

**OUTLINE PLANNING APPLICATION FOR RESIDENTIAL  
DEVELOPMENT**

**LANDSCAPE AND VISUAL IMPACT ASSESSMENT**

**LAND AT BROWN'S LANE, TAMWORTH, STAFFORDSHIRE**

**ON BEHALF OF SUMMIX DEVELOPMENTS LTD**

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## 1. INTRODUCTION

### Terms of reference

- 1.1. This Landscape and Visual Impact Assessment (LVIA) has been prepared by Pegasus Environment, part of the Pegasus Group, in support of an outline planning application submitted to Lichfield District Council for up to 210 residential dwellings and associated infrastructure ('the proposed development') on land to the north of Brown's Lane, Tamworth, Staffordshire ('the site'). The LVIA has been prepared as a standalone document by suitably experienced and qualified landscape architects at Pegasus Environment on behalf of the applicant, Summix Developments Limited.
- 1.2. This LVIA will consider existing landscape and visual receptors in the study area, these include:
  - Landscape character, including physical landscape resources; and
  - Views and visual amenity experienced by residents, recreational users (including visitors and tourists) and road users.
- 1.3. Principles and good practice for undertaking landscape and visual impact assessment are set out in the Landscape Institute (LI) and the Institute of Environmental Management (IEMA) Guidelines for Landscape and Visual Impact Assessment, Third Edition (2013). The detailed methodology used is included at **Appendix A**.

### Site context

- 1.4. The site extends to c. 12.9 hectares (ha) and comprises two medium sized fields of broadly regular shape, both in arable use. The site is located on the north-east edge of Tamworth where it occupies land that falls gradually to the north.
- 1.5. The south-west boundary of the site lies directly adjacent to the existing urban edge, which comprises modern residential properties along Brown's Lane. It also includes a new residential development currently under construction that adjoins the site to the south-east. Further to the south-east, beyond the railway line, lies another consented residential development.
- 1.6. Adjoining the site to the west is Main Road; the northern section of the western boundary is adjacent to the rear gardens of several properties on the southern edge of Wigginton village. Field edges define the northern and eastern boundaries of the site and a railway line also passes immediately to the east in a shallow cutting. Further north is a network

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of agricultural fields on gently undulating ground and the main part of Wigginton village. Agricultural land also extends east and west of the site, whilst to the south is the general built form of Tamworth on slightly more elevated ground.

- 1.7. Additional information and a more detailed description of the physical components, landscape character and visual amenity of the site and study area are set out in later sections of this LVIA.

## 2. ASSESSMENT METHODOLOGY

2.1. The approach and methodology used for this LVIA has been developed using best practice guidance, as set out in the following documents:

- Landscape Institute and Institute of Environmental Management and Assessment (2013) Guidelines for Landscape and Visual Impact Assessment, 3rd Edition;
- Natural England (2014) An Approach to Landscape Character Assessment; and
- Landscape Institute Advice Note 1/11 Photography and Photomontages Guidance.

2.2. Reference has also been made to several additional sources of data and information and these are referred to in the relevant sections of the baseline information. Several drawings have also been produced as part of this LVIA and are included as **Figures 1 to 7**.

### Level of assessment

2.3. The third edition of the Guidelines for Visual Impact Assessment (GLVIA3) was published in April 2013. This guidance acknowledges that LVIA can be carried out either as a standalone assessment or as part of a broader EIA. The GLVIA3 notes that the overall principles and core steps in the process are the same, but that there are specific procedures in EIA with which an LVIA must comply.

2.4. This report has been prepared as a detailed LVIA and addresses matters of individual resources, character areas and representative viewpoints. The LVIA includes an analysis of the sensitivity of receptors (both landscape and visual) and magnitude of impacts, as well as professional judgements on the consequential likely effects.

2.5. The proposed development incorporates a landscape mitigation strategy which will avoid, reduce or remedy adverse impacts.

### Approach

2.6. The overall approach to the identification, evaluation and assessment of landscape and visual effects is summarised as follows:

- determine the scope of the assessment;
- collate baseline information for landscape and visual receptors, including completing desk study research and undertaking field based survey work;
- review the type of development proposed and identify and describe the likely impacts (enabling specific judgments to be made on sensitivity of landscape and visual receptors);

- establish the sensitivity of landscape and visual receptors (balancing judgments on value and susceptibility);
- determine the magnitude of impacts (balancing judgments on size / scale, duration and reversibility);
- assess the significance of likely landscape and visual effects through a balanced approach and clear description of professional judgments on sensitivity and magnitude; and
- identify measures to avoid or remedy impacts and the subsequent re-assessment of likely effects.

### **Scope of assessment**

- 2.7. The spatial scope for the LVIA is initially determined by reference to the area of landscape that may be affected and from which the proposed development may be visible<sup>1</sup>.
- 2.8. The preliminary study area for the LVIA has been set at an approximate radius of 1.5km from the site. This is considered sufficient to account for the likely impacts that will be generated by the proposed development. Regarding the location of representative viewpoints, these have been established by Pegasus as part of this LVIA.
- 2.9. The professional judgements in this LVIA consider landscape and visual effects in the short term, at completion, but also in the longer term after fifteen years when mitigation measures (such as planting) will have matured and the mitigation measures are likely to perform the intended function (for example, screening or enhancement of landscape infrastructure).
- 2.10. Supporting photographs used in this LVIA were taken during the summer of 2017 when the seasonal filtering and screening effects afforded by deciduous vegetation when in leaf was apparent. Other views of the site may therefore be obtained at other times of the year when deciduous vegetation is not in leaf.
- 2.11. Landscape features and elements provide the physical environment for flora and fauna and the associated importance of biodiversity assets. This LVIA does not consider the value, susceptibility or importance on ecology and biodiversity, nor does it consider impacts from an ecological stance.
- 2.12. Heritage assets such as Scheduled Monuments, Listed Buildings and Conservation Areas all contribute to the overall present day landscape character, context and setting of an

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<sup>1</sup> Para 3.15, Landscape Institute and Institute of Environmental Management and Assessment, Guidelines for Landscape and Visual Impact Assessment 3rd Edition (April, 2013)

area. These aspects have been given consideration in the LVIA in terms of physical landscape resources (for example trees and hedgerows) and landscape character. However, this LVIA does not address the historic significance, importance or potential impacts on heritage assets and designations; these assets are assessed in the context of landscape and visual matters only.

### **Collating baseline information**

- 2.13. Information has been collated using a process of desk study and field survey to capture a comprehensive description of the baseline position for landscape and visual receptors. The desk study includes reference to published landscape character studies.
- 2.14. Field survey work was completed during June 2017 to capture the most up to date visual baseline. A series of illustrative and representative photographs were taken during the field work. These photographs were taken with a digital camera at a height of approximately 1.7 metres above ground level. The camera has an 18-55 mm zoom lens which has been set to a focal length of 31-32mm in order to achieve an equivalent focal length of a 50mm fixed lens camera as recommended by the Landscape Institute. The photographs are presented as a series of viewpoints and have been used to inform both the landscape and, separately, visual assessment (included as **Figure 5, Viewpoint Photographs**).

### **Assessment of effects**

- 2.15. Having established the relevant baseline position, the assessment process then completes the following specific stages:
- evaluate the sensitivity of the landscape receptors and visual receptors, specifically in response to the nature of the proposed development (sensitivity is not standard and depends on the nature and type of development proposed and the value and susceptibility of the receptor to that type of development);
  - identify the potential magnitude of impact on the physical landscape, on landscape character and on visual receptors; and
  - combine judgments on the nature of the receptor (sensitivity) and the nature of the impact (magnitude) to arrive at clear, professional judgments of significance.
- 2.16. For both landscape effects and visual effects, the final conclusions on significance are based on professional judgements combining the specific analysis of the sensitivity of receptors and detailed predictions on the magnitude of change (or impact). GLVIA3 advocates a balanced justification of these issues using professional judgement rather than formulaic matrices. The rationale for the overall judgement on significance is based

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on the application of professional analysis and judgement and the subsequent combination of each of the criteria to reach a conclusion.

2.17. The detailed thresholds and criteria for each of the stages of analysis and assessment of landscape and visual impacts are included in the detailed methodology (**Appendix A**).



### **3. LANDSCAPE POLICY BACKGROUND**

- 3.1. This section sets out a review of national and local policy relevant to landscape and visual matters.
- 3.2. In the context of the relevant planning framework, this section also sets out a summary of those policies specific to the landscape and visual issues pertaining to the proposed development and which will have implications for the landscape strategy presented as part of this LVIA (refer to **Figure 1, Site Location and Planning Designations**). This drawing (along with others) also illustrates the locations of other adjacent residential developments both under construction and with planning consent.

#### **European Landscape Convention**

- 3.3. The European Landscape Convention (ELC) promotes the protection, management and planning of European landscapes. The convention was adopted on 20 October 2000 and came into force on 1 March 2004. The ELC is designed to achieve improved approaches to the planning, management and protection of landscapes and organises cooperation on landscape issues. The convention defines landscape as:
  - 3.4. "...an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors)"
  - 3.5. The importance of this definition is that it focuses on landscape as a resource in its own right and moves beyond the idea that landscapes are only a matter of aesthetics and visual amenity.

#### **National Planning Policy Framework**

- 3.6. The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and provides a framework within which the appropriate local council can produce local and neighbourhood plans; the NPPF is a material consideration in planning decisions.
- 3.7. The NPPF sets out three dimensions to achieving sustainable development that include economic, social and environmental considerations. It places an onus on the planning system to perform a role in relation to the environment that *'contributes to the protection and enhancement of our natural, built and historic environment...'* and this underpins the strategic guidance set out in the NPPF in relation to landscape and visual matters.

- 3.8. High quality design and local character are repeating themes through the core planning principles and more specific guidance on delivering sustainable development. Specific issues addressed by the core principles of the NPPF include:
- that decision making should secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;
  - that decision making should take account of the different roles and character of different areas and recognise the intrinsic character and beauty of the countryside and supporting thriving rural communities within it (this also reflects the aims of the ELC); and
  - that development should contribute to conserving and enhancing the natural environment.
- 3.9. Under delivering sustainable development the guidance sets out a series of considerations relating to '*good design*'. This includes reference to sense of place, responding to local character and materials and aiming for visually attractive solutions as a result of appropriate landscaping. It also notes issues relating to local distinctiveness and taking opportunities to enhance the character and quality of an area.
- 3.10. The NPPF notes the importance that designs 'evolve' in response to local issues and to the views of local communities and sets out principles in relation to conservation and enhancement of the natural environment.

### **Planning Practice Guidance Documents**

- 3.11. In March 2014, the Department for Communities and Local Government (DCLG) launched a web based resource of planning practice guidance documents (PPG); these effectively supersede a series of previous advice and guidance documents. The website notes that the PPG will be updated as required.
- 3.12. Matters pertaining to 'landscape' are covered under the guidance for the Natural Environment. Para 001 addresses how the character of landscapes can be assessed to inform plan-making and planning decisions. It states that:
- 3.13. "One of the core principles in the National Planning Policy Framework is that planning should recognise the intrinsic character and beauty of the countryside. Local plans should include strategic policies for the conservation and enhancement of the natural environment, including landscape. This includes designated landscapes but also the wider countryside.

- 3.14. Where appropriate, landscape character assessments should be prepared to complement Natural England's National Character Area profiles. Landscape Character Assessment is a tool to help understand the character and local distinctiveness of the landscape and identify the features that give it a sense of place. It can help to inform, plan and manage change and may be undertaken at a scale appropriate to local and neighbourhood plan-making."
- 3.15. This LVIA includes reference to landscape character assessment prepared at a national and county level and addresses local character by reference to the key characteristics of the site and its immediate context. Therefore, this LVIA responds fully to the requirement of the PPG.
- 3.16. The PPG also include guidance on light pollution. The guidance notes that artificial light has the potential to become what is termed 'light pollution' or 'obtrusive light' and not all modern lighting is suitable in all locations. It also notes that some proposals for new development, but not all, may have implications for light pollution and it considers issues such as changes to the baseline, suitability of location, protected sites and designated dark skies when determining whether light pollution might arise.

**Local planning policy**

***Adopted policy***

- 3.17. The site is located within the administrative area of Lichfield District Council. The Development Plan for the district comprises a number of documents, of which the Local Plan Strategy 2008-2029<sup>2</sup> is of particular relevance to this LVIA.
- 3.18. The Local Plan Strategy was adopted in 2015 and replaces the saved policies of the earlier 1998 Lichfield District Local Plan. Policies contained in the Local Plan Strategy that are relevant to landscape and visual matters are summarised in the table below.

**Table 1: Adopted policies relevant to landscape and visual matters**

<b>Policy</b>	<b>Summary</b>
Core Policy 13: Natural Resources	This policy seeks, amongst other objectives, to improve the relationship between the countryside and settlements by creating linkages and corridors that allow for the integration of people, fauna and flora.
Policy NR3: Biodiversity, Protected Species and their Habitats	In terms of biodiversity, this policy requires new development to protect, enhance and restore existing biodiversity assets; minimise their fragmentation and maximise opportunities for connecting with

<sup>2</sup> Lichfield District Council, Local Plan Strategy 2008-2029, adopted February 2015

Policy	Summary
	other habitats; and incorporate other biodiversity or conservation measures in order to deliver a net gain for biodiversity.
Policy NR4: Trees, Woodland and Hedgerows	This policy seeks to retain trees, woodland and hedgerows as important landscape features and to protect them from damage unless it can be demonstrated that their removal is necessary and appropriate mitigation is provided.
Policy NR6: Linked Habitat Corridors and Multi-functional Greenspaces	This policy requires new development to create and link green infrastructure as part of multi-functional green spaces which are integrated into the public realm for amenity, biodiversity and other benefits.
Policy BE1: High Quality Development	This policy sets out several criteria that new development should meet in order to achieve a high quality and sustainable built environment. It includes having a positive impact on the natural environment by providing effective hard and soft landscaping and making use of green corridors for the movement of people and biodiversity.
Place Policy: North of Tamworth	The key diagram which accompanies this policy identifies a broad area of land on the northern of Tamworth for 1,000 new homes. The policy lists a range of criteria that new development should meet including landscaping and green infrastructure provision and the retention of quality hedgerows and significant trees. New development should also avoid coalescence with Wigginton village.

### Neighbourhood Plans

3.19. The Wigginton, Hopwas and Comberford Neighbourhood Plan<sup>3</sup> was adopted by Lichfield District Council in December 2016 and forms part of the Development Plan. Local policies that are relevant to landscape and visual matters are summarised in the table below.

**Table 2: Local policies relevant to landscape and visual matters**

Policy	Summary
WHC1	This policy seeks to maintain a clear distinction between the villages in the plan area and Tamworth and to prevent their coalescence with the urban area. New development should not adversely affect this distinctiveness.
WHC2	This policy seeks to retain trees and hedgerows within the plan area as important landscape characteristics. Where removal is justified, it should be mitigated by suitable replacement planting.
WHC3	This policy sets out a number of criteria that new development within the plan area should meet in order protect the historic environment and those characteristics, qualities and features that contribute to the distinctiveness of the area. In particular, new development should be of a scale, mass and

<sup>3</sup> Wigginton, Hopwas and Comberford Neighbourhood Plan 2015-2029, 13<sup>th</sup> December 2016

Policy	Summary
	height that responds to the characteristics of the site and its surroundings and avoids impacts on any significant wider landscape views.
W1	This policy relates to Wigginton and reiterates the need to prevent coalescence between the northern edge of Tamworth and the village. New development should also maintain visual separation and the setting of the Conservation Area. Where necessary, new planting should be provided to screen the village from new development.

### ***Designations***

3.20. Neither the site nor wider study area is subject to any statutory or non-statutory landscape related planning designations. Other protected features that provide an indication of value, or importance, attached to the landscape at a more local level are limited to two Conservation Areas: Wigginton, which is located c. 200m north of the site at its closest point; and Amington Hall, which is located c. 1.1km south-east of the site at its closest point.

## **4. LANDSCAPE AND VISUAL BASELINE**

- 4.1. The following section describes the individual components of the physical landscape that are present in the study area. These have been described to establish an understanding of the specific landscape baseline, including individual elements and more distinctive features which together contribute to landscape character.

### **Physical landscape resources**

#### ***Topography and landform***

- 4.2. Topographically, the study area comprises a gently undulating landform of low ridgelines and shallow valleys that gradually descend in height from south to north. The majority of the study area lies between 60m and 80m Above Ordnance Datum (AOD) and rises up to a maximum of 88m AOD in the south-west where the built form of Tamworth occupies the locally higher ground. The village of Wigginton also occupies a spur of higher ground where it sits between 75m and 79m AOD just to the north of the urban area. Levels across the site reflect the sloping landform north of Tamworth and range from c. +80m AOD adjacent to the south-west boundary to c. +70m AOD in the north-east corner (see **Figure 2, Topography**).

#### ***Hydrology and water features***

- 4.3. A number of minor water courses drain the study area, mostly from east to west. The major water course in the area is the River Anker which flows along a shallow valley to the south-east of the site and continues to Tamworth where it joins with the River Tame at the southern limit of the study area. Other minor channels and ditches within the study area to the north and west of Wigginton join with the River Tame further to the west. Field ponds are also a feature of the wider study area.

