Landscape and Visual Appraisal

Land at Doddington Road, Wollaston Village, Northamptonshire

Date: May 2019
Our Ref: JSL3248

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# Quality Management

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# Amendment Record

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</table>
Contents

Quality Management ..................................................................................................................... i
Amendment Record ..................................................................................................................... ii
Contents ...................................................................................................................................... ii
1 Introduction ........................................................................................................................... 1
2 Methodology ......................................................................................................................... 4
3 Landscape Planning Policy Context ..................................................................................... 5
4 Baseline Conditions .............................................................................................................. 7
   Landscape Context .............................................................................................................. 7
   Visual Context ..................................................................................................................... 9
5 Development Proposals ..................................................................................................... 12
6 Effects on Landscape Elements and Features..................................................................... 13
7 Effect on Landscape Character .......................................................................................... 16
8 Effect on Visual Amenity ..................................................................................................... 17
9 Mitigation ............................................................................................................................ 21
10 Conclusion ....................................................................................................................... 22
Appendix 1: Definitions of Assessment ..................................................................................... 23
Appendix 2: Methodology for ZTV ............................................................................................. 28
Appendix 3: Figures ................................................................................................................... 29

Figure JPW1350-001: Site Plan;
Figure JPW1350-002: Ecology Constraints;
Figure JPW1350-003: Indicative Layout;
Figure JPW1350-005: Landscape Principles Plan;
Figure JPW1350-LVA-001: Site Location Plan;
Figure JPW1350-LVA-002: Viewpoint Locations and PRoWs;
Figure JPW1350-LVA-003: Heritage Designations;
Figure JPW1350-LVA-004: Landscape Character Areas;
Figure JPW1350-LVA-005: Designations;
Figures JPW1350-LVA-009-023: Viewpoint Photos 1-10.
1 Introduction

Introduction

1.1 This Landscape and Visual Appraisal (LVA) has been prepared, by RPS on behalf of DAKS Property, to accompany a full planning application for a new commercial building on land at Doddington Road to the west of Wollaston Village in Northamptonshire, hereafter referred to in this report as the ‘application site’ and considers the effects of the development on:

- Landscape elements and features;
- Landscape character; and
- Visual Amenity

Purpose of the report

1.2 The report provides an overview of the application site within the landscape and visual context of the surrounding area and sets out the planning context of the application site with reference to landscape issues. The existing baseline landscape features and landscape character, which together make up the landscape resource, are described and reference is made to published landscape character studies and any relevant landscape designations. The current visibility of the application site from selected representative viewpoints in the surrounding landscape is also assessed.

1.3 A description of the proposed development is provided and the potential effects of these proposals on the landscape resource and the visual environment are identified. Landscape effects refer to changes arising from the proposed development on the physical elements that make up the landscape and which influence its character. These, together, form the landscape resource. Visual effects refer to the changes to existing views available from representative Viewpoints within the landscape surrounding the application site. Landscape and Visual effects can be beneficial (positive) or neutral as well as adverse (negative).

1.4 Mitigation measures, which form an integral part of the proposed development, are also described together with how these measures are likely to prevent, reduce or offset any perceived adverse effects.

Scope of the report

1.5 This LVA has been undertaken with regard to best practice guidelines within Guidelines for Landscape and Visual Impact Assessment - Third Edition (GLVIA3) which states that "Landscape and Visual Impact Assessment (LVIA) is a tool used to identify and assess the significance of and the effects of change resulting from development on both the landscape as an environmental resource in its own right and on people's view and visual amenity." GLVIA3 also states that when identifying landscape and visual effects there is a need for an approach which "is in proportional to the scale of the project that is being assesses and the nature of its likely effects."
The Site

1.6 The application site is situated on land to the west of the settlement of Wollaston, about 3 miles south of the market town of Wellingborough, adjacent to the north of the Doddington Road. The application site is low lying in the Nene valley with the gravel pits and lakes associated with Summer Leys Nature Reserve lying approximately 500m to the west. The red line boundary covers an area of approximately 2.46 hectares/6.08 acres. A plan showing the redline boundary of the application site and its context are shown at Appendix 1: Figure JPW1350-LVA-001 Site Location Plan.

1.7 The application site comprises of an agricultural grassland paddock in use as pony grazing, surrounded by bushy boundary hedgerows and mature trees, a ditch and fencing. The proposed development is for the construction of a single steel frame building with a plan area of approximately 6563 square metres, served by a new vehicular access road off Doddington Road. The proposed building would be used for B1, B2 and or B8 purposes. A detailed description of the proposed development is provided in Section 5.0. Details of the proposed layout is shown in Figure JPW11350-LVA-003: Indicative Layout.

This LVA should be read in conjunction with the following Figures:

- Figure JPW1350-001: Site Plan;
- Figure JPW1350-002: Ecology Constraints;
- Figure JPW1350-003: Indicative Layout;
- Figure JPW1350-005: Landscape Principles Plan;
- Figure JPW1350-LVA-001: Site Location Plan;
- Figure JPW1350-LVA-002: Viewpoint Locations and PRoWs;
- Figure JPW1350-LVA-003: Heritage Designations;
- Figure JPW1350-LVA-004: Landscape Character Areas;
- Figure JPW1350-LVA-005: Designations;
- Figure JPW1350-LVA-006: Viewpoint Photos 1-10.

This LVA should also be read in conjunction with the following Appendices:

- Appendix 1: Detailed Assessment Methodology;
- Appendix 2: Methodology for Zone of Theoretical Visibility;
- Appendix 3: Figures (as listed above).

Pre-application Enquiry

1.8 A pre-application enquiry was submitted to the Borough Council of Wellingborough in relation to the proposed development and a response received on 29th August 2018. An LVIA was requested and the response included a request to consider the following:

- “The boundary with the adjacent site was to be of environmental benefit and linkage should be considered.”
From a visual landscape point of view the scale, form and design of any proposed development should minimise the visual intrusion on the existing landscape and include the provision of environmental benefits and enhancements.

The scale of any proposed development should be approximately no higher than the trees which surround the site”.

1.9 Following an initial desk top analysis of potential viewpoints and subsequent on site fieldwork, 10 representative viewpoints were put forward to the Wellingborough Council’s landscape officer Felicity Webber including representative viewpoints from the long distance public right of way (PRoW) known as the Nene Way placed within the extent of the study area which is proposed to be 2.5km radius due to the low lying topography and the small scale nature of the proposed development.

