9. Landscape and Visual

Introduction

9.1 This Chapter reports the outcome of the assessment of likely significant environmental effects arising from the Proposed Scheme in relation to Landscape and Visual Impact.

9.2 The Chapter describes the consultation that has been undertaken during the EIA, the scope of the assessment and assessment methodology, and a summary of the baseline information that has informed the assessment.

9.3 A number of the effects have been avoided in advance of the assessment and where relevant these are clearly stated. The assessment reports on the potential significant environmental effects, the further mitigation measures required to prevent, reduce or offset any significant adverse effects, or further enhance beneficial effects. The conclusions are provided both in terms of the residual effects and whether these are considered to be significant.

9.4 This Chapter should be read alongside the standalone Landscape and Visual Impact Assessment (LVIA) which is included as a technical Appendix to the ES, included within **Appendix 9.1** - **Appendix 9.3**. This Chapter is intended to be read as part of the wider ES with particular reference to the introductory Chapters of this ES (**Chapters 1 – 5**).

9.5 In addition, this Chapter should be read in conjunction with **Chapter 17: Cumulative Effects Assessment**.

9.6 In line with **Chapter 2: Approach to EIA**, the assessment within this Chapter has been based on the parameters set out within **Figure 4.1**, **Chapter 4: Development Specification** and supporting **Figures 4.2 – 4.16**. Furthermore, as already noted within **Chapter 1: Introduction** and **Chapter 2**, The 'Site' referred to within this ES (**Figure 1.1**) is larger than the planning application boundary. This is as a result of two additional parcels of land at the outskirts of Titchmarsh which have been included to appropriately consider all environmental effects of the Proposed Scheme (including the proposed mitigation).

Legislative Framework and Guidance

9.7 The following legislation has informed the assessment of effects within this Chapter, and is detailed further in **Appendix 9.1**

- National Planning Policy Framework (NPPF);
- National Planning Practice Guidance (PPG); and
- North Northamptonshire Joint Core Strategy 2011-2031.
- Guidelines for Landscape and Visual Impact Assessment Third Edition (GLVIA 3)[1]

9.8 Specific details in respect of the aforementioned national and local planning policy guidance are included within the Standalone LVIA included within **Appendix 9.1**.

Summary of Consultation

9.9 **Table 9.1.** provides an overview of the consultation that has been undertaken to inform the Proposed Scheme and EIA, including the consideration of likely significant effects and the methodology for assessment.

Table 9.1: Summary of consultation

Body / organisation	Contact	Date and form of consultation	Summary
NNC	Place Services	Email, December 2021 to April 2022	Consultation regarding the extent and approach of the Landscape and Visual Impact Assessment. The selection of representative views, and landscape mitigation measures. Agreement reached in relation to the scope and extent of the assessment, representative views and mitigation approach.
NNC	Planning Officer	Green Infrastructure Stakeholder Engagement Meeting – January 2022	A meeting was held with all environmental stakeholders and consultees to present and discuss our approach to Green Infrastructure, Biodiversity and Environmental Net Gain on site.

Scope of the Assessment

9.10 An EIA Scoping Report was submitted to NNC on 1st December 2021, as presented as **Appendix 1.2**. An EIA Scoping Opinion was provided by NNC on 11th February 2022 (**Appendix 1.3**). This section provides confirmation/update on the scope of the assessment presented within this Chapter following submission of the EIA Scoping Report.

Not significant Effects

9.11 No non-significant effects were identified as part of the EIA Scoping Report (**Appendix 1.2**).

Likely Significant Effects

9.12 The following effects (**Table 9.2**) were identified as likely to be significant at the EIA Scoping stage (**Appendix 1.2**) and have therefore been assessed and are reported within this Chapter.

Table 9.2: Likely significant effects

Likely significant effect	Sensitive Receptors	Applicable stage
Change to visual amenity and character	• Residential receptors to the west and within Titchmarsh • Users of the local road network; • Users of the local PRoW network • Key representative views from the wider Nene Valley	Construction & Operation
Change to landscape character	• Site Landscape Character • Surrounding Landscape Character	Construction & Operation

9.13 Those principal landscape features and sensitive receptors associated with the Site and its immediate setting are identified as:

- The open arable/agricultural nature of the Site;
- Character of the rural road and lanes within the surrounding landscape;
- Character of the PRoW network within the Site and within the immediate setting to the north and east of the Site;
- Relationship between the Site and the village of Titchmarsh to the north-east;
- Relationship with the existing residential edge of Thrapston to the west;
- Relationship with the River Nene corridor to the west of the Site; and
- Character of the A605 and Oundle Road street scene.

9.14 The visual receptors identified within **Table 9.2** have been assessed through the evaluation of representative viewpoints (determined through the evaluation of the appropriate study area (**Paragraphs 9.13 – 9.16**) and outputs of baseline investigations (**Paragraphs 9.45 - 9.68**) as listed below.