#### ***Land use***

- 4.4. Land use within the study area, beyond the built form of Tamworth (including residential developments under construction and extant planning consents), is predominantly agricultural and is mostly in arable use as a broadly regular pattern of medium and larger sized fields enclosed by hedgerows. Some smaller and more irregular pasture fields also occur around the edge of Wigginton and some of these retain a medieval ridge and furrow profile. Within the site, land use comprises two medium sized arable fields of broadly regular shape on gently sloping ground. These are separated by an internal hedgerow and enclosed by hedgerows of varying quality and intactness with the occasional hedgerow tree.

### ***Vegetation patterns***

- 4.5. Large blocks of woodland are not a feature of the study area, although linear belts and clumps of vegetation punctuate the landscape associated with transport infrastructure, watercourses, less intensively managed field boundaries and the built-up edges of Tamworth and Wigginton. Field boundaries are mostly defined by native hedgerows with occasional hedgerow trees and field trees. Hedgerows are generally intact and regularly trimmed low, but some are overgrown, fragmented or missing altogether.

### ***Public access***

- 4.6. A number of public rights of way (PROW) radiate from Wigginton where they provide access to the wider countryside. These comprise short sections of footpaths and bridleways that mainly follow field edges and other physical boundaries. A public footpath crosses the western part of the site in a north-south direction where it connects Wigginton to the northern residential edge of Tamworth.

### ***Settlement and infrastructure***

- 4.7. Settlement across the study area is largely limited to the urban area of Tamworth which, on the northern edge, generally comprises modern residential properties laid out as linear developments on either side of internal estate roads, including Brown's Lane. A secondary school (Rawlett Community Sports Centre) also sits just to the north of the urban edge. On the north-east edge of the urban area and adjoining the south-east boundary of the site, a new residential development (Chestnut Walk) is currently under construction with access from Brown's Lane. Another residential development (Barley Fields) is also under construction on the site of Ashlands Farm further to the south-east, with access from the B5493.
- 4.8. The small village of Wigginton is located c. 400m to the north of Tamworth and forms a generally linear settlement extending along either side of Main Road; some roadside properties to the east of the road are closer to the urban edge of Tamworth and are detached from the main part of the village, appearing as 'ribbon' development. The northern part of the village coincides with a sunken medieval settlement and is designated as a Conservation Area, where it includes the village church (Grade II listed) and several other listed properties. More modern residential development adjoins the Conservation Area to the south and includes a primary school on the eastern edge of the village.
- 4.9. Major transport routes in the study area are limited to the A513, which extends north-west of Tamworth; the B5493, which extends north-east of the town following a course

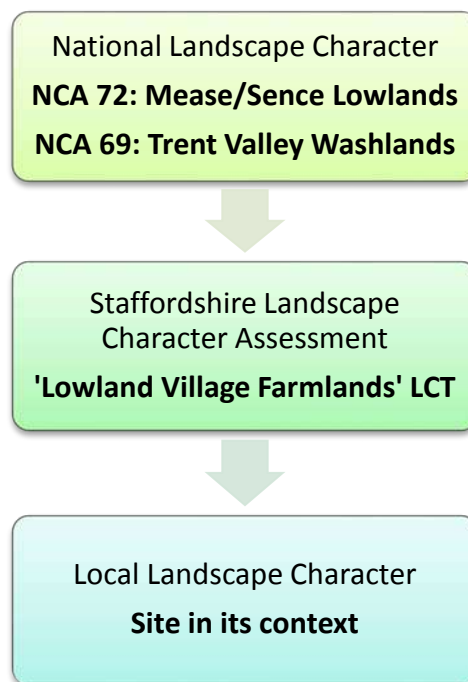
parallel with the River Anker; and section of railway infrastructure, which extends north of the town and passes immediately east of the site. Local roads include Main Road, which extends north of Tamworth and passes through Wigginton; Syerscote Lane, which extends east of Wigginton; and Comberford Lane, which extends west of the village. Overhead power lines and several large scale pylons cross the north-western parts of the study area.

### Landscape character

4.10. Reference has been made to published guidance on landscape character for the area. The site is located in the following landscape character types/areas (refer to **Figure 3, Landscape Character**):

- National level – National Character Area 72: Mease/Sence Lowlands;
- County level – Staffordshire LCA: Lowland Village Farmlands Landscape Character Type (LCT).

**Plate 1: Summary of landscape character hierarchy**



4.11. The following sections set out a summary of the characteristics contained in published guidance, relevant to the site and study area.



### ***National landscape character***

- 4.12. At a national level, the site and the majority of the study area are located within National Character Area (NCA) 72: Mease/Sence Lowlands<sup>4</sup>, whilst NCA 69: Trent Valley Washlands<sup>5</sup> encroaches into western parts of the study area. The boundary between these NCAs broadly coincides with the route of the A513 where it passes through the study area.
- 4.13. Where relevant to the site and its landscape context, the key characteristics of NCA 72as identified by Natural England, are summarised as follows:
- This is a gently rolling landscape with rounded clay ridges and shallow valleys, with a more undulating landform in the north-west. This is a well-ordered agricultural landscape of open views, with a relatively tranquil character;
  - Woodland cover is generally limited to scattered hedgerow trees, coverts and spinneys, and occasional groups of trees along rivers and streams;
  - The majority of the farmland has a strongly rectilinear pattern of low hedgerows and scattered hedgerow trees. On steeper ground and heavier clays, hedgerows are more substantial and hedgerow trees more frequent;
  - Extensive, open areas of arable cultivation predominate. On steeper ground and heavier clays the land is less intensively farmed, and arable and pasture are mixed;
  - With wide verges and straight enclosure roads. Red brick buildings and spired churches are often prominent landscape features. Isolated large 19<sup>th</sup>-century red brick farmsteads are also notable (*note: in the case of Wiggington Village, St. Leonards Church has no spire*); and
  - Larger modern urban development is present on the fringes of the NCA.
- 4.14. The key characteristics of NCA 69, as identified by Natural England, which are relevant to western parts of the study area, include:
- Distinctly narrow, linear and low-lying landscape largely comprised of the flat flood plains and gravel terraces of the rivers and defined at its edges by higher ground;
  - Flood plain pastoral areas where riverside pastures are subdivided by thick, full hedgerows with some tress contrast with arable areas with larger fields divided by low, small hedgerows with few trees;
  - Limited tree cover, but local concentrations give the impression of a well-timbered landscape in many places;

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<sup>4</sup> Natural England, 2015 (NE421): NCA Profile: 72 Mease/Sence Lowlands.

<sup>5</sup> Natural England, 2013 (NE475): NCA Profile: 69 Trent Valley Washlands.

- A landscape strongly defined by its rivers and their flood plains with the extensive canal network adding significantly to the watery character and providing major recreational assets for the area;
- Settlement pattern heavily influenced by flood risk, confining villages to the gravel river terraces and to rising ground at the edges of the flood plains;
- A landscape heavily used as transport and communication corridors along the rivers and canals, for major roads and railways, and for power lines; and
- A landscape marked by prominent urban-edge industrial and commercial development.

4.15. Natural England note that NCA boundaries 'are not precisely mapped and should be considered as a zone of transition between NCAs'.

4.16. Furthermore, given the scale of both NCAs and the diversity of their key characteristics, the landscape components which define the character at this regional level are represented across the wider context. Therefore, in this context, changes at a site level will be small scale and are unlikely to impact upon landscape character as defined by both NCAs.

#### ***County landscape character: Staffordshire Landscape Character Assessment***

4.17. The Staffordshire Landscape Character Assessment (2001)<sup>6</sup> builds upon the NCAs identified in the previous section and has identified 22 distinct Landscape Character Types (LCTs) across the whole of the county. Of these, one LCT covers virtually the whole of the study area: 'Lowland Village Farmlands'.

#### *Lowland Village Farmlands LCT*

4.18. The 'Lowland Village Farmlands' LCT occurs in two locations in Staffordshire, extending to the north and west of Tamworth. The site and majority of the study area is located at the southern extent of the larger of these two areas, which extends north from the built-up edge of Tamworth to the county boundary further to the north and east and west as far as the River Tame valley.

4.19. The assessment describes the visual character of this LCT as being:

4.20. *"A landscape of flat to gently rolling intensively farmed arable land. The field pattern tends to be mainly large scale and regular although there are pockets or irregularly shaped ancient fields....."*

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<sup>6</sup> Staffordshire County Council (2000), Planning for Landscape Change: Supplementary Planning Guidance to the Staffordshire and Stoke-on-Trent Structure Plan 1996-2011, adopted May 2001.

- 4.21. *Throughout the arable areas, the loss of stock control function has led to both sculpted, gappy and overgrown thorn hedges. Tress tend to be stag-headed.....with their density varying from scattered to numerous in places and resulting in open or slightly filtered views through the landscape. In a few places where small woodlands are present their edges coalesce with hedgerow trees to give a strong sense of enclosure.*
- 4.22. *The major roads and canal have a strong localised influence as the landform and sparse vegetation covers ensures that they are very visible. The area is also served by a widely spaced network of both straight and narrow winding lanes servicing the scattered large 19<sup>th</sup> century farmsteads. The flat topography and varying density of hedgerows and tree cover means that views out of the area to woodland edges in adjoining areas are important.*
- 4.23. *Commercial and post-war residential developments frequently impinge on the character of this landscape and more recent development is now increasingly spreading into the area, to further erode this character."*
- 4.24. Characteristic landscape features of this LCT, as identified by Staffordshire County Council, are the "waterside tree species along rivers and ditches; canal; flat landform; hedgerows and hedgerow trees; small ancient lanes; intensive arable and vegetable farming; small woodlands."
- 4.25. Incongruous landscape features identified by Staffordshire County Council include "busy roads; urban edge; stag-headed trees; power lines; fences; sand and gravel extraction."
- 4.26. Factors that are critical to landscape character and quality include the poor representation of characteristic semi-natural vegetation and the loss of some characteristic landscape features. The poor condition of those landscape features that remain also limits landscape quality locally and much of this LCT has been identified as a landscape at risk of the sudden loss of quality.

#### ***Landscape character summary***

- 4.27. From the site-based and desk study evaluation undertaken for this LVIA, the site and its immediate context exhibit several characteristics which are identified in the published landscape character assessments described above. The site itself is further influenced by the presence of the existing settlement edge of Tamworth.
- 4.28. It is therefore considered necessary to undertake an appraisal of the local landscape character so as to understand the role and function of the site in terms of landscape

character on a local level. This is presented as part of the detailed landscape and visual analysis set out later in this LVIA (Section 5, with reference to **Figure 6, Landscape and Visual Analysis**).

### **Visual baseline**

- 4.29. This section provides a description of the nature and extent of the existing views from, towards and between the site and the surrounding area. It also includes reference to specific locations that will potentially be subject to impacts as a consequence of the proposed development.
- 4.30. Establishing the specific nature of these views provides an understanding of the context and setting of representative viewpoints and the nature of views in terms of distance, angle of view, and seasonal constraints associated with specific visual receptors. The identification of key sensitive receptors and links to the representative viewpoint are carried forward to the assessment process.

### **Overview**

- 4.31. The visual envelope is the area of landscape from which a site or proposed development will potentially be visible. It accounts for general judgements on the theoretical visibility of a site or proposed development and sets a broad context for the study area within which to address landscape and visual impacts. The extent of a visual envelope will be influenced by the physical landscape components of an area, such as landform, vegetation and buildings and can also be influenced by distance .
- 4.32. The visual envelope for the site is broadly defined as follows:
- To the north, by gently rising landform in the vicinity of Syerscote Lane and existing hedgerows which adjoin the lane, combined with the southern edge of Wigginton and pattern of field hedgerows and hedgerow trees further to the north on gently undulating ground (some limited visibility is likely to be gained from distant and isolated areas of higher ground, including Hogs Hill c. 3km to the north-east);
  - To the east, by the vegetated corridor of the adjacent railway line together with the gently undulating landform beyond and general pattern of field hedgerows and hedgerow trees;
  - To the south, by the existing and emerging settlement edge of Tamworth on rising ground and the wider built-up area beyond; and

- To the west, by existing hedgerows and properties adjoining Main Road combined with the pattern of field hedgerows and hedgerow trees further to the west on gently undulating ground.

4.33. Within this overall visual envelope there are variations in the degree of inter-visibility between areas and in the nature and extent of views, in particular from the north. These are tested further through the detailed field work and the subsequent assessment of visual impacts.

***Representative viewpoints and visual receptors***

4.34. The visual assessment references a series of viewpoints that are representative of visual receptors in the area. These illustrate views towards the site in the context of the surrounding landscape and are used to inform judgements on impacts for specific receptors (refer to **Figure 4, Viewpoint Locations and Public Rights of Way** and **Figure 5, Viewpoint Photographs 1 to 14**).

4.35. A detailed description for each of the locations identified as receptors for this LVIA, including judgements on overall sensitivity of visual receptors, is included in later sections of this report under the assessment of visual effects.

## **5. DEVELOPMENT PROPOSALS AND LANDSCAPE STRATEGY**

5.1. This section considers the type of development proposed and the nature of the impacts that are likely to occur; thereafter it draws the landscape and visual baseline information together and summarises the key constraints and opportunities in the existing landscape (refer to **Figure 6, Landscape and Visual Analysis** and **Figure 7, Landscape and Green Infrastructure Strategy**).

### **Development proposals**

5.2. In summary, the proposed development comprises:

- Residential development of up to 210 dwellings;
- New site access and internal road layout; and
- Green infrastructure and public open space incorporating recreation areas, drainage attenuation features, proposed new landscape planting and footpath links.

### **Likely causes of impact**

5.3. Although a landscape has some intrinsic sensitivity, different landscapes contain a range of components which will respond differently to change, subject to the type of development that is proposed. Therefore, to inform the analysis of impacts, judgements should be made regarding the specific changes which arise from the type of development being considered.

5.4. The following section sets out the likely causes of impacts which would occur in relation to the specific type of development proposed (i.e. residential led development).

### ***Causes of temporary impact during construction***

5.5. The temporary construction works which may give rise to impacts on landscape and visual receptors are listed as follows:

- site clearance and accommodation works (including vegetation clearance where required);
- movement and presence of associated construction vehicles and plant;
- presence of construction compounds, site offices and welfare facilities;
- earthworks and construction of internal road infrastructure and practical development platforms;
- phased implementation and emerging built form of residential units; and
- alterations to the existing road network for access improvements.

### ***Causes of impacts at completion***

5.6. The permanent components of the proposed development which may give rise to impacts on landscape and visual receptors are listed as follows:

- the built form of residential development (incorporating highways infrastructure); and
- mitigation integrated into the proposed development (i.e. green infrastructure and strategic landscaping), including retained trees, hedgerows, open space provision, SUDs and attenuation areas and new planting.

5.7. In the context of the likely impacts the following section sets out a contextual and local analysis of the key landscape and visual constraints and opportunities.

### **Landscape and Visual Analysis**

5.8. The contextual landscape and visual analysis can be summarised as follows:

- The local topography is gently undulating, and this is readily apparent in the field;
- In particular, this part of the northern urban edge of Tamworth is locally elevated at the top of a gentle slope (rising up to 88m AOD) that falls away gently to the north from the urban edge towards the village of Wigginton, which sits at a slightly lower level (between 75m and 79m AOD) and is physically separated from the urban area by the western part of the site;
- As a consequence of this, the northern urban edge of Tamworth is evident in many views looking towards it from the north, including the residential development currently under construction directly south of the site ("Chestnut Walk");
- The village of Wigginton is generally linear in form, either side of Main Road, but appears to extend almost all the way to the northern edge of Tamworth on the eastern side of Main Road where there is a stretch of Ribbon Development;
- As a consequence, from some areas it appears the settlements are almost 'joined' (see *also commentary below on 'gap' and 'coalescence'*);
- The prevalent land use beyond the urban edge of Tamworth and surrounding Wigginton is agricultural, and typically medium to large sized arable field enclosures, that appear consistent in visual and physical character, uniform and well organised and managed;
- The site is consistent with this agricultural landscape character;
- That part of the agricultural landscape between Tamworth to the south and Wigginton to the north, occupied by the western part of the site, plays a role in the setting of the southern part of Wigginton; the physical separation between settlements; and the

lower part of a long distance 'visual corridor' that extends northwards from the public footpath (*see also commentary below on 'gap' and 'coalescence'*);

- Visibility of the site from the surrounding area is generally restricted to areas to the north and north-west of the site where there are views to all or parts of it dependent upon location and aspect;
- In these views, both Wigginton and the built-up edge of Tamworth (where situated on rising ground) also feature to a greater or lesser extent, subject to the location;
- Conversely, views towards the site from the west are generally curtailed by a combination of flatter landform and layers of hedgerow vegetation;
- In contrast, there are open views of the site from accessible parts of the site boundary including adjacent private dwellings; the public footpath that cross the western part of it; and from the permissive footway that extends around (and just inside) the boundaries of the larger eastern part of the site; and
- From the east views of the site are prevented altogether by gently rising landform in combination with the railway line which, because of its physical and visual character with a lot of vegetation, acts as a physical and visual barrier in the landscape.

