

LAND AT SALPH END,
BEDFORD.

Landscape & Visual Impact Assessment

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1. INTRODUCTION

- 1.1. Aspect Landscape Planning Ltd has been appointed by Manor Oak Homes Ltd. to undertake a landscape and visual impact assessment relating to the outline application for up to 400 dwellings, land for a new primary school along with open space and access with all matters reserved other than access, on land at Salph End, Bedfordshire (hereafter referred to as 'the Site'). The location and context of the Site is illustrated on **ASP1 Site Location Plan** and **ASP2 Site and Setting Plan**.
- 1.2. A detailed assessment of the surrounding study area has been undertaken using Ordnance Survey data, historical map data, local policy and published character assessments. This has informed the on-site field analysis to identify key viewpoints, analyze the landscape character and visual environment of the local area, and determine the extent and significance of any potential landscape and visual effects.
- 1.3. The assessment of effects has been derived from guidance provided within GLVIA3 (Guidelines for Landscape and Visual Impact Assessment 3rd Edition) published by the Landscape Institute and the Institute of Environmental Management and Assessment in April 2013. The methodology is contained within **Appendix 1** of this document.
- 1.4. The Landscape and Visual Impact Assessment (LVIA) will take the following format:
 - Review of landscape related policy – national and local policy context reviewed with any designations identified (Section 2);
 - Baseline assessment – review of the existing landscape character and visual environment (Section 3);
 - Description of the proposals – introducing the proposed development and the associated landscape proposals and associated mitigation (Section 4);
 - Assessment of effects – using an established methodology based on the guidance of GLVIA3, the potential effects of the proposals upon the existing landscape character and visual environment will be assessed (Section 5);
 - Conclusions will be drawn (Section 6).
- 1.5. This assessment should be read alongside the other supporting material which accompanies this application.

2. LANDSCAPE RELATED POLICY

Local Planning Policy

- 2.1. The Site is covered by Bedfordshire Borough Council's, 'Core Strategy and Rural Issues Plan (April 2008).' Landscape policies considered of relevance to this application include:
- Policy CP21- Designing in Quality;
 - CP22- Green Infrastructure;
 - CP24- Landscape Protection & Enhancement;
 - CP25- Biodiversity;
 - CP26- Climate Change & pollution.
- 2.2. The Core Strategy is supplemented by the 'Allocations & Designations Local Plan (July 2013)' with Policy AD24: Green Infrastructure Network Opportunity Zone: Bedford Northern Fringes' identified on the Borough's Policies Map to extend along the site's western extents.
- 2.3. A new 'Local Plan 2030' seeks to replace the existing Core Strategy and is at an advanced stage of preparation, currently at examination. The Site was previously identified for allocation as a 'sustainable urban extension' within the 'Local plan Consultation Paper 2017'.
- 2.4. The site is not within the Green Belt or any designations that associate with landscape quality or value but it is noted that the western part of the site is covered by 'Policy AD24: Green Infrastructure Network Opportunity Zone: Bedford Northern Fringes.' This forms part of a wider green infrastructure network which is divided into six opportunity zones as shown on the council's Policies Map, reflecting the areas in the borough where there is the greatest potential to maintain and enhance the multi-functional nature of green infrastructure across the five themes of landscape, historic environment, biodiversity, accessible green space and access routes.
- 2.5. The key priorities for the Bedford Northern Fringes area as follows:
- **Delivering the north west section of the Bedford Green Wheel project to create a green access route around and into the town.**

- **Creating new accessible woodland linking Clapham Park Wood, Mowsbury Park, Putnoe Wood and Renhold Brook.**
- **Conserving existing historic parkland and improving interpretation, particularly around Renhold, Clapham Park Wood and Howbury Park.**
- **Enhancing the existing public open spaces, and improving the interpretation of historic environment features such as the hillfort and moat on Mowsbury Hill, a scheduled monument.**
- **Creating walking, cycling and horse riding routes linking villages to the north of Bedford with the northern section of the Bedford Green Wheel.**
- **Managing and enhancing ancient woodlands and hedgerows, and linking habitats through adjacent green spaces associated with schools and sports fields.**

3. BASELINE ASSESSMENT

- 3.1. The Site is located immediately adjacent to the northern edge of the existing development of Salph End, which itself closely associates with the larger conurbation of Bedford, forming a major built component within the Site's wider setting to the south. The Site is not within the Green Belt or covered by any designations associated with landscape quality or value although it is noted that the linear western field of the Site is covered by 'Policy AD24: Green Infrastructure Network Opportunity Zone: Bedford Northern Fringes,' forming part of a proposed wider green infrastructure network.
- 3.2. The Site extends north from the existing built edge of Salph End, comprising of two arable fields, of low quality intensively farmed agricultural land, separated by the well vegetated watercourse which flows along a north south axis, and forms a tributary of Renhold Brook further to the south. The majority the Site is bound by mature hedgerow with occasional trees.
- 3.3. To the south the majority of the boundary is defined by the rear gardens of existing residential properties of Hookhams Lane, with a small field of rough grassland enclosed by an established mix of native hedgerows and hedgerow tree to the south west.
- 3.4. To the west lies Mowsbury Golf Course, this manmade recreational landscape extend westwards towards the B660 and includes Mowsbury Hill Scheduled Monument (SM), which consists of a 'Slight univallate hillfort and medieval moated site' and is also designated as a local nature reserve. The hillfort is covered, for the majority, by woodland vegetation which when combined with the mature vegetation within the intervening landscape heavily screens all views towards the Site. Therefore, it is not considered further within this assessment.
- 3.5. Marsh Wood lies immediately to the north west of the Site and forms a distinctive block of vegetation within the landscape with further native scrub woodland bounds the northern boundary. beyond this there is further residential development of Renhold – formed of residential development located off Ravensden Road and farmsteads. Ravensden Road lies adjacent to the eastern Site boundary, beyond which are further arable fields.

- 3.6. The Site is accessed by several Public Rights of Way (PRoW). Footpath 39 runs along the southern boundary of the Site, from Ravensden Road, along the rear of the properties off Home Close & Hookhams Lane. Footpath 11 runs along the northern Site boundary, from Ravensden Road, where at the north western corner of the Site it becomes Footpath 17. The routes connect to the wider PROW network and provide links to Mowsbury Golf Course to the immediate west and the small settlement of Renhold within the localised setting to the north. From these locations, further footpaths allow access to the wider countryside heading towards Mowsbury Hill to the north west, Ravensden to the north and the localised ridgeline to the north east which takes in the settlement of Church End.

Topography

- 3.7. The Site lies on relatively flat topography, being set between 30m Above Ordnance Datum (AOD) at the watercourse to the south west corner with the Site gently rising to 35m AOD contours within the eastern section. This is characteristic of the Site's wider setting to the south extending into the urban edge of Bedford. However, the landform rises steeply approximately half a kilometer to the north west around Mowsbury Hill (up to 60m AOD) and within the localised / wider setting to the north east to approximately 65m AOD. These are considered positive landscape features providing a sense of visual enclosure and containment from the wider setting.

Cultural Pattern

- 3.8. The Site forms an extension to the immediate north of Salph End, which is a residential settlement focused around Ravensden Road and Hookhams Lane. The wider landscape setting has been subject to continued development over the past 50 years. Mowsbury Golf Course, opened in 1975, forms an area of manmade recreational landscape to the immediate west, the extension of Bedford to the south, through residential development, within an area known as Woodside, to include Mark Rutherford School secondary school, and the recent residential development to the north of Norse Road to the south east, extend the settlement edge of Bedford into the immediate landscape setting. However, due to the nature of the relatively flat landform and mature vegetation structure between Salph End and the recent expansion of Bedford there has been no perceived change to the landscape character of visual amenity within or around the Site.