1.10 A response from the landscape officer was received on 18th March agreeing with the viewpoints and the 2.5km extent of the study area as put forward. Two further viewpoints were requested for assessment as follows:

- The top of Beacon Hill on the corner of High Street Wollaston and Wollaston Road is part of the museum site which is not always open, but this is a historic viewpoint overlooking the valley.

- The well-used Summer Leys nature reserve is probably screened by the hedgerows between it and the site but there might be a view from the embankment on the west boundary.

1.11 The viewpoints were visited, and the site was found not to be visible due to a combination of intervening topography and field boundary vegetation.
2 Methodology

2.1 The methodology used to undertake this appraisal draws upon the following best practice guidance:

- GLVIA3 Statement of Clarification 1/13;
- An Approach to Landscape Character Assessment, Natural England (2014);
- Landscape Character Assessment Guidance for England and Scotland, Countryside Agency and Scottish Natural Heritage (2002);
- Photography and Photomontage in Landscape and Visual Impact Assessment Advice Note 01/11, Landscape Institute (2011); and

2.2 The Guidelines for Landscape and Visual Impact Assessment (GLVIA3) are broad guidelines rather than detailed prescriptive methodologies. The methodologies tailored for the assessment of the Proposed Development are based on GLVIA3 guidance and are presented in detail at Appendix 1. The methodology is summarised below.

Landscape Assessment

2.3 Landscape studies provide an analysis of the physical attributes of an area. The assessment of landscape issues relates to the potential effect of development on the landscape resource, which encompasses landscape character, quality and distinctive features including topography, drainage, vegetation and built features.

Visual Assessment

2.4 The study of visual constraints is concerned with the potential effect on views and visual amenity. The analysis of visual constraints includes the identification of important views towards the application site, which are generally from a range of visual receptors, both public (highways and public rights of way) and private (residential properties and places of employment). Visual receptors are of varying sensitivity to change, with views from the ground floors of private residences generally accepted as being more sensitive to change than those from highways or places of work where attention is focused elsewhere. Public rights of way through rural areas with attractive landscapes, which are used for recreational purposes, are also usually accepted as being of high sensitivity to change.
3 Landscape Planning Policy Context

National Planning Policy Framework (NPPF)

3.1 The NPPF crystallises the previous national guidance and reiterates the need for enhancing the quality of the built and natural environment. The NPPF seeks to deliver a framework to: “contribute to the achievement of sustainable growth”.

3.2 Section 3 of the NPPF deals with “Supporting a prosperous rural economy”. In terms of design, the NPPF states that:

“Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development.”

“Support the sustainable growth and expansion of all types of business and enterprise in rural areas.”

3.3 Section 11 of the NPPF deals with “Conserving and enhancing the natural environment”

“The planning system should contribute to and enhance the natural and local environment by:

• “Preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability.”

North Northamptonshire Joint Core Strategy (JCS)

3.4 The JCS sets out a number of policies that aim to secure a better quality of life for the people in Northamptonshire and seeks to protect and enhance the natural environment. Landscape policies relevant to the proposals are set out below.

• Policy 1 (presumption in favour of sustainable development).

• Policy 3 (landscape character) attempts to ‘conserve and, where possible enhance the character and qualities of the local landscape.

• Policy 4 (biodiversity and geodiversity).

• Policy 8 (North Northamptonshire place shaping principles).

Wollaston Neighbourhood Plan (WNP)

3.5 The policies relevant to the development site in the WNP set out below:

• Policy E1 seeks developments to minimise the visual impacts of the development on the open countryside in respect of land adjacent and to the rear of the Recycling Centre, Doddington Road.

• The application site is designated in the WNP for B1 use.

Landscape Designations

3.6 The application site is not situated within any nationally designated landscapes. However, a number of biodiversity designations are associated with Summer Leys Local Nature Reserve with lies approximately 500m to the north west as shown on Figure JPW1350-LVA-005 and within the 2.5km study area. These comprise Upper Nene Valley Gravel Pits SSSI, SPA and
RAMSAR and Wollaston Meadows SSSI. The Irchester Old Lodge Pit SSSI lies approximately 2.0km to the north east.

**Heritage Designations**

3.7 The application site is not situated within or abutting any Historic Landscape Areas.

**Registered Parks & Gardens**

3.8 There are no Registered Parks or Gardens (RPGs) within or abutting the application site. There are two RPGs situated within the wider landscape area as shown on Figure JPW1350-LVA-003: Heritage Designations Plan; these include the following:

- Castle Ashby – a grade II listed Registered Historic Park and Garden located approximately 3.3km southwest at the nearest point.
- Hinwick House – a grade II listed Registered Historic Park and Garden located approximately 3.1km east, at the nearest point.

**Scheduled Monuments**

3.9 There are no Scheduled Monuments within or abutting the application site. There are a number of scheduled monuments situated within the 2.5km study area including Manorial Earthworks in Wollaston village located approximately 0.7km southeast and Roman villa (200m west of Doddington Mill) 2.5km to the west.

**Listed Buildings**

3.10 There are no listed buildings situated within or abutting the application site, however there a number of listed buildings within the 2.5km wider study area as shown on Figure JPW1350-LVA-003: Heritage Designations Plan. This plan shows numerous listed buildings located within Wollaston village, Great Doddington village and the hamlet of Strixton. Cringle House, The Old Lodge and Grendon House Farm are all Grade II listed buildings located to the south west of the application site.

3.11 This appraisal seeks to demonstrate an understanding of heritage features only in so far as they contribute, or give an insight to, the character and value of the landscape of the application site and its context. An assessment of the effects on the setting of heritage designations would be undertaken within an Archaeological and Heritage Assessment.

**Public Rights of Way, Open Space and Access Land**

3.12 There are no areas of Open Space or Access Land within or bounding the application site. There is one Public Right of Way (PRoW) that runs within the application site identified as footpath TV2. This PRoW connects to footpath TV22 and TV23 within Summer Leys Nature Reserve to the west.

3.13 Beyond the site, within the 2.5 wider study area, there are a number of public footpaths and recreation routes that have been identified through the desktop study as having potential inter-visibility with the proposed development. As a result of field study survey work there was only three of these PRoWs found to have inter-visibility as follows: These are shown on Figure JPW1350-LVA-002 Viewpoint Locations.