### **Local Analysis: Wigginton Village and Tamworth**

- 5.9. In the Hopwas, Wigginton and Comberford Neighbourhood Plan, Policy WHC1 (page 4) reads as follows:

**POLICY WHC1**

**The existing rural environs of the Neighbourhood Plan Area shall be maintained to ensure that there is a clear distinction between the villages of Wigginton, Hopwas and Comberford and the urban area of Tamworth. Any proposed development shall have regard to this distinction and shall only be allowed where it is supported by evidence that the distinctiveness as defined is not adversely affected. There shall be no coalescence with Tamworth.**

- 5.10 The policy seeks to protect the individual identity of these settlements as distinct from the larger area of urban area of Tamworth, with the retention of the surrounding rural environment to prevent coalescence etc.
- 5.11 With respect to the local landscape and visual analysis, this includes consideration of the relationship between Wigginton; this part of the northern edge of Tamworth; and the role of the site in any relationship between the two.



- 5.12 In terms of views from the north, the perception of a separate identity between Wigginton and Tamworth is present, in part, from areas along Main Road, travelling south through Wigginton (see view 11, **Figure 5**). In this view, parts of the eastern section of the site can be seen beyond the ribbon development of Wigginton, with the urban edge of Tamworth in the background. Likewise, from the public footpath and Comberton Lane, west of Wigginton, this relationship is also apparent (see views 9 and 10), with the rising ground towards the edge of Tamworth more evident; and from the public footpath east of Wigginton (see view 8). The separation is also evident at distance (see view 1).
- 5.13 In views from the north east, including the footpath corridor east of Wigginton, the southern part of Wigginton can be seen with Tamworth further to the south on rising ground (see view 8).
- 5.14 In views from the south, and in particular from the public footpath corridor as it emerges to cross the eastern part of the site from the urban edge of Tamworth, the southern part of Wigginton is evident across the site and in the wider agricultural landscape (see view 7). Here, any perception of 'gap' and 'separation is not just a visual one, but on where the footpath corridor provides the experience of having left one settlement and travelling across open countryside towards another, with longer distance views further to the north.
- 5.15 With respect to the experience of traveling north or south between Wigginton and Tamworth along Main road, the perception of separation (both physical and visual) is somewhat limited due to the existing 'ribbon' development on the eastern side of Main Road that extends south beyond the main core of the village, together with the slightly 'sunken' character of the road and its hedgerow infrastructure.

### **Constraints**

- 5.16 Constraints are considered to be:
- Slightly rising/elevated landform with potential visibility of development on higher parts of the site in views from the north, including from Wigginton;
  - Potential for perceived, physical and/or visual coalescence between the northern edge of Tamworth and Wigginton; and
  - Protection of the amenity of the existing public footpath which crosses western part of the site.

### **Opportunities**

- 5.17 Opportunities are considered to be:

- Absence of landscape related planning designations on the site and its context;
- General orientation of the site to the north-east, away from Wigginton;
- Peripheral distribution of the majority of existing site vegetation with potential for retention and enhancement;
- Screening value afforded by the internal field hedgerow from within the site and potential for separating/zoning elements of the proposed development;
- Potential connectivity with the existing PROW network north and south of the site;
- Biodiversity and other enhancement measures associated with sustainable surface water drainage features;
- Strong connection with the existing (and emerging) northern edge of Tamworth and the modern context of existing housing that adjoins the site to the south;
- Limited visibility of the site beyond its immediate context from the east, south and west due to landform and screening by vegetation and buildings on and immediately adjacent to the site; and
- Presence of the existing (and emerging) urban edge of Tamworth in close and more distant views towards the site from the north.

5.18 These elements are illustrated on **Figure 6, Landscape and Visual Analysis**.

## **Landscape Strategy and Design**

### ***Approach***

5.19 The development framework has been informed by a careful consideration of the prevalent constraints and opportunities on site, including the landscape and visual matters identified as part of the analysis. It has been concluded following a number of iterations, but in general seeks to:

- Identify a 'development envelope' that both in terms of its horizontal parameter (i.e. its spread), and its vertical parameter (i.e. its height) is guided by the landscape and visual analysis;
- Provide mitigation of potential landscape and visual impacts (that is consistent with existing local landscape character); and
- Provide a fully accessible and integrated public open space strategy as part of a safe, welcoming and attractive public realm.

### ***The Development Envelope***

5.20 The extent of the proposed development is illustrated on **Figure 7, Landscape and Green Infrastructure Strategy**. In terms of its height, the proposed development will

generally be two storey residential units, which is broadly consistent with the adjacent residential area.

- 5.21 In terms of its spread, the development envelope has been very carefully considered, particularly with respect to the nearby village of Wiggington. The landscape and visual analysis showed that the western section of the site played a role in retaining the setting of the Wiggington, and its separate identity from the northern urban edge of Tamworth. This was recognised in respect of views from the north (Main Street) and north-west (Combeford Lane and adjacent public footpath); and in particular, from the public footpath extending northwards from the urban edge of Tamworth across the western section of the site, from where there are also long distance views northwards across the open countryside.
- 5.22 As such, the entire western section of the site, between Main road and the existing on site hedgerow, will be retained as informal open space to retain this sense of openness and separate identity. To the east of the on-site hedgerow, the development envelope is also tapered to the east, in order to accommodate that part of the countryside view corridor that extends across this part of the site.
- 5.23 The northern boundary of the development envelope is set back within the site avoiding the lower lying areas in order to accommodate an area for surface water drainage including balancing ponds. As such, this will enable there to be a robust 'transition' between proposed built form and the open countryside to the north.
- 5.24 The eastern boundary of the development envelope is set back from the site boundary to accommodate a linear open space for both public access and to accommodate a utilities easement. The southern boundary, which lies directly adjacent to the emerging residential development, is treated in the same way.
- 5.25 Within the development envelope, the access road strategy provides a further level of sub-division into residential 'cells'.

### ***Landscape and Visual Mitigation and Design***

- 5.26 The landscape and visual mitigation strategy and design is predicated on several elements and needs to be read in conjunction with the spatial qualities of the proposed development envelope, effectively as an integral part of the development framework, and not just a convenient 'add on'. The components of the preliminary mitigation strategy are set out below.

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### *Development Envelope Boundary Treatments*

#### Northern boundary

- 5.27 This comprises the full retention of the existing native hedgerow and a large set-back of public open space to accommodate the drainage area, together with a number of proposed landscape features including new infrastructure planting to provide visual mitigation in respect of the proposed development and views from the north. As these belts establish, they will screen and contain the northern edge of the proposed development and read consistently with the adjacent existing pattern of vegetation.

#### Eastern boundary

- 5.28 This comprises both the retention of the existing native hedgerow and a section of replacement hedgerow where it is missing along the southern section, with a set-back of approximately 10m to accommodate a linear open space and public access route, together with some additional tree planting, to provide some further visual and physical containment along this edge.

#### Southern boundary

- 5.29 This comprises the full retention of the existing native hedgerow, with a set-back of approximately 10m, again to provide a linear open space and public access route, together with some native infrastructure planting that will establish to provide a level of physical and visual containment to the emerging development directly to the south.

#### Western boundary

- 5.30 This comprises the retention of the existing internal field hedgerow, other than where a section is required to be removed to accommodate the new access from Brown's Lane. It also includes a native planting belt in order to provide visual mitigation of the proposed development in views from the north and west, which tape adjacent to the area of open space to retain the long-distance views northwards from the public footpath corridor to the west. As described above, the remainder of the western part of the site is retained as open space

### *Public open Spaces and Landscape Features*

- 5.31 This development framework includes a considered public open space hierarchy, comprising a series of different areas, of different character and function. These are as follows:

A: Retained Open Agricultural field with Countryside Views

5.32 This area of open space in essence comprises the western section of the site between the on-site hedgerow and Main Road. It has a role to play in retaining long distance view northwards from the urban edge of Tamworth and in doing so retaining both a physical and visual 'separation' between the proposed development and Wiggington. In terms of character, it is proposed to retain its existing agricultural character and accommodate informal public access to the perimeter to link with the existing public right of way network.

B: Semi-formal Open Space with Equipped Play Area

5.33 This area of open space extends from the point at which the proposed access road crosses the existing hedgerow, northwards along the western side of the hedgerow where it is characterised as a linear space with native infrastructure planting for visual containment; and further north it increases in width to provide a more accessible area for informal recreation and equipped play in a location that will be subject to good natural surveillance. It will be populated with a series of native shrub and tree planting groups, to allow filtered views across it from the public footpath to the west.

C: Green Corridors

5.34 These spaces extend along the southern and eastern site boundaries, and effectively allow public access around the entire site to link with other open spaces to ensure a fully accessible and permeable development framework. They will be characterised with retained and extended hedgerow planting; native tree planting; and appropriately surfaced footpaths. The entire length of the spaces will be overlooked by proposed adjacent development.

D: Focal Point

5.35 A small 'urban' space provides an opportunity for a focal point just inside the development envelope. Other similar areas could be created at detailed design stage, possibly at the junction of the interior access roads with the use of hard landscape features.

E: Natural Open space

5.36 Located at the northern end of the development framework, this large open space will accommodate the required drainage infrastructure, and will include a large balancing pond, which will be complemented with a mosaic of landscape features including native riparian tree planting; wildflower grass meadows of various type and species; native woodland planting belts; and both marginal and aquatic planting species adjacent to the

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pond. Informa pathways across this area are likely to be mown as opposed to hard surfaced.

- 5.37 All these spaces will be linked to one another and all combine to provide a Green Infrastructure that is dominant to overall scale of proposed built development, and which will extend through the development envelope in the form of tree lined streets.
- 5.38 These elements of landscape and GI Strategy are illustrated on **Figure 7, Landscape and Green Infrastructure Strategy**.

## **6. ASSESSMENT OF LANDSCAPE EFFECTS**

### **Overview of landscape effects**

- 6.1 Landscape sensitivity is a term applied to specific receptors, combining judgements on the value related to a landscape (i.e. the receptor) with the susceptibility of the landscape to the specific type of change proposed. Receptors can include specific landscape elements or features (trees, hedges, walls, etc.) or may be judged at a wider scale and include landscape character parcels, types or areas.
- 6.2 As advocated in the GLVIA3, professional judgement is used to balance analysis of value and susceptibility to determine sensitivity. Each of these aspects of the analysis will vary subject to the scale and detail of the assessment.
- 6.3 The landscape character of the study area is documented at national and at a more local level. The findings of these studies represent a thorough and generally consistent analysis of landscape character and this has been supported by an analysis of the local landscape character of the site in its context.

### **Landscape sensitivity**

- 6.4 To inform judgements on value and susceptibility the following section refers to the baseline information (Section 3) and additional consideration of the local character in relation to the site and its immediate context. These judgements are then carried through to the analysis of landscape sensitivity.

### ***Landscape value***

- 6.5 In LVIA, landscape value is the value attached to a potentially affected landscape. It is relative in relation to the different stakeholders and different parts of society that use or experience a landscape. Although factors such as formal designations are an important component when determining value, other aspects are also considered as part of the judgement process. These include issues related to condition (of features and elements), seclusion and presence of detracting influences, rarity and the degree of representativeness. Landscape value will vary in response to the specific landscape that is being considered, even where a landscape is included in the boundaries of a formal designation.

### ***Lowland Village Farmlands LCT***

- 6.6 That part of the 'Lowland Village Farmlands' LCT that falls within the study area is not subject to any landscape related planning designations. In terms of other criteria used to

determine landscape value, this is summarised in the following table and is based on professional judgment with reference to GLVIA3 (paragraph 5.28 and Box 5.1).

**Table 3: Determining landscape value**

Criteria	Lowland Village Farmlands LCT
Scenic quality (visual appeal)	<p>A pleasant, if somewhat ordinary and intensively farmed arable landscape characterised by a gently undulating landform with an open and regular pattern of medium to large sized hedged fields with pockets of pasture, sparse woodland cover and a regular distribution of village settlements. Tamworth urban area (existing and emerging) is present on the southern fringes of the LCT and conveys an urban influence whilst pylons cross the areas and are a detracting influence.</p> <p><i>Overall value: medium</i></p>
Landscape quality (condition)	<p>For the most part a well-managed landscape with a mostly intact pattern of low trimmed hedgerows with occasional hedgerow trees. In places hedgerows are more overgrown and/or gappy through a lack of regular maintenance. The field pattern and intensive farming practices generally continues to the built-up edge of Tamworth.</p> <p><i>Overall value: medium</i></p>
Rarity and representativeness	<p>Neither a distinctive landscape nor one which contains elements or features that are rare or important examples beyond some localised ridge and furrow around the village of Wigginton.</p> <p><i>Overall value: Low</i></p>
Conservation interests	<p>Some historical significance attached to the village of Wigginton, but otherwise few natural or cultural heritage features present.</p> <p><i>Overall value: Low-medium</i></p>
Recreation value	<p>A strong network of PROWs exist that give access to the wider countryside.</p> <p><i>Overall value: medium</i></p>
Perceptual aspects	<p>There is some sense of peace and seclusion to more rural parts, however, this part of the LCT is influenced by proximity to the northern edge of Tamworth, other built influences (pylons) and transport corridors which cross it, including the A513 and railway line.</p> <p><i>Overall value: Low-medium</i></p>
Cultural associations	<p>No known associations with people or events in history.</p> <p><i>Overall value: Low</i></p>

6.7 On balance, that part of the 'Lowland Village Farmlands' LCT that falls within the study area is judged to be of **medium** value in landscape terms.



*Value of the site and local landscape context*

- 6.8 At a more local level, neither the site nor its immediate context are subject to any landscape related planning designations. Similarly, no recognised heritage or nature conservation interests are found on the site, whilst recreational value is limited to a public footpath which crosses western part of the site and links Wigginton with Tamworth.
- 6.9 Beyond the site, heritage and nature conservation interests of value are limited to the Conservation Area associated with the northern part of Wigginton, located c. 200m to the north at its closest point and separated from the site by the more recent residential development on the southern edge of Wigginton. Some small fields of pasture on the edge of the village also retain a medieval ridge and furrow profile.
- 6.10 The site itself comprises two arable fields of medium size and broadly regular shape enclosed by hedgerows. The hedgerows themselves are of varying quality and intactness but are mostly in fair condition with the occasional hedgerow tree. These components are characteristic features of 'Lowland Village Farmlands' LCT in which the site is located and are well represented in the immediate and wider landscape. The character of the site is therefore neither distinctive nor unusual and the landscape elements on site are relatively common and do not form distinctive features. The western section does however have a role to play in the setting of the southern part of Wigginton and the physical and visual separation between the northern edge of Tamworth and the village itself.
- 6.11 In terms of perceptual aspects, the site and its immediate context are heavily influenced by proximity to the existing built-up edge of Tamworth to the south-west and the emerging urban edge to the south-east. A section of railway infrastructure also passes immediately east of the site with associated noise and movement. These neighbouring land uses and infrastructure have an urbanising influence on the character to the site and its immediate context and, consequently, there is a reduced sense of peace or seclusion compared with more rural parts of the landscape.
- 6.12 On balance, the site and its immediate context is judged to be of **medium** value in landscape terms.

***Landscape susceptibility***

- 6.13 In LVIA, landscape susceptibility is the ability of a landscape to accommodate change without undue consequences for the maintenance of the baseline situation. Different types of development can affect landscapes in different ways, therefore landscape susceptibility is specific to the type of development proposed (i.e. residential).

*Lowland Village Farmlands LCT*

6.14 This section determines the susceptibility of the LCT in which the site is located to the proposed development. Criteria used to determine susceptibility is summarised in the following table.

**Table 4: Determining landscape susceptibility**

Criteria	Lowland Village Farmlands LCT
Scale and enclosure	<p>Generally, an open and gently undulating landscape characterised by medium to large-scale field patterns defined by low trimmed hedgerows and occasional hedgerow trees. Woodland cover is largely absent which adds to the sense of openness. Existing urban edge evident and influential on the landscape.</p> <p><i>Susceptibility rating: Medium</i></p>
Nature of land use	<p>A landscape with a regular distribution of mainly nucleated villages surrounded by a network of arable and pasture fields and linked by a network of minor roads. Modern residential development is a particular characteristic of the northern built-up edge of Tamworth as are some urban fringe uses, including a secondary school.</p> <p><i>Susceptibility rating: Medium</i></p>
Nature of existing elements and features	<p>Landscape elements are largely limited to the pattern of hedgerows with occasional hedgerow trees, which are relatively easy to replace or substitute. Detracting features are largely limited to pylons which cross the area.</p> <p><i>Susceptibility rating: Medium</i></p>

6.15 On balance, that part of the 'Lowland Village Farmlands' LCT that falls within the study area is judged to be of **medium susceptibility** to the proposed development in landscape terms.

*Susceptibility of the site and local landscape context*

6.16 At a more local level, the site and its immediate context are influenced by proximity to the existing urban edge of Tamworth on slightly higher ground to the south-west, the emerging urban edge to the south-east and the existing agricultural field pattern on lower lying and gently undulating ground to the north.