- 3.9. The Site is well contained by established vegetation, which is generally consistent and in healthy condition. An arboricultural survey of the Site has identified sections of boundary vegetation that would benefit from additional infill planting along Ravensden road and tree work along the water course, which if carried out, would improve the health and longevity of the existing tree stock. The sense of enclosure afforded to the Site is enhanced further by the established vegetation structure within the immediate and localized setting. Key vegetation is identified within the enclosed Site Analysis Plan (ASP3) with Marsh Wood, forming a dense wooded area that encloses the Site, further woodland within Mowsbury Golf Course to the immediate west provides further visual containment. The southern Site boundary, which is bound by the existing built development of Salph End, which for the majority consists of single storey residential development with mature hedgerow and trees defining the rear boundaries. This provides a degree of both visual and physical enclosure that reflects the wider settlement edge.
- 3.10. Overall, although the Site itself is typical of the wider arable countryside to the north and east, the enclosure of the Site from the playing fields of Mark Rutherford School and Mowsbury Golf Course, both are heavily maintained manmade landscapes that although provide a formal setting to the Site also provide a formal verdant backdrop to the Site. Further to this the existing mature vegetation adjacent to the northern boundary provides a strong degree of separation from the wider arable landscape beyond. It is considered that the Site as a whole has a strong degree of separation from the wider urban settlement of Bedford to the south and the arable landscape to the north and that results in the Site character being of settlement fringe context associated with Salph End.

Landscape Character

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

National Landscape Character

- 3.12. A landscape assessment of the local area has been carried out which seeks to identify broadly homogenous zones that can be categorised in terms of quality and character. Natural England have produced a countrywide landscape character assessment resulting in the National Character Areas (NCA's). The site lies within National Character Area 88: Bedfordshire & Cambridgeshire Claylands.
- 3.13. It is considered that, whilst the character assessments provided at a national level informs the context for regional, county and local character assessments, they do not provide a sufficient level of detail appropriate to the nature of effects likely to arise at a local level as a result of the scale and size of the Proposed Development. Therefore, these character areas will not be considered further as part of the assessment.

District Landscape Character

Bedfordshire Borough Landscape Character Assessment (Prepared by Land Use Consultants May 2014)

- 3.14. In addition to the NCA, Bedfordshire Borough Council have produced a district wide character assessment. The application site is located within Clay Farmland Landscape Type 1 and Renhold Clay Farmland Landscape Character Area 1E. The summary and key characteristics of the character area are listed as being:
- ***A rural, peaceful area but with some urbanising influences from the northern edge of Bedford such as views to the Industrial estate at Elms Farm.***
 - ***Dominated by arable farmland with some scattered woodlands.***
 - ***Large geometric fields are bounded by hedgerows, fences and ditches, with smaller fields immediately around historic villages.***
 - ***Hedgerows are mixed condition with some low flailed and gappy or lost leaving areas of open, featureless, arable land.***

- ***Hedgerow trees are prominent in the level landscape, many of them mature, including remnant trees within fields.***
- ***Scattered woods give variety to the distant views, and include some ancient woodlands of high biodiversity interest.***
- ***Tributaries of the Great Ouse traverse the area from east to west and (to the west) from north to south crossed by modest bridges and forming a focus for settlement.***
- ***Dispersed settlement, low but even in density, consists mainly of scattered farmsteads and villages, the latter often sheltered amongst mature trees.***
- ***The edge of Bedford at the south of the area is generally well screened by topography and woodland with little visual influence on the wider landscape apart from a harsher urban edge to the east.***
- ***Consistent network of footpaths, bridleways and green lanes.***
- ***The network of brooks and minor watercourses add local character and are often lined with mature willow or poplar, as seen in Renhold and Wilden.***

3.15. It is noted that in relation to the 'Key positive landscape features / strategic sensitivities of the landscape' the assessment states:

- ***The network of hedgerows and hedgerow trees which still survive in parts of the area and are vulnerable to further loss through lack of consistent maintenance and succession planning.***
- ***The field trees (remnants of former field boundaries) which may be lost due to over-maturity and lack of appropriate management.***
- ***High level of recreational access via rights of way network and quiet rural lanes.***

- ***The network of tree lined brooks which creates local landscape distinction.***

3.16. In relation to 'Landscape Strategy' the assessment also states:

“The overall landscape strategy for the Renhold Clay Farmland character area is to enhance the elements of the landscape which are in declining condition or detract from the rural character, in particular the hedgerows and hedgerow and field trees and the north east edge of Bedford. At the same time conserving and enhancing the open rural landscape with its scattered small scale settlements and farmsteads, and historic earthworks, ancient woodlands and grasslands of high biodiversity value. Seek to create landscape connections into adjacent GI opportunity areas and significant GI proposals such as the Bedford River Valley Park (BRVP) associated with the adjacent Ouse Valley.”

Aspect Landscape Character Assessment

- 3.17. While the NCA and more localised Character Assessments provide a good assessment and overview of the quality and character of the landscape within which the Site is set, it is considered that they represent a broad-brush approach and do not necessarily reflect the particular qualities of the Site itself and its immediate localised setting. As such Aspect has undertaken a more localised landscape character assessment. The site consists of arable fields bound by mature hedgerow with occasional trees, which, in part, reflects the wider arable landscape character of the Renhold Clay Farmlands. However, the relatively flat landform, existing mature woodland and adjacent development and roads have created a largely contained setting which provides a high level of separation from the wider arable landscape to the north and east, and as such the urbanising influences within the local landscape result in the Site having an settlement fringe character.
- 3.18. In order to assess the effects on the landscape resource, the 'Guidelines for Landscape and Visual Impact Assessment', Third Edition, provides a number of definitions for landscape susceptibility, landscape value and finally landscape sensitivity, as follows:

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

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

Landscape Susceptibility

3.20. In terms of the susceptibility of the landscape resource to accommodate change of the type proposed, it is considered that the presence of the existing development edge immediately to the south and the man made recreational landscape of Mowsbury Golf Course to the west reduces the susceptibility of the Site to change resulting from residential development. The established vegetation structure along the Site boundaries and localised landscape create a robust external edge to the Site and form a defensible boundary between the Site and the wider rural setting to the north and east. It is therefore considered that the landscape character of the Site has capacity to accommodate sensitively designed residential development. The susceptibility of the landscape resource to change of the type proposed is considered to be **low-medium**.

Landscape Value

3.21. The Guidelines for Landscape & Visual Impact (GLVIA 3) sets out at Box 5.1 a range of factors that can help in the identification of valued landscapes. These factors include:

- Landscape quality (condition);

- Scenic quality;
- Rarity;
- Representativeness;
- Conservation Interests;
- Recreation Value;
- Perceptual aspects; and
- Associations.

3.22. Table 1 below seeks to assess the value of the site based on the Box 5.1 criteria.

Table 1: Assessment of Landscape Value of the Site

Criteria	Assessment of Value
Landscape quality (condition)	Medium – The Site reflects that of its locality, comprising of an arable fields with few internal landscape features of note. However, it is acknowledged that the Site’s adjacent boundary woodland, treebelts and hedgerow are positive landscape features which contribute to the Site’s contained nature and the wider rural setting.
Scenic quality	Low – There is limited intervisibility between the Site and its immediate and localised setting, as a result of the relatively flat landform, robust boundary vegetation and woodland adjacent to the northern boundary and further mature vegetation established within the Site’s localised and wider countryside setting, creating an enclosed landscape character. The Site is seen against the presence of Salph End and development further to the south, which forms the northern edge of Bedford. Therefore, it is considered that the Site is of limited scenic value.
Rarity	Low - whilst the boundary vegetation represents a relatively distinct landscape component, with the Site comprised for the majority of arable land, these features are common in the localised setting and within the district and as such are not considered rare.
Representativeness	Low – There are no internal landscape features of note within the Site that do not exist elsewhere within the setting of the Site and it is considered that it does not contribute substantially to the representativeness of the wider setting.
Conservation Interests	Low – the existing boundary hedgerows, hedgerow trees and adjacent woodland planting to the north represent some ecological interest within the Site’s immediate setting, of note is Puthoe Wood and Mowsbury Hill - both local nature reserves and provide some localised interest, with the latter also being a Scheduled Monument (SM). Within Salph End itself there are a number of listed buildings located off

	Ravensden Road, due to existing intervening-built form and mature vegetation there is a degree of separation with the Site.
Recreation Value	Medium – The Site is accessed by a two footpaths, both run from Ravensden Road to the east of the Site, the first along the northern site boundary with the second running along the southern boundary, which for the majority runs along the rear boundaries of the existing residential development.
Perceptual aspects	Low – The presence of existing development to the south of the Site and the golf course to the west, form notable urbanising / man made features within the localised landscape fabric and reduce the perceived tranquillity of the site.
Associations	None – There are no known literary or historic associations with the site.

