient woodland, particularly on higher ground to the northwest representing remnant ancient deer parks and Royal Hunting Forests.*
- *Predominantly open, arable landscape of planned and regular fields bounded by open ditches and trimmed, often species-poor hedgerows which contrast with those fields that are irregular and piecemeal.*
- *Wide variety of semi-natural habitats supporting a range of species – some notably rare and scarce – including sites designated for species associated with ancient woodland, wetland sites important for birds, great crested newt and species of stonewort, and traditional orchards and unimproved grassland supporting a rich diversity of wild flowers.*
- *Rich geological and archaeological history evident in fossils, medieval earthworks, deserted villages and Roman roads. A number of historic parklands, designed landscapes and country houses – including Stowe House and Park, Kimbolton Park, Croxton Park, Wimpole Hall and Wrest Park – combine with Bletchley Park, Second World War airfields, the Cardington Airship Hangars and brickfields to provide a strong sense of history and place.*
- *Diversity of building materials including brick, render, thatch and stone. Locally quarried limestone features in villages such as Lavendon, Harrold and Turvey on the upper stretches of the River Great Ouse.*
- *Settlements cluster around major road and rail corridors, with smaller towns, villages and linear settlements widely dispersed throughout, giving a more rural feel. Small villages are usually nucleated around a church or village green, while fen-edge villages are often in a linear form along roads.*
- *Major transport routes cross the area, including the M1, M11, A1, A6, A5 and A14 roads, the East Coast and Midlands mainline railways, and the Grand Union Canal.*
- *Recreational assets include Grafham Water, the Grand Union Canal, Forest of Marston Vale Community Forest, Chilterns AONB, woodland and wetland sites, an extensive rights-of-way network and two National Cycle Routes. The cities of Cambridge and Peterborough and several of the historic market towns in the NCA are popular tourist destinations.*

3.3 The description also includes a number of Statements of Environmental Opportunity with SEO3 including the following:

*“Plan and create high-quality green infrastructure to help accommodate growth and expansion, linking and enhancing existing semi-natural habitats. Regenerate the post-industrial landscapes of the Marston Vale and Peterborough to improve and create new opportunities for biodiversity, recreation, timber and biomass provision while strengthening sense of place, tranquillity, resilience to climate change, and people’s health and wellbeing.*



### Cambridgeshire Landscape Guidelines 1991

- 3.4 This document was produced by Cambridgeshire County Council and is of some age, but still includes guidelines and information of relevance. The document identifies 9 Landscape Character Areas within Cambridgeshire, with the site located within Area 3 Western Claylands. This area is described as follows:

*“As in the South-eastern Claylands, dense woodland and heavy soils deterred prehistoric farmers, and even Roman settlements are not commonly found in these regions. Population pressure and the use of improved ploughs, however, led to many medieval settlements which have since been deserted or have shrunk to tiny hamlets or single farms. Ridge and furrow (a survival of medieval ploughing), deserted medieval villages, such as Wintringham, Weald and Washingley, and other substantial medieval settlement earthworks, such as those at Steeple and Little Gidding, Hamerton, and Winwick, together with numerous moated sites and ruined churches (at Denton and Woolley) are now all features of this sparsely populated landscape.*

*This gentle undulating landscape is subdivided by the shallow Ouse Valley (landscape area 4). It consists of large-scale arable farmland with open fields, sparse trimmed hedgerows and watercourses often cleared of bankside vegetation. There are scattered woodlands and approximately half of these are ancient semi-natural woodlands of considerable importance in the County context. The biggest concentration of woodlands is in the south-west corner of the County. Elsewhere individual woods are of importance in visual and nature conservation terms, but they tend to be isolated incidents in an area dominated by arable farmland.*

*The landscape of this part of Cambridgeshire has been greatly affected by modern agricultural practices. Increased mechanisation has led to the removal of hedgerows and amalgamation of fields. Many of the remaining hedges are ‘gappy’ and trimmed almost out of existence by regular cutting. Dutch Elm Disease has taken a considerable toll of hedgerow trees, and the extensive replanting which is still young has yet to make any major impact, although with over one million grant-aided trees having been planted since 1974 significant change is likely over the next few decades. Marginal land has been brought into production by drainage and other soil improvements. Larger farm units have created a need for large storage buildings, which can be prominent in the landscape.*

*Small villages and hamlets are scattered throughout the area, usually in sheltered places with existing trees. Small grass paddocks typically occur on the edges of the villages. Church spires and towers enliven the skyline.*

*Existing and former wartime airfields at Alconbury, Wyton, Molesworth, Glatton, Warboys, Upwood, Kimbolton, Graveley, Staughton, Sibson, Bourn and Great Gransden have a significant impact on the area.”*

- 3.5 The document includes Principles for Landscape Improvement and Management in the Western Claylands. With regard to the creation of new landscape structure, the following principles are included:

1. *“Management of existing woodlands: the careful management of ancient semi-natural woodlands and selective re-stocking and creation of ‘edge areas’ elsewhere (see Farmland Model A4b) is essential.*
2. *Creation of new woodlands: ideally these should be at least 2 hectares in size and located so that they make a major impact in relation to:*

- viewing points:
- wildlife potential;
- landform and skylines.

