

**CHIPPING HOMES LTD**  
**LANDSCAPE AND VISUAL ASSESSMENT REVIEW**  
**JUNE 2017**



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## INTRODCUTION

TPM Landscape were instructed by Chipping Homes Ltd in August 2016 and have been involved in the development of detail proposals for housing on a site with outline permission for up to 56 houses. The outline permission was granted following a Planning Hearing (APP/T2350/W/15/3119224) which considered a wider collective of development for the proposal site together with the restoration and development of the Kirk Mill site for hotel and leisure, four self build plots on open land opposite the housing site and the re-location of the village cricket pitch.

The Planning Hearing followed the refusal by the Local Planning Authority of permission for a hybrid application which sought outline permission for up to 56 houses on the proposal site and four self build properties on land opposite this, as well as detail permission for the restoration of the historic mill and the demolition of other associated industrial buildings and their replacement with hotel and leisure facilities.

TPM Landscape represented the Local Planning Authority at the hearing and are familiar with both the landscape and visual baseline and the planning history of the site. Planning permission was subsequently granted following the Inspectors decision.

In August 2016 we were approached by Chipping Homes Ltd to assist them in bringing forward detail proposals for the housing element of the scheme minus the self build units. The original permission granted through the hearing was in outline only and was accompanied with very little detail with regards to layout and appearance. The access off Church Raiké (highway) was a detailed element of this permission and remains as the original location in the proposals.

## THE PROPOSALS

The proposals are for 32, 2 storey family dwellings with 7 bungalows on a site previously occupied by Chipping cricket ground off Church Raiké at the north western edge of the village of Chipping in the Forest of Bowland.

The proposals retain the majority of the tree and hedgerows that surround the proposal site but encroach into an area of young woodland to the east with the loss of young trees within this woodland group. A short stretch of boundary hedgerow along Church Raiké is lost to allow for access and a visibility splay either side of this. Careful consideration has been taken to ensure that root protection zones for those trees and hedgerows are protected and this work is supported with an arboricultural survey and a tree protection measures proposal.

The proposed dwellings are accessed via a single road access route off Church Raiké, the detailed location of which was approved through the original planning application and subsequent granting of permission through the Planning Hearing. Some moderate changes in level and earth grading are proposed to enable the access to rise from the topographically lower Church Raiké into the proposal site. In similar fashion some moderate changes in level are proposed for those housing plots that are sited adjacent to this access.

Soft landscaping is proposed throughout the development with new trees, hedges and ornamental planting along road sides, boundaries and within individual plots where this is appropriate. A small area of public open space is proposed primarily around the most prominent tree within the site.

The architectural layout and appearance of the proposals has been subject to detailed discussions with the Local Planning Authority to ensure that both the scale and massing and the physical appearance of the proposed development is appropriate in its setting and sensitive to its location within the AONB and close to the Chipping Conservation Area.

## METHODOLOGY

The original outline planning application which included the housing over the proposal site was accompanied by a detailed Landscape and Visual Assessment. This was then supplemented further by additional information provided for the Planning Hearing and tested through this process. Ultimately Mr Tim Wood, the Inspector, found that the proposals for housing would have a moderately adverse negative effect on the AONB and landscape that would reduce over time with the maturing of landscape measures but that this was outweighed by the substantial benefits brought about through other elements of the wider proposals.

In reviewing the landscape and visual information we have not sought to produce a new piece of assessment work. The intention is to review the original landscape and visual assessment work produced by Camlin Lonsdale, alongside the comments of the Inspector from the Planning Hearing and to consider whether the detail proposals alter any aspects of the conclusions from both these contributors. In addition, in reviewing the visual effects, a series of photomontages have been produced to illustrate the proposals and offer a level of detail as to the appearance of both the architecture and the landscape proposals that was not available at the point of the Planning Hearing.

We have sought to accomplish this review by utilising our own methodology rather than that used by Camlin Lonsdale. This is reproduced in full in Appendix 1 and where any differences occur in approach this is highlighted in the text of the main report. The site was re-visited in May 2017 and footpaths, rights of way and other receptors and view points re-visited and photographed.

Within this report a brief review is offered for those landscape receptors that are affected by the proposals for housing on the Church Raikie site. A review is then offered of those views originally considered as potentially affected by the housing at Church Raikie.

The new photomontages and view locations are introduced and a summary and conclusions are offered bringing together the original LVIA report findings, the Inspectors report and comments and our own assessment of the landscape and visual effects of the development as now proposed.

## BASELINE

The base line information is divided into landscape and visual baselines with receptors being identified for both.

### Local Landscape Character Context

The Forest of Bowland AONB Landscape Character Assessment 2009 defines Landscape Character areas for the study area relevant for the proposed housing site. The Church Raikie site is located within the G2 (Little Bowland) Undulating lowland farmland with Parkland.

The landscape character assessment is now available online and described as 2009-2014 in origin. The context and description for the relevant character area however remains the same as originally assessed.

The Kirk Mill Conservation Area contains and sits around the historic Kirk Mill site. At the Planning Hearing the Inspector found that the housing proposals would not impact upon this Conservation Area and so it is not proposed to take this receptor forward for further review.

## LANDSCAPE

### AONB

The original LVIA identifies the key characteristics of the AONB as follows:

- Grandeur and isolation of the upland core
- Open expanse of moorland
- Cultural landscape of upland farming
- Historic landscape management as royal hunting forest and more recently as sporting estates
- Rural landscape of dry stone-wall enclosed pastures, stone built farms and Villages
- Wooded pastoral scenery and parkland
- Steep scarps, deeply incised cloughs and wooded valleys
- Broad river valleys
- Contrasting gritstone / limestone geology

This remains an accurate summary for the AONB as a whole. The original LVIA further notes that this the study area is not highly representative of the AONB as a whole, lacking as it does some of these key characteristics. This also remains true for the proposal site and its immediate setting today.

Our assessment of the AONB as a whole is that it is an area of both high value and high sensitivity.

### LCA G2 (Little Bowland)

The Key characteristics of the character area within the AONB and containing both the proposal site and its immediate surroundings include the following:

- Evidence of old deer park features at Leagram. Leagram Hall is a key landscape feature.
- Mixed hedgerows with hedgerow trees are a feature of the southern half of the area
- The gently undulating landscape is crossed by a series of narrow road corridors which are lined with a combination of stone walls, hedgerows and white railings. 660A\_Chipping  
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- The small, nucleated village of Chipping encompasses a combination of traditional gritstone cottages and terraced houses.
- Dramatic, open views northwards towards the central Bowland Fells, which provide a distant sense of enclosure
- Mixed, ancient semi-natural woodland, following watercourses, runs northwest to southeast across the landscape.
- In-field trees, including oak, alder and ash are landscape features.

These remain correct for the LCA today. The original LVIA found that this local character area was typical of the site for housing and that it has moderate condition and high value with an overall Medium sensitivity. The Inspectors comments and my own view is that this remains a correct assessment for the site and the proposals.