Table 9.3: Representative Viewpoints

View	Grid Reference	Nature of Receptor	Description of View
1	Lat: 52 24 17 N Long: 0 31 10W	Road Users	View from the A605 close to the north western Corner of the Site

View	Grid Reference	Nature of Receptor	Description of View
2	Lat: 52 24 27 N Long: 0 30 20 W	PRoW Users	View from Public Footpath NZ12 to the north of the Site and west of Titchmarsh Village
3	Lat: 52 24 20 N Long: 0 30 25 W	PRoW Users	View from Public Footpath NZ11 to the north of the Site close to Newbrook Farm
4	Lat: 52 24 8 N Long: 0 30 20 W	PRoW Users	View from Public Footpath NZ8 #2 in the north eastern corner of the Site
5	Lat: 52 24 13 N Long: 0 30 4 W	PRoW Users	View from Public Footpath NZ10 to the east of the Site
6	Lat: 52 24 4 N Long: 0 29 49 W	PRoW Users	View from Public Footpath 8#1 to the east of the Application Site
7	Lat: 52 23 39 N Long: 0 29 35 W	PRoW Users	View from the unnamed lane linking the A14 with Polopit on the outskirts of Titchmarsh
8	Lat: 52 23 48 N Long: 0 30 39 W	Road Users	View from Islington Road to the immediate east of the Site looking north west
9	Lat: 52 24 7 N Long: 0 31 181 W	Road Users/ Residents	View from Oundle Road to the west of the Site adjacent to the proposed Innovation Centre looking east
10	Lat: 52 25 21 N Long: 0 31 0 W	Road Users/ Residents	View from Thorpe Road, Aldwincle to the north west of the Site
11	Lat: 52 25 12 N Long: 0 31 24 W	Road Users/ Residents	View from Lowick Lane south of Aldwincle
12	Lat: 52 25 3 N Long: 0 31 33 W	PRoW Users	View from PRoW MC 7 (Footpath) to the north west of the Site within the Nene Valley looking south east
13	Lat: 52 24 45 N Long: 0 31 35 W	PRoW Users/ Long Distance Recreational Route	View from the Nene Valley Way (PRoW NZ 25) within the Nene Valley to the north west of the Site
14	Lat: 52 24 41 N Long: 0 32 16 W	PRoW Users	View from PRoW MX 18 (Bridleway) to the west of the Site
15	Lat: 52 25 2 N Long: 0 32 52 W	Road Users	View from Aldwincle Road to the north-west of the Site
16	Lat: 52 24 9 N Long: 0 32 55 W	Road User/Residents	View from Mill Lane on the outskirts of Islip to the west of the Site and Thrapston, close to the junction with Ridge Road

View	Grid Reference	Nature of Receptor	Description of View
17	Lat: 52 22 20 N Long: 0 31 27 W	Road Users	View from Brooks Road to the south of the Site and Thrapston
18	Lat: 52 24 37 N Long: 0 27 17 W	Road Users	View from the B662 to the north east of the Site and west of Clopton

Extent of the Study Area

9.15 Prior to any assessment being undertaken, it is important to consider the scope and extent of the study area. Typically, the study area will be defined through the preparation and assessment of a Zone of Theoretical Visibility (ZTV) and/ or desk-based study and site assessment. This process will allow the identification of a delimited visual envelope, one which is defined by the prevailing topography, vegetation and built form.

9.16 For the purposes of this assessment, a study area with a radius of 5km, centred on the Site, was considered to be appropriate, given the type of development proposed and the nature of the surrounding landscape. This provides a robust study area considering the identified receptors and in particular provides a clear understanding between the Site and the nearby settlements.

9.17 A landscape study may extend beyond a relatively confined visual envelope, where there is clear evidence that the site is part of, or intrinsically linked to a wider character area. The detail of such studies will be appropriate to the scale of the development, for instance where tall structures such as wind turbines may have an influence over a larger distance, the assessment will take this into account.

9.18 With this in mind and as part of the landscape led development approach and assessment process, consideration has been given to the wider Nene Valley and its environmental importance in terms of habitat and recreational value and in particular potential Green Infrastructure links between the Site and the valley.

Background Studies to Inform the ES

9.19 The following background studies have informed this Chapter.

Table 9.4: Background studies to inform the ES

Study / Survey / Analysis / Evaluation	Overview	Date of Completion
Standalone LVIA (**Appendix 9.1**)	The standalone LVIA provides a detailed assessment of all Landscape and Visual Effects anticipated as a result of the Proposed Scheme. This assessment should be read in conjunction with this ES Chapter as it provides full details of the assessment	March 2022

	for all receptors, as well as those significant effects included within the ES LVIA Chapter.

Assessment Methodology

9.20 A standalone Landscape and Visual Impact Assessment (LVIA) has been prepared which considers the potential landscape and visual impact effects of the Proposed Scheme. This assessment is based upon Lockhart Garratt's established assessment methodology, derived from the Guidelines for Landscape and Visual Impact Assessment Third Edition (Landscape Institute and Institute of Environmental Management and Assessment, 2013) (GLVIA3)[2], which is the nationally accepted guidance for these assessments. The LVIA has been used to inform the Landscape and Visual ES Chapter, which reports upon only those likely significant effects. A copy of the standalone LVIA is included within **Appendix 9.1**.