- **Nene Way:** a waymarked, long distance footpath along the Nene Valley including canalised riverbank passing through Northampton and Wellingborough (Viewpoints 9 and 10).
- **TV22, TV23 and TV1:** Local PRoW network (Viewpoints 2, 4, 5, and 7).
4 Baseline Conditions

Landscape Context

4.1 This section sets out the context of the application site within the surrounding area. It describes the location, topography and drainage, land use, vegetation cover, existing rights of way and existing landscape character with reference to published landscape assessments and, where relevant, landscape designations at national and local levels. The application site, its location/context and annotated, are shown in the full list of Figures in Appendix 1.

National Landscape Character

4.2 The relevant national, county and district level landscape character assessments are set out below.

4.3 Natural England has mapped England into 159 separate, distinctive National Character Areas (NCAs). The application site and its immediate environs are within the ‘Northamptonshire Vales’ National Character Area (NCA89) as shown on Figure JPW1350-LVA-04 Landscape Character Areas.

4.4 The landscape within NCA 89 ‘Northamptonshire Vales’ is described as having the following key characteristics:

- “An open landscape of gently undulating clay ridges and valleys with occasional steep scarp slopes. There is an overall visual uniformity to the landscape and settlement pattern.

- Diverse levels of tranquillity, from busy urban areas to some deeply rural parts.

- Mixed agricultural of arable and pasture, with arable land tending to be on the broader, flat river terraces and smaller pastures on the slopes of many minor valleys and on more undulating ground.

- Relatively little woodland cover but with a timbered character derived largely from spinneys and copses on the ridges and more undulating land, and from waterside and hedgerow trees and hedgerows, though the density, height and pattern of hedgerows are varied throughout.

- A strong field pattern of predominantly 19th-century and – less frequently – Tudor enclosure.

- Distinctive river valleys of the Welland and the Nene. Riverside meadows and waterside trees and shrubs are common, along with flooded gravel pits, open areas of winter flooded grassland, and wetland mosaics.

- Frequent large settlements that dominate the open character of the landscape, such as Northampton and Wellingborough, and associated infrastructure, including major roads.

- Frequent small towns and large villages often characterised by red brick buildings and attractive stone buildings in older village centres and eastern towns and villages. Frequent imposing spired churches are also characteristic, together with fine examples of individual historic buildings.
- Relatively frequent, prominent historic parklands and country houses towards the outer edges and close to more wooded areas.

- Localised high concentrations of threshing barns and high status timber framed farm buildings."

4.5 One of the key issues and drivers of change in the character area is:

- Continued pressure for growth, development and infrastructure associated with ongoing expansion of Northampton, Wellingborough, the other Nene Valley towns and Market

4.6 The descriptions of each NCA apply to wider areas, but do not say much about the local landscape characteristics. More detailed landscape character assessments are offered for the county of Northamptonshire and contained within The Northamptonshire Environmental Character and Green Infrastructure Suite, as outlined below.

The Northamptonshire Environmental Character and Green Infrastructure Suite (NECGI)

4.7 A Landscape Character Assessment of Northamptonshire has been commissioned by Northampton County Council. This forms a part of a much broader suite of studies that assess the character of the environment, biodiversity and green infrastructure within Northamptonshire. The application site lies within a landscape described as Landscape Type 12 'Limestone Valley Slopes', and more specifically Landscape Area 12a 'Wollaston to Irchester' The key characteristics of this landscape area are listed as follows:

- Transitional landscape displaying characteristics of surrounding landscape character types.

- Limestone geology evident in local buildings.

- Gently undulating farmed slopes bordering the Nene and its principal tributaries.

- Expansive long distance views and wide panoramas across the valley to neighbouring landscapes.

- Very sparse woodland cover comprising small deciduous and occasionally coniferous shelterbelts limiting the sense of exposure locally.

- Fields predominately large and medium to large.

- Small to medium sized pasture fields conspicuous surrounding villages.

- Fields generally enclosed by hedgerows with intermittent mature hedgerows, often showing signs of decline.

- Numerous villages display close relationship to landform in their morphology and orientation.

- Communication routes principally limited to direct roads parallel to the course of the main river channel, minor roads connecting small settlements and individual dwellings running along tributaries at right angles to the main route.
Local Landscape and Site Character and Topography

4.8 The application site lies within the Nene River valley on low lying ground (contour 50m) to the west of Wollaston Village which is elevated on rising ground (contour 90m highest point) and prominent in the local landscape. It comprises a flat regular shaped paddock surrounded by strong boundary hedgerows and mature tree belts. The flat grassland field is small scale with a strong sense of enclosure provided by the busy boundary vegetation and isolated groups of mature woodland. Figure JPW1350-LVA-002 illustrates the topography around Wollaston.

Settlements and built form

4.9 Wollaston village is the closest settlement to the application site and lies adjacent to the eastern boundary. The village of Great Doddington approximately 1.6km to the north west and the larger towns of Wellingborough and Northampton lie in the wider landscape to the north and west respectively (see Figure JPW1350-LVA-002).

Trees, woodland and hedgerows

4.10 Furzey Ground Plantation, the vegetation associated with Washford River corridor and the field network boundary vegetation in the form of trees and native hedgerows form an important network of vegetation which will be retained and enhanced as part of the development proposals.

Watercourses and water bodies

4.11 There is only one watercourse associated with the application site which is tree lined and lies beyond the northern rear boundary before the land rises towards the A509. There are a number of lakes associated with Summer Leys Nature Reserve and the River Nene lies in the wider landscape to the west all of which will remain unchanged by the development proposals.

Visual Landmarks

4.12 The elevated settlements of Wollaston village and Great Doddington village are prominent in the local landscape.

Detractors in the landscape

4.13 A number of high voltage pylons criss-cross the landscape between the application site and Summer Leys Nature Reserve and within the wider Nene valley.

Visual Context

Zone of Theoretical Visibility

4.14 The degree to which people are sensitive to and concerned about, with regard to the landscape, depends on a number of factors, including: the availability of views; the number of people who enjoy the views; and, the nature of the viewing experience.

4.15 The screened Zone of Theoretical Visibility (ZTV) which is the extent of the 2.5km radius boundary as shown on Figure JPW1350-LVA-002: ZTV Viewpoint Locations shows the extent of potential visibility of the proposals within the study area. The ZTV accounts for the screening effects of woodland. The 'screened' ZTV does not take account of partial visibility of the proposals of the screening effects provided by intervening hedgerows, tree belts or individual trees due to the limitations of the ground modelling data. However, the ZTV does provide an indication of the visual screening provided by areas of woodland and built areas within the study area.
4.16 Visual receptors and existing views are described below in Table 1 and representative viewpoint photos are shown on Figures JPW1350-LVA-06 and their locations are shown on Figure JPW1350-LVA-002.