*The new woodland blocks may be planted to reflect landforms, thus developing a new character of wooded skylines, distinctive clumps and woodlands following the folds in the land. Elsewhere, woodlands may be planted to reflect the existing or former field patterns, thus being derived from the inherited pattern (see Farmland Model A5). In practice, a combination of these two approaches would emerge, reflecting both old and new landscape patterns.*

3. *Planting of woodland belts: probably based on existing hedgerows, linking woodland blocks, the belts should be carefully aligned to reinforce landforms and would enclose large areas of rolling farmland (see Farmland Model A4b).*
4. *Creation of landscape corridors in valley bottoms: this will necessitate setting aside 5-15m or more either side of streams to create semi-wooded corridors of diverse habitats (see Farmland Model A6).*
5. *Hedgerows: selected hedgerows should be reinforced or managed for particularly significant impact, based upon their visual and wildlife potential. Historically significant hedgerows should be carefully conserved, and new hedges planted to emphasise the existing landscape.*
6. *Road margins: verges should be managed for floral diversity; hedgerows with trees should be concentrated on lower slopes to prevent loss of views from higher land and planted to create a bold sequence of enclosed and open characters appropriate to the large scale of the landscape (see Farmland Models A4a and A4b).*
7. *Footpath corridor improvements: a small number of long-distance routes and also circular/linking routes related to villages and towns should be located, and landscape improvements implemented along their alignments; ideally these features will be integrated with other new features as in 1 and 4 above (see Farmland Model A7).*
8. *Village approaches: increased tree cover with trees along road margins, woodland belts alongside roads, planting at edges of villages and hedgerow planting is desirable; it is important to ensure key views are not lost.*
9. *Old airfields: there may be unsightly buildings which require fresh landscape treatment.*
10. *Urban fringe: where the claylands border the Ouse Valley towns (St Ives, Huntingdon, St Neots) a substantial increase in tree and hedge cover is needed with trees along road margins, and woodland belts alongside roads and edges of developments.*

## **Designations**

- 3.6 Neither the site nor the immediate context are covered by a landscape designation such as a National Park, AONB or Special Landscape Areas, etc. Figure 4 illustrates to location of the landscape designations.
- 3.7 Two Registered Parks and Gardens (RPG) are located within the context of the site. These include the Grade II\* Childerley Hall park and garden located approximately 0.3km to the west of the site and the Grade II Madingley Hall park and garden which lies approximately 1.2km to the east of the site. A number of listed buildings are associated with these RPG's with further listed buildings

located within Dry Drayton to the north east which include a Grade II listed Rectory and the grade II\* listed Church of St Peter and St Paul which are both located towards the south western edge of the village.

- 3.8 The eastern part of the site lies the Cambridgeshire Green Belt. The separate Green Belt Appraisal examines the contribution the site makes to the Cambridge Green Belt.

### **Topography**

- 3.9 The following should be read in conjunction with Figure 5.

#### Context – Landform

- 3.10 The site is set within a gently undulating landscape with shallow valleys extending north easterly from a linear plateau which runs east to west along the A428 road corridor. Localised high points are located along the road associated with Hardwick, Highfields, Caldecote and the Bourn Airfield and extend to the north around Childerley. From this high land, linear valleys extend generally in a north easterly direction associated with watercourses such as the Callow Brook. Flatter lowland then extends to the north east of the A14.

#### Site - Landform

- 3.11 The landform of the western side of the site is closely associated with a small, forked valley which joins at the centre of the site with a watercourse flowing to the north east towards Bar Hill. The landform generally falls from higher levels in the south west to lower levels in the north east. Levels of around 70m Above Ordnance Datum (AOD) are found in the south western corner adjacent to the A428 with levels falling to around 30m AOD on the northern boundary.
- 3.12 The eastern part of the site comprises the valley of the Callow Brook, which descends to the north to Dry Drayton. Within this area the highest land is to the south west reaching 60m AOD and descending to approximately 30m AOD towards Dry Drayton to the north.

### **Site and Immediate Context**

- 3.13 An assessment of landscape character of the site and its immediate context has been carried out, providing a finer level of assessment than the published studies.
- 3.14 The site consists of a number of large scale intensive arable fields which are of regular, geometric form. Fields are bound by a combination of small-scale hedgerows or timber post and rail fences with ditches also a feature, especially along Scotland Road. The landform rises to the south west with small scale valleys associated with watercourses flowing towards the north east, within the western part of the site. The eastern part of the site comprises the western slopes of a minor valley that extends north to Dry Drayton. The valley rises to the east with some tree belts running along the higher ground. Two field ponds are also present with one located to the south adjacent to Scotland Farm and a second towards the north of the site associated with a small woodland at Fishpond Plantation. Tree cover is low with only small pockets of woodland at Fishpond Plantation and Blackthorn Spinney located at the centre of the site. Other than this, trees are limited to lines of trees associated with hedgerows and the water courses with narrow linear woodlands at Top Plantation on the south western boundary and Newroad Plantation on the north eastern boundary.

Further tree cover is associated with settlement and farms with trees around Scotland Farm to the south and around the edge of Dry Drayton to the north east.

- 3.15 The site is open and of large scale with wide views possible over agricultural land and to more distant settlement and highway infrastructure, with low skylines. Settlement is not prominent although agricultural buildings are visible set amongst mature trees. The adjacent villages of Dry Drayton and Bar Hill are effectively screened within views by mature trees on the perimeter of the settlements. Pylons and overhead cables are a visible feature crossing the landscape within the northern part of the site.
- 3.16 The A428 passes the site to the south, along the southern boundary with the proposed Scotland Farm Transport Hub, proposed on land east of Scotland Road and north of the A428. This will provide a park and ride facility for Cambridge. The A14 passing beyond the settlement of Bar Hill further to the north east. Scotland Road passes between the eastern and western parcels of the site leading from the A428 in the south to Dry Drayton and a network of minor roads to the north east. There are few roads to the west of the site with only lanes accessing Childerley Hall and other farm buildings. Public footpaths are prevalent however with a number of routes passing through the local area. These include a bridleway and footpaths which cross the northern part of the site and the Pathfinder Long Distance Walk which leads east to west linking Childerley Hall in the west to Dry Drayton in the east. A permissive path also leads away from the site from New Farm to the south east linking with a footpath (ref 66/17) which follows Callow Brook.