9.21 In order to determine the effects generated by the Proposed Scheme it is necessary to accurately define the quality and character of the receiving landscaping through the identification of those landscape receptors and/or features that form part of the landscape and help to characterise it. This effectively establishes the 'baseline' for the purposes of the assessment. This baseline appraisal is fully detailed within the standalone LVIA (**Appendix 9.1**) and has been summarised within this Chapter within **Paragraphs 9.45 -9.56**.

9.22 The assessment of visual effects has also been informed by a series of visualisations for a series of representative viewpoints. The representative viewpoints have been selected through a process of desk study and Zone of Theoretical Visibility Analysis. This defines the likely visual envelope, after which a selection of key views was selected and agreed with North Northamptonshire Council (NNC). This then forms the basis of the visual assessment.

9.23 Computer Generated Wireline views were prepared using accurate topographic and lidar data and an accurate 3D model of the proposed development parameters. This is then used to generate block massing/ wireline model that is superimposed into each view using the georeferenced location, height and bearing data collected at the time of survey and corroborated through known, fixed, reference points.

Reporting of the Environmental Effect and Significance Criteria

9.24 The assessment of likely significant environmental effects as a result of the Proposed Scheme has taken into account the construction and operational stages.

9.25 The duration of the effect has been assessed as either 'short-term', 'medium-term' or 'long-term'. Short-term is considered to be up to 1 year, medium-term is considered to be between 1 and 10 years and long-term is considered to be greater than 10 years.

Determining Sensitivity of Receptor

9.26 In line with the Guidance for Landscape and Visual Impact Assessment Third Edition (GLVIA3) and as defined above, the assessment of landscape character and visual receptors has considered first the sensitivity/value of the receptors. For the purposes of this Chapter the sensitivity/value of affected receptors has been considered on a scale of **very high, high**, **medium**, **low** or **negligible**. This terminology differs slightly from the terminology used within

GLVIA, however, it is considered interchangeably, and the use of these terms ensures commonality across the entire ES.

9.27 The way in which sensitivity/value has been determined for landscape character and visual receptors is set out below.

Landscape Character

9.28 Landscape sensitivity has been derived from both the 'susceptibility' of the landscape and its 'value'.

9.29 Susceptibility is defined as the inherent sensitivity of the landscape and its ability to accommodate a particular change, and can apply to specific landscape features, the character of the site as a whole, or the character of the surrounding landscape, and other Landscape Character Areas defined within the published assessments or similar.

9.30 Landscape values is derived from the from the value or importance given to the area by society, statutory bodies, local and national government, local communities, and society at large.

9.31 As defined above and in line with GLVIA3 each of these aspects have been concluded using defined terminology ('very high to 'negligible') and combined together to generate an overall sensitivity of the landscape receptor, using the below matrix (**Table 9.5**).

Table 9.5: Matrix to define sensitivity

Identified Susceptibility Vs.	Identified Landscape Value					Sensitivity
	Very High Value	**High Value**	**Medium Value**	**Low Value**	**Very Low Value**	
Very High Susceptibility	Very High	High	High / Medium	X	X	
High Susceptibility	High	High	Medium / High	Medium / Low	X	
Medium Susceptibility	High / Medium	Medium / High	Medium	Low / Medium	Low	
Low Susceptibility	X	Medium / Low	Low / Medium	Low	Low / Negligible	
Negligible Susceptibility	X	X	Low	Low / Negligible	Negligible	
Sensitivity						

9.32 The full evaluation of landscape susceptibility, value and the combined overall sensitivity for the receptors identified is detailed fully within the LVIA (**Appendix 9.1**). A summary of the outputs of this process is provided within this Chapter.

Visual

9.33 The sensitivity of visual receptors has been derived using the 'value' attributed to the view and its 'susceptibility to change'. The evaluation of sensitivity has also appropriately considered the type of activity the receptor is engaged in, for each of the viewpoints considered. This sensitivity has been equated to the terminology within GLVIA3 and this ranges from 'very high' to 'negligible'. A definition of the terminology is set out below **(Table 9.6)**.

Table 9.6: Definitions for the determination of sensitivity

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

9.34 The full evaluation of the visual receptor sensitivity is detailed within the LVIA (**Appendix 9.1** and a summary of the outputs of this process is provided within this Chapter.

Determining the Magnitude of Change

9.35 As with the determination of sensitivity, the determination of magnitude of change (considered as the change experienced from the baseline conditions at the sensitive receptor) within this assessment has been informed by the steps outlined with GLVIA3 . The magnitude of change within this Chapter has been concluded on a scale of **large**, **medium**, **small** or **negligible**. This terminology partly differs from that set out within GLVIA3 ; however, it is considered interchangeably, and the use of these terms in this chapter ensure commonality of language across the entire ES.

9.36 The way in which magnitude of change has been determined for landscape character and visual receptors is set out below.

Landscape Character

9.37 For landscape character the magnitude of change relates to the degree in which the Proposed Scheme alters the fabric of the receiving landscape. This has been determined through the consideration of the following key factors:

- size or scale of the Proposed Scheme;
- extent (geographically) of the development;
- the permanency of the development; and
- change to the key characteristics of the receiving landscape.