- 3.23. In terms of value, the landscape in which the Site is immediately set is not formally designated and there are no known historic or literary associations with the Site. The Site is influenced by the presence of existing residential development to the immediate southern boundary, Ravensden Road which bounds the eastern boundary and Mark Rutherford School further to the south – these form notable urbanising element and detract from the tranquillity of the localised landscape.
- 3.24. The Site is accessed by two footpaths, these offer some localised recreational benefit, as does Bridleway 16 which runs through the eastern part of Mowsbury Golf Course. These routes connect to a wider PRoW network, however, due to the combination of landform, mature vegetation and existing built form the Site’s contribution within views is limited.
- 3.25. Whilst the adjacent woodland and hedgerows are considered positive landscape elements and features, which help to visually contain the Site and integrate it within the immediate setting, the internal Site area consists of two arable field, which are typical of the wider countryside to the north and east. These features offer little in the way of ecological or perceptual interest, as such it is considered that the Site and its immediate countryside setting represent an ordinary landscape.
- 3.26. Overall it is considered that the Site does not represent a “valued landscape” in relation to the NPPF. Aspect concludes that the landscape value of the site and its immediate setting is **low / medium**.

Landscape Sensitivity

- 3.27. Taking into account both value and susceptibility of the landscape resource together, it is considered that the Site would typically be of **low / medium** landscape sensitivity.

Visual Baseline Assessment

- 3.28. A number of viewpoints have been identified in order to demonstrate the visibility of the Site within the localised and wider setting. The views have been informed by a thorough desk study, and on site verification. The views are taken from publicly accessible viewpoints and although are not exhaustive, are considered to provide a fair representation of the visual environment within which the Site is set. The visual analysis seeks to identify the views that will, potentially, experience the greatest degree of change as a result of the proposals.
- 3.29. The visual assessment is included within **Appendix 2** and the baseline studies have fully considered the various factors required, as detailed in Section 6 of the 'Guidelines for Landscape and Visual Impact Assessment', Third Edition (GLVIA3) published in April 2013 by the Landscape Institute and the Institute of Environmental Management and Assessment, and the Landscape Institute Advice Note 01/11.
- 3.30. The photographs were taken in May 2019 by Chartered Landscape Architects using a 35mm equivalent digital SLR camera at a 50mm focal length in line with LI Advice Note 01/11. The weather was bright with good visibility. The full assessment of effects upon the visual environment and each viewpoint is detailed in **Section 5** of this report and the table below provides a summary of the viewpoint assessment. **Table 2** below identifies the locations of the identified viewpoints, together with the key receptors and considered sensitivity.

Table 2: Baseline Visual Assessment

Viewpoint	Location	Distance & Direction of Site	Key Receptors	Sensitivity
1	Bridleway 16	Approx. 290m, east	Horse Riders and Golf Course users	Medium
2	Junction of Footpath 11 &	Within the	Walkers	High

	17	Site		
3	Footpath 17	Within the Site	Walkers	High
4	Footpath 25	Approx. 730m, north west	Walkers	High
5	Footpath 58	Approx. 815m, north west	Walkers	High
6	B660 / Bedford Road	Approx. 1.28km, north west	Motorists	Medium
7	Footpath 39	Within the Site	Walkers	High
8	Footpath 39	Within the Site	Walkers	High
	Properties off Home Close		Residents	Medium
9	Footpath 21	Approx. 855m, north	Walkers	High
10	Footpath 11	Within the Site	Walkers	High
11	Footpath 58	Approx. 85m, east	Walkers	High
12	Hookhams Lane	Approx. 70m, south	Motorists	Medium
	Properties off Hookhams Lane		Residents	High

4. DESCRIPTION OF THE PROPOSALS

- 4.1. Full details of the proposal are provided within the Design and Access Statement and supporting material which accompanies this application.
- 4.2. The proposals have been developed to ensure that a carefully considered and sensitive, landscape-led approach is achieved. The parameters plan has been informed by the immediate context, localised settlement pattern and existing vegetation within the Site. The proposed layout would adopt a positive, outward looking approach, ensuring that the appearance of the development “turning its back” on the wider setting is avoided.
- 4.3. Internally, incidental green spaces and tree planting within proposed street scenes will add a further green element to the proposals, creating a sense of place and an attractive settlement for residents.
- Retention of mature trees and hedgerows at the Site boundaries, in particular along the Ravensden Road frontage (eastern boundary), adjacent to Mowsbury Golf Course (western boundary) and the watercourse (internal) to ensure a vegetated approach from Renhold village and the wider PROW network is maintained and enhanced.
 - Boundary treatments would include retention and gapping up of the existing native hedgerow planting to maintain the boundary to the Site and contribute positively to local biodiversity. Careful specification of planting would ensure year-round visual and ecological interest;
 - Tree planting and wide verges incorporated within the residential area to break up the built environment, ensure the presence of tree planting within the development and connect with the wider landscape. The proposed landscaping would not only assist in integrating the proposed built form, but also create a high-quality environment in which to live;
 - The proposals would incorporate a substantial area of public open space, forming green links throughout the heart of the development areas, which will include formal play areas as well as opportunities for informal recreation and

links to the wider PROW network. The public open space would also assist the integration of the proposals, creating a buffer between the built environment and the wider landscape setting.

- Incidental open spaces within the development would also assist in breaking up the perceived built environment and provide opportunities for feature planting that would contribute to placemaking;
- One of the key principals of the development is the inclusion of a new school within the south eastern corner of the Site. This has been carefully considered and located within a central position, in relation to both the existing and proposed settlement area. The school would be partially located within the setting of the extensive open space and within easy access to the proposed central primary road within the development and Hookhams Lane, which provides the main transport route through the existing settlement area.
- Outward facing properties should be incorporated as much as possible overlooking the public open space to create an active frontage and ensure passive surveillance and ensuring a positive edge to Salph End is created, with development looking out rather than turning its back on the localised setting and approaches;
- Appropriate set back distances from existing neighbouring properties should also be incorporated ensuring that residential amenity is not compromised.

5. ASSESSMENT OF EFFECTS

- 5.1. To assess the nature of the change as a result of the proposals, it is appropriate to appraise the impact of the proposed development upon the existing landscape character and visual environment within which the site is situated.
- 5.2. In order to assess the effect of a development on the receiving environment, it is important to understand the quality and sensitivity of the landscape, the sensitivity of visual receptors, and the magnitude of change.
- 5.3. The assessment of effects have been derived from guidance provided within GLVIA3 (Guidelines for Landscape and Visual Impact Assessment 3 Edition) published by the Landscape Institute and the Institute of Environmental Management and Assessment in April 2013. The methodology is contained within Appendix 2 of this document.

Effect upon Landscape Character

- 5.4. The Proposed Development would extend the settlement edge of Salph End to the north, within a Site where it is clear that the established vegetation structure and mature woodland which exists within the locality provide both enclosure and positive landscape features, which also help to integrate the existing built form and development edge within the local landscape. This ensures that the proposals within the Site are not readily perceived and as a result would not have a significant impact upon the wider landscape character and avoiding any potential narrowing of the gap / coalescence with Bedford to the south west or encroachment into the wider more arable landscape. Furthermore, it is clear that the Site itself is influenced by the existing urban components associated with the existing residential form and recreational landscape within the immediate setting rather than the rural landscape found in the wider area.

Site

- 5.5. The character assessment identifies that the Site itself has been influenced by the existing development edge and immediately surrounding urbanising influences, which has reduced its susceptibility to change. Whilst it is acknowledged that the Site is greenfield, the proposals have ensured that the majority of the Site's key landscape features would be retained and enhanced with the western linear field

providing a sustainable landscape buffer. Development has been focused within the larger eastern field central site areas, requiring the loss of the Site's arable fieldscape, which is considered low value and is typical of the wider rural setting.