**Visual Receptors**

- Potential visual receptors include the following:
- People using PRoW, such as the Nene Way on higher ground on the eastern edge of great Doddington, as well as the local footpath and bridleway network;
- Residents of properties living nearby; and
- People travelling along the local road network, in particular the Doddington Road and A509.

**Viewpoints**

4.17 It should be noted that the field survey work was undertaken in January 2019 which is a seasonal time when visual penetration within the visual baseline is at its highest, as the majority of the field boundary vegetation and other vegetation within the local landscape is broad-leafed deciduous and without foliage. A total of 10 viewpoints were visited and photographed, a description of each one is listed below in Table 1:

**Table 1. Representative Viewpoints**

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<th>Visual Receptor/Representative Viewpoint</th>
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<tr>
<td>Viewpoint 1 – Receptors in moving vehicles at junction of Doddington Road and Main Road</td>
<td>The view from this close range (30m) and low-lying viewpoint (contour 49m) can be described as looking onto the boundary vegetation along Doddington Road which largely conceals the application site.</td>
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<tr>
<td>Viewpoint 2 – Walkers using PRoW TV1</td>
<td>The view from this medium distant (330m) and slightly elevated viewpoint (contour 55m) can be described as open across the shallow valley with the rising land to the rear of the application site up to the A509 forming a prominent backdrop. The application site is nestled in the valley in the middle ground and largely obscured by boundary vegetation.</td>
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<tr>
<td>Viewpoint 3 – Receptors in moving vehicles on Doddington Road</td>
<td>The view from this close range (35m) and low-lying viewpoint (contour 50m) can be described as looking onto the boundary vegetation along Doddington Road which largely conceals the application site.</td>
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<tr>
<td>Viewpoint 4 – Walkers using PRoW TV1 at the junction with A509</td>
<td>The view from this medium distant (485m) and slightly elevated viewpoint (contour 55m) can be described as open across farmland with field boundary mature prominent vegetation in the foreground and the elevated settlement of Great Doddington visible across the Nene valley forming an elevated skyline and backdrop. The application site is nestled in the middle ground and largely concealed by intervening field boundary vegetation.</td>
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<td>Viewpoint 5 – Walkers using PRoW TV1 at the junction London Road.</td>
<td>The view from this medium range (752m) and slightly elevated viewpoint (contour 62m) can be described as open across farmland with field boundary mature prominent vegetation in the foreground and the elevated settlement of Great Doddington visible across the Nene valley forming an elevated skyline and backdrop. The application site is nestled in the middle ground and largely concealed by intervening field boundary vegetation.</td>
</tr>
<tr>
<td>Viewpoint 6 – Receptors in moving vehicles and pedestrians at the junction of the A509 and York Road north of Wollaston.</td>
<td>The view from this medium range (295m) and elevated viewpoint (contour 64m) can be described as open across arable farmland. The application site is obscured by a combination of land form and intervening field boundary vegetation.</td>
</tr>
<tr>
<td>Viewpoint 7 – Walkers using PRoW TV23</td>
<td>The view from this medium range (280m) and low-lying viewpoint (contour 45m) can be described as open across arable farmland towards the vegetated western boundary of the application site. The site is partially visible through small gaps in the field boundary vegetation.</td>
</tr>
<tr>
<td>Viewpoint 8 – Receptors in moving vehicles at junction of Hardwater Lane and the access road to Summer Leys</td>
<td>The view from this medium range (795m) and low-lying viewpoint (contour 45m) can be described as dominated by the highway with the elevated village of Wollaston forming the backdrop. The application site is nestled within the wooded valley and obscured by intervening roadside and field boundary vegetation.</td>
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<tr>
<td>Viewpoint 9– Walkers using the Nene Way on high ground on the edge of Great Doddington</td>
<td>This distant view from this long range (2230m) and elevated viewpoint (75m contour) can be described as panoramic and open across the Nene valley. The application site is nestled within the wooded valley and obscured by intervening woodland and field boundary vegetation. The elevated settlement of Wollaston is visible with wind turbines visible along the skyline.</td>
</tr>
<tr>
<td>Viewpoint 10 – Walkers using the Nene Way on high ground on the edge of Great Doddington</td>
<td>This distant view from this long range (2130m) and elevated viewpoint (80m contour) can be described as panoramic and open across the Nene valley. The application site is nestled in within the wooded valley and obscured by intervening woodland and field boundary vegetation. The elevated settlement of Wollaston is visible along the skyline.</td>
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5 Development Proposals

General Arrangement

5.1 The proposed development is for the construction a single steel frame building with a plan area of 6563 square metres, served by a new vehicular access road off Doddington Road together with circulation space and a parking court at the front of the building and an overflow area of parking placed near the northern boundary (see Figure JPW1350: Indicative Layout. The proposed buildings would be used for B1, B2 and or B8 purposes.

5.2 The layout has been produced with a full understanding of site constraints. The existing constraints are mainly ecological and are shown on Figure JPW1350-LVA: Ecology Constraints, all of which have been retained and enhanced, including all of the boundary mature trees and hedgerows. A small section of existing hedgerow would be removed along the site frontage to accommodate the new access.

5.3 A new ecological corridor in association with the existing PRoW will be created along the western boundary, including new infill planting of native trees and hedgerows where there are gaps in the existing field boundary vegetation to create a robust boundary with the open countryside to the west. A new native hedgerow containing native trees is proposed between the PRoW and the proposed development. No root protection areas of any of the existing trees would be encroached.

5.4 The buildings would be cladded in profile metal coloured dark green as per the site adjacent to blend within the local landscape.

Construction phase

5.5 The construction phase of the development will take approximately 6-12 months. The limited noise and traffic associated with construction will be kept within reasonable daytime working hours. Proposed planting would be undertaken at the earliest opportunity in the construction process.
6 Effects on Landscape Elements and Features

6.1 The effect on landscape elements and features relates to the direct effect on the physical fabric of the site arising from the proposals. These are assessed as follows:

**Site Topography**

6.2 The site is nestled on low ground within the Nene River valley. The paddock lies on flat ground surrounded by robust structural vegetation including mature trees. Due to this low-lying topography, the application site is not prominent in the local landscape, nor does it affect the skyline. The landscape character of the landscape context can be described as transitional and village edge, with existing similar scale buildings visible as the proposed development.