6.17 Factors which increase the susceptibility of the site and its context to the proposed development include its proximity to Wigginton, with potential for visibility of the proposed development from the settlement and a reduction in the sense of separation with the urban edge of Tamworth. Related to this is the rising landform across the site which, notwithstanding existing perimeter vegetation, conveys an open character and

ensures that the site is seen to a greater or lesser extent in some close and longer distance views from rural areas to the north. The existing agricultural land use on the site is also susceptible in that it will be completely altered by the proposed development.

- 6.18 Factors which reduce the susceptibility of the site and its context include the modern residential development that characterises both the existing and emerging urban edge of Tamworth, which provides a strong reference to the type of change proposed.
- 6.19 The relatively small-scale of the site and its limited visibility in views from the surrounding area, other than some views from the north in which the existing and emerging edge of Tamworth on higher ground are present, also reduces its susceptibility to the proposed development.
- 6.20 Although the existing agricultural land use on the site will be completely altered by the proposed development, it is a widespread component of the wider area and a common characteristic. Furthermore, existing vegetation on the boundaries of the site can be readily accommodated into the proposed development and reinforced with additional planting. In addition, parts of the site will be retained as open space incorporating new native tree and shrub planting, species-rich grassland and other ecological enhancements that will benefit the site and provide an appropriate transition with the adjacent countryside. The generous open space provision on the western part of the site will also maintain physical and visual separation with Wigginton.
- 6.21 On balance, the site and its immediate context is judged to be of **low to medium susceptibility** to the proposed development in landscape terms.

### ***Landscape sensitivity***

- 6.22 By combining judgments on susceptibility and value identified in the previous sections, an overall judgment on sensitivity is derived. This is then taken forward to the next section when considering the effects of the proposed development on landscape character.
- 6.23 In this instance, that part of the 'Lowland Village Farmlands' LCT that falls within the study area is judged to be of **medium value** and **medium susceptibility**. By combining these judgments, the LCT is judged to have a **medium sensitivity** to the proposed development in landscape terms.
- 6.24 At a more local level, the site and its immediate context is judged to be of **medium** value and **low to medium** susceptibility. By combining these judgments, the site and its

immediate context is judged to have a **low to medium sensitivity** to the proposed development in landscape terms.

## **Landscape impacts**

### ***Impacts on physical landscape resources***

- 6.25 The following section describes the predicted changes to the physical landscape elements and features on the site that will give rise to the subsequent perceived changes in landscape character.
- 6.26 Construction impacts will include initial ground clearance, earthworks and limited clearance of existing vegetation. This process will also include the implementation of temporary measures such as site hoardings, temporary fencing and vegetation/tree protection measures. These impacts will be mostly temporary.
- 6.27 Impacts at completion are concerned with the long-term alteration in the landscape from the current undeveloped context of the site to the future scenario of the proposed development. The built form of the proposed development will be complete and will be a permanent component in the landscape.
- 6.28 In the long term, impacts will be associated with the influence of mitigation measures on landscape character. This establishes the changes to landscape character as a result of built development but with proposed mitigation measures fully established and performing their intended function. The impacts are considered to be long term and not reversible.
- 6.29 In terms of physical landscape resources, the direct changes will be restricted to the site. These will include minimal loss of existing boundary vegetation; minor changes to existing landform required for the creation of practical development platforms and sustainable drainage systems; and changes in existing land use from the current agricultural land to residential development, including new areas of open space other green infrastructure measures.
- 6.30 Overall the physical landscape impacts are considered to be direct and will be limited to the physical area of the site. There will be no additional direct impacts on the wider landscape context.
- 6.31 In the context of the impacts considered above, the following sections set out an assessment of the likely landscape effects on the relevant LCA and on the site and its immediate context.

### ***Lowland Village Farmlands LCT***

- 6.32 In the context of the wider LCT, the site forms a small-scale area of land located adjacent to the north-eastern edge of Tamworth. Here, the impact on landscape character will be generally associated with the change from the existing arable fields directly adjacent to the urban edge to that of residential development with associated open space contained by a framework of existing and new vegetation. Whilst the proposed development will extend the edge of Tamworth further to the north-east, it will amount to a minor extension that will be experienced in close context with the existing and new emerging edge of the settlement. Omitting built form from the entire western part of the site avoids physical and/or visual coalescence between the edge of Tamworth and Wigginton and that separation between the two will be retained. Overall, the limited extent of the proposed development and its proximity to the urban edge of Tamworth is such that the degree of change to key characteristics of the wider LCT will be limited.
- 6.33 Given the above, the magnitude of impact on that part of the 'Lowland Village Farmlands' LCT that falls within the study area is judged to be **low**. This will commence during the construction phase of the proposed development and will remain unchanged at completion (Year 1). Taking into account the **medium** sensitivity of this LCT, the overall significance effect will be **minor adverse**.
- 6.34 At year 15, new perimeter planting in conjunction with existing vegetation will have matured sufficiently to substantially contain the proposed development. The magnitude of impact will reduce to **negligible adverse** and the overall significance of effect will be **neutral**.

### ***Local landscape character***

- 6.35 At a more local level, in the context of the site and its immediate context, the replacement of the two arable fields with residential development and associated open space will completely alter the baseline character of the site. This is largely unavoidable given the greenfield nature of the site and the proposed development and such an impact is common to many settlement edge locations.
- 6.36 Beyond the site, the degree of change to local landscape character is dependent on the extent of the development envelope and its relationship with the wider countryside to the north, and also the existing and emerging urban edge of Tamworth to the south, which has a considerable influence on the context of the site.

- 6.37 In this instance, the development envelope is restricted to the eastern field where the built footprint adjoins the existing settlement edge to the south-west and the new emerging edge to the south-east. The eastern field also includes a sizeable area of open space at the interface with the open countryside along the northern boundary. Notwithstanding some limited losses, all existing vegetation on the site will be retained and enhanced and this will generally contain the development envelope. In addition to this, the majority of the western field is laid out as open space and, whilst this results in a change in land use, it maintains the open 'agricultural' character on that part of the site closest to Wigginton and with the wider countryside to the north and west. Furthermore, this maintains both physical and visual separation between the site and the edge of Wigginton.
- 6.38 Although impacts on visual receptors are considered separately in the following section, in landscape character terms, the northern edge of Tamworth occupies locally high ground and both the existing and new emerging built form is readily apparent in some close and longer distance views from the north set amongst a treed skyline and this has an influence of the character of the local landscape. The proposed development will be consistent with this where it rises up towards the urban edge along the southern boundary, but it will form a relatively small part of these views. In addition, new and existing planting to the perimeter of the development envelope will serve to filter and screen views of the proposed development on the highest parts of the site, thereby further limiting its influence on local landscape character.
- 6.39 Taking account of the above, the magnitude of impact on the context of the site is judged to be **medium**. This will commence during the construction phase of the proposed development and will remain unchanged at completion (Year 1). Taking into account the **low to medium** sensitivity attributed to the site and its immediate context, the overall significance of effect will be **minor to moderate adverse**.
- 6.40 At Year 15, new perimeter planting in conjunction with existing vegetation will have matured sufficiently to contain the proposed development. The magnitude of impact will reduce to **low** and the overall significance effect will be **minor adverse**.
- 6.41 For the site, itself, the magnitude of impact is judged to be **high** (which is typical of almost any greenfield site) and the overall significance effect at Year 1 will be **moderate adverse**.
- 6.42 At Year 15, the magnitude of impact and overall significance will largely remain unchanged due to the permanent nature of the proposed development.

## **7 ASSESSMENT OF VISUAL EFFECTS**

### **Visual sensitivity**

- 7.1 The sensitivity of a visual receptor is a function of the value attached to a view balanced with the susceptibility of the visual receptor to changes in a view and/or visual amenity. The criteria for the sensitivity of visual receptors are set out in the detailed methodology (**Appendix A**).

### **Visual impacts**

- 7.2 Visual impacts are considered separately to landscape impacts. For landscape impacts it is necessary to understand the combination of direct and indirect impacts on the landscape resources potentially affected by a proposed development and therefore it is possible to provide a description and overview of the key impacts that are likely to affect the study area.
- 7.3 However, for visual receptors it is necessary to understand the specific, direct impacts on each view. Therefore, the causes of impact are considered on the basis of individual receptors and are set out in the following sections as an integral part of the assessment of visual effects.

### **Visual effects**

#### ***Public visual receptors***

- 7.4 The following section summarises the main visual impacts which are likely to be generated by the proposed development. This includes reference to the likely significance of effects on specific visual receptors. Several representative viewpoints were captured during the field work and these are presented as a series of panoramic photos and included as **Figure 5, Viewpoint Photographs 1 to 14**.
- 7.5 A detailed analysis has been completed for each of the representative viewpoints. This includes reference to the sensitivity of the visual receptors and the nature and degree of the likely changes to the view.
- 7.6 The following table sets out the detailed visual impact assessment and is followed by a summary description of visual effects.

**Table 5: Assessment of visual effects**

<b>Viewpoint</b>	<b>Sensitivity</b>	<b>Description of change and nature of impact</b>	<b>Magnitude and significance of effects Completion</b>	<b>Magnitude and significance of effects Year 15</b>
<p>Viewpoint 1:                      View from right of way at Hogs Hill, looking south-west</p>	<p>High</p>	<p>From this distant and elevated location, it is possible to see parts of the northern built-up edge of Tamworth on higher ground in the vicinity of the site. New residential development under construction on the urban edge can also be seen and, to the right of this, parts of the ground plane of both fields that make up the site are visible rising up to the urban edge. Further to the right and visually distinct from the urban edge is Wigginton village on slightly elevated ground.</p> <p>Parts of the built form of the proposed development on the eastern field will be seen from here, immediately to the right of the new residential development currently under construction. To the right of this, the western field will retain an open character where it changes from an arable use to open space adjacent to Wigginton. In the longer term, new infrastructure planting within and to the perimeter of the proposed development will substantially filter and screen views of the built form on the eastern field.</p>	<p>Mag. Low                      Sig. Minor adverse</p>	<p>Mag. Negligible                      Sig. Neutral</p>



<b>Viewpoint</b>	<b>Sensitivity</b>	<b>Description of change and nature of impact</b>	<b>Magnitude and significance of effects Completion</b>	<b>Magnitude and significance of effects Year 15</b>
<p>Viewpoint 2:                      View from the public right of way at Syerscote Lane, looking south</p>	<p>High</p>	<p>From this location, short distance views are obtained towards the northern built-up edge of Tamworth on gently rising ground where it is set amongst a treed skyline. The new residential development under construction on the urban edge is clearly visible to the left of the view and to the immediate right of this it is possible to see the ground plane of the eastern field that forms part of the site. The western field cannot be seen and neither can the built form of Wigginton, apart from the primary school at the far right of the view.</p> <p>Parts of the proposed development on the eastern field will be visible from here, however, it will be seen in close context with the new emerging edge of Tamworth and the proportion of the view affected will be small. In the longer term, new infrastructure planting to the perimeter of the proposed development will substantially filter and screen views of the built form.</p>	<p>Mag. Medium                      Sig. Moderate adverse</p>	<p>Mag. Low                      Sig. Minor adverse</p>
<p>Viewpoint 3:                      View from bridge crossing of Syerscote Lane, looking south-west</p>	<p>Medium</p>	<p>From this location, a glimpsed view is obtained towards the northern built-up edge of Tamworth on gently rising ground. The new residential development under construction on the urban edge is clearly visible to the left of the view and to the immediate right of this it is possible to see parts of the ground plane of the eastern field that forms part of the site. Much of the view is, however, filtered and screened by vegetation in the foreground that adjoins the railway line in the vicinity of the bridge crossing.</p> <p>Parts of the proposed development on the eastern field will be visible from here, more so in winter when the foreground vegetation is not in leaf. The proposed development will, however, be seen in close context with the new emerging edge of Tamworth and the proportion of the view affected will be relatively small. In the longer term, new infrastructure planting to the perimeter of the proposed development will serve to filter and screen views of the built form.</p>	<p>Mag. Medium                      Sig. Minor adverse</p>	<p>Mag. Low                      Sig. Negligible adverse</p>

<b>Viewpoint</b>	<b>Sensitivity</b>	<b>Description of change and nature of impact</b>	<b>Magnitude and significance of effects Completion</b>	<b>Magnitude and significance of effects Year 15</b>
Viewpoint 4: View from the public right of way east of Wigginton, looking south-west	High	From this location, intervening landform and vegetation prevents all views of the existing and emerging edge of Tamworth and the site. The roof line of Bridge Cottage is just visible on the skyline to the right of the view where it adjoins the railway line. Immediately to the right of this it is also possible to see the rooftops of housing along Main Road on the southern limit of Wigginton north of the site. The proposed development will not be seen from here.	Mag. Nil Sig. Nil	Mag. Nil Sig. Nil
Viewpoint 5: View from B5493 near Ashlands Farm, looking north-west	Medium	From this location, it is just possible to see the new residential development under construction on the north-east edge of Tamworth to the far left of the view. Visibility of the existing urban edge of Tamworth and Wigginton further to the right is, however, prevented by intervening landform and vegetation. Intervening landform and vegetation will also prevent views of the proposed development.	Mag. Nil Sig. Nil	Mag. Nil Sig. Nil
Viewpoint 6: View from B5493 near Ashlands Cottage, looking north-west	Medium	From this location, a similar view is obtained to VP5, albeit the new residential development on the north-east edge of Tamworth is more visible due to the closer proximity of the viewpoint. The existing urban edge of Tamworth cannot be seen and neither can Wigginton due to the intervening landform and vegetation. The proposed development will not be seen from here.	Mag. Nil Sig. Nil	Mag. Nil Sig. Nil

Viewpoint	Sensitivity	Description of change and nature of impact	Magnitude and significance of effects Completion	Magnitude and significance of effects Year 15
<p>Viewpoint 7: View from the public right of way on northern edge of Tamworth, looking north</p>	<p>High</p>	<p>From this location, just within the site, close range views are obtained across both arable fields that make up the site area, but primarily the western part; across and overall fall gradually to the north. To the left of the view, the built form of the southern part of Wigginton can also be seen on gently rising ground.</p> <p>To the right of the internal hedge that divides both fields, short distance views of the built form of the proposed development will be obtained and will occupy a part of the view. In contrast, to the left of the hedge, the open character of the view in the direction of Wigginton will be retained where public open space is proposed. In the longer term, views of the built form of the proposed development will be substantially filtered and screened by belts of native planting along the internal hedgerow.</p>	<p>Mag. High Sig. Major adverse</p>	<p>Mag. Low Sig. Minor adverse</p>
<p>Viewpoint 8: View from the public right of way on southern edge of Wigginton, looking south</p>	<p>High</p>	<p>From this location, just north of the site, short distance views are obtained of both arable fields that cover the site area rising up gradually to the existing urban edge of Tamworth set within a treed skyline. To the left of the view, the new residential development under construction on the urban edge is readily apparent, whilst, to the far right, housing on the southern edge of Wigginton can also be seen.</p> <p>To the left of the internal hedgerow that divides both fields, short distance views will be obtained of the new built form of the proposed development which will occupy a large proportion of the view. In contrast, to the right of the hedge, the open character will be maintained in proximity to Wigginton where public open space is proposed. In the longer term, new infrastructure planting along the northern boundary of the site and adjoining the internal hedgerow will substantially filter and screen views of the built form.</p>	<p>Mag. High Sig. Major adverse</p>	<p>Mag. Low Sig. Minor adverse</p>

Viewpoint	Sensitivity	Description of change and nature of impact	Magnitude and significance of effects Completion	Magnitude and significance of effects Year 15
<p>Viewpoint 9: View from the public right of way west of Wigginton, looking south-east</p>	<p>High</p>	<p>From this location, the existing urban edge of Tamworth is readily apparent on gently rising ground as part of a treed skyline. To the left of the view, modern housing in the southern part of Wigginton is also apparent as are properties along Main Road. To the immediate right of these properties, it is just possible to see part of the surface area of the western field contained within the site rising up to the urban edge.</p> <p>The built form of the proposed development is not likely to be seen from here due to screening by intervening buildings, vegetation and landform. Although part of the western field will remain visible, its open character will be retained where public open space is proposed.</p>	<p>Mag. Negligible Sig. Neutral</p>	<p>Mag. Negligible Sig. Neutral</p>
<p>Viewpoint 10: View from Comberford Lane, looking south-east</p>	<p>Medium</p>	<p>From this location, a similar view is obtained to VP9, albeit from a slightly more distant and elevated location. This offers slightly greater visibility of the western field within the site area where it rises up to the existing urban edge.</p> <p>As with VP9, the built form of the proposed development is not likely to be seen from here. Visibility of the western field will remain, however, its open character will be retained where public open space is proposed.</p>	<p>Mag. Negligible Sig. Neutral</p>	<p>Mag. Negligible Sig. Neutral</p>
<p>Viewpoint 11: View from Main Road at the junction of Warland Close, Wigginton, looking south</p>	<p>Medium</p>	<p>From this location, short distance views are obtained of existing properties that adjoin Main Road within Wigginton. The existing urban edge of Tamworth is also readily apparent on gently rising ground as part of a treed skyline. Just above properties on the eastern side of Main Road there are glimpsed views of small sections of the ground plane of the western part of the site.</p> <p>The built form of the proposed development will not be seen from here and whilst some limited visibility of the western field will remain, its open character will be retained where public open space is proposed.</p>	<p>Mag. Negligible Sig. Neutral</p>	<p>Mag. Negligible Sig. Neutral</p>