### Landscape Value

- 3.17 In terms of "landscape value" it is appropriate to examine the role of the site and its immediate context in terms of the range of local factors set out in the GLVIA3 (Box 5.1, page 84), and summarised in the methodology. This considers the landscape in terms of a range of factors as set out below. As a starting point, landscape designations have been considered.
- 3.18 Landscape Designations: The site and its wider landscape context are not subject to any national, local or other landscape designations. Two Registered Park and Gardens are located in the vicinity of the site to the east and west and part of the site lies within the Cambridgeshire Green Belt, though this is not a landscape designation.
- 3.19 Landscape Quality (Condition): Overall the site is of moderate to low landscape condition as it consists of very large scale, managed arable fields. Hedgerows are generally intact although are of relatively small scale in places and are gappy in some locations.
- 3.20 Scenic Quality: As a result of the open nature of the site and local context, wide panoramic views are possible across the site and the local area. Whilst the lines of trees along Scotland Road and within field boundaries provide a local visual feature, views are otherwise relatively featureless across the large open fields. Pylons and overhead cables are a detracting feature within views across the northern part of the site although nearby the nearby villages of Dry Drayton and Bar Hill are effectively screened within views by mature perimeter vegetation. The A428 is a significant influence across the southern part of the area.
- 3.21 Rarity and Representativeness: The site and local context is typical of the Western Claylands Landscape Character type within which it is located and reflects the description of the area as it consists of *'large-scale arable farmland with open fields, sparse trimmed hedgerows and*

*watercourses...* with the nearby villages associated with existing trees. The site does not contain any rare features and represents the local context within which it is located.

- 3.22 Conservation Interest: Features of conservation interest are limited to ecological habitats including the hedgerows, although these are largely species poor, individual trees, the small areas of broadleaved woodland which include trees with bat roost potential and the watercourses which support water voles and ponds. There are no features of heritage interest directly associated with the site.
- 3.23 Recreational Value: The site is in private ownership and managed for agriculture and therefore has no direct recreational value. A number of PROW pass through the site and the surrounding area and the site therefore features within views for users of these routes.
- 3.24 Perceptual Aspects: The site is managed for agriculture and is of a large scale with an open nature. The site and its context is not wild or tranquil, which are the aspects identified in GLVIA3.
- 3.25 Associations: Neither the site nor the local context is known to have any particular associations with any particular people e.g. artists or writers, or historic events that contribute to perceptions of the natural beauty of the area.
- 3.26 In conclusion and having appraised the above factors it is judged that the site and the immediate landscape is **Low to Medium** landscape value.

### Visual Baseline

- 3.27 A visual appraisal has been undertaken for the site. This has explored the nature of the existing visual amenity of the area and sought to establish the approximate visibility of the site from surrounding locations and receptors. A series of photo viewpoints have been selected which support this analysis.
- 3.28 Photographs have been taken to illustrate a view from a specific vantage point, or to demonstrate a representative view for those receptors that are moving through the landscape, e.g. rights of way users. The photographs may demonstrate varying degrees of visibility and include both short and long range views. The photographs were taken on the 29<sup>th</sup> March 2021 and seasonal differences have been taken into account when determining the visual effects on these receptors.
- 3.29 'Photo Viewpoints', as referred to in this report are 'Type 1 Visualisations' or 'Annotated Viewpoint Photographs', as referred to in the Landscape Institute Technical Guidance Note on 'Visual Representation of Development Proposals' (TGN 06/19).

### Photo Viewpoints

- 3.30 An assessment of the likely visual effects of the proposed development upon surrounding receptors is detailed in the subsequent section. Figure 6 details the location of the Photo Viewpoints and Figure 7-21 illustrates the photo viewpoints. They are briefly described below.

#### Viewpoints 1-5

- 3.31 These viewpoints show the views from Scotland Road, which runs between the eastern and western parts of the site. The viewpoints show the wide open, rather featureless landscape. The valley form is visible from some locations and tree belts or hedge lines along the higher ground are recurring features.

Viewpoints 6- 8

- 3.32 Located towards the north west of the site, these show views from the footpaths that cross the north western sector of the site. Viewpoint 6 represents a view from close to Dry Drayton, though most views from the village are limited by surrounding boundary vegetation.
- 3.33 Rectory Farm is visible in the bottom of the minor valley, and Blackthorn Spinney provides a feature, otherwise the landscape is very large scale and open with few landscape features.

Viewpoints 9-11

- 3.34 These viewpoints show the eastern part of the site, from FP66/17, which extends between Hardwick and Dry Drayton. Viewpoint 9 is an elevated view from the footbridge over the A428, showing the eastern part of the site and the land beyond this to the east. The Scotland Farm Transport hub is proposed in this area. Viewpoints 10 and 11 are taken along the footpath further north as the valley form becomes more pronounced. The Callow Brook can be seen as a fairly steep sided channel with relatively little vegetation running along the Brook corridor. It appears to be heavily managed for drainage.

Viewpoint 12

- 3.35 Viewpoint 12 provides a panoramic view from the south to the west from footpath FP 66/17 just south of St Peters and St Pauls Church Dry Drayton. The intensively managed arable farmland dominates the view, but some longer views along the valley are possible and towards the village and Scotland Road.

Viewpoint 13

- 3.36 This viewpoint shows a view from the green space that surrounds Bar Hill. Most of the settlement is set back behind the tree belts that surround it, but from some locations within this surrounding Green space there are views out to the south. Some of the farm Buildings at Rectory Farm, can just be seen between the gaps in the winter vegetation. Views are mainly limited by vegetation along the hedge lines.

Viewpoints 14-17 and 20

- 3.37 This collection of viewpoints shows the visibility from the west towards the site, from the footpaths and bridleways towards Childerley and Lolworth. Much of this landscape contains a greater proportion of hedgerows and trees than the Scotland Farm site, and combined with variations in topography, this limits longer views towards the site. Viewpoints 15 and 17 are taken from within the Registered Park and Garden. The site lies beyond the horizon.

Viewpoint 18

- 3.38 Located on the bridge over the A 428, this viewpoint shows the south west corner of the site, where there are no public footpaths providing access. The A428 is in a slight cutting at this point, with roadside planting providing some visual separation with the site. The buildings at Scotland Farm are just visible beyond a tree line. Some long views across the open rather featureless landscape are possible.

Viewpoint 19

- 3.39 This viewpoint shows one of the few views from Maddingley Road to the east in the direction of the site. The land rises away from the road and limits long views. The site is effectively screened by topography.