**Magnitude of impact**

6.3 The magnitude of the impact of the visible elements of the proposed development will from common elements within the wider landscape, specifically:

- It will be largely screened by existing vegetation, will be placed on low lying land and the impact is considered to be localised and indirect;
- The impact is considered to be permanent.

6.4 Consequently, the receptor is deemed to be of medium vulnerability and the overall magnitude of the impact is considered to be small.

6.5 Sensitivity of the receptor

Due to the lack of landscape designations associated with the application site and the transitional nature of the landscape character as described by the NECGI, the context can be considered as being of medium sensitivity. Furthermore, there are a number of elements in the local landscape that detract from sensitivity, e.g. road noise, pylons, the former recycling centre and buildings adjacent. Consequently, the receptor is deemed to be of low vulnerability as the change in the baseline view will be minor. The sensitivity of the receptor is therefore considered to be medium value.

**Significance of the effect**

6.6 Overall, the sensitivity the receptor is considered to be of medium value and the magnitude of the impact is deemed to be minor. The effect will, therefore, be of minor significance.

- **Magnitude:** Small
- **Sensitivity:** Medium
- **Effect:** Minor

**Hedgerows and Trees**

6.7 The mature trees and hedgerows form good robust boundaries to the paddock and will be retained and enhanced as part of the development proposals. The proposed buildings will lie below the height level of the existing trees.
Magnitude of impact

6.8 The magnitude of the impact of the visible elements of the proposed development will from common elements within the wider landscape, specifically:

- It will be largely screened by existing vegetation, lying below the height level of the boundary trees, will be placed on low lying land and the impact is considered to be localised and indirect;
- The impact is considered to be permanent.

6.9 Consequently, the receptor is deemed to be of high vulnerability and the overall magnitude of the impact is considered to be negligible. Retention and protection of the boundary trees and hedges will be long term beneficial.

6.10 Sensitivity of the receptor

Due to the lack of landscape designations associated with the application site and the transitional nature of the landscape character as described by the NECGI, the context can be considered as being of medium sensitivity. Furthermore, there are a number of elements in the local landscape that detract from sensitivity, e.g. road noise, pylons, the former recycling centre and buildings adjacent. Consequently, the receptor is deemed to be of low vulnerability as the change in the baseline will be minor. The sensitivity of the receptor is therefore considered to be medium value.

Significance of the effect

6.11 Overall, the sensitivity the receptor is considered to be of medium value and the magnitude of the impact is deemed to be minor. The effect will, therefore, be of minor significance.

- **Magnitude:** Negligible
- **Sensitivity:** High
- **Effect:** Minor

Grassland/Farmland

6.12 The main landscape element that will change as a result of the proposed development proposal will be loss of the grassland paddock. However, the resulting change will be localised and specific to the development site only.

Magnitude of impact

6.13 The magnitude of the impact of the visible elements of the proposed development will from common elements within the wider landscape, specifically:

- It will be largely screened by existing vegetation, will be placed on low lying land and the impact is considered to be localised and indirect;
- The impact is considered to be permanent.

6.14 Consequently, the receptor is deemed to be of medium vulnerability and the overall magnitude of the impact is considered to be large but localised.
6.15 Sensitivity of the receptor

Due to the lack of landscape designations associated with the application site and the transitional nature of the landscape character as described by the NECGI, the context can be considered as being of medium sensitivity. Furthermore, there are a number of elements in the local landscape that detract from sensitivity, e.g. road noise, pylons, the former recycling centre and buildings adjacent. Consequently, the receptor is deemed to be of low vulnerability as the change in the baseline view will be minor. The sensitivity of the receptor is therefore considered to be medium value.

Significance of the effect

6.16 Overall, the sensitivity the receptor is considered to be of medium value and the magnitude of the impact is deemed to be large. The effect will, therefore, be of **major (localised) significance**.

- **Magnitude**: Large
- **Sensitivity**: Medium
- **Effect**: Major (localised)

Summary

6.17 The topography of the application site is low-lying concurrent with the retention and enhancement of the boundary mature trees and hedgerows will result in minimal impact on these landscape elements. However, the paddock will be replaced by the commercials building and external access and circulation, but this impact will be localised and specific to the application site only and is an expected consequence of most development projects. Consequently, the overall effect on the landscape features and elements will be of **MINOR SIGNIFICANCE**.
7 Effect on Landscape Character

7.1 Landscape Character is defined as "the distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse."\(^3\) The effect on landscape character considers how the introduction of new landscape elements physically alters the landform, landcover, landscape pattern and perceptual attributes of the site or how visibility of the proposals changes the way in which the landscape character is perceived.

7.2 The baseline conditions in respect of landscape character have been set out in Section 2 above. The site is located within the following Landscape Character Areas (LCAs):

- NCA 89 Northamptonshire Vales
- Landscape Type 12 ‘Limestone Valley Slopes’ and sub Landscape Area 12a ‘Wollaston to Irchester’

**National Character Area**

- **Sensitivity:** High/Moderate
- **Magnitude:** Negligible
- **Effect:** Minor

**Regional Character Area**

- **Sensitivity:** High/Medium
- **Magnitude:** Negligible
- **Effect:** Minor

**Summary**

7.3 Even though the National and Regional landscape characters collectively are considered to be of high/moderate sensitivity, the magnitude of the impact of the scheme will be negligible due to the low-lying nature of the proposed development and local topography, combined with the retention of the boundary vegetation. With a high/medium sensitivity and a negligible magnitude of impact, the overall effect on the landscape character will be of **MINOR SIGNIFICANCE**.

---

\(^3\) Landscape Character Assessment - Guidance for England and Scotland, Scottish Natural Heritage and The Countryside Agency (2002)
8 Effect on Visual Amenity

8.1 The effect on visual amenity considers the changes in views arising from the proposals in relation to visual receptors including settlements, residential properties, transport routes, public rights of way (PRoW) and recreational areas; and the effect on representative viewpoints or specific locations within the study area. Following site surveys, the 'actual' visual effects resulting from the proposals have been assessed as follows:

Visual Receptors from Public Highways

8.2 The proposals are located within the immediate surroundings of the following public highways:

- Doddington Road
- A509 Wollaston Road

8.3 Views from the short section of Doddington Road to the south are heavily contained by the screening effect of intervening boundary vegetation, the former recycling area and the existing unoccupied dwelling. Consequently, views of the application site are restricted.

Magnitude of Impact

8.4 For the surrounding highway network the magnitude of change as a result of the proposed development is assessed as small.