<b>Viewpoint</b>	<b>Sensitivity</b>	<b>Description of change and nature of impact</b>	<b>Magnitude and significance of effects Completion</b>	<b>Magnitude and significance of effects Year 15</b>
Viewpoint 12: View from Main Road on northern edge of Tamworth, looking north	Medium	From this location, ornamental hedges and mature garden vegetation in conjunction with domestic fencing associated with properties on the northern edge of Tamworth characterise the foreground view. Beyond this, native hedgerows adjoin Main Road as far as the southern edge of Wigginton which is readily apparent on gently rising ground.  The proposed development will not be seen from here due to screening by intervening vegetation.	Mag. Nil Sig. Nil	Mag. Nil Sig. Nil
Viewpoint 13: View from the permissive footpath that extends around and just within the southern site boundary of the eastern part of the site	High	From this location, where the elevation of the landform rises slightly towards the existing urban edge of Tamworth, there are long distance views across the eastern part of the site to the wider open countryside beyond, with the filtering and 'layering' of the agricultural field network beyond.  The proposed development will be seen from this location at very close proximity from an area of linear open space along the southern boundary of the site. This will be the case in both the short and long terms.	Mag. High Sig. Major Adverse	Mag. High Sig. Major adverse
Viewpoint 14: View from the permissive footpath that extends around and just within the north-eastern corner of the eastern part of the site	High	From this location, the landform across the western part of the site can be seen gradually rising up towards the existing and emerging urban edge of Tamworth, which is readily apparent. The combination of built form and existing vegetation generally serve to enclose both the eastern and western parts of the site, with only small parts of the ground plane of the western part being visible.  The proposed development will be seen in relatively close proximity across the large area of public open space proposed to the north of the development envelope, that will include features such as the balancing pond; native infrastructure planting; wildflower meadows, and riparian tree planting. This will serve to screen and visually contain the built form to an extent, with the screening effects increasing over time.	Mag. High Sig. Major Adverse	Mag. Low to Medium Sig. Low to moderate adverse

### **Private visual receptors**

- 7.7 There will be some visual effects for a small number of residential properties (approximately 20) located along Brown's Lane and Main Road on the north-east edge of Tamworth where they adjoin the site and the proposed site access. Properties on the eastern side of Brown's Lane and Main Road (approximately 14) presently gain direct and oblique views across the site from rear gardens and windows, albeit views are generally filtered by mature garden vegetation, hedgerows and other tall boundary vegetation. Views from these properties will alter to include views of the side and rear elevations of the proposed dwellings located on the south-western edge of the development envelope, in the vicinity of the proposed site access. In the longer term, additional planting along the boundary together with the existing vegetation will filter and screen most views.
- 7.8 Some visual effects are also likely for a small number of terraced properties (approximately 7) located along Main Road at the southern limit of Wigginton where they adjoin the site to the west. These properties presently gain direct views across the site from rear gardens and windows, albeit filtered by boundary vegetation. For these properties, the views will change from the existing arable use to that of a sizeable area of open space extending west of the development envelope. For some of these properties, some visibility may also be gained of proposed built form on the western edge of the development envelope. In the longer term, new infrastructure planting along the western boundary of the development envelope and within the proposed public open space, in conjunction with the retained internal hedgerow boundary will effectively screen views of the built form.

### **Summary of visual effects**

- 7.9 The visual impact assessment has identified a range of different degrees of impact and effect. The significance of visual effects at year 15 after completion generally range from 'minor adverse' to 'nil'. The highest degree of significance is related to the identified receptors immediately adjacent to the site, as would be expected in this development context across similar scenarios.
- 7.10 Similarly, the two visual receptors located on the permissive footpath that runs just inside the boundary of the eastern part of the site, will also be subject to moderate and major adverse visual effects, on the basis of very close proximity, and the nature of the landscape design of the open spaces proposed for these locations. Again, this is what would be expected in this development context across similar scenarios.

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7.11 The landscape and visual mitigation strategy responds directly to the assessment of likely effects, in particular with reference to the northern and western site boundaries where belts of native tree and shrub planting have been incorporated into the overall green infrastructure strategy that will read consistently with the local landscape character as they establish and mature.

## 8 SUMMARY AND CONCLUSIONS

### Overview

8.1 This Landscape and Visual Impact Assessment (LVIA) has been prepared to assess the likely effects of the proposed development located on land off Brown's Lane, Tamworth, Staffordshire. The LVIA has addressed the following landscape resources and visual receptors:

- Landscape character, including physical landscape elements and features; and
- Views and visual amenity experienced by residents, recreational users and road users.

8.2 The LVIA identifies the key constraints and opportunities present on the site and surrounding landscape and the nature of impacts that are likely to arise from the proposed development. The LVIA has also analysed the baseline information in the context of the proposed development and used this to inform the proposals for landscape mitigation.

### Effects on landscape character

8.3 At a national level, the site and majority of the study area are located within National Character Area (NCA) 72: 'Mease/Sence Lowlands', whilst western parts of the study area are located in NCA 69: 'Trent Valley Washlands', as defined by Natural England. At a more local level, the Staffordshire Landscape Character Assessment (2001) has subdivided the NCAs into a number of landscape character types (LCTs). The site and wider study area is situated at the southern extent of the 'Lowland Village Farmlands' LCT where it adjoins the northern edge of the Tamworth urban area.

8.4 At a site specific level, the LVIA has drawn on the baseline information presented to analyse landscape character local to the northern edge of Tamworth. It has considered the role and function of the site, its relationship with this part of the town and how it transitions into the wider countryside to the north. Particular attention has been paid to the relationship between the site and the village of Wigginton, which lies to the north of the urban edge.

8.5 A number of matters identified from this analysis of local landscape character have been influential in the design of the proposed development. These chiefly relate to restricting the development envelope to the eastern part of the site, adjacent to the existing (and emerging) edge of Tamworth, and providing a generous area of open space on the western part (along the route of the existing public footpath). This is so as to maintain the open character and visual and physical separation that currently exists between the northern edge of Tamworth and Wigginton.



- 8.6 Other measures incorporated with the proposed development include appropriate offsets to retain and reinforce existing boundary vegetation and internal vegetation; new boundary planting in order to provide visual containment of the development envelope in views from the wider landscape; and incorporating a further sizeable area of open space at the interface with the wider countryside along the northern boundary of the development envelope.
- 8.7 These measures ensure that the effects of the proposed development on the wider character of the 'Lowland Village Farmlands' LCT are localised and generally limited to the site and its immediate context where the existing (and emerging) built-up edge of Tamworth already has an urbanising influence on the landscape.
- 8.8 The character of the site itself will clearly change, primarily as a result of the change in land use on the site from arable uses to new residential development. This cannot be avoided and would be expected for any residential development in the vast majority of edge of settlement locations. However, generous open space provision and infrastructure planting provided as part of a comprehensive landscape strategy for the proposed development will help compensate for this. Such measures in conjunction with the SUDs strategy for the proposed development will also improve the wildlife and biodiversity value of the site.

### **Effects on visual amenity**

- 8.9 In terms of visual impact, a range of receptors have been tested from a variety of locations both on and around the site and in the wider landscape.
- 8.10 The site occupies land that falls gradually to the north. It is generally contained by existing green infrastructure and built development on and immediately adjacent to its boundaries. Visibility of the site is therefore generally restricted to close or longer distance views from the north, in which the site is seen in context with the existing (and emerging) urban edge of Tamworth on rising ground. In some of these views, Wigginton village is also seen to a greater or lesser extent on slightly elevated ground.
- 8.11 Direct views into and across the site are generally limited to the public footpath that connects Wigginton village with Tamworth and passes through the western part of the site, and form the permissive footpaths that run just inside parts of the site boundary. Short distance views are also obtained from a small number of properties that adjoin the site along Brown's Lane and Main Road. Some limited visibility of the western parts of the site are also obtained from the public footpath that extends west of Wigginton from

Comberford Lane and connects to the A513, close to the Rawlett School, and from Main road within Wiggington.

- 8.12 For users of the public footpath that passes through the western part of the site to Wiggington and Syerscote Lane, some visibility of the proposed development will be gained due to close proximity. However, such views will be mitigated in the mid to longer term by the restriction of the development envelope to the eastern parcel and including generous open space provision on the western parcel. Existing and new green infrastructure within and on the boundaries of the development envelope (and within the proposed open space) will further ensure that such views will be mitigated in the longer term. Similarly, for the small number of properties that adjoin the site, visibility of the proposed development will be mitigated by existing and new infrastructure planting to the boundaries.
- 8.13 Visibility of the proposed development from the public footpath to the west of Wigginton (between Comberford Lane and the A513) will be limited due to the existing open character of the site being maintained through the open space provision and omission of built form in the western parcel of the site.

### **Conclusion**

- 8.14 These proposals have been developed with reference to relevant policy guidance and published landscape character assessments. The development envelope positively addresses the constraints and opportunities identified as part of the detailed landscape and visual analysis. In particular, it responds to the need to maintain physical and visual separation between the northern edge of Tamworth and Wigginton village and to prevent coalescence. Furthermore, the comprehensive green infrastructure measures incorporated with the proposed development will help to reinforce landscape character local to the edge of Tamworth, whilst improving the biodiversity value of the proposed development.
- 8.15 Whilst the nature, scale and form of the proposed development will result in some impacts on landscape receptors, these will be localised and generally restricted to a change in the character of the site. This cannot be avoided given the nature of the proposed development, but balanced against this will be the retention of existing boundary vegetation, the generous provision of open space on the western part of the site and other landscape measures provided as part of the overall landscape strategy for the proposed development.

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- 8.16 Effects on visual receptors will be similarly localised and confined to receptors that adjoin the site where, due to their proximity, some visibility of the proposed development cannot be avoided. New infrastructure planting provided within and around the perimeter of the proposed development in conjunction with retained boundary vegetation will, however, mitigate these effects in the medium to long term.
- 8.17 On balance, the proposed development is considered to be acceptable in landscape and visual terms.

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## APPENDIX A: METHODOLOGY

## **A. Appendix A: Landscape and visual effects detailed methodology (GLVIA3)**

### **A.1. INTRODUCTION**

A.1.1 This assessment aims to determine the likely effects of the proposed development on the existing landscape and visual receptors in the study area. The following landscape resources and visual receptors have been addressed:

- Physical landscape features and elements;
- Landscape character; and
- Views and visual amenity experienced by residents, recreational users (including visitors and tourists) and road users.

A.1.2 This assessment details the impacts that may result as a consequence of the proposed development and considers the likely significance of effect arising as a result.

### **A.2. APPROACH**

A.2.1 The approach and methodology used for this assessment has been developed in accordance with the guidance in the following documents:

- Landscape Institute and Institute of Environmental Management and Assessment (April 2013) Guidelines for Landscape and Visual Impact Assessment 3rd Edition;
- Natural England (October 2014) An Approach to Landscape Character Assessment; and
- Landscape Institute Advice Note 1/11 Photography and Photomontages Guidance.

A.2.2 The overall approach to the identification and assessment of landscape and visual effects is summarised as follows:

- determining the scope of the assessment;
- collating baseline information for landscape and visual receptors, including completing desk study research and undertaking field based survey work;
- review the proposed development and identify and describe the likely impacts of the proposed development (enabling specific judgments to be made on sensitivity of landscape and visual receptors);
- establish the sensitivity of landscape and visual receptors (balancing judgments on susceptibility and value);

- determine the magnitude of impacts (balancing judgments on size / scale, duration and reversibility);
- the assessment of the likely significance of landscape and visual effects through a balanced approach and clear description of judgments on sensitivity and magnitude; and
- the identification of measures to avoid or remedy impacts and the subsequent re-assessment of likely effects.

A.2.3 The following sections provide further detail on this approach.

### **Determining the Scope of Assessment**

#### ***Spatial Scope***

A.2.4 The spatial scope for the assessment has been determined by a two stage approach. Firstly, a 'preliminary study area' is identified. This is based on the wider setting and context of the site and sets the broad parameters for collation of baseline information; this scope also accounts for the potential effects that will be generated by the proposed development.

A.2.5 In order to focus on the key sensitive receptors and likely effects the spatial scope of the preliminary study area is then refined through the initial stages of the assessment (i.e. desk study and field survey work).

A.2.6 The visual envelope of the site has been considered through desk top analysis of topographical data combined with field surveys to investigate visual enclosure arising from landform, vegetation and built form.

#### **Collating Baseline Information**

A.2.7 In order to capture a comprehensive description of the baseline position for landscape and visual receptors, information has been collated using desk study and field survey work. These processes include reference to published landscape character studies and a range of views and visual receptor types.

#### ***Desk Study***

A.2.8 The desk study has identified potentially sensitive landscape resources by reference to OS maps and existing published landscape character studies, relevant planning policy guidance and/or designated or protected views. This stage has also enabled the identification of potential visual receptors such as public rights of way (PROW), residential properties or designated areas.

### ***Field Survey***

- A.2.9 Detailed field survey work for this LVIA has further identified landscape elements and features that contribute to the landscape character of the area and visual receptors that will have potential views of the site.
- A.2.10 A series of representative photographs were taken during the field work, in May and June 2017. The photographs were taken with a digital camera with a 50mm lens (equivalent focal length). These are presented as a series of panoramic viewpoints included to illustrate landscape character in the area and also as specific representative viewpoints. These have been used to inform the assessment of both landscape and visual impacts.

### **Assessment of Effects**

- A.2.11 Having established the relevant baseline position, the assessment process then completes the following specific stages:
- Evaluate the sensitivity of the landscape receptors and visual receptors, specifically in response to the type of proposed development (sensitivity of landscape resources is not standard and depends on the nature and type of development proposed);
  - Identify the potential magnitude of impact on the physical landscape, on landscape character and on visual receptors; and
  - Combine professional judgments on the nature of the receptor (sensitivity) and the nature of the change or impact (magnitude) to arrive at a clear and transparent judgment of significance.
- A.2.12 For both landscape and visual effects, the final conclusions on significance are based on the combination of sensitivity and magnitude. The overall judgment on significance is based on the combination of each of the criteria. The rationale for the balance and justification for each judgement is expressed in the detailed analysis.
- A.2.13 To draw a distinction between different levels of significance, a scale for the degrees of significance, along with criteria and definitions, have been developed. These provide a structure for making judgements which are clear and objective. However, it is necessary to remember that landscapes and interactions in the landscape are both complex and subtle; as such an element of subjectivity remains. No landscape will fit wholly into any one definition and to try would require extensive and complex criterion.

A.2.14 Therefore, professional judgements draw together conclusions in respect of sensitivity, magnitude and significance are fully and clearly described by the detailed written analysis presented in the LVIA, supported by descriptive thresholds and criteria for each of these stages in relation to landscape impacts and, separately, visual impacts are set out in the following sections.

### **A.3. ASSESSMENT OF LANDSCAPE EFFECTS**

#### **Overview of landscape sensitivity**

A.3.1 Although landscape has some intrinsic sensitivity, different landscape receptors have different elements and features that can accommodate a variety of development types.

A.3.2 To reliably inform detailed assessment of impacts, landscape sensitivity needs to be determined with reference to the changes arising from the specific type of development in question. Therefore, landscape sensitivity is assessed combining judgements on the value attached to a landscape and the susceptibility to the type of change and nature of the development proposed.

#### ***Landscape value***

A.3.3 Landscape value is the relative value attached to a potentially affected landscape. Landscape value will vary in relation to the different stakeholders and different parts of society that use or experience a landscape.

A.3.4 Landscape value is not solely indicated by the presence of formal designations and a range of factors influence landscape value. Factors that have been considered in making judgements on landscape value include designations (both national and local), local planning documents, status of features (e.g. TPO's or Conservation Areas) and local community and interests (for example local green spaces, village greens or allotments). Landscape value will vary in response to the specific landscape that is being considered in relation to its condition, sense of seclusion or isolation, the presence or absence of detracting features and the presence or absence of rare or distinctive elements and features and to what degree these form key characteristics.

A.3.5 The following table sets out the criteria that have been considered for determining landscape value.