## Church Raike Housing

The original LVIA offered a description of the proposal site and setting as follows:

*An area of land, immediately adjacent to the Kirkfield and Kirklands housing areas comprises a semi-improved field which supported the village cricket pitch and an area of juvenile deciduous woodland. The currently unmanaged grassland is bordered by traditional native hedgerows and isolated mature standard trees (ash) to the north and east. An over-grown hedge/mature trees occur along the boundary to the upper section of the Kirkland Estate and the private residential unit called The Field. The access track (Footpath No FP 97) to The Field, to the north west and out-with the development area is bound by an avenue of locally distinctive mature poplar trees. The area of land to the east of the field has been recently densely planted with a predominantly deciduous woodland mix. The dominant species appear to be birch and hazel. The ground flora retains remnant grassland species from its former use as pastureland. The original boundary hedge between this newly planted area and the Kirkland estate is still maintained although shows signs of breaching in a number of locations. The eastern boundary of the development area is not defined on the ground.*

*A small single storey derelict looking pavilion building is positioned to the south west of the field, close to the northern boundary with the Kirkfield Estate. There are no official rights of way across the land although informal use of the area of recently planted trees is apparent.*

*As the site is less typical of LCA E1 than site 3 (the land with permission for self build units) and it is bordered by residential uses its value is assessed to be medium.*

The original LVIA report records this areas as being of medium sensitivity. Both my own assessment and the comments from the Inspector would appear to concur broadly with this assessment for the immediate site and surroundings.

## LANDSCAPE EFFECTS

### AONB

The original LVIA report recorded the effects over the AONB as follows:

*The development sites are situated within the Forest of Bowland AONB so direct effects as a result of the scheme would be experienced. The area of the development sites is tiny in proportion to the overall area of the AONB. The proposals for development sites 1 and 2 would have negligible beneficial effects on the AONB (due to improvements to the buildings and their setting whilst effects on the character as a result of development in sites 3 (land for self build units) and 4 (the proposal site) would be negligible adverse (due to new residential built form in open fields adjacent to the north of Chipping).*

- *Magnitude of Construction phase effects: Negligible adverse*
- *Magnitude of Operational effects (Day 1): Negligible adverse*
- *Magnitude of Residual effects (Year 15): neutral (in the vicinity of Chipping) – None (from the wider AONB)*

We do not consider that no effects would occur on the AONB as the proposals represent a loss of open land, albeit a small loss to built development. The Inspector, Mr Tim Wood stated that:

*The development of the cricket ground would involve an obvious alteration to its character and appearance which would be seen from various points within the surrounding area; from the housing nearby as well as from the open countryside to the north and west. I have taken into account of the evidence submitted by the appellant and the Council and noted the differences therein. From consideration of this and my own observations, I agree that this would represent a negative change to the area and the AONB, which however, would reduce to a degree over time as landscaping within the site matures and softens the effects of the built form (para 24 decision notice)*

In consideration of both our own assessment, the previous assessment work and the Inspectors comments we assess that the landscape effects are:

- Magnitude of Construction phase effects: Slight adverse
- Magnitude of Operational effects (Day 1): Slight adverse
- Magnitude of Residual effects (Year 15): neutral (in the vicinity of Chipping) – None (from the wider AONB)

#### LCA G2 (Little Bowland)

The original LVIA assessment recorded the effects over this local LCA area as follows:

*Two small grassed fields would be replaced with residential built form. Despite the retention of most of the existing constituent landscape elements, the replacement of these two relatively small areas of farmland with residential use results in a permanent change to the use that has a localised detrimental impact on the current character of the landscape resource.*

*This results in a permanent change that has a localised detrimental effect on the setting of the landscape resource.*

*The area of the development sites is very small in proportion to the overall area of the LCA. The proposals for development sites 1 ( the kirk mill site) and 2 (kirk mill factory site) would have negligible beneficial effects on the LCA whilst effects on the character of the LCA as a result of development in sites 3 would be negligible adverse and site 4 (the proposal site) low adverse.*

- *Magnitude of Construction phase effects: Low adverse*
- *Magnitude of Operational effects (Day 1): Negligible adverse*
- *Magnitude of Residual effects (Year 15): Negligible adverse*

Following consideration of the AONB assessment, and the Inspectors comments, we have assessed the effects as slightly variant to the original LVIA study prepared for the original planning application. The proposals will see the loss of an open area of land and the expansion of urban form and this change is both noticeable at the scale of the AONB LCA and adverse. The overall key characteristics and features of the LCA will, however, remain intact and the level of adverse change is assessed as low. The landscape effects are assessed as:

- Magnitude of Construction phase effects: Slight adverse
- Magnitude of Operational effects (Day 1): Slight adverse
- Magnitude of Residual effects (Year 15): Slight adverse becoming neutral with the maturation of landscaping proposals.

#### Church Raike

Although the original LVIA chose to assess change to the immediate site and its surroundings this is not a distinct character area in its own right and adds little to any understanding of the effects of the proposed development on the appearance and character of the landscape and village of Chipping.

It is somewhat self evident that a proposal for 35 dwellings plus bungalows will have a substantial effect on the immediate proposal site, and that a change from open ground to built development is inevitable. The principle of this change has been approved at a Planning Hearing and this report does not seek to identify in detail this change to the site and immediate local area beyond its relevance to the recognised character, features and elements that contribute to the: village of Chippings; its Conservation Areas; its local landscape (identified through the Little Bowland LCA) and the AONB.

The change to the proposal site will be large but the detail of this is expressed within the layout, landscaping and architectural detailing and are subject to further consideration both within this report at a visual impact level and also elsewhere in the submission of detail design proposals for approval to the Local Planning Authority.

## VIEWS

The original LVIA considered views and visual amenity through the selection of a wide range of viewpoints and receptors. It considered each of the development areas in turn and listed out the relevant view locations where visibility of the proposals might be possible.

For the Church Raiké housing area the original LVIA report caveats its work by stating that the proposals are in outline only and that comment cannot be made as to the nature and extent of built form within the layout. It does however set out the following view locations and receptors that are potentially affected by development at this site. For the purposes of clarity we have used the same referencing and numbering as the original LVIA report for these receptors and view locations:

Road Receptors – H3

Footpath Receptors – P1, P2, P3, P4 P8

Residential Receptors – R6, R7, R8, R9, R10, R11, R12

The original assessment work was conducted in winter where there were no leaves on the trees. As part of this review and report the site has been re-visited with footpaths and rights of way walked. Following consultation with the Local Planning Authority two photomontage views have also been prepared and assessed from Church Raiké and a view from the north of the site has been considered.

The review and assessment is organised as follows:

1. A review of the following view receptors from the original LVIA report:
  - Road Receptors – H3
  - Residential Receptors – R6, R7, R8, R9, R10, R11
  - Footpath Receptors – P2, P3, P4
2. A review of new views and photomontages produced for this report.



The view and receptor locations from the original report are included within Appendix 3 and also separately in Appendix 2. The views and photomontages prepared for this report in consultation with the LPA are reproduced in Appendix 2.

### Road Receptors

H3 Church Raike was originally assessed through views 20 and 12. New photo views and photomontages have been prepared for both these view locations.