Sensitivity of Impact

8.5 Views from public highways are considered to be of medium value and of medium susceptibility due to a combination of fast moving receptors and visual enclosure provided by vegetation limiting views across the adjacent landscape. The overall sensitivity is considered to be medium.

Significance of Effect

8.6 Sections of Doddington Road and the A509 to the south and southeast of the application site, would undergo a minor effect on visual amenity as a result of the proposed development. The remaining wider highways surrounding the site within the study area would undergo a low to negligible effect on visual amenity as a result of the proposed development.

- Sensitivity: medium
- Magnitude: small
- Effect: low

Visual Receptors from Public Rights of Way (PRoW)

8.7 The proposals are located within the surroundings of a number of PRoWs as shown on Figure JPW1350-LVA-002 and listed as follows:

- On-site PRoW;
- Local PRoW network: Nene Way, TV22, TV23 and TV1: Local PRoW network (Viewpoints 2, 4, 5, and 7).
**Magnitude of Impact**

8.8 The section of the PRoW which crosses the application site would undergo a high magnitude of change as direct views of the proposed development would visible at close-range with the magnitude of change as a result of the proposed development assessed as large.

**Sensitivity of Impact**

8.9 PRoW are representative of the views experienced by walkers, local residents and tourists and are considered to be of high value, susceptibility and overall sensitivity.

**Significance of Effect**

8.10 With a high sensitivity and a high Magnitude of change, there would be a substantial effect on visual amenity for this PRoW.

- **Sensitivity**: high
- **Magnitude**: large
- **Effect**: substantial

**Magnitude of Impact**

8.11 The surrounding PRoWs would undergo a low magnitude of change as there would be no direct views of the proposed development concurrent with distance. Therefore the magnitude of change as a result of the proposed development is assessed as small.

**Sensitivity of Impact**

8.12 PRoW are representative of the views experienced by walkers, local residents and tourists and are considered to be of high value, susceptibility and overall sensitivity.

**Significance of Effect**

8.13 With a high sensitivity and a negligible magnitude of change, there would be a minor effect on visual amenity for this PRoW.

- **Sensitivity**: high
- **Magnitude**: negligible
- **Effect**: minor

**Recreation Areas**

8.14 The proposals are not located within the immediate surroundings of any recreation areas.
**Representative Viewpoints**

8.15 The assessment of landscape and visual effects has been informed by a selection of representative viewpoints in consultation with Felicity Collier, the Council’s landscape officer by email on the 18 March 2019. The selected viewpoints intend to encompass the relevant Landscape Character Areas (LCAs) and a range of visual receptors from different directions and distances from the site. The viewpoints are not intended to cover every possible view but are intended to be representative of a range of visual receptor types e.g. residents, walkers on public footpaths and road users. The sensitivity, magnitude of change and overall effect on the representative viewpoints are summarised in Table 2 below.

**Summary**

8.16 The summary of effects on visual receptors and representative viewpoints are shown in Table 2:

*Table 2. Summary of Effects on Visual Receptors and Representative Viewpoints*

<table>
<thead>
<tr>
<th>Visual Receptor/ Representative Viewpoint</th>
<th>Value</th>
<th>Susceptibility</th>
<th>Sensitivity</th>
<th>Magnitude</th>
<th>Effect</th>
</tr>
</thead>
<tbody>
<tr>
<td>Viewpoint 1 – Junction of Doddington Road and Main Road</td>
<td>Medium</td>
<td>Low</td>
<td>Medium</td>
<td>Small</td>
<td>Minor</td>
</tr>
<tr>
<td>Viewpoint 2 – Walkers using PRoW TV1</td>
<td>High</td>
<td>High</td>
<td>High</td>
<td>Small</td>
<td>Moderate</td>
</tr>
<tr>
<td>Viewpoint 3 – Doddington Road</td>
<td>Medium</td>
<td>Low</td>
<td>Medium</td>
<td>Small</td>
<td>Minor</td>
</tr>
<tr>
<td>Viewpoint 4 – Walkers using PRoW TV1 at the junction with A509</td>
<td>High</td>
<td>High</td>
<td>High</td>
<td>Negligible</td>
<td>Minor</td>
</tr>
<tr>
<td>Viewpoint 5 – Walkers using PRoW TV1 at the junction London Road</td>
<td>High</td>
<td>High</td>
<td>High</td>
<td>Negligible</td>
<td>Minor</td>
</tr>
<tr>
<td>Viewpoint 6 – Receptors in moving vehicles and pedestrians at the junction of the A509 and York Road north of Wollaston</td>
<td>Medium</td>
<td>Low</td>
<td>Medium</td>
<td>No change</td>
<td>No change</td>
</tr>
<tr>
<td>Viewpoint 7 – Walkers using PRoW TV23</td>
<td>High</td>
<td>High</td>
<td>High</td>
<td>Small</td>
<td>Moderate</td>
</tr>
<tr>
<td>Viewpoint 8 – Receptors in moving vehicles at junction of Hardwater Lane and the</td>
<td>Medium</td>
<td>Low</td>
<td>Medium</td>
<td>No change</td>
<td>No change</td>
</tr>
</tbody>
</table>
Night-time Visual Effects

8.17 Amenity lighting associated with the proposed development on the application site will require sensitive design seeking to achieve a low impact on the night-time visual ambience of the local and wider landscape.
9 Mitigation

Mitigation of effects on construction phase

9.1 Mitigation has already been considered with the siting of the development on low lying ground within a well vegetated valley, within a paddock with prominent well vegetated field boundaries that will help greatly to soften the proposed building. Mitigation planting will be undertaken at the earliest possible opportunity within the delivery/construction process.

Mitigation of effects on landscape elements and visual amenity

9.2 Figure JPW1350-005: Landscape Principles Plan shows the extent of the retained and the proposed new planting. All of the significant landscape boundary features including the boundary hedgerows and mature trees will be retained and protected as green ecology corridors. A new ecology corridor is proposed along the western boundary in association with the existing PRoW with a new hedgerow containing trees placed between the PRoW and the development. Infill native planting will be placed in the gaps of more than 300m along the western boundary. This mitigation planting will be made up a mix of mainly Hawthorn (*Crateagus monogyna*), Elder (*Sambucus nigra*) and Blackthorn (*Prunus spinosa*) to match the existing predominant species. For the new tree planting Oak (*Quercus robur*) is proposed as the dominant species.