**Table A.1: Criteria for landscape value**

Value	Criteria
High	<p>Designated areas at an International or National level (including, but not limited to, World Heritage Site, National Parks, AONB's) and also considered an important component of the country's character, experienced by high numbers of tourists.</p> <p>Landscape condition is good and components are generally regularly maintained to a high standard.</p> <p>In terms of seclusion, enclosure by land use, traffic and movement, light pollution and presence / absence of major infrastructure, the landscape has an elevated level of tranquillity.</p> <p>Rare or distinctive elements and features are a key component that contribute to the character of the area.</p>
Medium	<p>Designated areas at a Regional or County level (including, but not limited to, green belt, regional scale parks, designated as open space or a Conservation Area in local planning documents) and also considered a distinctive component or the region/county character experienced by a large proportion of its population.</p> <p>Landscape condition is fair and components are generally relatively well maintained.</p> <p>In terms of seclusion, enclosure by land use, traffic and movement, light pollution and presence / absence of major infrastructure, the landscape has moderate levels of tranquillity.</p> <p>Rare or distinctive elements and features are a notable component that contribute to the character of the area.</p>
Low	<p>No formal designations but a landscape of local relevance (including, but not limited to, public or semi-public open spaces, village greens or allotments) and also green infrastructure and open spaces within residential areas likely to be visited and valued by the local community.</p> <p>Landscape condition is poor and components are generally poorly maintained or damaged.</p> <p>In terms of seclusion, enclosure by land use, traffic and movement, light pollution and presence / absence of major infrastructure, the landscape has limited levels of tranquillity.</p> <p>Rare or distinctive elements and features are not a notable component that contribute to the character of the area.</p>

***Landscape susceptibility***

A.3.6 The second component of landscape sensitivity relates to susceptibility. Landscape susceptibility to change is the ability of a landscape to accommodate change without undue consequences for the maintenance of the baseline situation. In this context, the term landscape receptors can be expanded to cover character areas, particular landscape character types or an individual landscape element or feature. Landscape

susceptibility will vary in response to the specific landscape that is being considered and to the nature or type of change that may occur.

A.3.7 The following table sets out the criteria that have been considered for determining landscape susceptibility.

**Table A.2: Criteria for landscape susceptibility**

Susceptibility	Criteria
High	<p>Scale of enclosure – landscapes with a low capacity to accommodate the type of development proposed due to the interactions of topography, vegetation cover and built form.</p> <p>Nature of land use – landscapes with no or very little existing reference or context to the type of proposed development.</p> <p>Nature of existing elements – landscapes with components that are not easily replaced or substituted (e.g. ancient woodland, mature trees, historic parkland).</p> <p>Nature of existing features – landscapes where detracting features or major infrastructure is not present or where these are present but their influence on the landscape is limited.</p>
Medium	<p>Scale of enclosure – landscapes with a medium capacity to accommodate the type of development proposed due to the interactions of topography, vegetation cover and built form.</p> <p>Nature of land use – landscapes with some existing reference or context to the type of proposed development.</p> <p>Nature of existing elements – landscapes with components that are easily replaced or substituted.</p> <p>Nature of existing features – landscapes where detracting features or major infrastructure is present and the influence of these on the landscape is noticeable.</p>
Low	<p>Scale of enclosure – landscapes with a high capacity to accommodate the type of development proposed due to the interactions of topography, vegetation cover and built form.</p> <p>Nature of land use – landscapes with extensive existing reference or context to the type of proposed development.</p> <p>Nature of existing elements – landscapes with components that are easily replaced or substituted, or where there are few/no existing elements present (e.g. cleared brownfield sites).</p> <p>Nature of existing features – landscapes where detracting features or major infrastructure is present and the influence of these on the landscape is dominant.</p>

**Landscape sensitivity**

A.3.8 Landscape sensitivity is a term applied to specific receptors, combining judgements of the susceptibility of the receptor to the specific type of change or development proposed

and the value related to that receptor. Receptors can include specific elements or features or may be judged at a wider scale and include landscape character parcels, types or areas.

A.3.9 Having considered in detail the contributing factors to landscape value and the susceptibility of the site and surrounding area to the type of the development proposed, conclusions on landscape sensitivity can be drawn by balancing the judgements on value and susceptibility.

A.3.10 As advocated in the GLVIA3, professional judgement is used to balance judgements on value and susceptibility in order to determine sensitivity. Each of these aspects of the analysis will vary subject to the scale and detail of the assessment. Overall judgements on landscape sensitivity are subsequently described as; 'very high', 'high', 'medium', 'low' or 'negligible'.

**Magnitude of landscape impacts**

A.3.11 The effect on landscape receptors is assessed in relation to the size or scale of impact, the geographical extent of the change and the duration and the reversibility of the impact. The magnitude of landscape effects has been assessed in accordance with the criteria set out in the following table.

**Table A.3: Criteria for determining magnitude of landscape impacts**

Magnitude	Criteria
Very high	<p>The size and scale of change is considered very large due to the extent and proportion of loss of existing landscape elements or the degree of alteration to aesthetic or perceptual aspects.</p> <p>The nature and scale of change to key characteristics which are critical to character is considered very large.</p> <p>Where the geographical extent would have a very substantial influence on the landscape at a regional scale, i.e. across several landscape character areas/types.</p> <p>Duration of impacts would be considered very long term and where the potential reversal of the impact is not likely and in practical terms would be very difficult to achieve.</p>

Magnitude	Criteria
High	<p>The size and scale of change is considered large due to the extent and proportion of loss of existing landscape elements or the degree of alteration to aesthetic or perceptual aspects.</p> <p>The nature and scale of change to key characteristics which are critical to character is considered large.</p> <p>Where the geographical extent would have a substantial influence on the landscape at a regional scale, i.e. across several landscape character areas/types.</p> <p>Duration of impacts would be considered long term and where the potential reversal of the impact is not likely and in practical terms would be very difficult to achieve.</p>
Medium	<p>The size and scale of change is considered moderate due to the extent and proportion of loss of existing landscape elements or the degree of alteration to aesthetic or perceptual aspects.</p> <p>The nature and scale of change to key characteristics which are critical to character is considered moderate.</p> <p>Where the geographical extent would influence the landscape at a local scale, i.e. a single landscape character area/type (or potentially multiple areas/types where a site is located on the boundary between areas).</p> <p>Duration of impacts would be considered midterm and where the potential reversal of the impact is likely and in practical terms would be difficult to achieve.</p>
Low	<p>The size and scale of change is considered small due to the extent and proportion of loss of existing landscape elements or the degree of alteration to aesthetic or perceptual aspects</p> <p>The nature and scale of change to key characteristics which are critical to character is considered small</p> <p>Where the geographical extent would influence the landscape in the immediate setting of the site, i.e. limited to the influence of part of a single landscape character area/type</p> <p>Duration of impacts would be considered short term and where the potential reversal of the impact is more likely and in practical terms would easily be achieved</p>
Negligible	<p>The size and scale of change is considered very small due to the extent and proportion of loss of existing landscape elements or the degree of alteration to aesthetic or perceptual aspects</p> <p>The nature and scale of change to key characteristics which are critical to character is considered very small</p> <p>Where the geographical extent would substantially influence the landscape of the site only</p> <p>Duration of impacts would be considered very short term and where the potential reversal of the impact is very likely or committed and in practical terms would very easily be achieved</p>

A.3.12 These judgements are then taken forward to an assessment of the significance of landscape effects.

#### **A.4. ASSESSMENT OF VISUAL EFFECTS**

A.4.1 Visual receptors include a particular person or groups of people likely to be affected at a specific viewpoint or series of viewpoints.

##### **Visual sensitivity**

A.4.2 Sensitivity of visual receptors is determined through balancing judgements on the value attached to a particular view against the receptors susceptibility to change in a view or visual amenity. Given the need to address the specific issues of the proposed development these factors in the context of visual sensitivity are considered as part of the assessment of visual effects.

A.4.3 The value attached to a view includes recognition of value through formal designations (for example planning designations or heritage assets), indicators of value attached to views by visitors (for example inclusion on maps/guide books, provision of facilities, presence of interpretation).

A.4.4 For example views of higher value are likely to be from designated landscapes where the condition or scenic quality of the view is higher and where distinctive elements or features form a prominent part of a view; views of lower value are likely to be from area of landscapes where the condition and scenic quality of the view is poorer, where there is no reference to distinctive elements or features and where detracting features are prominent in the view.

A.4.5 The susceptibility of different visual receptors to changes in views and visual amenity is judged based on the activity of people experiencing the view at any given time or location and the extent to which their attention would be focused on the view and visual amenity rather than on the activity being undertaken.

A.4.6 For example, views more susceptible to change are likely to be permanent views, in unenclosed or elevated positions in the landscape and where the landscape forms a primary focus for the activity of the receptor; views less susceptible to change are likely to be transient or temporary views, located in enclosed areas of the landscape where the landscape is a secondary focus or consideration to the activity of the receptor.

A.4.7 The following table sets out the definitions of sensitivity for different visual receptors.

**Table A.4: Criteria for visual sensitivity**

Sensitivity	Definition
Very high	Designated or protected views or views from publically accessible locations in protected landscapes  Tourists and visitors to heritage assets, or other attractions, where views of the surroundings are an important contributor to the experience and visit
High	Occupiers of residential properties  People who are engaged in outdoor recreation whose attention is likely to be focussed on the landscape  People travelling through the landscape on roads, rail or other transport routes where this involves recognised scenic routes and an awareness of views and visual amenity
Medium	People travelling more generally through the landscape on roads, rail or other transport routes  People staying in hotels and healthcare institutions  People at work and in educational institutions where visual amenity is an important contributor to the setting and quality of working life
Low	People at work and in educational institutions where the visual setting is not important to the quality of working life  People engaged in formal sports where the visual setting may play a role but attention is focused on the activity  Views from publically accessible locations in degraded landscapes

A.4.8 It should be noted that as professional judgement is applied to the balance of value and susceptibility of visual receptors, there may be some instances where a typical receptor is defined a different degree of sensitivity to the guidance included in the table, above.

**Magnitude of visual impacts**

A.4.9 The effect on visual receptors is also assessed in relation to the size or scale of change, the geographical extent of the change, the duration of the change and the reversibility of the impact. The magnitude of visual impacts has been assessed in accordance with the criteria set out in the following table.

**Table A.5: Criteria for determining magnitude of visual impacts**

Magnitude	Criteria
Very High	<p>The size and scale of change is considered very substantial due to the extent of loss, addition or alteration of features, the changes to the composition of the view including the proportion of the view occupied by the proposal, the degree of contrast and the nature of the experience</p> <p>The geographical extent in relation to the angle, distance and proportion of visibility is considered as very extensive</p> <p>Duration of impacts would be considered long term and where the potential reversal of the impact is not likely and in practical terms would not be achievable</p> <p>Alteration in very close proximity</p>
High	<p>The size and scale of change is considered substantial due to the extent of loss, addition or alteration of features, the changes to the composition of the view including the proportion of the view occupied by the proposal, the degree of contrast and the nature of the experience</p> <p>The geographical extent in relation to the angle, distance and proportion of visibility is considered as extensive</p> <p>Duration of impacts would be considered long term and where the potential reversal of the impact is not likely and in practical terms would be very difficult to achieve</p> <p>Alteration in close proximity</p>
Medium	<p>The size and scale of change is considered fair due to the extent of loss, addition or alteration of features, the changes to the composition of the view including the proportion of the view occupied by the proposal, the degree of contrast and the nature of the experience</p> <p>The geographical extent in relation to the angle, distance and proportion of visibility is considered as small or intermediate</p> <p>Duration of impacts would be considered medium term and where the potential reversal of the impact is likely and in practical terms would be difficult to achieve</p>
Low	<p>The size and scale of change is considered small due to the extent of loss, addition or alteration of features, the changes to the composition of the view including the proportion of the view occupied by the proposal, the degree of contrast and the nature of the experience</p> <p>The geographical extent in relation to the angle, distance and proportion of visibility is considered as limited</p> <p>Duration of impacts would be considered short term and where the potential reversal of the impact is very likely and in practical terms would easily be achieved</p>

Magnitude	Criteria
Negligible	The size and scale of change is considered very small due to the extent of loss, addition or alteration of features, the changes to the composition of the view including the proportion of the view occupied by the proposal, the degree of contrast and the nature of the experience  The geographical extent in relation to the angle, distance and proportion of visibility is considered as very limited  Duration of impacts would be considered very short term and where the potential reversal of the impact is very likely or committed and in practical terms would very easily be achieved
Nil	There is no view of the proposed development in the view

A.4.10 These judgements are then taken forward to an assessment of the significance of visual effects.

**A.5. DEFINING SIGNIFICANCE OF EFFECTS**

A.5.1 For both landscape and visual effects the final conclusion on the significance of an effect is based on the combination of sensitivity of receptor and magnitude of change (or impact). The rationale for the overall judgement on significance is based on the combination of each of the criteria individually leading to the balance and justification of these.

A.5.2 Detailed assessment is a means of drawing together, in a systematic way, an assessment of the likely significant environmental effects of a proposed development; however not all landscape and visual effects arising will be significant.

A.5.3 Determination of the significance of an effect requires the application of professional judgement to balance the findings in relation to the sensitivity of the receptor and the magnitude of the predicted impacts.

A.5.4 The GLVIA3 advocate a move away from formulaic matrices and tables and encourages an approach using professional judgement. Analysis and consideration of value and susceptibility gives rise to a spectrum of judgements on sensitivity, which along with magnitude inform decision making of the effects and help to determine the acceptability of a proposal in landscape and visual terms.

A.5.5 The criteria for determining the significance of effects for landscape and visual impacts are set out in the following tables, below. These criteria are based on guidance provided by the Landscape Institute.



**Table A.6: Criteria for determining significance of landscape effects**

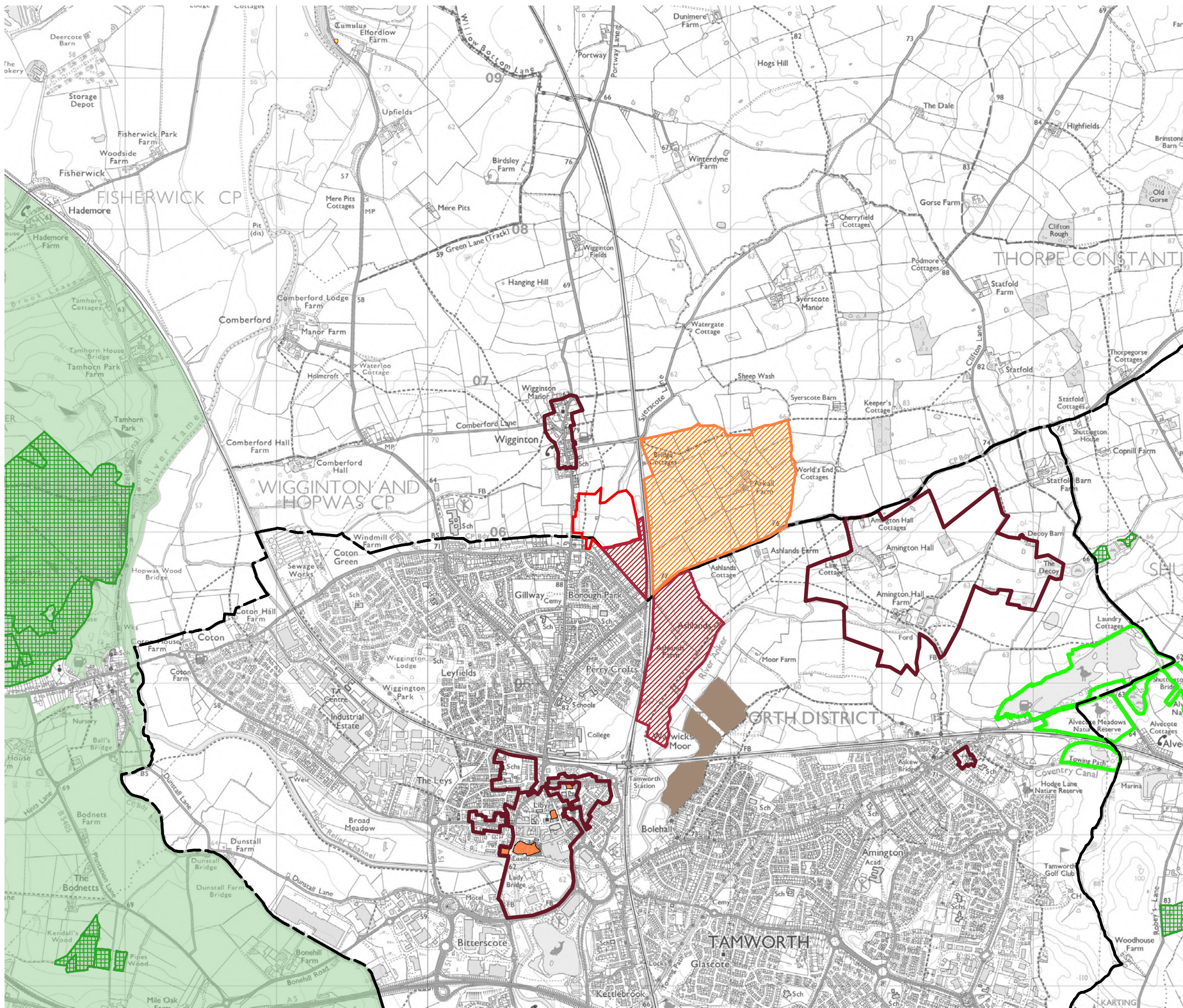
<b>Significance of Effect</b>	<b>Description</b> <b>The proposed development would:</b>
Major Adverse (Negative) Effect	Be at considerable variance with the character of the receiving landscape. Degrade or diminish the integrity of a range of characteristic elements and features. Damage the sense of place.
Moderate Adverse (Negative) Effect	Show some variance or inconsistency with the character of the receiving landscape. Have an adverse impact on characteristic elements and features. Detract from the sense of place.
Minor Adverse (Negative) Effect	Not quite fit the character of the receiving landscape. Be at variance with characteristic elements and features. Have a limited influence on sense of place.
Neutral/Negligible Effect	Maintain the character of the receiving landscape. Blend in with characteristic elements and features. Enable the sense of place to be retained.
Minor Beneficial (Positive) Effect	Complement the character of the receiving landscape. Maintain or enhance characteristic elements and features. Enable some sense of place to be restored.
Moderate Beneficial (Positive) Effect	Improve the character of the receiving landscape. Enable the restoration of characteristic elements and features partially lost or diminished as a result of changes from inappropriate management or development. Enable the sense of place to be restored.
Major Beneficial (Positive) Effect	Enhance the character of the receiving landscape. Enable the restoration of characteristic elements and features lost as a result of changes from inappropriate management or development. Enable the sense of place to be enhanced.