9.38 The assessment of effects within this Chapter presents an overview of the perceived magnitude of change, with further/additional detailed contained within the full LVIA (**Appendix 9.1**).

Visual

9.39 For visual receptors the magnitude of change relates to the deviation from the baseline of the overall view perceived by the receptor, taking into account the following key factors:

- size or scale of the Proposed Scheme, taking into account;
  - massing and scale of the Proposed Scheme that is visible within the view; and
- loss or addition of features within the view that changes the views composition and nature of the view in terms of duration and a degree of visibility.
- extent of the development, reflective of the extent of the Proposed Scheme visible in the view, alongside the distance of the viewpoint from the Proposed Scheme;
  - the permanency of the development, considering;
  - are the effects long-term of short-term;
  - the change is reversible or changes the status of the Site; and
  - restoration to the baseline conditions is envisaged.

9.40 The assessment of effects within this Chapter presents an overview of the perceived magnitude of change, with further/additional detailed contained within the full LVIA (**Appendix 9.1**).

Determining the Level of Effect

9.41 The level of effect attributed has been assessed based on the magnitude of change due to the Proposed Scheme and the evaluation of the sensitivity of the affected receptor, as well as a number of other factors that are outlined in more detail in **Chapter 2: Approach to EIA**. The level of effect has been based on of professional judgement and **Table 9.7** (for landscape

character and visual receptors respectively) has been a tool which has assisted with this process.

Table 9.7: Matrix to determine level of effect

Magnitude of Change	Sensitivity of Receptor				
	Very High	**High**	**Medium**	**Low**	**Negligible**
Large	Substantial	Major	Major / Moderate	Moderate	Moderate / Minor
Medium	Major	Major / Moderate	Moderate	Moderate / Minor	Minor
Small	Major / Moderate	Moderate	Moderate / Minor	Minor	Negligible
Negligible	Moderate	Moderate / Minor	Minor	Negligible	Negligible

9.42 Whilst **Table 9.7** provides ranges, the level of effect is confirmed as a single level and not a range, informed by professional judgement. For each effect, it has been concluded whether the effect is '*beneficial*' or '*adverse*'.

9.43 The following terms have been used to define the level of the effect identified and these can be 'beneficial' or 'adverse':

- **Major effect**: where the Proposed Scheme is likely to cause a considerable change from the baseline conditions and the receptor has limited adaptability, tolerance or recoverability or is of the highest sensitivity;
- **Moderate effect**: where the Proposed Scheme is likely to cause either a considerable change from the baseline conditions at a receptor which has a degree of adaptability, tolerance or recoverability or a less than considerable change at a receptor that has limited adaptability, tolerance or recoverability;
- **Minor effect**: where the Proposed Scheme is likely to cause a small, but noticeable change from the baseline conditions on a receptor which has limited adaptability, tolerance or recoverability or is of the highest sensitivity; or where the Proposed Scheme is likely to cause a considerable change from the baseline conditions at a receptor which can adapt, is tolerant of the change or/and can recover from the change; and
- **Negligible**: where the Proposed Scheme is unlikely to cause a noticeable change at a receptor, despite its level of sensitivity or there is a considerable change at a receptor which is not considered sensitive to a change.

Determining Significance

9.44 A statement is also made as to whether the level of effect for the residual effect is '**Significant**' or '**Not Significant**', again based on professional judgement**.**

9.45 For the purposes of the assessment beneficial or adverse effects of substantial, major and major/moderate effects are generally considered to be significant. Nonetheless, sound professional judgement has also been used within the identification of significant effects.

Baseline Conditions

9.46 For clarity when discussing the Site, the following terms have been used to identify each site area:

- The western parcel – encompassing the smaller triangular parcel of land;
- The main parcel of the Site- between the A605 and Islington road corridors; and
- The eastern parcel – encompassing the amenity land outlined in blue.

9.47 The main parcel of the Site is bound in the west by the A605 road corridor which forms a major arterial route into Thrapston, linking with the A14 and A45 to the south west of the Site. In the north, the site boundary is defined by the existing hedgerow boundaries and field margins associated with the arable fieldscape. Public footpaths PRoW NZ11 and NZ8 line the northern edge of the Site, linking with a network of formal Public Rights of Way the extend north and east towards the village of Titchmarsh in the north east.

9.48 The eastern extent of the main parcel of the Site is defined by the Islington Lane road corridor, which links the existing industrial/commercial development to the south with the village of Titchmarsh and the north and links to the A508 in the south.

9.49 Aside from the internal field hedgerows and hedgerow trees, there are few features within the Site of note. Indeed, the Site which occupies rising land on the eastern edge of the Nene Valley, (rising steadily to the north east and east) is characterised as an open and exposed Site, with a clear visual link between the neighbouring industrial/commercial development in the south, the wider urban area of Thrapston to the south west and the wider Nene Valley to the west and north west.

9.50 To the immediate south of the main Site parcel lies an area of existing commercial/industrial development associated with Halden's Parkway. This development benefits from strong access to the A14 and A45 network and defines the western extent of the settlement of Thrapston at present. Beyond this lies the A14 road corridor. Open countryside extends southwards beyond the A14 lining either side of the A45 which runs due south from the junction of the A14 and A508 towards the settlement of Raunds.