9.3 The proposed mitigation planting along the field boundaries will assist in integrating the development into the landscape context, softening views of the development. This new green ecology corridor containing the existing PRoW will create along the western boundary of the development site creating a robust and defensible boundary with the open countryside to the west. Flailing of the hedgerows will cease and they will be allowed to bush out and grow to a height of 3.0m.
10 Conclusion

10.1 The application site is on low-lying ground and is considered to have medium sensitivity to this type of development. All of the field boundary vegetation surrounding the paddock into which the proposed building will be placed are to be retained and enhanced. The landscape and visual effects of the proposed development are not considered to be significant. These effects will lessen even further with time as the proposed landscape mitigation planting matures and the development becomes assimilated into the wider landscape. The effects on wider landscape character areas are not considered to be significant.

10.2 Furthermore, views and glimpses of the proposed development will reduce, and the development will become part of the wider view. Due to the low height of the proposed development below the existing tree line, the views rapidly decrease with distance.

10.3 The mitigation planting proposed will provide long term management and enhancement of the existing vegetation along the field boundaries, providing a strong landscape framework to absorb the visual impacts on the wider landscape character. Consequently, the proposed development will have a localised effect contained within the site itself with little adverse effects upon the wider landscape context and character.

10.4 As a result of the low level of landscape and visual impacts together with retention and enhancements of the existing landscape features and their ecology value, the scheme is considered to be in line with the local plan policy context.
Appendix 1: Definitions of Assessment

Assessment Criteria

1. The purpose of the landscape appraisal is to evaluate the significance of landscape and visual effects to enable the likely significant effects of the project to be identified.

2. Published guidance states that the significance of effects is ascertained by professional judgement based on consideration of the sensitivity of the baseline landscape or visual receptor and the magnitude of change as a result of the project.

Sensitivity of Landscape Resource and Visual Receptor

3. The sensitivity of landscape resources and visual receptors to change varies according to the nature of the existing resource and the nature of the proposed change. Considerations of value, integrity and capacity are all relevant when assessing sensitivity.

4. Establishing the value of receptors allows judgements to be made about their importance at various scales. The criteria for the assessment of value that a receptor holds are set out in Table 1.

Table 1: Value of Landscape Resource and Visual Receptor

<table>
<thead>
<tr>
<th>Landscape Resource</th>
<th>Visual Receptor</th>
</tr>
</thead>
<tbody>
<tr>
<td>Low</td>
<td>Areas that are not designated and are degraded. Little or no use by the community.</td>
</tr>
<tr>
<td>Moderate</td>
<td>Areas that are not designated although may be valued by local people or have a community importance, or those that are locally designated.</td>
</tr>
<tr>
<td>High</td>
<td>Areas that are nationally designated or locally designated and have a local importance due to the presence of valuable features and associations.</td>
</tr>
<tr>
<td>Outstanding</td>
<td>Areas that are nationally or internationally designated.</td>
</tr>
</tbody>
</table>

5. Sensitivity is not readily graded in bands. However, in order to provide both consistency and transparency to the assessment process, Table 2 defines the criteria which have guided the judgement as to the sensitivity of the receptor.
Table 2: Sensitivity of Landscape Resources and Visual Receptor

<table>
<thead>
<tr>
<th>Landscape Receptor</th>
<th>Visual Receptor</th>
</tr>
</thead>
<tbody>
<tr>
<td>Low</td>
<td>May include people at their place of work, or engaged in similar activities, whose attention may be focussed on their work or activity and who may therefore be potentially less susceptible to changes in view. Occupiers of vehicles whose attention may be focussed on the road.</td>
</tr>
<tr>
<td>Medium</td>
<td>Viewers' attention may be focused on landscape, such as users of secondary footpaths, and people engaged in outdoor sport or recreation, e.g. fishing, water sports, golf.</td>
</tr>
<tr>
<td>High</td>
<td>High sensitivity of viewers assumed. Viewers' attention very likely to be focussed on landscape, e.g. Residents experiencing views from dwellings; users of strategic recreational footpaths and cycleways; people experiencing views from important landscape features of physical, cultural or historic interest, beauty spots and picnic areas.</td>
</tr>
</tbody>
</table>

Magnitude of Change/Impact

6. The magnitude of change affecting landscape or visual receptors depends on the nature, scale and duration of the particular change within the landscape, the location of it and the overall effect on a particular view (Table 3). This may be very small if the development is at some distance. In a landscape, the magnitude of change or impact will depend on the loss or change in any important feature or characteristic or a change in backdrop to, or outlook from, a landscape that affects its character. The angle of view, duration of view, distance from the development, contrast with the existing characteristics of the view, prominence of the development and the extent of visibility can all influence the magnitude of the change in view. In addition, the general visibility and combination of effects of elevation and topography on openness and degree of obstruction by trees and buildings affect the magnitude of change.
Table 3: Magnitude of Change/Impact

<table>
<thead>
<tr>
<th>Impact Level</th>
<th>Landscape Impact</th>
<th>Visual Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>Negligible</td>
<td>The effect of change on the perception of the landscape, the physical landscape or the landscape character is minimal or there is no change.</td>
<td>There is either no view or the character of the view will not be altered by the proposed development. The proposed development is at such a distance as to be barely perceptible and may only be visible in clear conditions. May go unnoticed.</td>
</tr>
<tr>
<td>Small</td>
<td>Changes to the physical landscape, its character and the perception of the landscape are slight. Long distance to affected landscape type with views toward the character type the key characteristic. Magnitude of change reduced by presence of many built elements.</td>
<td>Visible but not prominent. Minor component and no marked impacts on view.</td>
</tr>
<tr>
<td>Medium</td>
<td>The proposed development forms a visible and recognisable feature in the landscape. Proposed development is within or adjacent to affected Landscape Type. Other built elements or human activities in views. Scale of development fits with existing features.</td>
<td>Prominent. Has an important, but not defining influence on view; is a key element in the view.</td>
</tr>
<tr>
<td>Large</td>
<td>Where there are substantial changes that may impact on the character of the landscape, or the important elements. Proposed development within or close to landscape type. Size of development out of scale with existing elements.</td>
<td>Dominant. Has a defining influence on view.</td>
</tr>
</tbody>
</table>

7. The following considerations are relevant when evaluating the magnitude of change:
   - Distance: the distance between the receptor and the development. Generally, the greater the distance, the lower the magnitude;
   - Extent: the extent of the proposal which is visible;
• Proportion: the arc of view occupied by the development in proportion to the overall field of view. A panoramic view, where the development takes up a small part of it, will generally be of lower magnitude than a narrow, focussed view, even if the arc of view occupied by the proposal is similar;

• Duration: the duration of the effect. Change experienced in a single location over an extended period of time is likely to result in a higher magnitude of change than change which is of a short duration, such as a view from a road;

• Orientation: the angle of the view in relation to the main receptor orientation, where there is a dominant direction to the vista; and,

• Context: the elements, which in combination provide the setting and context to the proposal. Context also refers to the type of landscape that the proposal is situated in, e.g. open countryside, or built up area.