The level of change assessed is medium-large leading to an initial Moderate-Substantial adverse level of visual effect. This is expected to shift to a more neutral level of effect over time as the housing becomes integrated into the existing settlement. Maturing landscaping will reduce the level of impact over time through screening and softening the view of built form to Moderate - neutral.

### Residential Receptors

R6 Properties around the old Hive were originally assessed through view locations 19 and 20 with view 20 being the one looking towards the Church Raike Housing site.

The level of change assessed is medium-large leading to an initial Substantial adverse level of visual effect. This is expected to shift to a more neutral level of effect over time as the housing becomes integrated into the existing settlement. Maturing landscaping will reduce the level of impact over time through screening and softening the view of built form to Moderate - Substantial neutral.

R7 Meadow Hey, Clarke House Farm are properties are located further to the north and were originally assessed as Minor adverse visual effect with little or potentially no visual change. Re-assessment from these properties from this location for this report has confirmed that no view from these properties towards the proposal site is easily made and that the original assessment of low adverse-negligible is correct.

R8 The Field and Wash House are properties at the end of the land running to the north west of the proposal site. The boundaries are heavily vegetated with only the potential for heavily filtered views of the proposals. The original assessment was for Minor adverse visual effects for this group of properties and re-assessment has confirmed that this is level of effect is correct.

R9 Broad Meadow, Croftlands and Hawthorns are properties to the south of the proposal site. The boundaries are heavily vegetated with only the potential for heavily filtered views of the proposals. The original assessment was for Minor adverse visual effects for this group of properties and re-assessment has confirmed that this is level of effect is correct.

R10 and R11 Kirkfield Estate lies to the immediate south of the proposal site. The original assessment indicated high sensitivity receptors and a low adverse level of visual effect from these properties and a heavily vegetated boundary that filtered the majority of views from properties. The proposals now brought forward have development into the eastern corner of the site and other dwellings in locations where views from some properties will be possible over boundary fencing and between existing vegetation. Trees and hedgerow will continue to screen the majority of views but the re-assessment is for a medium-low level of change leading to a Moderate adverse level of visual impact. As with other receptors, this would be expected to reduce over time with the maturing of vegetation and the integration of the urban form leading to a lower level of impact and a shift towards a more neutral nature.

## Footpath Receptors

P2 (FP125) is a footpath that runs north from the village from the mill pond rising quickly onto elevated fields above the village and with views out across the surrounding landscape to the south. The original assessment considered this route via views 4,5 and 6. In re-assessing this view the footpath was walked and a photograph from view 5 taken. The original assessment considered this a minor adverse visual effect. The re-assessment of this route for the housing at Church Raike is for the change to be low-negligible leading to a Slight-Negligible visual effect.

P3 is a footpath route which runs through the Old Hive group of buildings and travels northward along the river valley. For much of the route this path is through heavily wooded and vegetated land with a topographical variation where the path drops substantially in level towards the river from the junction with Church Raike. The original assessment considered the level of visual effect to be Moderate adverse based on a high level of sensitivity with a low level of change. The re-assessment for the proposal site would agree with this assessment balancing noticeable change around Church Raike with low or no change for the majority of the rest of the path route.

P4 (FP 97) runs to the immediate north of the proposal site and is the access track to properties R8. The footpath is a short route connecting to FP96 to the south and 94 to the north. The original assessment considered this a moderate adverse level of visual effect with a high sensitivity and medium level of change. Re-assessment of this short route, immediately adjacent to the site considers that the original assessment is correct but should lead to a moderate-substantial adverse level of visual effect that will become lessened with time as boundary vegetation removes some of the impact of views of built form.

An additional view was added following a request from the Local Planning Authority to look at locations to the north of the proposal site. View A is from footpath FP 95 and looks directly at the north western boundary of the proposal site.

The view is assessed as having high sensitivity with a low-negligible level of change leading to a slight adverse visual effect. This would be expected to lessen over time as proposed landscaping measure mature.

## SUMMARY AND CONCLUSION

The proposed development of housing on the former cricket ground, off Church Raike, in Chipping was originally assessed through an LVIA produced by Camlin Lonsdale. This was subsequently tested through a Planning Hearing with permission being granted in outline for up to 56 houses on the site along with other aspects of the hybrid application which included the restoration of Kirk Mill and the development of the former factory site for hotel and leisure purposes.

The re-assessment of the landscape and visual impacts of the housing section of this original planning application and approval has been conducted through a review of the original LVIA report and taking into account the Inspectors comments from the planning hearing. Both landscape and visual receptors have been re-assessed utilising the detail designs that have now been developed for the site which indicate the provision of 32 two storey residential dwellings and 7 bungalow dwellings.

The landscape impacts of the proposals are limited to the loss of a small area of open landscape within the AONB local landscape character area Little Bowland. The designs for the housing

demonstrate an approach to scale, massing and materiality that are appropriate to the setting and could reasonably be expected to become part of the village urban character over time. The level of impact is low with high levels of effect noted for only the immediate site, something common to all development on previously green and open land.

The visual impacts are restricted to a very local area with few if any notable effects arising beyond the immediate boundaries of the proposal site.

The photomontage and additional views provided demonstrate both that the site remains one largely screened by existing vegetation and that the proposed development can be accommodated into the street scene of Church Raiké through careful layout design, material choice for the buildings and sensitive landscaping.

Mitigation measures include planting trees along Church Raiké and within the development to help soften the impact of development and help integrate the built form into the existing character of the village setting.

# APPENDIX 1

## METHODOLOGY

# LANDSCAPE BASELINE AND SENSITIVITY

## i CRITERIA FOR DESCRIBING LANDSCAPE SUSCEPTIBILITY

Landscape Sensitivity is a combination of judgements of susceptibility to the type of change proposed and the value attached to the landscape.

**Susceptibility to change** *the ability of the landscape receptor (whether it be the overall character or quality/condition of a particular landscape type or area, or an individual element and/or feature, or a particular aesthetic and perceptual aspect) to accommodate the proposed development without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies.*

*Baseline studies for assessing landscape effects require a mix of desk study and field work to identify and record the character of the landscape and the elements, features and aesthetic and perceptual factors which contribute to it.*

Following this each aspect of the assessment should be judged for its susceptibility to change from the proposed development and the value attached to this aspect of the landscape. Value can apply to areas of landscape as a whole, or to individual elements and feature.

Table 1 illustrates the aspects of landscape character used to inform the susceptibility of a landscape, or elements of the landscape to change.