- 5.6. There are two proposed vehicular accesses proposed, one from Ravensden Road to the east, this would require the loss of a short section of partially maintained hedgerow which is considered low value. With the southern access achieved through the removal of 25 Hookhams Lane, a late 20th century bungalow, and associated ornamental garden vegetation to include a number of apples trees and hedgerow which defines the rear boundary to the property / southern boundary of the Site.
- 5.7. The high value woodland associated with Marsh Wood and boundary hedgerows with occasional trees, would be safeguarded through the construction phase, to ensure that a verdant backdrop is provided for the new development from the outset. These positive landscape features would be enhanced within a significant area of open space to the west and in part south of the Site. These areas would incorporate new footpaths, which would be set within a high quality semi-natural environment incorporating new native tree planting, wildflower meadow and native shrub blocks which would assist with increasing the biodiversity within the Site as well as providing a sensitive transition between the more formalised internal streetscape settings and the immediate landscape.
- 5.8. However, it is acknowledged that given the greenfield nature of the Site, there would initially be a high degree of change, with prominent new built elements considered to make a substantial change to the internal landscape setting. Over a period time, however as the open space planting matures, it is considered that the development would be further integrated within the immediate landscape, resulting in a reduced, moderate degree of change. Given the Site's sensitivity, which is considered to be of low / medium, this results in a **Moderate** significance of effect, within a landscape that has the ability to accommodate change.

Localised & Wider Landscape Setting

- 5.9. The combination with the existing woodland to the north and tree belts and blocks within the golf course to the west, provides a strong degree of enclosure to the Site and would provide an immediate mature backdrop / setting to the development and

ensure that the proposals are not prominent within the context of the localised and wider setting. Therefore, the introduction of the Proposed Development would have a limited effect on the character of the localised and wider landscape context. Overall the localised & wider landscape context of the Site is of low-medium sensitivity.

- 5.10. The proposals retain the majority of the existing internal and boundary features with the addition of further landscape structural planting within the proposed open space within the Site. While the proposals would result in a very limited loss to boundary vegetation established along Ravensden Road and to the rear of 25 Hookhams Lane. The proposals have mitigated for this loss through the establishment of landscape structure planting within the scheme. It is therefore considered that in the long term the replacement hedgerow planting would successfully re-establish a high quality rural setting to the development and especially to Ravensden Road where the southern part of the Site boundary vegetation is of poor form and structure.
- 5.11. Overall, as discussed above, it is considered that the Proposed Development would not significantly affect the landscape fabric of the Site's localised and wider landscape setting. Within the immediate setting of the Site the surrounding landform and vegetation limit the contribution the Site makes to the wider landscape with the Site which relates more closely to the urban edge of Salph End to the south east and settlement edge of Bedford to the south west. It is considered that the Site is located within the settlement fringe and as such the proposals would not introduce elements which are significantly at odds with the local prevailing character. The proposed landscape treatments would ensure that a robust green edge to the development is created, which would enhance biodiversity and create an enhanced woodland setting when perceived from the localised and wider landscape context. It is therefore considered that the proposed development would result in a low magnitude of change within the context of the Site's localised and wider setting, resulting in a significance of effect of **Moderate / Minor – Minor Adverse**.

Effect upon the Visual Environment

- 5.12. A number of viewpoints have been identified in order to demonstrate the visibility of the Site within the localised and wider setting. The views have been informed by a thorough desk study and a number of field assessments. The views are taken from publicly accessible viewpoints and although are not exhaustive, are considered to

provide a fair representation of the visual environment within which the site is set. The visual analysis seeks to identify those views that will, potentially, experience the greatest degree of change as a result of the proposals. The viewpoints are illustrated on the Viewpoint Location Plan within Appendix 02.

Table 3: Effect upon the Visual Environment

Viewpoint	Location	Receptor	Sensitivity	Magnitude of Change	Significance of Effect
1	Bridleway 16 - Approx. 290m, east	Horse riders and Golf Course users	Medium	Negligible	Minor Adverse
<p>NOTES: The majority of the Bridleway 16, which runs on a south west / north east axis through the eastern section of Mowsbury Golf Course is bound by mature vegetation, which heavily screens views towards the Site. The view is taken, approximately 290m from the western boundary, at a break in the vegetation to provide access to the wider golf course to the east. The view illustrates the typical man-made recreational landscape of the golf course which is visible across the foreground, and the visual containment provided by the established western Site boundary vegetation which forms a vegetated backdrop to the view. This mature vegetation would be retained and form part of the Green Infrastructure (GI) framework, which would form an immediate mature setting of the Site. There would be the for potential temporary views of activities during the construction of development within the western section of the Site, which would reduce upon completion. Upon which there would be potential rooftop views of development adjacent to the western boundary. The magnitude of change is considered to be Negligible resulting in a Minor Adverse effect at both at year 0 and 10.</p>					
2	Footpath 17 – Within the Site	Walkers	High	Medium - High	Moderate - Major

	<p>NOTES: Taken from Footpath 11, which runs within and adjacent to the northern Site boundary, views from here look over the western field of the Site, the mature field boundary vegetation which runs along the watercourse between the eastern and western fields partially screens views over the wider Site. The existing development that defines the northern edge of Salph End is partially visible beyond the Site with the two storey development off Hookhams Lane being the most visible on the skyline to the centre of the view.</p> <p>Construction activities would be visible across the view, with the new development set beyond the internal field boundary, with the western field an area of public open space. At completion the new development would be visible in the foreground with the proposed planting within the public open space providing limited mitigation. At year 0, the magnitude of change is considered to be Medium – High resulting in a Major / Major - Moderate Adverse. After year 10 the proposed planting within the public open space would have established and partially soften views of the development beyond, the magnitude of change would reduce to Medium-Low and the effect is considered to be Major / Moderate – Moderate Adverse.</p>				
3 & 10	Footpath 11 – Within the Site	Walkers	High	High	Major
	<p>NOTES: Taken from Footpath 11, which runs within and adjacent to the northern Site boundary, views from here look over the eastern field of the Site, towards the mature field boundary vegetation and partial vies of the existing settlement edge of Salph End.</p> <p>Development activities would be visible across the view in the immediate foreground, which upon completion would alter the semi-rural views to that of settlement edge. Within the proposed open space to the northern boundary, landscape structure planting would provide very limited mitigation. At year 0, the magnitude of change is considered to be High resulting in a Major Adverse effects. After year 10 the proposed planting within the public open space would have established and partially filter / soften views of the development edge, the magnitude of change would reduce slightly to Medium -High and the effect is considered to be Major - Major / Moderate Adverse.</p>				
4	Footpath 25	Walkers	High	No change	None
	<p>NOTES: Taken from Footpath 25, approximately 730m to the north west of the Site, on higher ground associated with Mowsbury Hill Local Nature Reserve and SM. The intervening mature vegetation heavily screens views towards the site. As such the Site is not visible and it is considered that the significance of effect is none from this viewpoint.</p>				

5	Footpath 58	Walkers	High	No change	None
<p>NOTES: Taken from Footpath 58, approximately 815m to the north west of the Site, on higher ground of Cleat Hill. The intervening mature vegetation heavily screens views towards the site. As such the Site is not visible and it is considered that the significance of effect is none from this viewpoint.</p>					
6	B660 / Bedford Road	Motorists	Medium	No change	None
<p>NOTES: Taken from B660 / Bedford road, approximately 1.28km to the north west of the Site, on higher ground of Cleat Hill. The intervening mature vegetation heavily screens views towards the site. As such the Site is not visible and it is considered that the significance of effect is none from this viewpoint.</p>					
7 & 8	Footpath 39 - Within the Site Properties located off Hookhams Lane and Home Close	Walkers Residents	High Medium	High Medium	Major Adverse Moderate Adverse
<p>NOTES: Viewpoint 7 is taken from the small field to the immediate south western corner of the Site, adjacent to the watercourse and illustrates the robust Site boundary hedgerow with occasional trees. Viewpoint 8 is taken from the footpath route as it emerges from the existing settlement edge and continues along the field boundary to the south.</p> <p>The proposed school would be visible for uses on the footpath as it emerges, however, as the route passes along the southern boundary and across the proposed primary access it is located within an area of open space. The setting of the route and views would alter from settlement edge views to that of a more urban context in the immediate foreground. At year 0, the magnitude of change for uses of the footpath is considered to be Medium - High resulting in a Major - Major / Moderate effects. After year 10 the proposed planting within the public open space would have established and partially filter / soften views of the development edge, the magnitude of change would reduce slightly to Medium and the effect is considered to be Major – Moderate Adverse.</p> <p>For residents the mature boundary vegetation to the Site which would be retained would heavily screen views of the Site from the outset. The magnitude of change for residents is considered to be Medium resulting in a Moderate Adverse effects after year 0 and 10.</p>					