**Summary of Visual Baseline**

- 3.40 The baseline analysis results in a number of reasoned conclusions which are summarised below:
- The site itself comprises large scale open arable fields, so long views across it are possible.
  - The site comprises two minor valleys that descend to the north, and the visibility is largely contained by topography and the tree belts/ hedge lines that run along the higher ground.
  - Dry Drayton lies north of the site but most of the village is visually separated from it by vegetation around the edge of the village
  - Views across the site are largely restricted to those from Scotland Road, and from the limited number of footpaths and PROWS through and adjacent to the site.
  - Some elevated views are possible from the south from road or pedestrian overbridges over the A428. Views from south of the A428 are very restricted
  - There is no intervisibility between the site and the centre of Cambridge.

## 4.0 APPROACH TO ASSESSMENT

4.1 This LVA has been prepared based upon the Guidelines for Landscape and Visual Impact Assessment, third edition (GLVIA3), published by the Landscape Institute and the Institute of Environmental Management and Assessment, in 2013.

4.2 In summary, the GLVIA3 states:

*“Landscape and Visual impact assessment (LVIA), is a tool used to identify and assess the significance of and the effects of change resulting from development on both landscape as an environmental resource in its own right and on people’s views and visual amenity.”* (GLVIA3 paragraph 1.1.)

4.3 There are two components of LVIA:

- *“Assessment of landscape effects; assessing effects on the landscape as a resource in its own right;*
- *Assessment of visual effects: assessing effects on specific views and on the general visual amenity experienced by people.”* (GLVIA3 paragraph 2.21.)

4.4 The GLVIA3 states:

*“LVIA can be carried out either as part of a broader EIA, or as a standalone ‘appraisal’ of the likely landscape and visual effects of a proposed development...”*

- *As a standalone ‘appraisal’ the process is informal and there is more flexibility, but the essence of the approach – specifying the nature of the proposed change or development; describing the existing landscape and the views and visual amenity of the area that may be affected; predicting the effects, although not their likely significance; and considering how those effects might be mitigated – still applies”.* (GLVIA paragraph 3.2)

4.5 The components of this report include: baseline studies; description and details of the landscape proposals and mitigation measures to be adopted as part of the scheme; and identification and description of likely effects arising from the proposed development.

4.6 In terms of baseline studies, the assessment provides an understanding of the landscape that may be affected, its constituent elements, character, condition and value. For the visual baseline, this includes an understanding of the area in which the development may be visible, the people who may experience views, and the nature of views.

### Assessment of Landscape Effects

4.7 GLVIA3 states that *“An assessment of landscape effects deals with the effects of change and development on landscape as a resource”* (GLVIA3 paragraph 5.1).

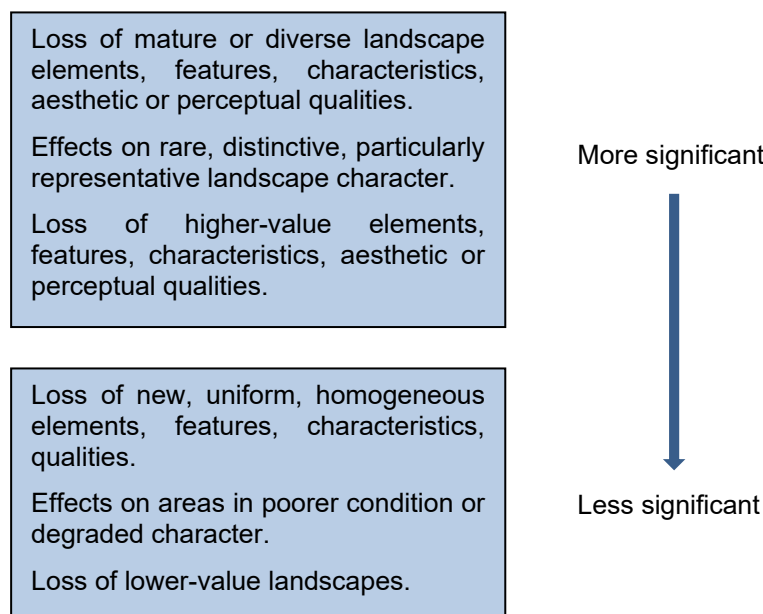
4.8 The baseline landscape is described by reference to existing published Landscape Character Assessments and by a description of the site and its context.

4.9 A range of landscape effects can arise through development. These can include:

- Change or loss of elements, features, aesthetic or perceptual aspects that contribute to the character and distinctiveness of the landscape;
- Addition of new elements that influence character and distinctiveness of the landscape;



- Combined effects of these changes.
- 4.10 The characteristics of the existing landscape resource are considered in respect of the susceptibility of the landscape resource to the change arising from this development. The value of the existing landscape is also considered.
- 4.11 Each effect on landscape receptors is assessed in terms of size or scale, the geographical extent of the area influenced and its duration and reversibility. In terms of size or scale of change, the judgement takes account of the extent of the existing landscape elements that will be lost or changed, and the degree to which the aesthetic or perceptual aspects or key characteristics of the landscape will be altered by removal or addition of new elements.
- 4.12 The level of effect is determined by considering the sensitivity of the landscape receptors and the magnitude of effect on the landscape. Final conclusions on the overall landscape effects are drawn from the assessment components described. This appraisal describes the nature of the landscape effects, and whether these are adverse or beneficial, at the following stages of development; construction, completion (year 1) and longer term (year 15).
- 4.13 GLVIA3 sets out some guidance on the underlying principles, which are used in this appraisal. This includes Figure 5.10, Scale of significance. Whilst this scheme is not EIA development, and judgements on significance are not therefore required, the Figure does provide useful guidance on reaching an overall judgement on the level of effects. This is repeated below (note this includes the correction of a typo, from the published document)



- 4.14 The criteria used in the appraisal are set out in Appendix A.

### Assessment of Visual Effects

- 4.15 An assessment of visual effects deals with the effects of change and development on the views available to people and their visual amenity. This appraisal describes the nature of the visual effects and, whether these are adverse or beneficial, at the following stages of development; construction, completion (year 0 Winter) and longer term (year 15 Summer).