**Table 1 CRITERIA FOR DESCRIBING LANDSCAPE SUSCEPTIBILITY**

Landscape	High	Medium	Low
<b>Landscape designation</b>	A landscape of distinctive character susceptible to relatively small changes. Includes national or regionally designated landscapes. e.g. National Scenic Area; Historic Gardens and Designed Landscapes on the National Register; AONB; National Parks	A landscape of moderately valued characteristics. Including local landscape designations.	A landscape of relative unimportance, the nature of which is tolerant to substantial change. No landscape designation.
<b>Landscape resource and/or habitats</b>	Important landscape resources or landscapes of particularly distinctive character and therefore likely to be subject to national designation or otherwise with high values to the public. Is susceptible to minor changes that would alter access or the character and experience of the resource.	Moderately valued characteristics reasonably tolerant of change. Susceptible to changes that would remove access and fundamentally change the nature of the existing resource.	Relatively unimportant/immature or damaged landscapes tolerant of substantial change.
<b>Scale and enclosure</b>	Small intimate landscape susceptible to changes that alter scale, form and enclosure. Large scale landscapes susceptible to the introduction of uncharacteristic elements which impose enclosure or development at a scale inappropriate to the setting.	Medium scale landscape susceptible to changes that introduce elements which alter the scale or understanding of landscape context.	Large scale open landscapes susceptible to changes that introduce elements that are of an appropriate scale and/or landscape context. Small scale landscapes susceptible to changes that introduce intimate and contained development appropriate to the context.
<b>Landform and topography</b>	Mountainous or large dominating hills and valleys. Intimate small scale landscapes defined through easily identifiable elements in the immediate landscape.	Rolling landform with small hills and valleys. Some intimacy and human scale through landscape elements such as hedgerows and woodland copses.	Large scale open landscape. Little intimacy or human scale, few character elements or features.

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<b>Settlement and Urban landscapes</b>	Organic land cover pattern, urban forms that follow a recognisable historical growth over time which is retained with the layout, building fabric or through other elements. Urban grain and layout that define character and give a sense of place. Conservation Areas or areas with a high collection of listed buildings or notable features.	Urban form with some recognised form and structure that defines a character for the settlement or urban area. An area with noted buildings or form may include listed buildings.	Urban form that is degraded or creates a limited sense of place or character through either its grain, layout, building fabric or other elements. 20th and 21st century suburban layouts and industrial and commercial areas may fall into this category.
<b>Historical and Cultural Landscapes</b>	Landscapes with important historical or cultural associations notable either through physical structures, landmarks or features or else through association with literature, historical events or cultural significance. Registered park or gardens, landscape with a national cultural significance susceptible to small change.	Landscapes with notable historical and cultural associations at Regional or Local level. Landscape susceptible to change that would alter or remove the elements or features important to the association.	Landscape with no recognised individual features or elements
<b>Remoteness and tranquillity</b>	Remote location, little evidence of human activity. Landscape susceptible to small changes.	Landscapes with aspects of tranquillity and remoteness but where human activity and presence is notable. Susceptible to changes that would further urbanise or bring activity to areas where this is only partially present.	Highly developed countryside areas with continuous evidence of human activity. Susceptible only to very high levels
<b>Visual and Sensory</b>	A landscape with wide ranging and open views to distance which are part of the character. Susceptible to change that leads to enclosure or loss of notable views or view points. High quality views.	A landscape with open aspects or views but moderate or low visual connections to distance. Susceptible to change that remove views or fundamentally alters the visual amenity.	An enclosed landscape with little or no visual connection to distant locations. A landscape where view quality is low and/or degraded in character.

ii **Table 2 CRITERIA FOR DESCRIBING LANDSCAPE QUALITY**

Landscape Quality	Definition	Typical Example
<b>Exceptional</b>	Strong landscape structure, characteristics, patterns, and/or clear urban grain identifiable with a historic period or event; Appropriate management for land use and land cover and/or a well maintained urban environment of distinction, intact and good landscape condition; Distinct features worthy of conservation, historic architectural grain; Sense of place exceptional local distinctiveness; No detracting features.	Internationally or nationally recognised. World Heritage Sites, National Parks, National Scenic Area, AONB
<b>High</b>	Strong landscape structure, characteristic patterns and/or clear urban grain; Appropriate management for land use and land cover, but potentially scope to improve; Distinct features worthy conservation; Sense of place; Occasional detracting features.	Nationally, regionally recognised e.g. parts of National Scenic Area, notable Conservation Area or Listed status; Registered Historic Gardens and Designed Landscapes; Special Landscape Area;
<b>Good</b>	Recognisable landscape structure and/or urban grain Scope to improve management for land use and land cover; Some features worthy of conservation; Sense of place; Some detracting features.	Regionally or locally recognised e.g. localised areas within National Park, Regional Parks, Village Greens, Special Landscape Areas, Conservation Areas.
<b>Ordinary</b>	Distinguishable landscape structure, characteristics, patterns of landform and land cover often masked by land use; Fractured urban grain with patterns of use difficult to distinguish; Scope to improve management of vegetation; Some features worthy of conservation; Some detracting features	Locally recognised landscape without specific designation.
<b>Poor</b>	Weak landscape structure, characteristic patterns of landform and land cover are missing, little or no recognisable urban grain; Mixed land use evident; Lack of management and intervention has resulted in degradation; Frequent detracting features.	A landscape without note or one singled out as being degraded or requiring improvement.
<b>Very Poor</b>	Degraded landscape structure, characteristic patterns and/or urban grain missing; Mixed land use or dereliction dominates; Lack of management/ intervention has resulted in degradation; Extensive detracting features.	A Landscape likely to be singled out as needing intervention or regeneration.

iii **Table 3 CRITERIA FOR DESCRIBING LANDSCAPE VALUE**

Value can apply to areas of landscape as a whole, or to individual elements, features and aesthetic or perceptual dimensions which contribute to the character of the landscape.

The range of factors that can help in the identification of valued landscapes may include:

- **Landscape Quality** (see table 2) - a measure of the physical state of the landscape;
- **Scenic Quality** - landscapes that appeal primarily to the senses
- **Rarity** - the presence of rare elements or features in the landscape;
- **Representativeness** - whether the landscape contains particular characters and or features or elements which are considered particularly important examples;
- **Conservation Interests** - the presence of features of wildlife, earth science, archaeological, historical and cultural interest;
- **Recreation Value** - evidence that the landscape is valued for recreational activity;
- **Perceptual Aspects** - e.g. wilderness and/or tranquility;
- **Associations** - Some landscape are associated with particular people, such as artists or writers, or events in history.

Landscape Value	Definition	Typical Example
<b>High</b>	An iconic landscape or element(s) held in high regard both nationally, regionally and by the local community; A landscape or element(s) widely used by both the local community and a broader visiting community; Features of particular historical protected significance ; Landscape or space which defines or is closely associated with a community and its life and livelihood; A landscape that defines a particular character area being both representative but also definitive in terms of its elements, features or characteristics.	Nationally, regionally recognised e.g. parts of National Park; National Scenic Area; AONB; Registered Historic Garden and Designed Landscape; World Heritage Sites. Village Green/Park or Community Recreational Space with strong and varied use by the whole community over a period of 20 years or more. Regional Parks and Country Parks. An area with good and varied access and high visual amenity.
<b>Good</b>	A landscape or element(s) recognised regionally and locally as important ; A landscape widely used by the local community; Features or elements widely used or visited and held in association with the area or community; A landscape that is particularly representative of the character descriptions and assessments available for the study area including some key aspects or features that if lost would effect the overall landscape description.	Conservation or Listed status; Village Greens/Parks; , Culturally important sites. Access via PROW and permissive paths other routeways. An area of good access and good visual amenity.
<b>Moderate</b>	A landscape of local importance ; A landscape used by the local community through PROW; A sense of place recognisable and associated with the local area.	Area of local landscape importance with limited access and some visual amenity
<b>Low</b>	A landscape without particular noted significance; A landscape or elements infrequently used by the local community; A landscape which is not distinct and does not add to the overall context of the area.	A landscape with little or no access and no visual amenity