9	Footpath 21 - Approx. 855m, north	Walkers	High	Negligible	Moderate / Minor
<p>NOTES: Viewpoint 9 illustrates views from the higher ground to the north, the views is within the rural countryside to the north of the Site and south of Church End / Ravensden. From this elevated position there are views possible over the southern part of the Site to the centre right of the view in the middle distance. Views over the northern part of the site are heavily filtered by the intervening landform and mature vegetation.</p> <p>The southern part of the Site is seen in the context of the existing development of Salph End along Hookhams Lane, with the roof tops of the wider residential estate of Woodside, which forms the northern extent of Bedford in the distance. As such, given the sensitivity of the view, which is high, this would result in a low magnitude of change, within the wider view with a significance of effect of Moderate / Minor Adverse.</p>					
11	Footpath 58 - Approx. 85m, east	Walkers	High	Low	Moderate Adverse
<p>NOTES: The view is taken from Footpath 58, which runs on a south west / north east axis through an arable field to the east of Ravensden Road, approximately 85m from the east. The view looks towards the eastern Site boundary over a field of rough grassland, with the mature hedgerow and trees which bounds Ravensden Road visible across the view. This mature vegetation would be retained and form part of the Green Infrastructure (GI) framework.</p> <p>There would be temporary views of activities during the construction of development within the eastern section of the Site, which would reduce upon completion. Upon which there would be potential rooftop views of development above the existing mature roadside vegetation. The magnitude of change is considered to be Low resulting in a Moderate Adverse effect at both at year 0 and 10.</p>					
12	Hookhams Lane	Motorists / Residents	Medium / High	Negligible - Low	Moderate / Minor Adverse

	<p>NOTES: Taken from Hookhams Lane, approximately 18m to the north west of the southern Site entrance. The view is a typical street scene found within the area - Predominantly bungalows set back from the road beyond private drives bound by either small walls or hedgerows.</p> <p>The removal of 25 Hookhams Road – a large detached bungalow and associated front garden wall and vegetation which would be replaced by a T junction would result in a limited localised change, with junctions of Hookham Lane being frequent. Therefore, it is considered the proposals would result in a negligible – low magnitude of change and a Moderate / Minor Adverse significance of effect at year 0 and 10.</p>
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5.13. As an overview, the Public Rights of Way that run within the Site would experience the most change to views from that of a relatively flat green field in the foreground with partial views of the existing settlement edge beyond to that of a new development in the immediate landscape and a more urban context (refer viewpoints 2, 3, 8 & 10 respectively). However, beyond the immediate Site boundaries views from the within the local landscape are heavily restricted due to the relatively flat landform, built form and mature vegetation (refer viewpoints 1, 7 & 11 respectively). In the wider landscape there is some limited intervisibility of the internal parts within the southern section of the Site from within the wider setting, this is appreciated from the high ground to the north east (viewpoint 9). Whilst the change from what is currently a greenfield landscape to that of a residential development would clearly be appreciated, it is considered that the visual impact on these views is reduced by the existing urban features of Salph End, Mowsnbury Golf Course and Mark Rutherford School, these reduce the perceived tranquillity and ruralness within the view and ensure the proposals will not be perceived as alien within the receiving visual environment.

5.14. More generally, the Site is visually well contained from the wider urban edge of Bedford and the arable landscape to the north by the mature vegetation structure, which would be enhanced through the robust high quality landscaping proposals incorporated within the open space areas, most notably to the western and south western boundaries of the Site. This ensures that from the localised and wider visual settings, the development would not be prominent and in many instances would not be visible at all. It is therefore considered that overall, the surrounding visual environment has the ability to accommodate the proposed residential development.

SUMMARY AND CONCLUSIONS

- 5.15. Aspect Landscape Planning Ltd has been appointed by Manor Oak Homes Ltd. to undertake a landscape and visual impact assessment relating to the outline application for up to 400 dwellings, land for a new primary school along with open space and access with all matters reserved other than access, on land at Salph End, Bedfordshire. The location and context of the application site is illustrated on ASP1 Site Location Plan and ASP2 Site and Setting Plan.

Landscape

- 5.16. The character assessment identifies that the Site itself has been influenced by the existing development edge and immediately surrounding urbanising influences, which has reduced its susceptibility to change. Whilst it is acknowledged that the Site is currently greenfield, the proposals have ensured that the majority of the key landscape features would be retained and enhanced within a significant open space setting. Development has been focused within the eastern field of the Site, requiring the loss of the Site's arable fieldscape, which is of low-medium landscape value and is typical of the wider rural setting.
- 5.17. The existing key landscape features would be retained, to ensure that a verdant backdrop is provided for the new development from Day One. These positive landscape features would be enhanced within the green infrastructure to include significant areas of open space, providing an extensive area of green space to the west. These areas would incorporate new footpaths, which would be set within a high quality semi-natural environment incorporating new native tree planting, wildflower meadow and native shrub blocks which would assist with increasing the biodiversity within the Site as well as creating a sensitive transition between the more formalised internal streetscape settings and the immediate landscape and built environments.
- 5.18. Overall, it is considered that the Proposed Development would not significantly affect the landscape fabric of the Site's localised and wider landscape setting. The Site is located within the Salph End settlement fringe, relating to urbanising features, which have created a changing landscape and as such the proposals would not introduce elements which are significantly at odds with the wider prevailing character. Further to this the Proposed Development would be limited to the eastern

field if the Site, which due to the surrounding landscape features would limit any perceived increase in the settlement to that of the immediate landscape, which along with proposed landscape treatments would ensure that a robust green edge to is created and a verdant setting within the localised landscape context. It is therefore considered that the proposed development would result in a low magnitude of change within the context of the site's localised and wider setting, resulting in a significance of effect of **Moderate / Minor Adverse**, of change.

Visual

- 5.19. As an overview, there is some intervisibility between the Site from within the immediate setting. This is appreciated from the footpaths that run within the Site, adjacent to the northern and southern boundaries and from Ravensden Road adjacent to the eastern Site boundary. Whilst the change in views from that currently of settlement edge to that of a more urban setting would clearly be appreciated, it is considered that the visual impact on these views is reduced by the noticeable presence of the existing settlement of Salph End along with the golf course, and school which reduce the perceived tranquillity and ruralness within these views and ensure the proposals would not be perceived as alien within the receiving visual environment.
- 5.20. More generally, the Site is visually well contained from within local and distant views, especially from the existing edge of Bedford to the south and the arable landscape to the north, this is due to the combination of topography, built form and established vegetation structure associated with the Site boundaries. The visual containment would be further enhanced through the robust high quality landscaping proposals incorporated within the open space areas, which ensures that from the localised and wider visual settings, the development would not be prominent and in many instances would not be visible at all (refer viewpoints 4, 5, & 6 respectively) and it is considered that there will be a negligible to none visual significance on these settings. It is therefore considered that overall, the surrounding visual environment has the ability to accommodate the proposed residential development.
- 5.21. Having regard to the effect of the proposals upon the landscape character and visual amenity, it is considered that the proposals represent a sustainable and appropriate high quality development within the setting of Salph End.