**Table A.7: Criteria for determining significance of visual effects**

<b>Significance of Effect</b>	<b>Description</b>
Major Adverse	The proposed development project would cause major deterioration to a view from a highly sensitive receptor, and would constitute a major discordant element in the view.

<b>Significance of Effect</b>	<b>Description</b>
Moderate Adverse	The proposed development would cause obvious deterioration to a view from a moderately sensitive receptor, perceptible damage to a view from a receptor of lower sensitivity or limited damage to views to receptors of higher sensitivity.
Minor Adverse	The proposed development would cause limited deterioration to a view from a moderately sensitive receptor, or cause greater deterioration to a view from a receptor of lower sensitivity.
Negligible Adverse	The proposed development and associated changes would be barely perceptible in a view. Changes will be negative (adverse) however this degree of change is not likely to be material and therefore no distinction is made.
Neutral	The change in the view would be barely perceptible or perceptible but would not be apparent as either a positive or negative change.
Nil	There would be no view of the proposed development.
Negligible Beneficial	The proposed development and associated changes would be barely perceptible in a view. Changes will be positive (beneficial) however this degree of change is not likely to be material and therefore no distinction is made.
Minor Beneficial	The proposed development would cause limited improvement to a view from a moderately sensitive receptor, or would cause greater improvement to a view from a receptor of lower sensitivity.
Moderate Beneficial	The proposed development would cause obvious improvement to a view from a moderately sensitive receptor, perceptible improvement to a view from a receptor of lower sensitivity or limited improvements to views to receptors of higher sensitivity.
Major Beneficial	The proposed development would lead to a major improvement in a view from a highly sensitive receptor.

A.5.6 For both landscape and visual effects, interim categories of ‘negligible to minor’, ‘minor to moderate’ and ‘moderate to major’ are used where the judgements on an effect are determined to fit across the descriptive criteria for significance banding.



- KEY**
-  Site boundary
  -  'Emerging' urban edge:  
A: Under Construction  
B: With planning consent
  -  Application site under appeal  
(Arkall Farm)
  -  LPA boundary
  -  Green Belt
  -  Conservation Area Boundary
  -  Site of Special Scientific Interest\*
  -  Scheduled Monuments\*
  -  Country Parks\*
  -  Ancient Woodland\*
  -  CROW Access Land\*

Borough/District information taken from:-  
 Tamworth Local Plan (2006 - 2031)  
 Lichfield Local Plan (2008 - 2029)  
 North Warwickshire Local Plan (2006)

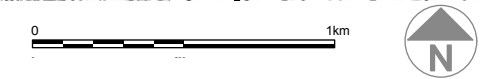
\*www.magic.gov.uk

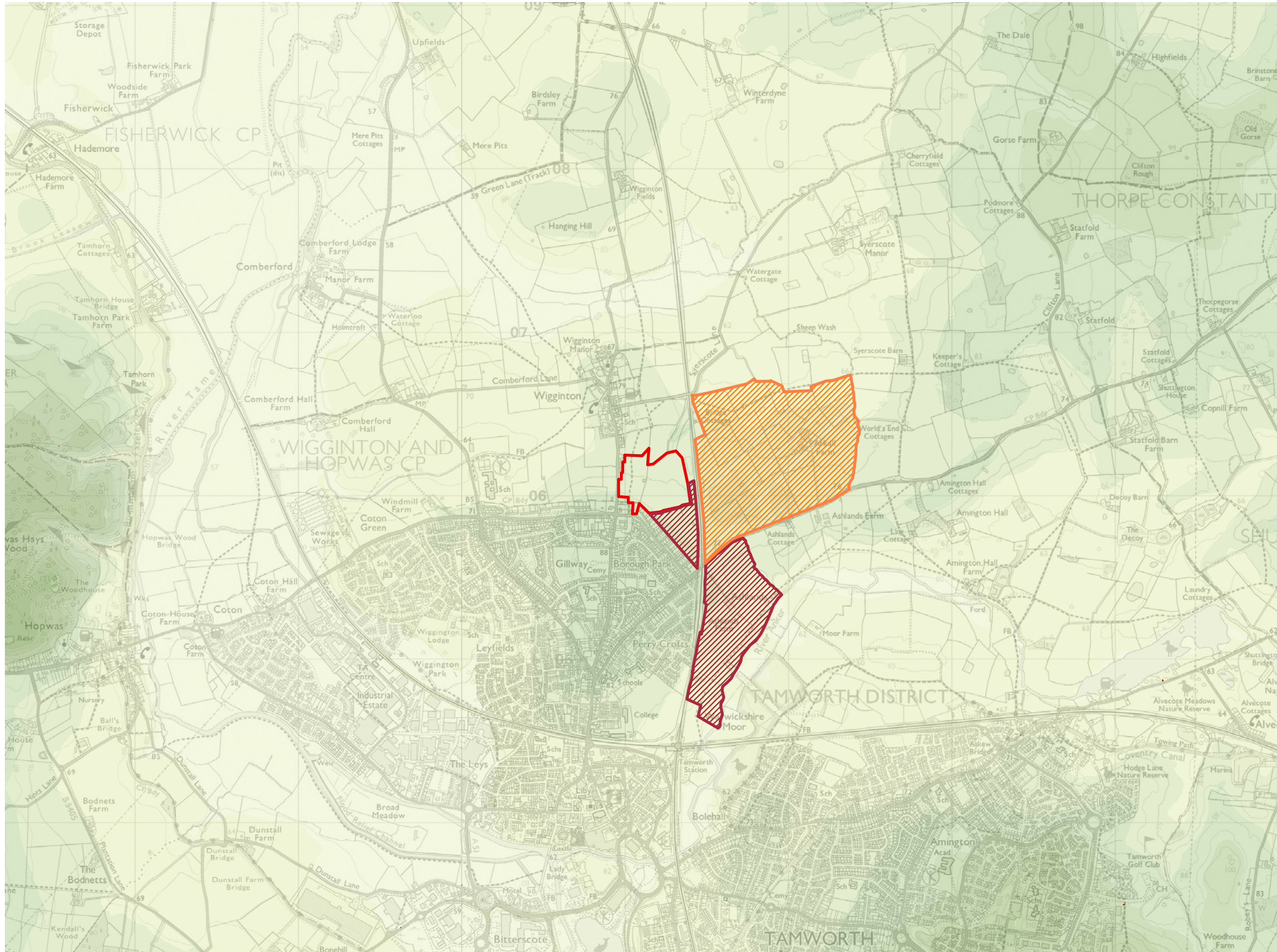
Land at Browns Lane, Tamworth

Client: Summix Developments Ltd












**Fig. 1: Site Location and Planning Designations**

Drawing no. : P16-1451\_01  
 Date : 16/01/2017  
 Drawn by : JT  
 Checked by : DRAFT  
 Scale : 1 : 25000 @ A3





**KEY**

-  Site boundary
-  'Emerging' urban edge:  
A: Under Construction  
B: With planning consent
-  Application site under appeal  
(Arkall Farm)
-  120 - 130m AOD
-  110 - 120m AOD
-  100 - 110m AOD
-  90 - 100m AOD
-  80 - 90m AOD
-  70 - 80m AOD
-  60 - 70m AOD
-  50 - 60m AOD

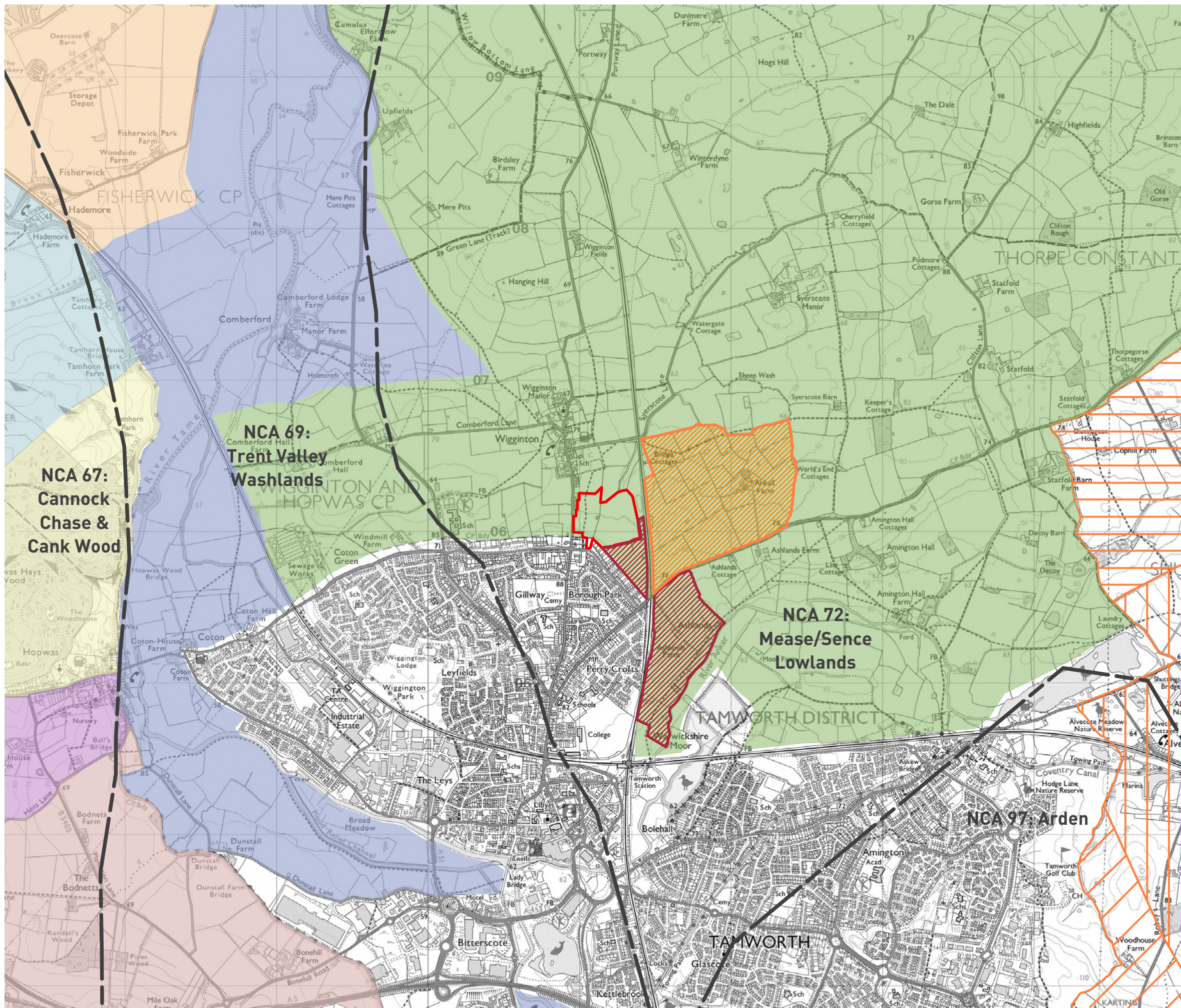
Land at Browns Lane, Tamworth





Client: Summix Developments Ltd

**Fig. 2: Topography**




Drawing no. : P16-1451\_02  
 Date : 16/01/2017  
 Drawn by : JT  
 Checked by : DRAFT  
 Scale : 1 : 25000 @ A3





- KEY**
-  Site boundary
  -  'Emerging' urban edge:  
A: Under Construction  
B: With planning consent
  -  Application site under appeal (Arkall Farm)
  -  National Character Area Boundary  
NCA 67: Cannock Chase & Cank Wood  
NCA 69: Trent Valley Washlands  
NCA 72: Mease/Sence Lowlands  
NCA 97: Arden

- Staffordshire Landscape Character Assessment**
-  Settled Heathlands
  -  Sandstone Hills and Heaths (Forest)
  -  Terrace Alluvial Lowlands
  -  Lowland Village Farmlands
  -  Riperian Alluvial Lowlands
  -  Sandstone Hills and Heaths
  -  Lowland Village Farmlands (Farmland)

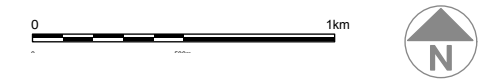
- North Warwickshire Landscape Character Assessment**
-  No Man's Heath to Warton Lowlands
  -  Anker Valley
  -  Tamworth Fringe Uplands

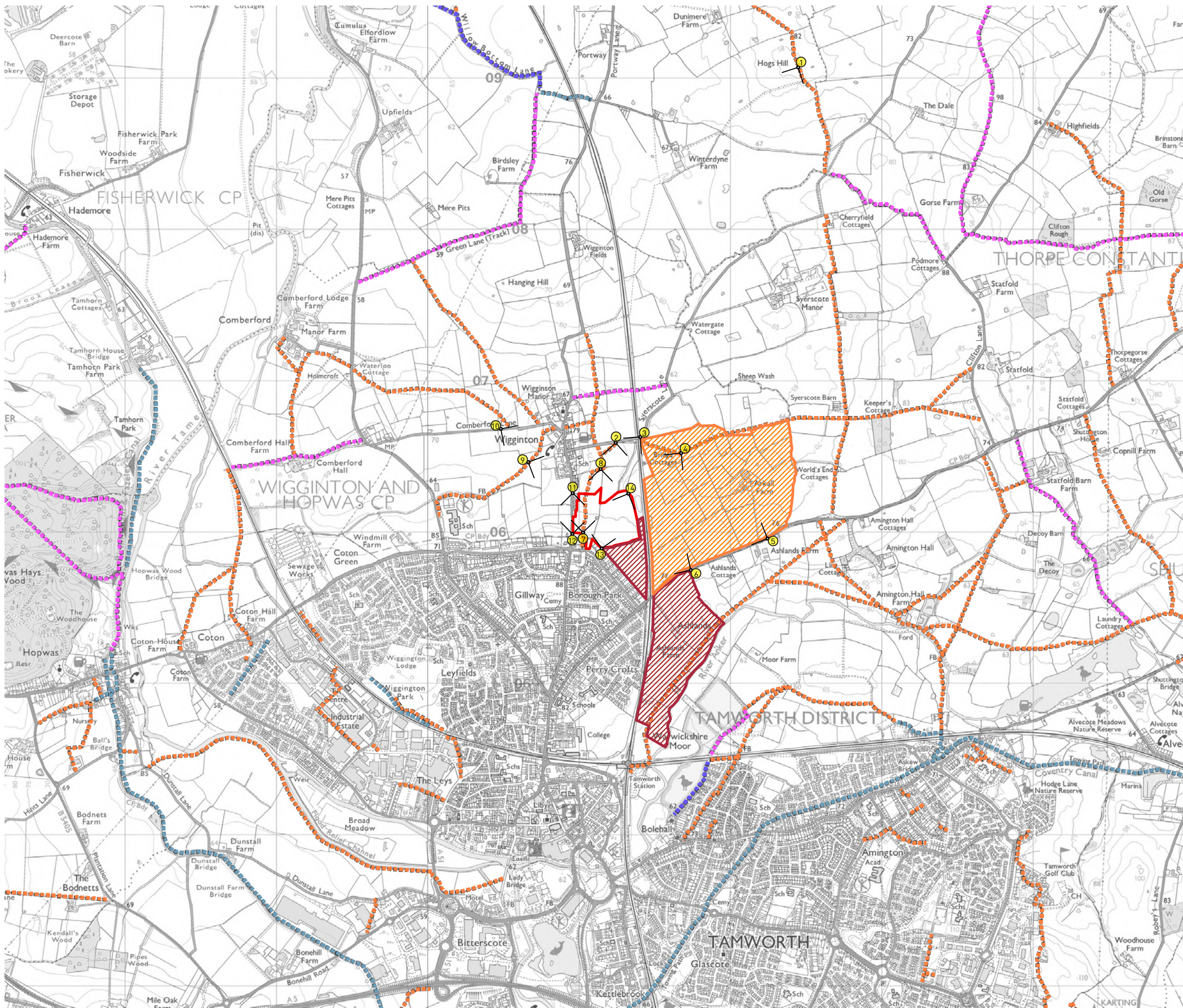
Land at Browns Lane, Tamworth

Client: Summix Developments Ltd









**Fig. 3: Landscape Character**

Drawing no. : P16-1451\_03  
 Date : 16/01/2017  
 Drawn by : JT  
 Checked by : DRAFT  
 Scale : 1 : 25000 @ A3