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Landscape Sensitivity	Definition	Typical Examples
<b>High</b>	A landscape that demonstrates a high level of susceptibility to the nature and level of change proposed across the majority of criteria assessed. A landscape of high or moderate value that includes key aspects, elements or features of the recognised landscape character. The proposal is likely to change the nature and description of the receiving landscape character.	Internationally or Nationally recognised. World Heritage Sites, National Parks, National Scenic Area, AONB. Nationally, Regionally recognised e.g. parts of National Scenic Area, notable Conservation Area or Listed status; Registered Historic Gardens and Designed Landscapes; Special Landscape Areas; Valued landscapes of good quality or above which define or have definite characteristics of a landscape character type or area.
<b>Medium - High</b>	A landscape that demonstrates a medium to high level of susceptibility to the change proposed. A landscape of medium to high level value where care is required to consider the aspects of landscape value and how these might be retained or mitigated if affected by the proposals.	Regionally recognised e.g. areas within National Park, Regional Parks, Special Landscape Areas, Conservation Areas. Valued and/or good landscapes that are representative of a broader landscape character type or area.
<b>Medium</b>	A landscape that demonstrates a medium level of susceptibility to the change proposed but that can accommodate some of this change without altering or affecting the principle characteristics of the receiving landscape. A landscape of medium level value where some care is required to consider the aspects of landscape value and how these might be retained or mitigated if affected by the proposals.	Regionally or locally recognised e.g. Regional Parks, Village Greens, Locally recognised landscape without specific designation. Locally valued and/or good or ordinary landscapes that are representative of a broader landscape character type or area.
<b>Low - Medium</b>	A landscape of low susceptibility to change where the proposals will only affect or alter the key characteristics, features or elements of the receiving landscape in a very limited way, whilst predominantly maintaining the same landscape character description and definition as before. A landscape of moderate to low value.	A landscape without note or one singled out as being predominantly degraded or requiring some improvement. A Landscape likely to be singled out as needing intervention or regeneration. A landscape of ordinary quality with few recorded value characteristics. A landscape that includes limited key characteristics, elements or features and is partially representative of a landscape character type or area.
<b>Low</b>	A landscape of low susceptibility to change where the proposals will not affect or alter the key characteristics, features or elements of the receiving landscape and where the landscape would be left essentially within the same landscape character description and definition as before. A landscape of moderate to low value.	A landscape without note or one singled out as being degraded or requiring improvement. A Landscape likely to be singled out as needing intervention or regeneration. A landscape of ordinary or poor quality with few or no recorded value characteristics. A landscape that does not include key characteristics, elements or features and is only partially representative of a landscape character type or area.

# LANDSCAPE EFFECTS

v Table 5 MAGNITUDE OF CHANGE (LANDSCAPE)

Magnitude of Change	Examples
<b>High</b>	The development would result in a prominent change to the landscape character type or area (enhance or degrade). Major alteration to significant elements or features or the removal/introduction of substantial elements. The alteration of a landscape to substantially increase/decrease both the landscape value and quality.
<b>Medium</b>	The development would result in a noticeable change to the landscape character or part of a landscape character type or area (enhance or degrade). Alteration to elements or features or partial removal/introduction. The alteration of a landscape to increase/decrease both the landscape value and quality.
<b>Low</b>	The development would result in a slight change to the landscape character (enhance or degrade). Alteration to minor elements or features or the removal/introduction. The alteration of a landscape to increase/decrease both the landscape value and quality.
<b>Negligible</b>	A very minor change which is not uncharacteristic and maintains the quality and value of the landscape.

vi Table 6 SUMMARY TABLE TO DETERMINE LANDSCAPE EFFECTS

		Magnitude of Change			
		High	Medium	Low	Negligible
Sensitivity	High	Substantial	Moderate - Substantial	Moderate	Negligible
	Med - High	Moderate - Substantial	Moderate - Substantial	Slight- Moderate	Negligible
	Medium	Moderate - Substantial	Moderate	Slight - Moderate	Negligible
	Low - Med	Moderate	Slight - Moderate	Slight	Negligible
	Low	Moderate	Slight - Moderate	Slight	Negligible
	Negligible	Negligible	Negligible	Negligible	None

The summary of effects on landscape can be expressed as an adverse or beneficial effect depending on the assessor’s view regarding the nature and quality of the existing resource and how this has been changed. In some circumstances the change may be described as a neutral change if the expectation of the viewer or the fundamental nature and characteristics of a landscape appear unaffected.

## APPENDIX 1

vii **Table 7 SUMMARY TABLE TO DETERMINE NATURE OF LANDSCAPE EFFECTS**

Landscape Effect	Nature of the Effect
<p><b>Substantial</b> <b>Moderate - Substantial</b></p>	<p>Adverse effects may include the loss or removal of elements or features that are characteristic or otherwise determine value or importance, the degradation of landscape quality, the loss or reduction of value and/or a perception of change that is negative. Change that is against recommended management and maintenance proposals or other landscape objectives.</p> <p>Beneficial effects may include the introduction of elements or features that are characteristic or otherwise will create value. The improvement of landscape quality and change that is recommended as part of management and maintenance proposals or other landscape objectives.</p> <p>Neutral effects would represent change that is neither adverse or beneficial or is a combination of both leading to a balance in terms of how the change is perceived. A change that is accepted into the existing landscape character type or is assimilated into an associated landscape character type through the introduction of beneficial mitigation measures , the shift of a landscape character type/ area into another existing character type/ area.</p>
<p><b>Moderate</b></p>	<p>Adverse effects may include the loss or removal of some of the elements or features that are characteristic or otherwise determine value or importance, the degradation of landscape quality, the loss or reduction of aspects of value and/or a perception of change that is negative. Change that is against recommended management and maintenance proposals or other landscape objectives.</p> <p>Beneficial effects may include the introduction of elements or features that are characteristic or otherwise may create value. The improvement of landscape quality and change that is recommended as part of management and maintenance proposals or other landscape objectives.</p> <p>Neutral effects would represent change that is neither adverse or beneficial or is a combination of both leading to a balance in terms of how the change is perceived. A change that is accepted into the existing landscape character type or is assimilated into an associated landscape character type through the introduction of beneficial mitigation measures , the shift of a landscape character type/ area into another existing character type/ area.</p>
<p><b>Slight - Moderate</b> <b>Slight</b></p>	<p>Adverse effects may include the loss or removal of some of the elements or features that are characteristic or otherwise determine value or importance, the further degradation of landscape quality, the loss or reduction of aspects of value and/or a perception of change that is negative or re-asserts the existing negative aspects of the site. Change that is against recommended management and maintenance proposals or other landscape objectives or that fails to halt identified failings of land management.</p> <p>Beneficial effects may include the introduction of elements or features that are or were historically characteristic for the site or otherwise may create value. The improvement of landscape quality and change that is recommended as part of management and maintenance proposals or other landscape objectives.</p> <p>Neutral effects would represent change that is neither adverse or beneficial or is a combination of both leading to a balance in terms of how the change is perceived. A change that is accepted into the existing landscape character type or is assimilated into an associated landscape character type through the introduction of beneficial mitigation measures , the shift of a landscape character type/ area into another existing character type/ area.</p>
<p><b>Negligible - None</b></p>	<p>A very minor change which is not uncharacteristic and maintains the quality and value of the landscape.</p>

# VISUAL BASELINE AND SENSITIVITY

## viii CRITERIA FOR DESCRIBING VISUAL SUSCEPTIBILITY

The susceptibility of different visual receptors to changes in views and visual amenity is mainly a function of:

- the occupation or activity of people experiencing the view at particular locations; and
- the extent to which their attention or interest may therefore be focused on the views and the visual amenity they experience at particular locations.