9.51 The wider landscape to the south is characterised by a patchwork of small to medium scale, regular sized fields bound by established hedgerows and hedgerow trees. Blocks of established woodland punctuate this agricultural landscape, alongside linear treescapes associated with former railway corridors, canals and rural roads and lanes.

9.52 To the north and north east of the main Site parcel, beyond Islington, lies the eastern Site parcel. This area is identified as blue line land, for the purposes of off-Site enhancement and consists of arable fields, hedgerow boundaries and established tree cover. The eastern Site parcel is traversed by a number of Public Rights of Way forming a well-used network of links for residents of Titchmarsh.

9.53 The landscape beyond the eastern Site parcel comprises open fields of a similar character to that of the Site, namely mid to large scale, regular, arable fields extend east alongside the A14. Again, a strong pattern of established hedgerows and hedgerow trees defines each field parcel and small blocks of woodland help to break up what is ostensibly an open agricultural landscape.

9.54 To the north and north east of the eastern Site parcel and beyond the immediate context of Titchmarsh village, which lies circa. 0.6km from the north eastern corner of the main parcel of the Site. Although outliers of residential and farm development lines Islington Lane defining the western extent of the village.

9.55 The relationship between the Site and the village is important, being linked by a network of well used public footpaths and bridleways, which form a link between the village and the settlement of Thrapston and the wider Nene Valley beyond. Alongside this, the relatively open nature of the landscape to the north and north east of the Site ensures that there is a tangible visual connection between the main Site parcel and the village, one that is exacerbated by the rising topography of the Site and the elevated position of the village. Open fields of a similar character of that to the south and east of the Site, characterise the wider northern and north eastern landscape.

9.56 The western Site parcel lies to the west of the A605 between occupying the small triangular parcel of land between the A605 and Oundle Road. Beyond Oundle Road and to the west and south west, the road corridor the north eastern extent of Thrapston converges on the junction of the A605 and Oundle Road. To the north and west of Thrapston lies the Nene Valley, an important natural habitat and recreation resource characterised by the meandering River Nene and a number of large lakes and ponds. Portions of the Nene Valley are designated for ecological and wildlife conservation as Local Nature Reserves or Sites of Special Scientific Interest (SSSI) and designated as a Special Protection Area (SPA).

9.57 The Nene Valley forms an important destination for local residents and from further afield, offering informal recreational routes, a marina associated with the Middle Nene Cruising Club. On the western banks of the Nene the landscape rises steeply towards the settlements of Aldwincle and Lowick, offering unhindered views back across the valley towards the Site from the network of rural roads and lanes, and Public Rights of Way (PRoW). Within these views the Site is clearly visible, seen against the backdrop of the existing commercial/industrial built form associated with Halden's Parkway, and to some extent the wider urban area of Thrapston.

Landscape Character Baseline

9.58 A detailed assessment of the receiving landscape character is included within the standalone LVIA within **Appendix 9.1**, however, for ease of reference a summary is set out below:

9.59 The character of the Site is defined by its open, exposes, agricultural fieldscape and its elevated position on the eastern edge of the Nene Valley. There is a clear visual relationship between the Site and the existing commercial/industrial development to the south of the Site and to an extent the wider settlement of Thrapston. This relationship is most tangible when within the southern and western Site area. In contrast the northern and eastern Site areas which are, as described above, more elevated, and exposed, relate more readily to the wider landscape/fieldscape to the north forming part of the setting of Titchmarsh Village.

9.60 It remains the case, however, that the Site is at present undeveloped, and while it benefits from a visual and physical connection with the urban development to the south and south west, the influence of these features does not extend to include the whole of the Site.

9.61 The assessed sensitivity of the identified landscape receptors is recorded as follows:

- Site Landscape Character - **Low/Medium**
- Surrounding Landscape Character - **High**

Baseline Visual Environment

9.62 A detailed assessment of the receiving visual environment is included within the standalone LVIA included within **Appendix 9.1** however for clarity of a summary is set out below:

9.63 An initial Zone of Theoretical Visibility ("ZTV") assessment was undertaken, this took basic topographic data and proposed building height parameters to define a broad visual envelope which was then tested on Site. In addition to this, and as part of the Heritage assessment analysis, additional ZTV analysis was undertaken by Turley Associates, which used more accurate LIDAR (Light Detection and Ranging) data to plot intervening-built form and vegetation cover which in turn defined a more accurate zone of visual influence.

9.64 This ZTV assessment identified that the Site is visible from the north, east and west, with the elevated position of the main Site parcel on the Nene Valley side, and the availability of views across the wider valley creating a broad visual envelope to the north west and west in particular. Views from the east, while visible, were less prevalent, with the undulating topography and intervening hedgerow cover, combining to limit the visual envelope to some extent. The presence of Haldens Parkway and the A14 road corridor to the south significantly curtailed the visual envelope preventing views from the wider landscape in this direction.