ASPECT PLANS

APPENDIX 1

ASPECT LANDSCAPE & VISUAL IMPACT METHODOLOGY

APPENDIX 2

VISUAL ASSESSMENT

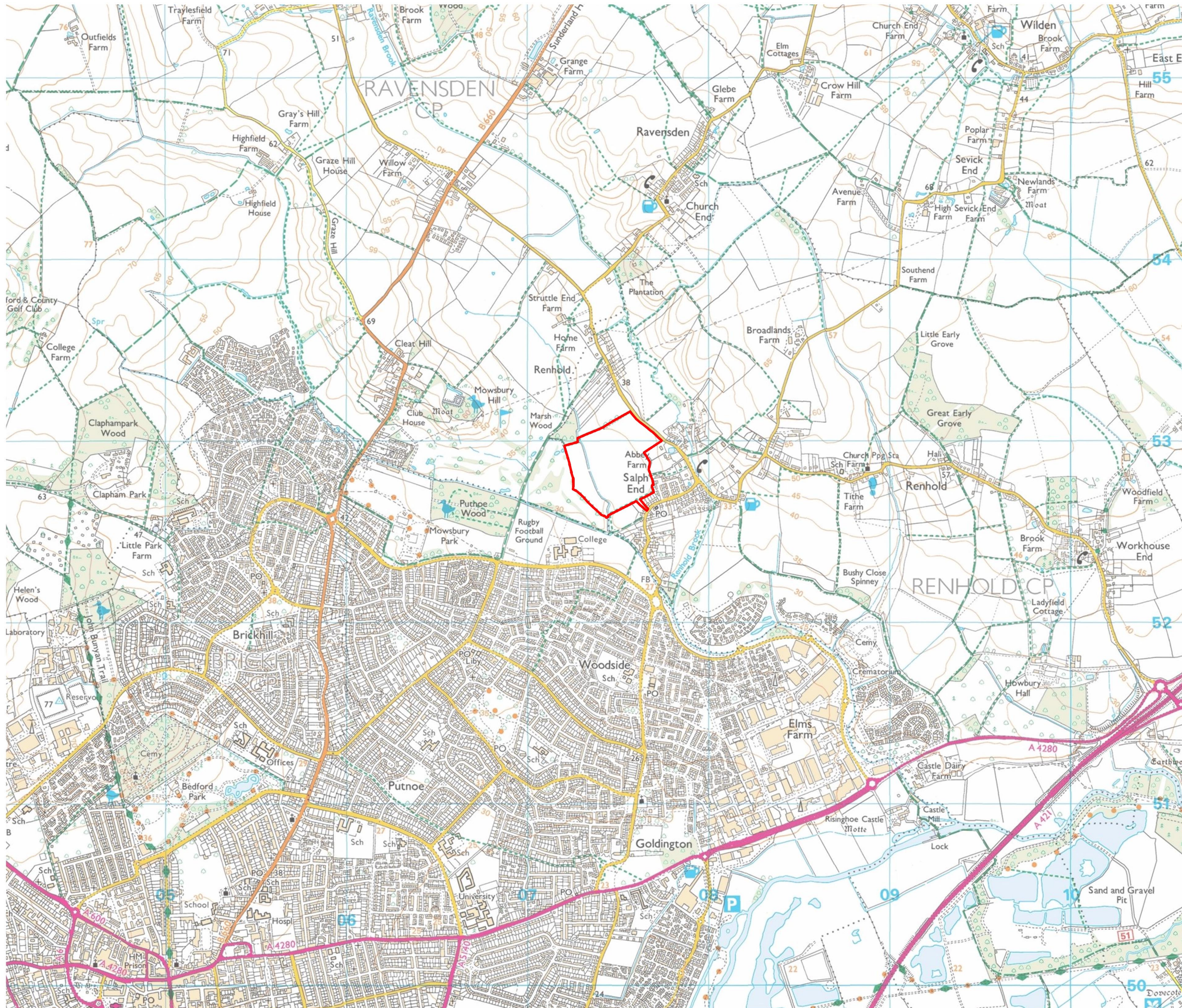
landscape planning • ecology • arboriculture

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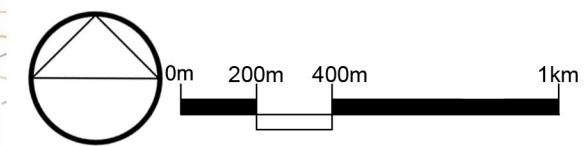
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ASPECT PLANS



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Key:
 Application Site Boundary

REV	DATE	NOTE	SB	MF
A	30.08.19	Updated Red Line Boundary	SB	MF

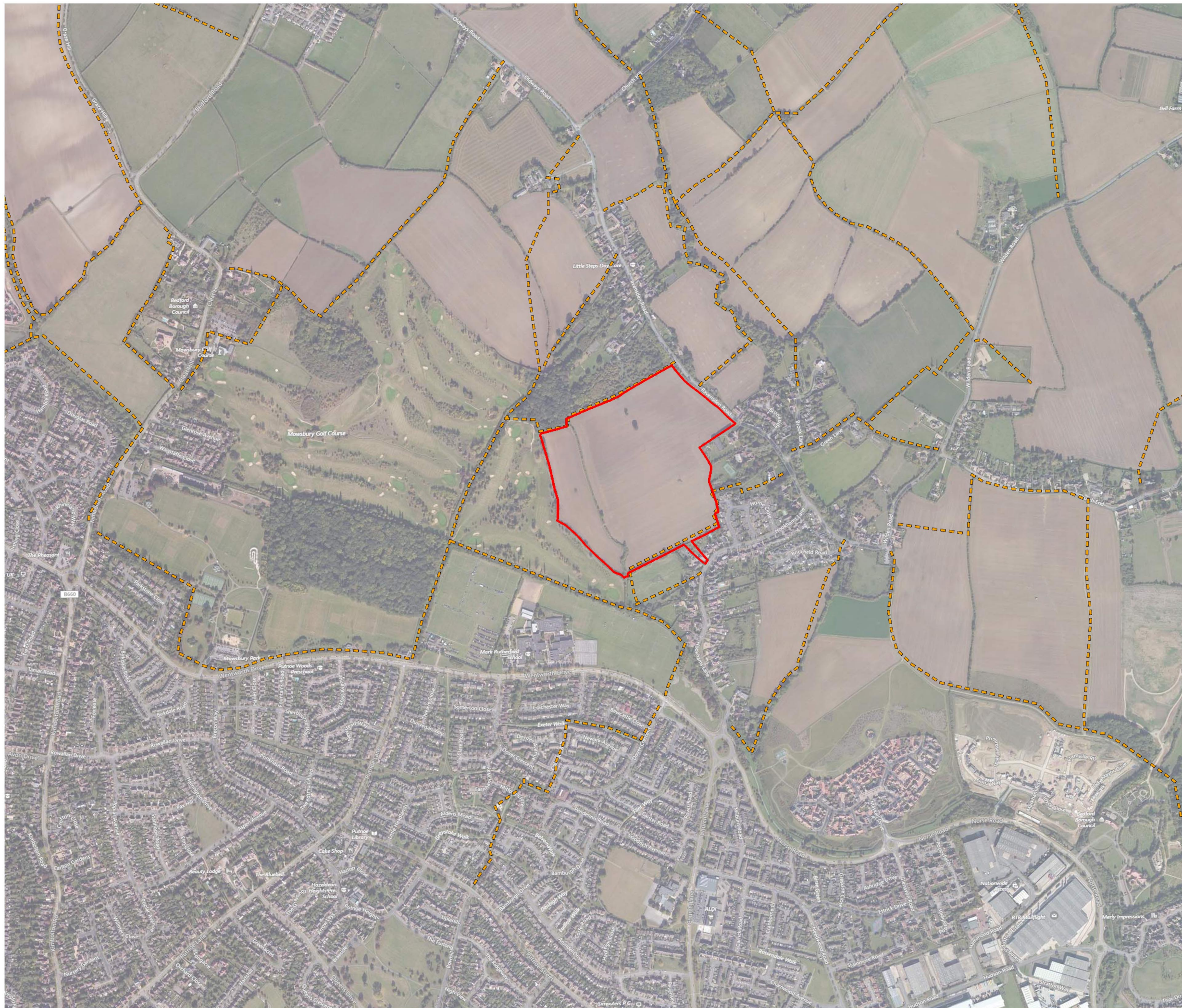
REVISIONS

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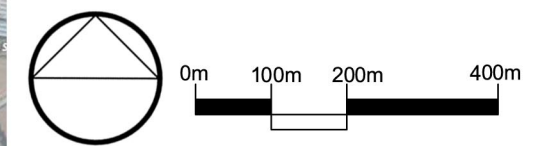
TITLE
Salph End, Bedford
Site Location Plan

CLIENT
Mannor Oak Homes Ltd.