**Table 8**

Receptor Susceptibility	Description
<b>High</b>	Occupiers of residential properties with views from principle rooms or outdoor spaces Users of outdoor recreational facilities, including public rights of way, whose attention may be focused on the landscape Elevated panoramic viewpoints Communities where the development results in changes in the landscape setting or valued views enjoyed by the community
<b>Medium</b>	Residential properties with restricted views or views from non principle rooms where the focus is not on the landscape or view People engaged in outdoor recreation where enjoyment of the landscape is incidental rather than the main interest People travelling through the landscape where the views involved are transient and sporadic but have a special significance in either the journey or the expression of the landscape or community being visited. Users of highway footpath routes, cyclists or horse riders where the speed of travel may allow for consideration and enjoyment of the view
<b>Low</b>	People at their place of work, industrial facilities. People travelling through the landscape in cars, trains or other transport such that the speed and nature of the views involved are short lived and have no special significance

## ix Table 9 CRITERIA FOR DESCRIBING VISUAL QUALITY AND VALUE

View Quality and Value	Description
<b>High</b>	Iconic views or skylines which are individual character elements in their own right. Protected views through Supplementary Planning Guidance or development framework. View mentioned in the listing for a conservation area, listed building or scheduled monument as being important with regard to its setting. Wide panoramic distant views of a valued landscape(s). Views that are acknowledged or recorded in guide books or other publications and/or with references in culture such as literature or art.
<b>Moderate</b>	Views with strong and distinctive features. Uninterrupted views. Views over a landscape of recognised character and quality
<b>Ordinary</b>	A view typical of the locality. Generally attractive, some detracting features
<b>Poor</b>	Restricted views or views over a landscape of low value and quality.

x **Table 10 MAGNITUDE OF CHANGE (VISUAL)**

Magnitude of Change	Examples
<b>High</b>	The development would result in a prominent change to the existing view and would change the quality of the view. The development would be easily noticed by the observer. The development may break the skyline or form some other substantial change to the view.
<b>Medium</b>	The development would result in a noticeable change in the existing view that may change the character and quality of the view. The change would be readily noticed by the observer but would not dominate the view.
<b>Low</b>	The development would result in a perceptible change in the existing view but this would not affect its character or quality. The development will appear as a small element in the wider landscape which may be missed by the casual observer. The view may be at such a distance as to reduce the appearance of the development.
<b>Negligible</b>	Only a small part of the development will be discernible and this may be for only part of the year or be a filtered view. The view may be at such a distance as to render the change virtually indiscernible without aid or reference. The quality and character of the view will remain unchanged.

xi **Table 11 SENSITIVITY (VISUAL)**

Visual Sensitivity	Description	Typical Examples
<b>High</b>	A view or visual receptor that demonstrates a high level of susceptibility to the nature and level of change proposed. A view of high or moderate value that includes views or vistas of recorded value or quality or with some specific cultural significance. The proposal is likely to change the nature and quality of view.	Protected views or vistas through planning policy or published guidance. Notable viewpoints or vistas recorded in maps, publications or other public record. Culturally significant views within noted areas of landscape value or through art, painting or literature. Views from residential properties where change to views from principle rooms could be anticipated. Views from public footpaths where change would affect the visual amenity of the route.
<b>Medium - High</b>	A view or visual receptor that demonstrates a medium to high level of susceptibility to the change proposed. A view of medium to high level value where care is required to consider aspects of view and how these might be protected if affected by the proposals.	Regionally recognised view locations e.g. areas within National Park, Regional Park, Special Landscape Areas, Conservation Areas where views or visual amenity is recorded as being one of the characteristics of value. Views from residential properties where change to principle rooms may not be typical or where views of the proposal are oblique. Views from public footpath routes where the direction of the route and focus of the view is not towards the proposal site.
<b>Medium</b>	A view or visual receptor that demonstrates a medium level of susceptibility to the change proposed but that can accommodate some of this change without altering or affecting the quality and value of the view. A view of medium level value where some care is required to consider aspects of view and how these might be protected if affected by the proposals.	View locations within Parks, Village Greens, or locally recognised landscapes. Views from residential properties where principle rooms or outdoor amenity areas will not be affected. Views from public footpaths where the quality and value is such (low) that the proposals may not alter the visual amenity.
<b>Low - Medium</b>	A view or visual receptor of low susceptibility to change where the proposals are able only to affect the view in a very limited way, whilst predominantly maintaining the same visual amenity as before. A view of moderate to low value.	Views from vehicular routes or roadways for traffic that may have some appreciation of the view due to the speed of travel such as cyclists, horse riders and pedestrians. Views from transport routes where the view is a noted part of the journey experience such as rail routes through National Parks or AONB.
<b>Low</b>	A view of low susceptibility to change where the proposals will not affect or alter the key characteristics, features or elements of the view and where the proposals are only able to affect the view in a very limited way. A view of moderate to low value.	A view without note or one singled out as being degraded or requiring improvement. Views from vehicular routes where the nature and speed of travel dictates a low level of engagement with the view.

xii **Table 12 SUMMARY TABLE TO DETERMINE VISUAL EFFECTS**

		Magnitude of Change			
		High	Medium	Low	Negligible
Sensitivity	High	Substantial	Moderate - Substantial	Moderate	Negligible
	Med - High	Moderate - Substantial	Moderate - Substantial	Slight- Moderate	Negligible
	Medium	Moderate - Substantial	Moderate	Slight - Moderate	Negligible
	Low - Med	Moderate	Slight - Moderate	Slight	Negligible
	Low	Moderate	Slight - Moderate	Slight	Negligible
	Negligible	Negligible	Negligible	Negligible	None

The summary of effects can be expressed as an adverse or beneficial effect depending on the assessor’s view regarding the nature and quality of the existing resource and how this has been changed. In some circumstances the change may be described as a neutral change if the expectation of the viewer or the fundamental nature and characteristics of a view appear unaffected.