9.65 The Baseline Visual Assessment identified that the Sites' location on rising land on the eastern edge of the Nene Valley and the network of PRoW that traverse the Site and its setting, ensure that views of the Site are widely available. It is the case however, that views from the south beyond the A14 are curtailed by the presence of Halden's Parkway, and as such, the visual relationship between the Site and the wider landscape to the Site is reduced.

9.66 While the Site is generally visible from all directions it should, however, be noted that the falling topography of the landform to the immediate south and west of Titchmarsh village, combined with the intervening hedgerow boundaries and tree cover ensures that views from the immediate north east and east are curtailed to some extent. However, the availability of longer distance views from the north east should be acknowledged.

9.67 While the Site occupies a prominent location on the edge of the valley, it is almost always seen within the context of the large-scale commercial/industrial development associated with Halden's Parkway which lies to the immediate south of the Site. The presence of this large scale-built form sets a precedent for development of this nature within the landscape. Alongside this, the presence of the wider urban area of Thrapston and the busy A14, A45 and A605 road corridors are also widely visible within the landscape.

9.68 The assessed sensitivity of the identified visual receptors is recorded below within **Table 9.8**.

Table 9.8: Sensitivity of Identified Visual Receptors

View	Nature of Receptor	Description of View	Assessed Sensitivity
1	Road Users	View from the A605 close to the north western Corner of the Site	Low
2	PRoW Users	View from Public Footpath NZ12 to the north of the Site and west of Titchmarsh Village	Medium
3	PRoW Users	View from Public Footpath NZ11 to the north of the Site close to Newbrook Farm	Medium
4	PRoW Users	View from Public Footpath NZ8 #2 in the north eastern corner of the Site	Medium
5	PRoW Users	View from Public Footpath NZ10 to the east of the Site	Medium
6	PRoW Users	View from Public Footpath 8#1 to the east of the Application Site	Medium
7	Road Users	View from the unnamed lane linking the A14 with Polopit on the outskirts of Titchmarsh	Low
8	Road Users	View from Islington Road to the immediate east of the Site looking north west	Low
9	Road Users/ Residents	View from Oundle Road to the west of the Site adjacent to the proposed Innovation Centre looking east	Medium
10	Road Users/ Residents	View from Thorpe Road, Aldwincle to the north west of the Site	Medium
11	Road Users/ Residents	View from Lowick Lane south of Aldwincle	Medium
12	PRoW Users	View from PRoW MC 7 (Footpath) to the north west of the Site within the Nene Valley looking south east	High
13	PRoW Users/ Long Distance Recreational Route	View from the Nene Valley Way (PRoW NZ 25) within the Nene Valley to the north west of the Site	High
14	PRoW Users	View from PRoW MX 18 (Bridleway) to the west of the Site	High
15	Road Users	View from Aldwincle Road to the north-west of the Site	Low
16	Road User/Residents	View from Mill Lane on the outskirts of Islip to the west of the Site and Thrapston, close to the junction with Ridge Road	Medium

View	Nature of Receptor	Description of View	Assessed Sensitivity
17	Road Users	View from Brooks Road to the south of the Site and Thrapston	Low
18	Road Users	View from the B662 to the north east of the Site and west of Clopton	Low

9.69 Copies of the Baseline Visual Assessment and Wireline Views are included within **Appendix 9.2.**

Future Baseline

9.70 In a "no development" scenario, it is the case that the Site would remain largely unchanged, with the existing arable field pattern and vegetation cover on the Site being retained and it is anticipated that the Site would be farmed as it is at present.

9.71 There is the potential for external changes (i.e. beyond the Site) to result in the alteration of the Sites character as a result of new development proposed in the immediate surrounds, notably immediately south of the Site on the edge of Halden's Parkway, and the potential development associated with the Newlands Application on land to the south east of the Site [NE/22/00151/FUL]. However, this change would be subject to these developments taking place and the specific change is unclear.

Primary and Tertiary Mitigation

Construction Stage

9.72 The following primary and tertiary mitigation which has been evaluated as part of the construction stage assessment are outlined below.

General Construction Mitigation Measures

9.73 **Chapter 4: Development Specification** sets out full details of general construction mitigation measures proposed and management commitments for all disciplines. Those specific mitigation measures and commitments considered relevant in landscape and visual terms are listed below:

- **Site securement** - Site securement will be achieved through a combination of secure fencing, barriers and hoarding, depending on the exact requirements and proximity to specific works. In addition, the principal contractor will be responsible for the provision of construction staff at key interfaces if appropriate;

- **Management of working hours** - Working hours are anticipated to be 07:00 to 19:00 Monday to Friday; 08:00 to 13.00 on Saturday; and no construction is proposed on Sundays and Bank Holidays. Any requirements to extend beyond these hours will be agreed with NNC in advance;

- **Traffic management** - The management of traffic and travel demand during construction will be set out in a Construction Traffic Management Plan (CTMP) that would be prepared by the Principal Contractor in advance of the works and will form

part of the wider CEMP to be secured by a suitably worded condition on any permission.