SCALE	DATE	DRAWN	CHK'D
1:20,000 @ A3	JUN 2017	SLB	
DRAWING NUMBER	REVISION		
6230/ SLP / ASP01	A		



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- Key:
- Site Boundary
 - Public Right of Way

B	30.8.19	Amended Red Line	SB	MF
A	27.6.17	Amended Red Line	SLB	CHK'D
REV	DATE	NOTE		

REVISIONS

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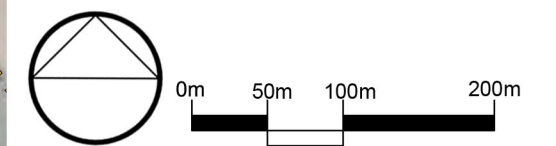
TITLE
**Salph End, Bedford
 Site and Settling Plan**

CLIENT
Mannor Oak Homes Ltd.

SCALE	DATE	DRAWN	CHK'D
1:10,000 @ A3	May 2017	SB	JM
DRAWING NUMBER	REVISION		
6230/ SS / ASP02	B		



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- Key:
-  Site Boundary
 -  Interface with Existing Built Edge
 -  Proposed Access off Hookhams Lane
 -  Key Vegetation
 -  Existing Vegetation Structure Requiring Further Planting to Establish a Robust Development Edge
 -  Main Road Corridor
 -  Public Right of Way
 -  Built Up Areas
 -  Existing Brook
 -  Important Boundary Vegetation Retained and Infilled Where Necessary
 -  Bedford Northern Fringes, Green Infrastructure Opportunity Zone. (Policy AD24)

G	30.8.19	Updated to Boundary	SB	MF
F	22.8.17	GI area added	JM	JM
E	18.8.17	Amended red line	SLB	JM
D	20.7.17	Brook shown east boundary	SLB	JM
C	13.7.17	Red Line Amended	JM	JM
B	05.7.17	Arb info added	JM	JM
A	27.6.17	Amended red lines	SLB	JM
REV	DATE	NOTE	DRAWN	CHK'D

aspect landscape planning

TITLE
 Salph End, Bedford
 Site Analysis Plan

CLIENT
 Mannor Oak Homes Ltd.

SCALE	DATE	DRAWN	CHK'D
1:5000 @ A3	May 2017	SB	JM
DRAWING NUMBER	REVISION		
6230/ SAP / ASP03	G		

APPENDIX 1

ASPECT LANDSCAPE & VISUAL IMPACT METHODOLOGY

LANDSCAPE AND VISUAL IMPACT ASSESSMENT METHODOLOGY

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

1. Baseline study

Landscape

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

Visual

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

2. Project description

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

3. Description of Effects

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

This will identify whether the effects are:

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

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

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

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

4. Significance of Effects (EIA only)

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

Assessing effects

Landscape Sensitivity

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

Table 1: Landscape Sensitivity Thresholds

Sensitivity	Definition
Very High	Landscape resource where there is a very high susceptibility to change. Landscapes would be considered of very high value, have a high degree of intimacy, strong landscape structure, a high sense of intactness and contain features worthy of protection. Townscapes may include a high proportion of historic assets. Typical examples may be Nationally designated e.g. World Heritage Sites, National Parks, Heritage Coasts, AONB's etc.
High	Landscape resource where there is a high susceptibility to change. Landscapes would be considered of high value, have a high degree of intimacy, strong landscape structure, relatively intact and contain features worthy of protection. Townscapes may include a high proportion of historic assets. Typical examples may be of Regional or County importance e.g. within the setting of National Parks, AONB's, Conservation Areas etc.
Medium	Landscape resource where there is a medium susceptibility to change. Landscapes would be considered of medium value, good landscape structure, with some detracting features or evidence of recent change. Townscapes may include a proportion of historic assets or of cultural value locally. Typical examples may be designated for their value at District level.
Low	Landscape resource where there is a low susceptibility to change. Landscapes would be considered of low value, and

	contain evidence of previous landscape change.
Negligible	Landscape resource where there is little or no susceptibility to change. Typical landscapes are likely to be degraded, of weak landscape structure, intensive land uses, and require landscape restoration.

Visual Sensitivity

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

Table 2: Visual Sensitivity Thresholds

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

Effect Magnitude

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

Table 3: Magnitude of Change

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

Significance Threshold

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

Table 4: Significance of Effect

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

- 1.8. The significance of the effect is measured on the ability of a landscape or view to accommodate the change. In assessing the significance of effects, the following matrix will be used to determine the significance thresholds, through determining the sensitivity of the receptor and the magnitude of change.

Table 5: Measuring Significance of Effect

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

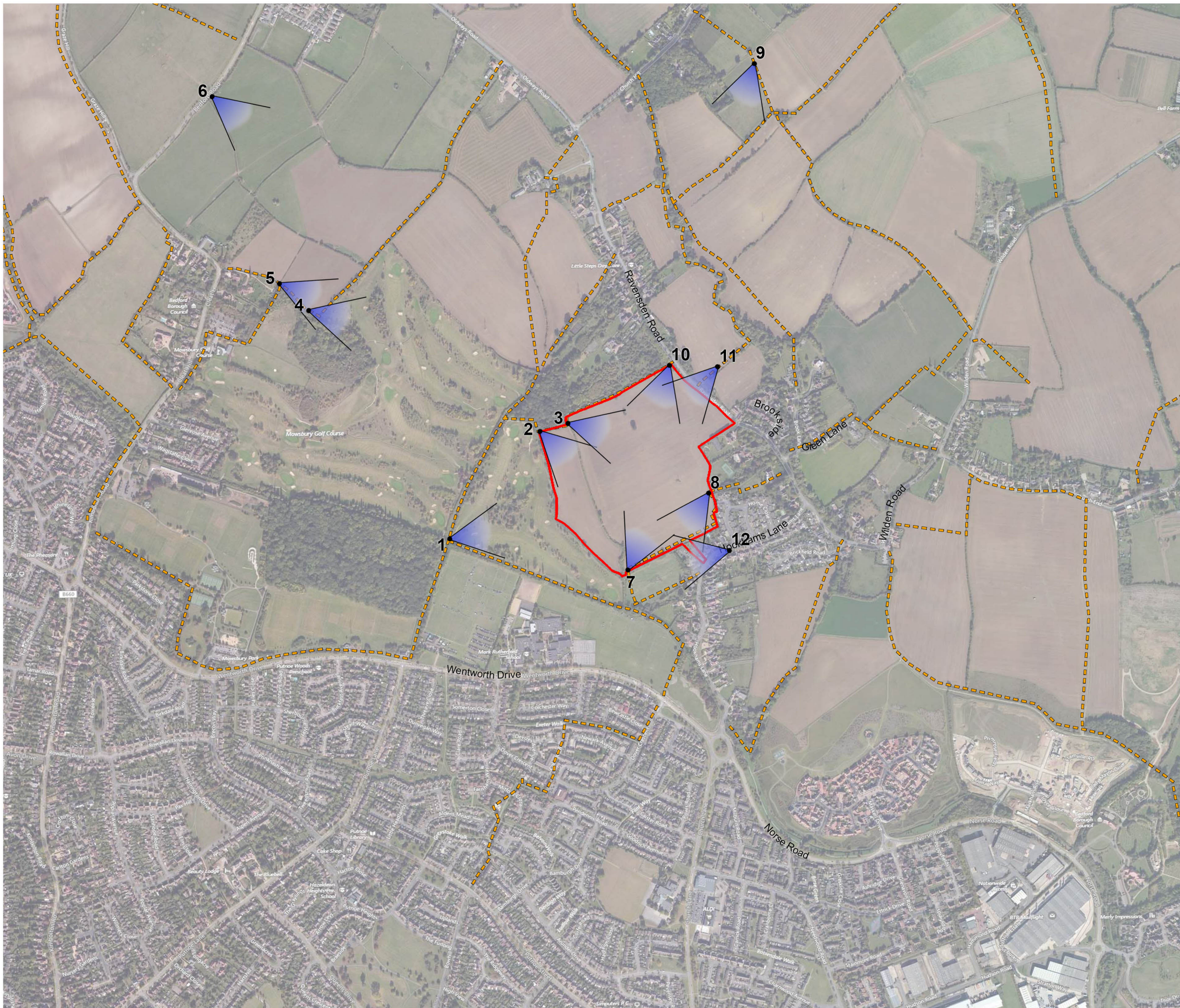
- 1.9. It should be noted that where there is no perceptible change in terms of the effect magnitude regardless of the sensitivity of the receptor, the significance of the effect on a landscape or view will be none.
- 1.10. A written statement summarising the significance of effects is provided, assisted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