- 4.16 The first stage in the assessment is to identify approximate visibility/ visibility mapping. This is done by either a computerised Zone of Theoretical Visibility (ZTV)<sup>1</sup>, or by manual methods using map study and field evaluation. A series of viewpoints are included within the assessment that are representative of views towards the site from surrounding visual receptors. Other views of the site are included where it supports the description and understanding of the site's landscape and visual characteristics.
- 4.17 The views also typically represent what can be seen from a variety of distances from the development and different viewing experiences.
- 4.18 It is important to remember that visual receptors are all people. For each affected viewpoint, the assessment considers both the susceptibility to change in views and the value attached to views.
- "The visual receptors most susceptible to change are generally likely to include:*
- *Residents at home;*
  - *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 focused on the landscape and on particular views;*
  - *Visitors to heritage assets, or to other attractions, where views of the surroundings are an important contributor to the experience;*
  - *Communities where views contribute to the landscape setting enjoyed by residents in the area;*
- Travellers on road, rail or other transport routes tend to fall into an intermediate category of moderate susceptibility to change. Where travel involves recognised scenic routes awareness of views is likely to be particularly high."* (GLVIA3 paragraph 6.33.)
- "Visual receptors likely to be less sensitive to change include:*
- *People engaged in outdoor sport or recreation which does not involve or depend upon appreciation of views of the landscape;*
  - *People at their place of work whose attention may be focused on their work or activity, not on their surroundings, and where the setting is not important to the quality of working life (although there may on occasion be cases where views are an important contributor to the setting and to the quality of working life)." (GLVIA3 paragraph 6.34.)*
- 4.19 Each of the visual effects is evaluated in terms of its size or scale, the geographical extent of the area influenced and its duration or reversibility.
- 4.20 In terms of size or scale, the magnitude of visual effects takes account of:
- *"The scale of the change in the view with respect to the loss or addition of features in the view and changes in its composition, including proportion of the view occupied by the proposed development;*
  - *The degree of contrast or integration of any new features or changes in the landscape with the existing or remaining landscape elements and characteristics in terms of form, scale and mass, line height, colour and texture;*

<sup>1</sup> Zone of Theoretical Visibility (ZTV): A map usually digitally produced, showing areas of land within which a development is theoretically visible. [GLVIA3]

- *The nature of the view of the proposed development, in terms of the relative amount of time over which it will be experienced and whether views will be full, partial or glimpses” (GLVIA3 paragraph 6.39).*
- 4.21 The geographical extent of the visual effect in each viewpoint is likely to reflect:
- The angle of view in relation to the main activity of the receptor;
  - The distance of the viewpoint from the proposed development;
  - The extent of the area over which the changes would be visible.
- 4.22 As with landscape effects, the duration of the effect could be short to long term or permanent and the same definitions apply.
- 4.23 GLVIA3 states that there are no hard and fast rules about what makes a significant effect, and there cannot be a standard approach since circumstances vary with the location and context and with the type of proposal, but the following points should be noted;
- *Effects on people who are particularly sensitive to changes in views and visual amenity are more likely to be significant*
  - *Effects on people at recognised and important viewpoints or from recognised scenic routes are more likely to be significant*
  - *Large-scale changes which introduce new, non-characteristic or discordant or intrusive elements into the view are more likely to be significant than small changes or changes involving features already present within the view. (GLVIA3 paragraph 6.44)*
- 4.24 The criteria used in this appraisal are set out in Appendix A.

### **Overall Landscape and Visual Effects**

- 4.25 The final conclusions on effects, whether adverse or beneficial, are drawn from the separate judgements on the sensitivity of the receptors and the magnitude of the effects. This overall judgement is formed from a reasoned professional overview of the individual judgements against the assessment criteria.
- 4.26 GLVIA3 notes, at paragraphs 5.56 and 6.44, that there are no hard and fast rules with regard to the level of effects, therefore the following terms have been used for this appraisal:
- **Major**
  - **Moderate**
  - **Minor**
  - **Negligible**
- 4.27 Where it is determined that the assessment falls between or encompasses two of the defined criteria terms, then the judgement may be described as, for example, Major/ Moderate or Moderate/ Minor. This indicates that the effect is assessed to lie between the respective definitions or to encompass aspects of both.

## 5.0 POTENTIAL ENVIRONMENTAL EFFECTS

- 5.1 The following section outlines the likely landscape and visual effects that would arise from proposed development of the new settlement on the site.

### Landscape Effects

#### National Character

- 5.2 The completed scheme is likely to result in a range of landscape effects at different scales. The site lies within National Character Area 88 'Bedfordshire & Cambridgeshire Claylands'. This is a very extensive area and at this scale the addition of a new sustainable settlement, which follows the pattern of settlements in the area, would result in a Low/Negligible magnitude of change and a Minor/ Negligible overall landscape effect on the area as a whole.

#### Local Character

- 5.3 The site lies within the Cambridgeshire Landscape character Area 3 "Western Claylands" described in the Cambridgeshire Landscape Guidelines. The Guidelines date from 1991, and still provide helpful guidance on landscape character and landscape management. The guidelines are however now of some age and the descriptions are in some cases no longer up to date. The character description for the Western Claylands area notes the "sparsely populated landscape". This may have been the case over much of the area in 1990/1991 when the Guidelines were written, but since then across this character area there has been the development of the A14, the A428, Barr Hill, Cambourne and other areas of development around Cambridge. Whilst there still are areas of relatively sparse settlement, this is not the case along the A428 corridor. The new settlement would continue the more recently established pattern of settlement in the landscape along the A428 corridor. The Western Claylands is considered to be a landscape of medium sensitivity. There would be a Low level of change on the Western Claylands area as whole, and overall a Minor landscape effect at completion.