xiii **Table 13 SUMMARY TABLE TO DETERMINE NATURE OF VISUAL EFFECTS**

Visual Effect	Nature of the Effect
<b>Substantial Moderate - Substantial</b>	<p>Adverse effects may include the loss of key views, the removal of long distance views, the degradation of quality and/or value of the view. The introduction of elements or features that are perceived as negative.</p> <p>Beneficial effects may include the introduction of key views, vistas or views to long distance where this is seen as advantageous. The introduction of elements that are perceived as positive and/or the screening off of negative aspects of a view.</p> <p>Neutral effects would represent change that is neither adverse or beneficial or is a combination of both leading to a balance in terms of how the change is perceived. A change that is accepted into the existing landscape or is assimilated into the existing view.</p>
<b>Moderate</b>	<p>Adverse effects may include the loss of notable views, the removal of views to distance , the degradation of quality and/or value of the view. The introduction of some elements or features that are perceived as negative.</p> <p>Beneficial effects may include the introduction of new views or vistas or views. The introduction of elements that are perceived as positive and/or the screening off of negative aspects of a view.</p> <p>Neutral effects would represent change that is neither adverse or beneficial or is a combination of both leading to a balance in terms of how the change is perceived. A change that is accepted into the existing landscape or is assimilated into the existing view.</p>
<b>Slight - Moderate Slight</b>	<p>Adverse effects may include the loss of views, the removal or change of existing views, the degradation of quality and/or value of the view. The introduction of elements or features that are perceived as negative.</p> <p>Beneficial effects may include the introduction of new views or vistas. The introduction of elements that are perceived as positive and/or the screening off of negative aspects of a view.</p> <p>Neutral effects would represent change that is neither adverse or beneficial or is a combination of both leading to a balance in terms of how the change is perceived. A change that is accepted into the existing landscape or is assimilated into the existing view.</p>
<b>Negligible - None</b>	A very minor change which is not uncharacteristic and maintains the quality and value of the view.

## APPENDIX 1

Magnitude of Change	Examples
<b>International</b>	World Heritage Sites, Scheduled Monuments of exceptional quality, or assets of acknowledged international importance or can contribute to international research objectives. Grade I Listed Buildings and built heritage of exceptional quality Grade I Registered Parks and Gardens and historic landscapes and townscapes of international sensitivity.
<b>National</b>	Scheduled Monuments, or assets of national quality and importance or than can contribute to national research objectives. Grade II* and Grade II Listed Buildings, Grade II* and II Registered Parks and Gardens, Registered Battlefields, historic landscapes and townscapes of outstanding interest, quality and importance, with exceptional coherence, integrity, time-depth, or other critical factor(s)
<b>Regional</b>	Designated or undesignated assets of regional quality and importance that contribute to regional research objectives. Conservation Areas with very strong character and integrity, other built heritage that can be shown to have exceptional qualities in their fabric or historical association. Designated or undesignated special historic landscapes and townscapes which are well preserved and exhibiting considerable coherence, integrity time-depth or other critical factor(s)
<b>County</b>	Undesignated archaeological remains of county importance with the potential to contribute to research objectives and understanding at a County level. Conservation Areas with very strong character and integrity, other built heritage that can be shown to have exceptional qualities in their fabric or historical association. Designated or undesignated historic landscapes and townscapes with reasonable coherence, integrity, time-depth or other critical factor(s)
<b>Borough</b>	Undesignated assets of borough importance with the potential to contribute to borough and local research objectives. Locally Listed Buildings, other Conservation Areas, historic buildings that can be shown to have good qualities in their fabric or historical association. Assets that form an important resource within the community, for educational or recreational purposes.
<b>Local</b>	Assets compromised by poor preservation and/or poor survival of contextual associations and with limited potential to contribute to research objectives. Historic (unlisted) buildings of modest quality in their fabric or historical association. Historic landscapes and townscapes with limited sensitivity or whose sensitivity is limited by poor preservation, historic integrity and/or poor survival of contextual associations. Assets that form a resource within the community with occasional utilisation for educational or recreational purposes.
<b>Negligible</b>	Assets with very little or no surviving cultural heritage interest. Buildings of no architectural or historical note. Landscapes and townscapes that are badly fragmented and the contextual associations are severely compromised or have little or no historical interest.

## APPENDIX 2

### VIEWS



# LANDSCAPE & VISUAL IMPACT REVIEW

## CHURCH RAIKE HOUSING, CHIPPING

PREPARED BY TPM LANDSCAPE LTD

for

WHITE ACRE ESTATES

(June/ 2017)

## APPENDIX 2





View 20 from the original LVIA report



Updated photo view from 2017



Description of View	<p>The view is from Church Raiké at the western end of the proposal site and close to the track access alongside the cricket ground. The view is representative of view from properties at the Hive and from Church Raiké itself and the approaches into the village. The proposal site is located on the slightly elevated land to the right of the road behind a substantial hedgerow boundary of some 2m in height. Mature trees are located along the boundary and some views to distance can be seen beyond the site. The existing village of Chipping and the Mill complex are not easily visible from this location although glimpses of both are possible over and through vegetation.</p> <p>A photo montage has been prepared for this view and is reproduced on the opposite page.</p>
Change to View	<p>The view is originally assessed via receptors H3 (Church Raiké) and through receptor R6 Old Hive. The original assessment is for the overall hybrid application and sees the road as medium sensitivity with a medium adverse change at year 1. As this is a country lane with both walking and cycling possible uses, we consider the sensitivity to be correct at medium. R6 is assessed originally as high sensitivity.</p> <p>The change will be between medium and large through the introduction of housing along the lane at this point and the effective extension of the villages urban form to this side of Church Raiké. The nature of the change will be adverse to begin with but scale and appearance of residential housing with the form and appearance as illustrated will lead to a more neutral effect over time. Landscape planting at the boundaries will also lessen the effects of impact as they mature.</p>

Value of view	High
Susceptibility of receptor	Medium-High
Sensitivity of receptor	Medium-High
Magnitude of Change	Medium-Large
Hierarchy of receptor	local
<b>Summary - Visual Effects</b>	
<b>Moderate-Substantial adverse</b>	
<b>Mitigation</b>	
tree planting along the Church Raiké boundary is proposed	



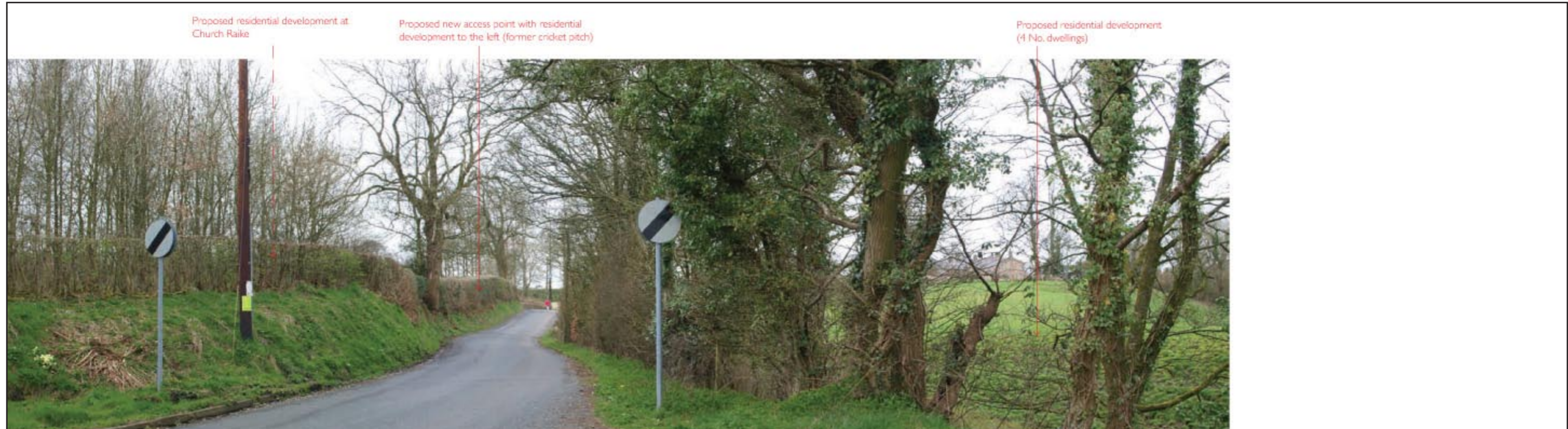
<b>Viewpoint 1 (H3)</b>
Project: Church Raiké Housing, Chipping
Client: White Acre Estates