Significance of Effect

8. The significance of the landscape and visual effects are assessed through consideration of the sensitivity of the receptor and the magnitude of change. Table 4 outlines the broad approach adopted to assess the significance of effect, together with professional judgement. This may lead some effects to fall between two significance categories.

<table>
<thead>
<tr>
<th>Landscape and Visual Sensitivity</th>
<th>Large</th>
<th>Medium</th>
<th>Small</th>
<th>Negligible</th>
<th>No Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>High</td>
<td>Substantial</td>
<td>Major</td>
<td>Moderate</td>
<td>Minor</td>
<td>None</td>
</tr>
<tr>
<td>Medium</td>
<td>Major</td>
<td>Moderate</td>
<td>Minor</td>
<td>Negligible</td>
<td>None</td>
</tr>
<tr>
<td>Low</td>
<td>Moderate</td>
<td>Minor</td>
<td>Negligible</td>
<td>Negligible</td>
<td>None</td>
</tr>
</tbody>
</table>

9. The effect of relevant aspects of the project on the landscape has been described and the significance evaluated against the following criteria, defined as:

• Substantial: Where the proposed changes cannot be mitigated; would be completely uncharacteristic and would substantially damage the integrity of a valued and important landscape.

• Major: Where the proposed changes cannot be fully mitigated; would be uncharacteristic and would damage a valued aspect of the landscape.

• Moderate: Where some elements of the proposed changes would be out of scale or uncharacteristic of an area.

• Minor: Where the proposed changes would be at slight variance with the character of an area.

• Negligible: Where the proposals would be in keeping with the character of the area and/or would maintain the existing quality or where on balance the
proposals would maintain quality (e.g. where on balance the adverse effects of the proposals are offset by beneficial effects).

- No change: no perceived changes experienced to baseline conditions.

10. The effect of relevant aspects of the project on views has been described and the significance evaluated as follows:

- Substantial: Where the proposed changes would form the dominant feature, would be completely uncharacteristic and substantially change the scene in valued views.
- Major: Where the proposed changes would form a major part of the view, would be uncharacteristic, and would alter valued views.
- Moderate: Where the proposed changes to views would be out of scale or uncharacteristic with the existing view.
- Minor: Where the proposed changes to views would be at slight variance with the existing view.
- Negligible: Where the project would be imperceptible or would be in keeping with and would maintain the existing views or where on balance the proposals would maintain the quality of the views (which may on balance include adverse effects of the proposals which are offset by beneficial effects for the same receptor).
- No Change: All existing views would maintain the quality of the views.

11. The significance of effects is described as substantial, major, moderate, minor or no change. Significance varies according to individual circumstances and the baseline situation, for example the presence of landscape designations and/or visual detractors.

12. Those effects identified as being of substantial or major significance may be regarded as significant effects in EIA terms. A conclusion that an effect is 'significant' should not be taken to imply that the project is unacceptable. Significance of effect needs to be considered with respect to the planning policy, context and extent of a landscape or a view over which it is experienced.
Appendix 2: Methodology for ZTV

Methodology for the Zone of Theoretical Visibility

1. ZTV calculation is performed in ArcGIS 10.2 using the Viewshed Analysis tool (part of the 3d Analyst extension). A ZTV is a line of site indication between an object (e.g., a wind turbine or building) and an observer location over a digital terrain (DTM) or surface model (DSM). If the object is visible, a value of one is returned, otherwise the value is zero. If there is more than one object, the results are added together to give an indication of how many objects are visible from that single observer location.

2. The ZTV is based on the 5m Ordnance Survey OS Terrain 5 product sourced in 2014. It does not include land cover so the effects of buildings and vegetation on visibility are not modelled in the ZTV. The DTM was not interpolated.

3. The ZTV calculation does not use mathematically approximate methods.

4. The ZTV is not calculated beyond a 10km buffer from the red line.

5. The ZTV is calculated from an indicative location within the site boundary.

6. The effects of earth curvature and light refraction are considered.

7. The accuracy of the resulting ZTV is dependent on the accuracy and resolution of the underlying DTM. The Ordnance Survey 5m DTM has a reported vertical accuracy of +/- 2.5m RMSE in rural areas.

8. When making the calculation the following variables are used.
   1. Offset A = 3m (an indicative height of the object)
   2. Offset B = the height of the observer. Assumed to be the eye level of a standing adult and set at 1.5 m.
Appendix 3: Figures
2019 RPS Group

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<table>
<thead>
<tr>
<th>Rev</th>
<th>Description</th>
<th>By</th>
<th>At</th>
<th>Date</th>
</tr>
</thead>
</table>

- **Client:** DAKS PROPERTY LTD
- **Project:** DODDINGTON ROAD
- **Title:** SITE PLAN

- **Status:** PLANNING
- **Drawn By:** GG
- **PM/Checked by:** Al
- **Job Ref:** JPW1305-001
- **Scale:** 1:1250
- **Date Created:** JAN 2019
- **RPS Drawing/Figure Number:** JPW1305-001
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Approx: 50 Car spaces
or
40 Commercial Vehicles
or
6 HGV Artics
or
14 HGV Rigid

Approx: 15 Car spaces

Approx: 6,563m²

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**LEGEND**

- Site Boundary
- Footpath (2.5m width)
- Site Fence
- Proposed Building
- Vehicle Parking
- Storage and Additional Parking (Flood Storage Area)
- Existing Tree and Hedges Retained
- Existing Scrub Retained
- New Infill Hedge Planting
- New Hedge and Tree Planting
- New Amenity Grass Areas
- Vegetation to be Removed

**Client**

DAKS PROPERTY LTD

**Project**

DODDINGTON ROAD WOLLASTON

**Title**

LANDSCAPE PRINCIPLES PLAN

**Status**

PLANNING

**Drawn By**

GG

**PM/Checked by**

AL

**Job Ref**

JPW1300

**Scale**

1:1250

**Date Created**

MAY 2019

**RPS Drawing/Figure Number**

JPW1305-005

**Rev**

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Site Boundary
2.5km