#### Site and Immediate Context

- 5.4 The effect on the site and its immediate context would inevitably be greater. This area can broadly be defined as the land between the A428 to the south and Dry Drayton / Barr Hill to the north. The western extent is defined by the gentle ridgeline that runs north south between Childerley and Dry Drayton, much of which is followed by the site boundary. The eastern boundary follows the ridgeline east of the Callow Brook and marked by "Boundary Plantation". To the south of the site, the topography becomes flatter, and the immediate context widens out alongside the A428.
- 5.5 Within this area there would be a loss of large-scale arable farmland. There are some small woodlands including Blackthorn Spinney and Fishpond Plantation, but these would be retained. Callow Brook, which is currently a relatively steep sided watercourse, acting as a drainage channel, could be enhanced with the sides reprofiled and varied vegetation and habitat provided, establishing a much more diverse feature in the landscape.
- 5.6 There would also be an inevitable effect on character, though the introduction of built development and Green Infrastructure. The masterplan shows how the scheme would work with the form of the landscape and the few landscape features that do exist on site including the watercourses and

woodlands, would be retained and enhanced. New structural planting would reinforce the existing character, in accordance with guidance in the Cambridge Landscape Guidelines.

- 5.7 Overall, the changes in the site and its immediate context, which is considered to be at the lower end of Medium landscape sensitivity, would lead to a Medium level of landscape change, and a Moderate landscape effect at the year of completion. Over time the green infrastructure would establish, including the more diverse woodland and woodland edge areas, and this planting would help to assimilate the new settlement in the landscape. The level of effect would reduce.

### **Visual Effects**

- 5.8 The following provides a summary of the assessment of visual effects.

#### Residential Properties and Settlement

- 5.9 There are relatively few residential properties in close proximity to the site. A row of properties is located along Scotland Road, towards the southern extent of the site. At present some of these properties have open views to the west across Scotland Road, although a young tree belt has been planted west of Scotland Road, which will in time restrict views. Views from the rear of these houses are quite restricted by mature planting. There also appears to be some properties within the Scotland Farm complex itself to the west of Scotland Road, though views from these are also restricted by planting or the large buildings within the complex.
- 5.10 Residents are generally considered to have a high susceptibility to visual change, and the value of the views are medium. In terms of the appraisal residents are assessed as having a high/ medium sensitivity to change.
- 5.11 The masterplan for the scheme shows Scotland Road diverted away from the frontage to these properties. With maturing of the tree belt to the west of Scotland Road, there would be little change to the outlook from these houses, in the medium term when the scheme could be developed. The magnitude of visual change would be medium/ low and the overall visual effect at completion Moderate.
- 5.12 Residents of Dry Drayton are to the north of the site. Most properties have mature gardens, and the garden vegetation limits open views towards the site. A generous landscape buffer is proposed between Dry Drayton and the site which will include new planting. The overall visual change to residents is predicted to be low, leading to a minor visual effect, at completion and as the proposed Green Infrastructure establishes.
- 5.13 Rectory Farm lies within the site, but it is expected that through development this building will be removed.
- 5.14 Views from the south from properties at Hardwick, are mostly limited by planting, or by the infrastructure/ earthworks of the A428, so negligible visual effects are predicted.
- 5.15 Properties in Barr Hill, to the north of the site, are all located beyond a boundary tree belt/ linear park, which screens views from this settlement towards the site. No visual effects are predicted.
- 5.16 It is possible that there will be some distant views from individual properties or groups of houses, but these are not expected to experience anything more than a minor visual effect.

Public Rights of Way (PROW) and Other Footpaths etc

- 5.17 There are a range of public rights of way that cross the site or pass through the surrounding countryside. These are shown on Figure 6. Users of public rights of way, who travel along routes and can appreciate the landscape around them, are considered to have a high susceptibility to visual change. The value of views in this assessment are considered to be of medium value, so overall public right of way users are assessed as having a High/ Medium sensitivity to visual change.
- 5.18 Within the western part of the site, footpaths 66/3 and 66/4 cross the northern end of the site near Rectory Farm along with Bridleway 66/18 further south. Within the site the masterplan shows the routes being retained within Green infrastructure or running through the development itself. Inevitably there would be a high degree of visual change for users, and a Major / Moderate visual effect at completion of the scheme, due to the change in context from farmland. Attractive routes can still be provided, along with a range of new pedestrian and cycle routes.
- 5.19 Once beyond the site itself, views from PROW to the north west, including from BW48/1, FP15/04 and Bypass 150/2 to the site are much more restricted. This is because of topography and the overlapping visual effects of hedgerows and tree belts. Users of these routes are likely to experience Minor or negligible visual effects overall.
- 5.20 To the east of Scotland Road, footpaths 66/19 and 66/17 border the site. Development of the new settlement would inevitably change the context of these routes, although farmland and green space would remain to the north of FP66/19 and east of FP 66/17. The landscape to the east will be enhanced through the establishment of a more diverse green infrastructure, this will include improvements to the Callow Brook, from its current poor landscape condition. Overall a medium magnitude of change is predicted leading to a Moderate effect at completion. As time goes on and the green infrastructure establishes the visual effects will become Moderate / Minor.
- 5.21 There are relatively few PROW in other areas of the landscape around the site, and whilst it is possible that parts of the scheme could be seen in distant views from some locations, no effects are predicted to be greater than minor.

Roads & Transport Users

- 5.22 Scotland Road passes between the eastern and western parts of the site, between the A428 and Dry Drayton. Users of roads are considered to have a Medium sensitivity to visual change. Users would experience a High/ Medium degree of visual change along this road, though the road would for the most part lie within a green corridor. Long views over arable farmland would be lost. The overall visual effect for road users would be Major/ Moderate. This would reduce over time as the green infrastructure establishes, leading to a Moderate visual effect.
- 5.23 Views are likely to be possible to development on the southern part of the site, from parts of the A428. Earthworks and planting alongside the A428, restrict views to the site itself, along most of the route. The magnitude of visual change would be Low, and visual effects are not predicted to be higher than Minor. Some views are possible from more elevated sections of other roads, such as St Neots Road as it passes over the A428. This view is shown on Viewpoint 18. Again, the visual effects would be Minor, with any development seen in the context of the A428.

- 5.24 Views from other roads in the area quite restricted. Madingley Road extends between Dry Drayton and Madingley. Roadside hedges and the changing topography limit views towards the site. No views are likely from the A14 to the north. Other roads are more remote from the site.