**KEY**

-  Site boundary
-  'Emerging' urban edge:  
A: Under Construction  
B: With planning consent
-  Application site under appeal (Arkall Farm)
-  Representative viewpoints
-  Public footpath
-  Public bridleway
-  Byway open to all traffic
-  Other routes with public access

Land at Browns Lane, Tamworth

Client: Summix Developments Ltd

**Fig. 4: Viewpoint Locations and Public Rights of Way**

Drawing no. : P16-1451\_04  
 Date : 16/01/2017  
 Drawn by : JT  
 Checked by : DRAFT  
 Scale : 1 : 25000 @ A3





Viewpoint 1	View from right of way at Hogs Hill, looking south-west.
Camera type	Canon EOS 1300D (with 50mm equivalent focal length lens)
Date	04th June 2017
Approx grid ref	SK 22517 09065
Approx elevation	c.86.5m AOD
Distance to site	c. 3000m (3km)



Viewpoint 2	View from right of way at Syerscote Lane, looking south.
Camera type	Canon EOS 1300D (with 50mm equivalent focal length lens)
Date	04th June 2017
Approx grid ref	SK 21256 06595
Approx elevation	c.71.5m AOD
Distance to site	c. 350m

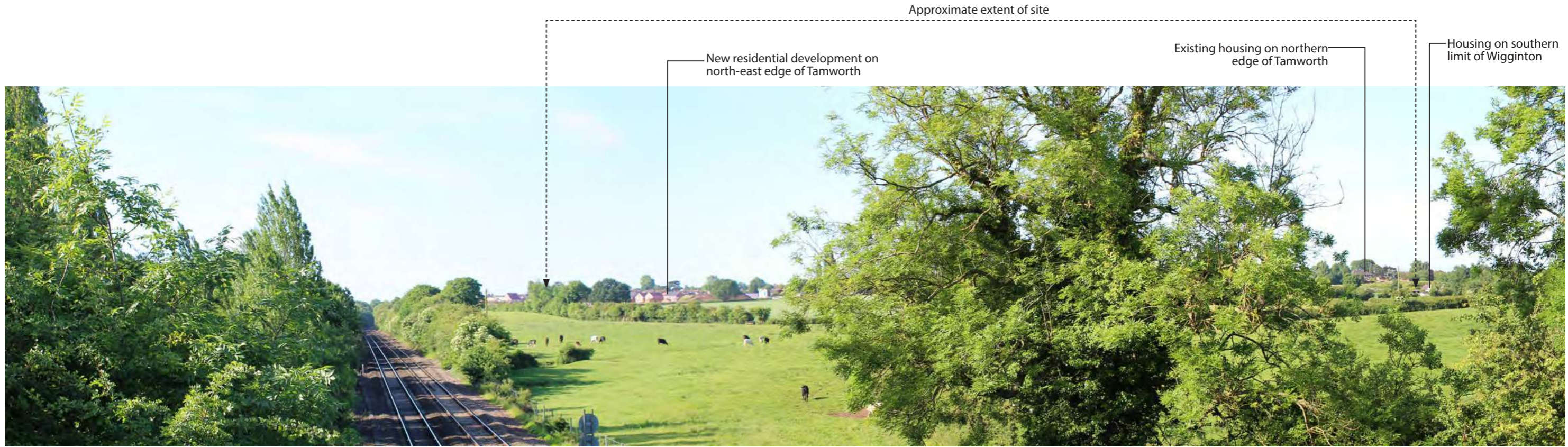
Browns Lane, Tamworth

**Fig. 5: Viewpoint Photographs**

Drawing Ref: P16-1451\_11-1  
 Client: Summix Development Ltd

Date : 27/06/17  
 Drawn by : LJ  
 Checked by : JP





Viewpoint 3	View from bridge crossing of Syerscote Lane, looking south-west.
Camera type	Canon EOS 1300D (with 50mm equivalent focal length lens)
Date	04th June 2017
Approx grid ref	SK 21397 06622
Approx elevation	c.76.5m AOD
Distance to site	c. 400m



Viewpoint 4	View from right of way east of Wigginton looking south-west.
Camera type	Canon EOS 1300D (with 50mm equivalent focal length lens)
Date	04th June 2017
Approx grid ref	SK 21672 06519
Approx elevation	c.70.5m AOD
Distance to site	c.450m

Browns Lane, Tamworth

**Fig. 5: Viewpoint Photographs**  
 Drawing Ref: P16-1451\_11-1  
 Client: Summix Development Ltd  
 Date : 27/06/17  
 Drawn by : LJ  
 Checked by : JP





Viewpoint 5	View from B5493 near Ashlands Farm, looking north-west.
Camera type	Canon EOS 1300D (with 50mm equivalent focal length lens)
Date	04th June 2017
Approx grid ref	SK 22243 05964
Approx elevation	c.76.5m AOD
Distance to site	c. 900m



Viewpoint 6	View from B5493 near Ashlands Cottage, looking north-west.
Camera type	Canon EOS 1300D (with 50mm equivalent focal length lens)
Date	04th June 2017
Approx grid ref	SK 2176005765
Approx elevation	c.78.5m AOD
Distance to site	c. 400m

Browns Lane, Tamworth

**Fig. 5: Viewpoint Photographs**

Drawing Ref: P16-1451\_11-1  
 Client: Summix Development Ltd  
 Date : 27/06/17  
 Drawn by : LJ  
 Checked by : JP





Viewpoint 7	View from right of way on the edge of Tamworth, and on the southern site boundary.
Camera type	Nikon D3300 with 50mm lens (equivalent focal length)
Date	7th July 2017
Approx grid ref	SK 21014 06010
Approx elevation	c.81.5m AOD
Distance to site	On site boundary



Viewpoint 8	View from right of way on southern edge of Wigginton, looking south.
Camera type	Canon EOS 1300D (with 50mm equivalent focal length lens)
Date	04th June 2017
Approx grid ref	SK 21147 06452
Approx elevation	c.74.5m AOD
Distance to site	c. 150m

Browns Lane, Tamworth

**Fig. 5: Viewpoint Photographs**

Drawing Ref: P16-1451\_11-1  
 Client: Summix Development Ltd  
 Date : 27/06/17  
 Drawn by : LJ  
 Checked by : JP



Approximate extent of site

Existing housing as part of ribbon development on southern edge of Wigginton

Existing housing on northern edge of Tamworth



Viewpoint 9	View from right of way of Wigginton, looking south-east.
Camera type	Canon EOS 1300D (with 50mm equivalent focal length lens)
Date	04th June 2017
Approx grid ref	SK 20665 06476
Approx elevation	c.69.5m AOD
Distance to site	c. 400m

Approximate extent of site

Existing housing on southern limit of Wigginton

Existing housing on northern edge of Tamworth



Viewpoint 10	View from Comberford Lane west of Wigginton, looking south-west.
Camera type	Canon EOS 1300D (with 50mm equivalent focal length lens)
Date	04th June 2017
Approx grid ref	SK 20469 06687
Approx elevation	c.71.5m AOD
Distance to site	c. 600m

Browns Lane, Tamworth

**Fig. 5: Viewpoint Photographs**

Drawing Ref: P16-1451\_11-1  
Client: Summix Development Ltd

Date : 27/06/17  
Drawn by : LJ  
Checked by : JP





Viewpoint 11	View from the junction of Main Road and Walrand Close, Wigginton.
Camera type	Nikon D3300 with 50mm lens (equivalent focal length)
Date	7th July 2017
Approx grid ref	SK 20937 06391
Approx elevation	c.76m AOD
Distance to site	c. 50m



Viewpoint 12	View from Main Road on northern edge of Tamworth, looking north.
Camera type	Canon EOS 1300D (with 50mm equivalent focal length lens)
Date	04th June 2017
Approx grid ref	SK 20960 05932
Approx elevation	c.81.5m AOD
Distance to site	c. 50m

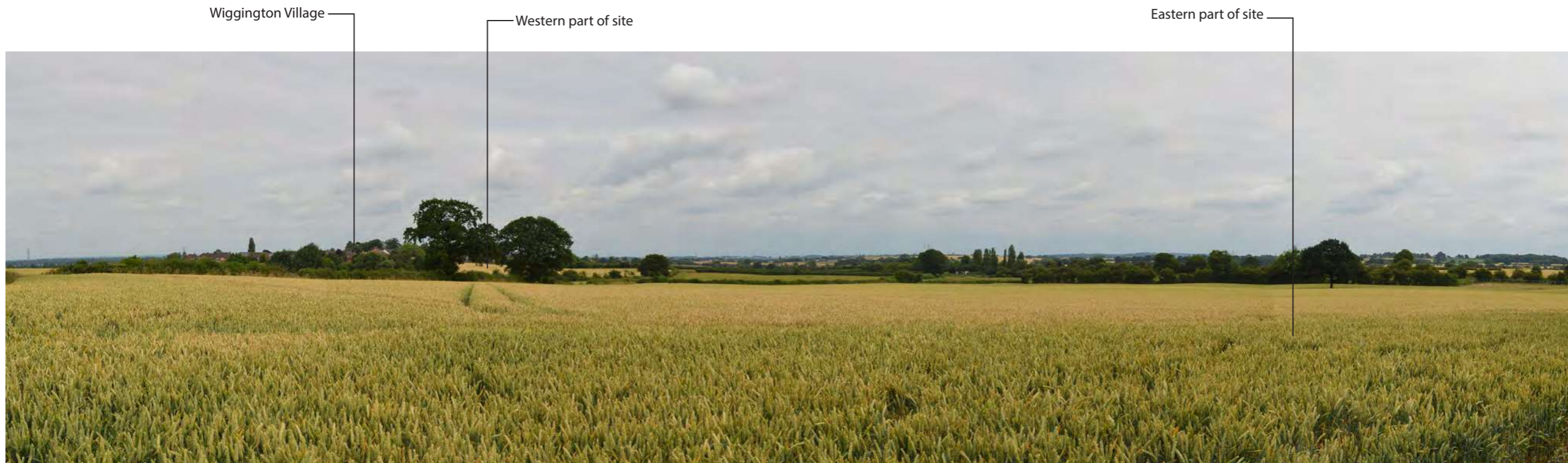
Browns Lane, Tamworth

**Fig. 5: Viewpoint Photographs**

Drawing Ref: P16-1451\_11-1  
 Client: Summix Development Ltd

Date : 27/06/17  
 Drawn by : LJ  
 Checked by : JP





Viewpoint 13	View from the permissive footpath on the southern site boundary.
Camera type	Nikon D3300 with 50mm lens (equivalent focal length)
Date	7th July 2017
Approx grid ref	SK 21144 05897
Approx elevation	c.75m AOD
Distance to site	On southern site boundary



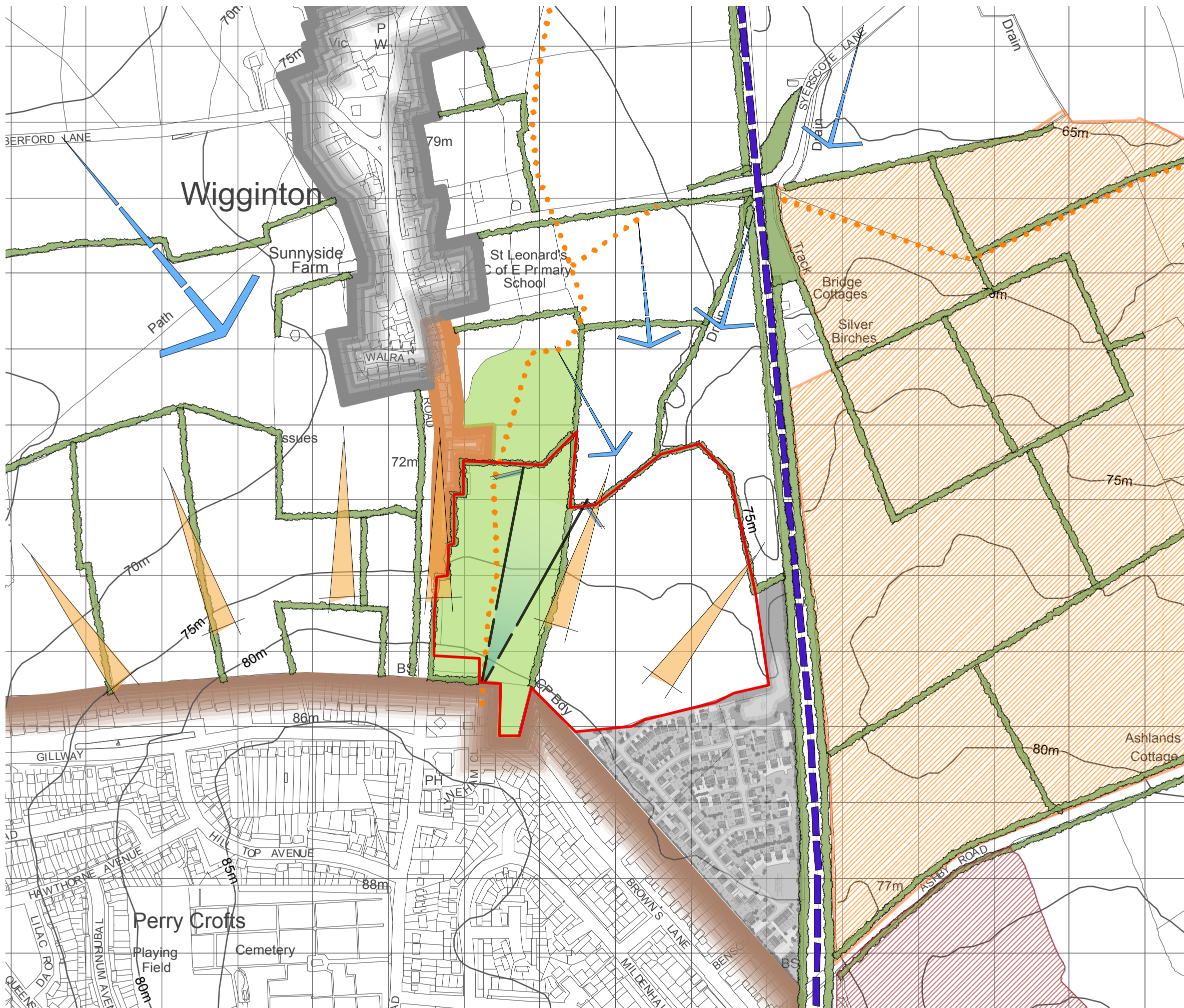
Viewpoint 14	View from the permissive footpath at the north-eastern corner of the site.
Camera type	Nikon D3300 with 50mm lens (equivalent focal length)
Date	7th July 2017
Approx grid ref	SK 21304 06271
Approx elevation	c.66m AOD
Distance to site	On northern site boundary

Browns Lane, Tamworth

**Fig. 5: Viewpoint Photographs**

Drawing Ref: P16-1451\_11-1  
 Client: Summix Development Ltd  
 Date : 27/06/17  
 Drawn by : LJ  
 Checked by : JP





- KEY**
- Site boundary
  - Visible (to a greater or lesser extent) urban edge (Tamworth)
  - Visible (to a greater or lesser extent) linear settlement (Wigginton)
  - Ribbon development
  - Area of landscape providing setting to south-eastern part of Wigginton & long distance countryside views
  - Countryside view corridor
  - Views to site (extent varies)
  - Gradual slope
  - 'Well organised' gently undulating agricultural landscape
  - Well vegetated infrastructure corridor (railway)
  - Public footpath links
  - 'Emerging' urban edge Under construction
  - 'Emerging' urban edge With planning consent
  - Planning applications subject to Appeal (Arkall Farm)

Land at Browns Lane, Tamworth






SUMMIX DEVELOPMENTS LTD  
**Fig. 6: Landscape and Visual Analysis**

Drawing no. : P16-1451\_09  
 Date : 13/06/2017  
 Drawn by : JT  
 Checked by : DRAFT  
 Scale : 1 : 5000 @ A3












**KEY**

-  Site boundary
-  Existing vegetation
-  Existing public footpath
-  Proposed development cells
-  Public open space hierarchy
  - A: Retained open agricultural field with countryside views;
  - B: Semi-formal open space with equipped play areas;
  - C: Green corridors;
  - D: Focal point;
  - E: Natural open space.

**Landscape Features**

-  Native infrastructure planting
-  Hedgerow to follow alignment of access road
-  Footpath links between and across public open space
-  Tree lined streets
-  Locally equipped area for play (LEAP)
-  Feature hard landscape area
-  Balancing pond

Land at Browns Lane, Tamworth

SUMMIX DEVELOPMENTS LTD  
**Fig. 7: Landscape and Green Infrastructure Strategy**

Drawing no. : P16-1451\_10  
 Date : 12/07/2017  
 Drawn by : LG  
 Checked by : DRAFT  
 Scale : 1 : 2000 @ A3