Assessing cumulative effects

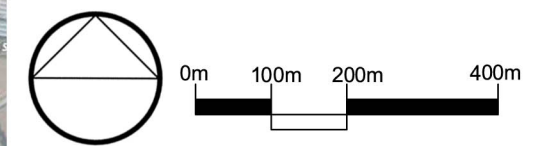
- 1.11. Cumulative effects are additional effects caused by a proposed development in conjunction with other similar developments. This can be cumulative landscape effects on the physical fabric or character of the landscape, or cumulative visual effects caused by two or more developments being visible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




APPENDIX 2

VISUAL ASSESSMENT



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- Key:
-  Site Boundary
 -  Public Right of Way
 -  Viewpoint Location

REV	DATE	NOTE	DRAWN	CHK'D
A	02.08.19	Updated site boundary	SB	MF

REVISIONS

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TITLE
Salph End, Bedford
Viewpoint Location Plan

CLIENT
Mannor Oak Homes Ltd.

SCALE	DATE	DRAWN	CHK'D
1:10,000 @ A3	May 2017	SB	JM
DRAWING NUMBER 6230/ VLP		REVISION A	



Viewpoint 1



Viewpoint 2



Application site

Properties off Hockhams Lane

Viewpoint 3



Direction of application site
beyond intervening vegetation

Viewpoint 4



Viewpoint 5



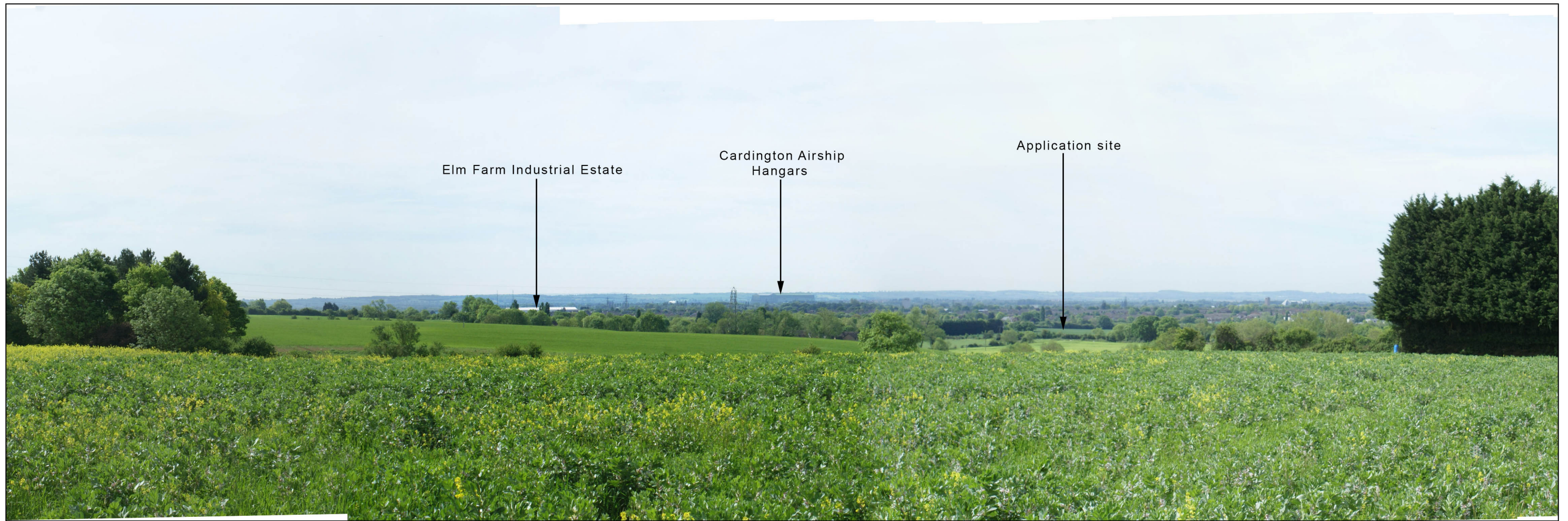
Viewpoint 6



Viewpoint 7



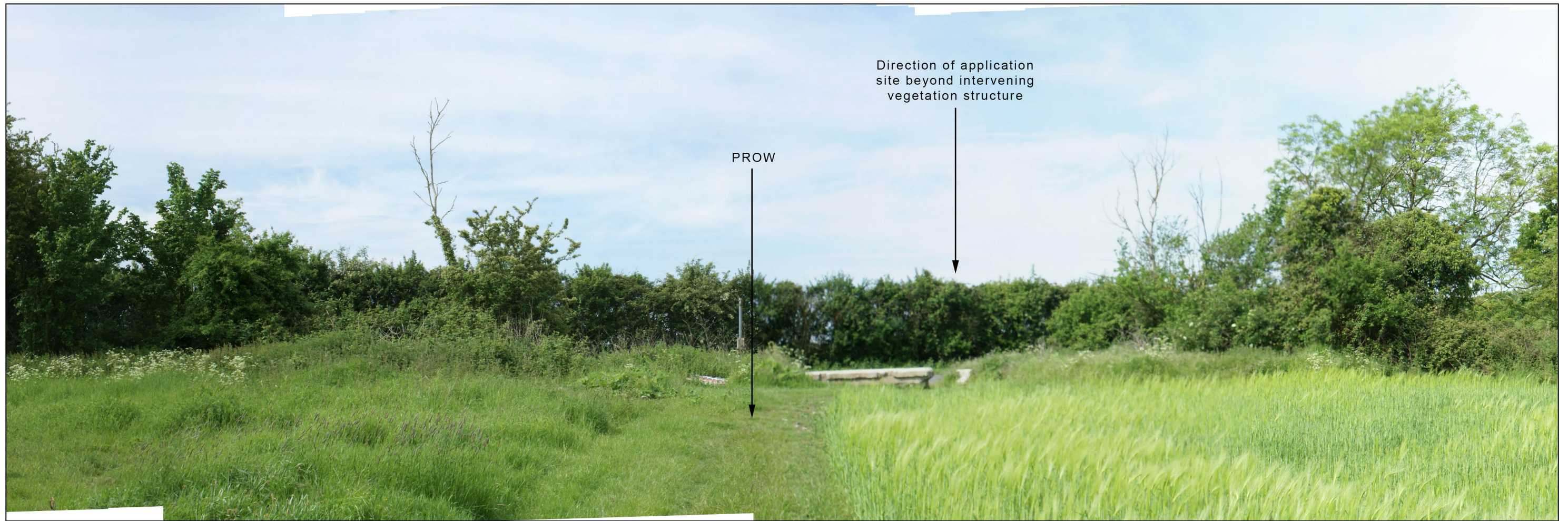
Viewpoint 8



Viewpoint 9



Viewpoint 10



Viewpoint 11



Viewpoint 12

landscape planning • ecology • arboriculture

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