#### Other Visual Receptors

- 5.25 No other visual receptor groups have been identified.

## **6.0 MITIGATION**

### **Introduction**

- 6.1 The existing landscape resource and the visual receptors and amenity of the site have been considered in the planning and design process and have informed the resultant masterplan. This approach has entailed collaboration between landscape, urban design, ecological and other professionals. The landscape components of the scheme are an important integral part of the proposals.

### **Landscape Design and Green Infrastructure (GI) Objectives**

- 6.2 The key objectives of the landscape and GI proposals for the scheme are to:
- Work with the topography of the site, framing development around the two valleys and their tributaries, containing the watercourses. This structure provides the framework for the sustainable drainage of the site.
  - Retain existing landscape features of value such as Blackthorn Spinney, and Fishponds Spinney, and the limited hedgerow network.
  - Establish a wooded spine along Scotland Road, along the higher ground running through the centre of the site.
  - Reinforce the trees and hedges on the higher ground at the eastern and western edges of the site, with new tree belts, as suggested in the Cambridgeshire Landscape Guidelines.
  - Retain existing PROW and incorporate into a wider strategy of new connections through the scheme, including links to the Country Park area to the east,
  - Enhance biodiversity throughout the site through the enhancement of existing features such as hedgerows, trees and watercourses, including the naturalisation of the Callow Brook. Introduction of new habitats and features.
  - Create an attractive mixed use development with areas of open space to provide formal and informal recreation for new residents and a substantial structural landscape to embed the scheme in its landscape context.

### **Landscape and GI Proposals**

- 6.3 The landscape and GI proposals for the scheme are detailed in the masterplan. In summary these proposals include:

- The provision of 193 hectares of land dedicated to landscape, GI, public open space, play, sustainable drainage and habitat related proposals – representing approximately 48% of the total site area;
- 6.4 The detailed breakdown of Green Infrastructure areas is set out below;
- Playing Fields 21ha
  - Existing Woodland 2.16 ha
  - Green Infrastructure 117.29 ha
  - Country Park 40.73 ha
  - Allotments 2.88ha
  - Water attenuation (suds) 9.02ha
- 6.5 The landscape and GI proposals will establish multifunctional green space, which will be developed following the principles established in “Building with Nature” an initiative that puts nature at the heart of development in a way that’s good for people and wildlife. The initiative came out of a collaboration between Gloucestershire Wildlife Trust and the University of the West of England. The approach is widely respected and followed by a range of organisations establishing high quality multifunctional Green Infrastructure.
- 6.6 Building with Nature includes 23 standards which together establish a solid foundation for the delivery of high-quality green infrastructure. These include 5 core standards setting out the overall principles and a further 6 standards under each of the three thematic groups of Wellbeing, Water and Wildlife. The Standards would be applied to guide and reflect on the scheme as it is developed.

### **Landscape Management**

- 6.7 All of the landscape areas and public open space features will be managed and maintained. This would be achieved through the implementation of a comprehensive Landscape Management Plan (LMP), to ensure the successful establishment and continued thriving of the landscape and habitat creation proposals.



## **Appendix A - Landscape and Visual Appraisal – Methodology and Assessment Criteria**

## **Appendix A**

### **Landscape and Visual Appraisal – Methodology and Assessment Criteria**

#### **Introduction**

- 1.0 The methodology for the Landscape and Visual Appraisal (LVA) undertaken for the proposed development is detailed in the LVA report. The following information should be read in conjunction with this methodology.
- 1.1 As advised in the Guidelines for Landscape and Visual Impact Assessment (3rd Edition) (GLVIA3), the judgements made in respect of both landscape and visual effects are a combination of an assessment of the sensitivity of the receptor and the magnitude of the landscape or visual effect. The following details the definitions and criteria used in assessing sensitivity and magnitude for landscape and visual receptors.
- 1.2 Where it is determined that the assessment falls between or encompasses two of the defined criteria terms, then the judgement may be described as High/ Medium or Moderate/ Minor etc. This indicates that the assessment lies between the respective definitions or encompasses aspects of both.

#### **Landscape**

##### **Landscape Sensitivity**

- 1.3 Landscape receptors are assessed in terms of their 'Landscape Sensitivity'. This combines judgements on the value to be attached to the landscape and the susceptibility to change of the landscape from the type of change or development proposed. The definition and criteria adopted for these contributory factors is detailed below.
- 1.4 There can be complex relationships between the value attached to landscape receptors and their susceptibility to change which can be especially important when considering change within or close to designated landscapes. For example, an internationally, nationally or locally valued landscape does not automatically or by definition have a high susceptibility to all types of change. The type of change or development proposed may not compromise the specific basis for the value attached to the landscape.

##### Landscape Value

- 1.5 Value can apply to a landscape area as a whole, or to the individual elements, features and aesthetic or perceptual dimensions which contribute to the character of the landscape. The following criteria have been used to categorise landscape value. Where there is no clear existing evidence on landscape value, an assessment is made based on the criteria/ factors identified below (based on the guidance in GLVIA3 paragraph 5.28, Box 5.1).
- Landscape quality (condition)
  - Scenic quality
  - Rarity
  - Representativeness
  - Conservation interest
  - Recreation value
  - Perceptual aspects
  - Associations

<b>Landscape Value</b>	<b>Definition</b>
High	Landscape receptors of high importance based upon factors of quality, rarity, representativeness, conservation interest, recreational value, perceptual qualities and associations.
Medium	Landscape receptors of medium importance based upon factors of quality, rarity, representativeness, conservation interest, recreational value, perceptual qualities and associations.
Low	Landscape receptors of low importance based upon factors of quality, rarity, representativeness, conservation interest, recreational value, perceptual qualities and associations.