Protection of Existing Tree and Vegetation Cover

9.74 The following principles for the protection of retained trees will be adopted during the construction of the Proposed Scheme:

- All retained trees (defined within the **Tree Preservation Plan**) will be protected by fencing that will form a construction exclusion zone (CEZ);
- There shall be no storage of materials, or access for construction workers or machinery within any CEZ;
- There shall be no level changes within a CEZ;
- There shall be no excavation within a CEZ. All utilities and underground services will be located outside the CEZ or tap into existing service routes;
- Any storage or mixing station located outside of a CEZ will be located in a place that minimises the risk of contaminated runoff entering the CEZ and damaging the rooting environment. This may be achieved by using a non-permeable membrane on the ground, surrounded by sandbags to contain any spillage;
- There will be no fires; and
- There will no use of herbicides within CEZ.

Operational Stage

9.75 The following primary and tertiary mitigation which has been evaluated as part of the operational stage assessment is outlined below.

Strategic Landscape Areas

9.76 Strategic Landscape Areas encompass key site boundaries and open space areas where the proposed landscape mitigation is considered integral to the successful integration of the Proposed Scheme into the receiving landscape and visual environment. For reference this includes:

- The northern Site boundary and 'Green Corridor' between the A605 and the Site access in the west and Islington in the East;
- The eastern Site boundary with Islington to the east of Development Plot 1;
- A section of the southern Site boundary, to the immediate south of Development Plot 1; and
- A portion of the open space areas to the west of the proposed sub-station/Foul Water Pumping Station and east of the proposed primary access off the A605.

9.77 These areas form part of the detailed element of the Application. This will ensure that Development Plots 1, 2 and 3, will benefit from a robust landscape and green infrastructure setting.

9.78 The northern Site boundary is to be developed as a robust landscape edge and green corridor, providing enhancements in terms of pedestrian/cycle connectivity whilst providing a large area of accessible green space and ecological habitat. Pockets of woodland shrub and tree planting will define much of the boundary, providing a sense of containment and helping to filter and frame views of the Proposed Scheme from the north and north west. The network of attenuation ponds/basins and swales (required as part of the flood mitigation measures), that line this boundary, will provide further visual interest, and habitat improvements and will provide habitat that will serve a biological function as well as aesthetic landscaping function.

9.79 The remainder of the corridor will comprise of meadow grassland and wildflower meadow, interspersed with pockets of tree and shrub planting. This space, including the approach to levels within the corridor has been carefully considered, so as to ensure that there is a degree of separation between the green corridor and Development Plots 1, 2 and 3 to the south.

9.80 It is envisaged that this space, while primarily a connective space, will also provide opportunities for future on-site users (i.e. employees) to spend time during lunch breaks and throughout the working day, providing access to nature for their mental wellbeing and health.

9.81 Much of the landscape mitigation and open space areas on Site is intended to be dual purpose, providing opportunities for habitat creation and enhancement, whilst performing a role in terms of providing amenity space and accessibility. Pure amenity landscape treatment is therefore limited to the curtilage of the proposed Development Plots.

9.82 These spaces, will include linear features such as hedgerows that will help interlink the various strategic landscape areas, creating functionally linked habitats and green space of benefit for wildlife.

Thrapston Gateway

9.83 The new access arrangements and highways works (i.e. new A605 access roundabout) offer a unique opportunity to improve the sense of arrival on the approach from the A605, forming a new 'Gateway' to Thrapston from the North. Full details of the proposed landscape treatment within the adopted highway boundary are to subject to a section 278 agreement.

Woodland Planting

9.84 Woodland tree and understorey planting is proposed within the strategic landscape areas, providing visual containment and a robust green edge to the development. This has been designed to incorporate a variety of native tree species and varying heights and scales, including some extra heavy standard stock, in order to provide a good degree of containment at day one, and in time establishing to form a robust woodland habitat.

9.85 Consideration has been given to the climate resilience when selecting woodland tree and shrub species and indeed all species on Site in line with Building with Nature Standard 2.

Meadow Grassland

9.86 The majority of the strategic landscape areas, including the green corridor and the area to the west of Development Plot 3, will be maintained as meadow grassland and maintained in

a more natural form. The use of a variety of meadow mix suitable for grassland and wet meadow areas are proposed.

Wetland Habitat and Sustainable Urban Drainage Systems (SUDs)

9.87 As part of the Drainage Strategy for the Site (**Chapter 4: Development Specification**) a network of attenuation ponds/basins and swales are proposed along the northern Site boundary, within the proposed Green Corridor (**Figure 4.1**).

9.88 Alongside their purpose as part of the drainage strategy for the Site, these features allow for the creation of wetland and seasonally wet ecological habitat and landscape features, providing opportunities for wet meadow planting and marginal planting.

9.89 Although subject to agreement further wetland area is proposed between Development Plots 2 and 3 and along a section of the southern Site boundary. Further planting, of a similar nature to that described above, will provide further opportunities for wildlife and the creation of an attractive and varied green space.

Operational Lighting Principles

9.90 As set out within **Chapter 4: Development Specification**, all operational lighting will be designed and installed in line with a series of principles informed by the adherence to industry standards and guidance which considers the requirements of health and safety within areas of work, whilst reduce light spill, glare and sky glow to acceptable levels. As such, and as reported within **Chapter 13: Lighting**, the implementation of such measures ensures potential 'light pollution', comprising light spill, glare and sky glow is suitably controlled.