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Project: Church Raike Housing Chipping

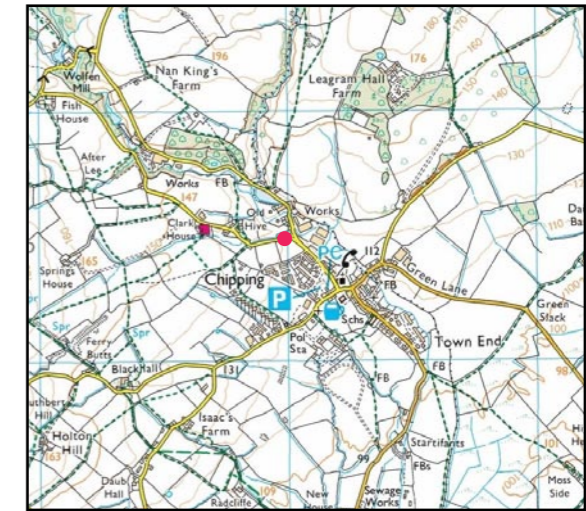
Client: White Acre Estates



View 12 from the original LVIA report



Updated photo view from 2017



Description of View	<p>The view is from Church Raikie at the eastern end of the proposal site. The view is representative of view from Church Raikie itself and the journey out of the village. The proposal site is located on the slightly elevated land to the left of the road behind a substantial hedgerow boundary of some 2m in height. Mature trees are located along the boundary. The existing village of Chipping and the Mill complex are visible from this location and glimpses of both are possible over and through vegetation.</p> <p>A photo montage has been prepared for this view and is reproduced on the opposite page.</p>
Change to View	<p>The view is originally assessed via receptors H3 (Church Raikie). The original assessment is for the overall hybrid application and sees the road as medium sensitivity with a medium adverse change at year 1. As this is a country lane with both walking and cycling possible uses, we consider the sensitivity to be correct at medium.</p> <p>The change will be between medium and large through the introduction of housing along the lane at this point and the effective extension of the villages urban form to this side of Church Raikie. The nature of the change will be adverse to begin with but scale and appearance of residential housing with the form and appearance as illustrated will lead to a more neutral effect over time. Landscape planting at the boundaries will also lessen the effects of impact as they mature.</p>

Value of view	High
Susceptibility of receptor	Medium
Sensitivity of receptor	Medium
Magnitude of Change	Medium-High
Hierarchy of receptor	Local
<b>Summary - Visual Effects</b>	
<b>Moderate-Substantial</b>	
<b>Mitigation</b>	
planting along Church Raikie boundary is proposed	



<b>Viewpoint 1 (H3)</b>
Project: Church Raikie Housing, Chipping
Client: White Acre Estates



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Project: Church Raiké Housing Chipping

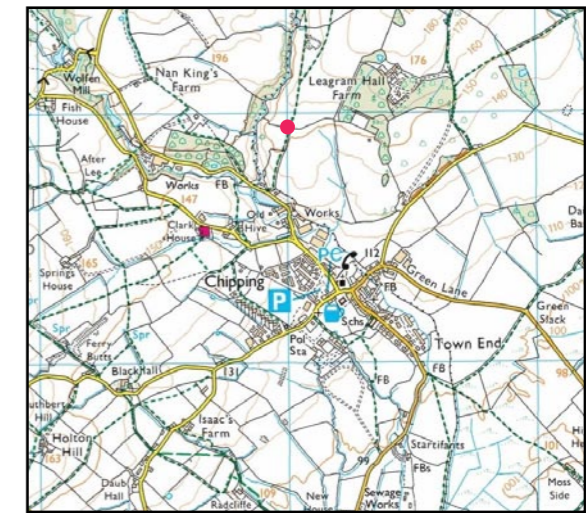
Client: White Acre Estates



View 5 from the original LVIA report



Updated photo view from 2017



Description of View	The view is from footpath route P2 north of the proposal site. The view is elevated and panoramic including distant hills and ridgelines. The village of Chipping is visible in the valley, but only through glimpses of houses and prominent buildings. The route continues down the slope towards the village but mature vegetation along the river bed maintains visual screening between the viewer and the proposal site.
Change to View	The view is originally assessed via receptors P2. Although the path route is elevated above the village, vegetation in the valley prevents most, if not all, views towards the proposal site. No view is of the proposals is likely during summer months with the possibility that glimpses of the development may be possible during winter months.  The original assessment of low adverse change was for all of the hybrid development. The re-assessment would suggest that for housing at Church Raikie the change is between negligible and low adverse.

Value of view	High
Susceptibility of receptor	High
Sensitivity of receptor	High
Magnitude of Change	Low-Negligible
Hierarchy of receptor	Local
<b>Summary - Visual Effects</b>	
<b>Slight-Negligible adverse</b>	
<b>Mitigation</b>	

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<b>Viewpoint 2 (P2)</b>
Project: Church Raikie Housing, Chipping
Client: White Acre Estates



View A from footpath 97



Description of View	The view is from footpath route FP 97 and looks to the north western boundary of the proposal site. The Old Hive buildings can be seen on Church Raike and the poplars forming the boundary with the site form a prominent feature and provide a substantial visual screen. Views to distant feels are characteristic of the route and offer a high quality and value view.
Change to View	The proposed development falls largely behind existing vegetation with no current views onto the cricket ground possible. Glimpsed views through vegetation of the proposed built form may be possible, particularly in winter, but this will be only a low change at most in the context of the broader visual experience which includes housing and residential dwellings.

Value of view	High
Susceptibility of receptor	High
Sensitivity of receptor	High
Magnitude of Change	Low-Negligible
Hierarchy of receptor	Local
<b>Summary - Visual Effects</b>	
<b>Slight-Negligible adverse</b>	
<b>Mitigation</b>	

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<b>Viewpoint 3 (footpath 97)</b>
Project: Church Raike Housing Chipping
Client: White Acre Estates

# APPENDIX 3

## ORIGINAL LVIA

BY CAMLIN LONSDALE