#### Landscape Susceptibility to Change

- 1.6 This means the ability of the landscape receptor (overall character type/ area or individual element/ feature) to accommodate the change (i.e. the proposed development) without undue consequences for the maintenance of the baseline position and/ or the achievement of landscape planning policies and strategies. The definition and criteria for the assessment of Landscape Susceptibility to Change is as follows:

<b>Landscape Susceptibility to Change</b>	<b>Definition</b>
High	A highly distinctive and cohesive landscape receptor, with positive characteristics and features with no or very few detracting or intrusive elements. Landscape features intact and in very good condition and/ or rare. Limited capacity to accept the type of change/ development proposed.
Medium	Distinctive and more commonplace landscape receptor, with some positive characteristics/ features and some detracting or intrusive elements. Landscape features in moderate condition. Capacity to accept well planned and designed change/ development of the type proposed.
Low	Landscape receptor of mixed character with a lack of coherence and including detracting or intrusive elements. Landscape features that may be in poor or improving condition and few that could not be replaced. Greater capacity to accept the type of change/ development proposed.

#### **Magnitude of Landscape Effects**

- 1.7 The magnitude of landscape effects is the degree of change to the landscape receptor in terms of its size or scale of change, the geographical extent of the area influenced and its duration and reversibility. The table below sets out the categories and criteria adopted in respect of the separate considerations of Scale or Size of the Degree of Change and Reversibility. The geographical extent and duration of change are described where relevant in the appraisal.

### Scale or Size of the Degree of Landscape Change

<b>Scale or Size of the Degree of Landscape Change</b>	<b>Definition</b>
High	Total loss of or substantial alteration to key characteristics / features and the introduction of new elements totally uncharacteristic to the receiving landscape. Overall landscape receptor will be fundamentally changed.
Medium	Partial loss of or alteration to one or more key characteristics / features and the introduction of new elements that would be evident but not necessarily uncharacteristic to the receiving landscape. Overall landscape receptor will be obviously changed.
Low	Limited loss of, or alteration to one or more key characteristics/ features and the introduction of new elements evident and/ or characteristic to the receiving landscape. Overall landscape receptor will be perceptibly changed.
Negligible	Very minor alteration to one or more key characteristics/ features and the introduction of new elements characteristic to the receiving landscape. Overall landscape receptor will be minimally changed.
None	No loss or alteration to the key characteristics/ features, representing 'no change'.

### Reversibility

<b>Reversibility</b>	<b>Definition</b>
Irreversible	The development would be permanent and the assessment site could not be returned to its current/ former use.
Reversible	The development could be deconstructed/ demolished and the assessment site could be returned to broadly its current/ historic use (although that may be subject to qualification depending on the nature of the development).

## **Visual**

### **Sensitivity of Visual Receptors**

- 1.8 Visual sensitivity assesses each visual receptor in terms of their susceptibility to change in views and visual amenity and also the value attached to particular views. The definition and criteria adopted for these contributory factors is detailed below.

#### Visual Susceptibility to Change

- 1.9 The susceptibility of different visual receptors to changes in views and visual amenity is mainly a function of; firstly, the occupation or activity of people experiencing the view at particular locations; and secondly, the extent to which their attention or interest may therefore be focussed on the views and visual amenity they experience.

<b>Visual Susceptibility to Change</b>	<b>Definition</b>
High	Residents at home with primary views from ground floor/garden and upper floors. Public rights of way/ footways where attention is primarily focussed on the landscape and on particular views. Visitors to heritage assets or other attractions whose attention or interest is likely to be focussed on the landscape and/ or on particular views. Communities where views make an important contribution to the landscape setting enjoyed by residents. Travellers on recognised scenic routes.
Medium	Residents at home with secondary views (primarily from first floor level). Public rights of way/ footways where attention is not primarily focussed on the landscape and/ or particular views. Travellers on road, rail or other transport routes.
Low	Users of outdoor recreational facilities where the view is less important to the activities (e.g. sports pitches). Travellers on road, rail or other transport where views are primarily focussed on the transport route. People at their place of work where views of the landscape are not important to the quality of the working life.

#### Value of Views

- 1.10 The value attached to a view takes account of any recognition attached to a particular view and/ or any indicators of the value attached to views, for example through guidebooks or defined viewpoints or references in literature or art.

<b>Value of Views</b>	<b>Definition</b>
High	A unique or identified view (e.g. shown as such on Ordnance Survey map, guidebook or tourist map) or one noted in literature or art. A view where a heritage asset makes an important contribution to the view.
Medium	A typical and/ or representative view from a particular receptor.
Low	An undistinguished or unremarkable view from a particular receptor.

#### **Magnitude of Visual Effects**

- 1.11 Magnitude of Visual Effects evaluates each of the visual effects in terms of its size or scale, the geographical extent of the area influenced and its duration and reversibility. The table below sets out the categories and criteria adopted in respect of the Scale or Size (including the degree of contrast) of Visual Change. The distance and nature of the view and whether the receptor's view will be stationary or moving are also detailed in the Visual Effects Table.

Scale or Size of the Degree of Visual Change	Definition
High	The proposal will result in a large and immediately apparent change in the view, being a dominant and new and/ or incongruous feature in the landscape.
Medium	The proposal will result in an obvious and recognisable change in the view and will be readily noticed by the viewer.
Low	The proposal will constitute a minor component of the wider view or a more recognisable component that reflects those apparent in the existing view. Awareness of the proposals will not have a marked effect on the overall nature of the view.
Negligible/ None	Only a very small part of the proposal will be discernible and it will have very little or no effect on the nature of the view.

### **Level of Effect**

- 1.12 The final conclusions on effects, whether adverse or beneficial, are drawn from the separate judgements on the sensitivity of the receptors and the magnitude of the effects. This overall judgement is formed from a reasoned professional overview of the individual judgements against the assessment criteria.
- 1.13 GLVIA3 notes, at paragraphs 5.56 and 6.44, that there are no hard and fast rules with regard to the level of effects, therefore the following descriptive thresholds have been used for this appraisal:
- **Major**
  - **Moderate**
  - **Minor**
  - **Negligible**
- 1.14 Where it is determined that the assessment falls between or encompasses two of the defined criteria terms, then the judgement may be described as, for example, Major/ Moderate or Moderate/ Minor. This indicates that the effect is assessed to lie between the respective definitions or to encompass aspects of both.



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