Assessment of Effects, Secondary Mitigation and Residual Effects

Construction Stage

Changes to Landscape Character

9.91 As identified above within **Table 9.2**, for the purposes of the ES the key landscape character receptors were identified as:

- Site Landscape Character; and
- Surrounding Landscape Character.

9.92 It is the case however, that these landscape receptors are a result of a combination of landscape features and receptors, which combine to influence the character of the Site and the surrounding landscape character. It is necessary, therefore, to consider the likely landscape effect in relation to each of these landscape features and receptors, before drawing a conclusion as to the overall level of effect.

9.93 **Table 9.9** below assesses the likely construction effects in relation to these identified landscape features and receptors. This should be read in conjunction with the standalone LVIA included within **Appendix 9.1.**

Table 9.9: Evaluation of construction effects upon the receiving Landscape Character

Landscape Receptor Element	Identification of Effect	Assessed Sensitivity	Magnitude of Change	Level of Effect	Direct/ Indirect Effect?	Nature and Duration of Effect	Significant (Y/N)
Open Arable/Agricultural Nature of the Site	It is clear, that the construction process will result in a high degree of change, requiring the removal of the arable land use. From the outset the construction process will cause a marked and perceptible change to that which presently exists resulting in the removal and existing internal landscape features and	Medium	Large	Major/Moderate	Direct	Temporary Adverse Effect	Yes

Landscape Receptor Element	Identification of Effect	Assessed Sensitivity	Magnitude of Change	Level of Effect	Direct/ Indirect Effect?	Nature and Duration of Effect	Significant (Y/N)
	arable crops and the regrading of the Site to achieve necessary development plateaus. The introduction of site hoarding, Heras fencing etc to the Site boundaries will also constitute a marked change to the character of the Site, forming a visible addition within the landscape and one which is at odds with the rural agricultural character of the Site in its present state. The proposals will however, secure and protect the existing boundary features associated with the Site, preserving the existing vegetation cover associated with the Site boundaries, which will in turn help to contain these adverse construction effects in part.						
Character of the rural roads and lanes within the surrounding landscape	When considering the effect of the construction process upon the surrounding network of rural roads and lanes (such as including Islington, Church Street, Thorpe Road and Lowick Road) it is considered unlikely that the construction process would directly affect these routes. It is possible that receptors will experience a minor degree of change within the landscape, however, this will be limited to a handful of locations, and is unlikely to	Low	Medium	Moderate/Minor	Indirect	Temporary Adverse	No

Landscape Receptor Element	Identification of Effect	Assessed Sensitivity	Magnitude of Change	Level of Effect	Direct/ Indirect Effect?	Nature and Duration of Effect	Significant (Y/N)
	significantly diminish their experience of these routes.						
Character of the PRoW network within the Site and within the immediate setting to the north and east of the Site	It is anticipated that the existing PRoW that lines the northern boundary of the main Site parcel will remain open for much of the construction stage. However, it is possible that some temporary diversion may be required, or at a minimum provide some additional separation between the construction stage and the PRoW to facilitate this process and to ensure the safety of PRoW users. While this may prevent or alter the access through the main Site parcel, it is likely that the western section of this route, before it meets with the junction of PRoW NZ11 (Footpath), can remain accessible, although the experience of the PRoW at this point will be affected as a result of the construction process. Firstly, the introduction of Site hoarding and or security fencing will alter the experience of the route, which when combined with the introduction of heavy plan and machinery and the proposed earthworks and built elements will define a clear and perceptible change within the landscape.	Medium	Medium	Moderate	Direct	Temporary Adverse	Yes

Landscape Receptor Element	Identification of Effect	Assessed Sensitivity	Magnitude of Change	Level of Effect	Direct/ Indirect Effect?	Nature and Duration of Effect	Significant (Y/N)
	The wider PRoW network will also experience some direct effects as a result of the construction process, with users experiencing the construction process within middle and longer distance views as they travel along these routes. However, while potentially adverse effects, these effects will be of a temporary nature, being limited to the construction stage itself.						
Relationship between the Site and the village of Titchmarsh to the north-east	As is demonstrated within the standalone LVIA (**Appendix 9.1**), the settlement of Titchmarsh benefits from a degree of containment and separation from the Site. Indeed, the intervening landform and established vegetation cover associated with the fieldscape to the north east of the Site, will help to limit the direct effects of the construction process upon the settlement and residents when within the village. Indirect effects associated with residents accessing and exiting the village along Islington Road and the A605 will be experienced, however, these will be akin to the experience of other road users as defined above.	Medium	Medium	Moderate	Direct	Temporary Adverse	No
Relationship with the existing	As noted, the main Site area is separated from the residential edge of Thrapston by the A605	Low	Large	Moderate	Direct	Temporary Adverse	No

Landscape Receptor Element	Identification of Effect	Assessed Sensitivity	Magnitude of Change	Level of Effect	Direct/ Indirect Effect?	Nature and Duration of Effect	Significant (Y/N)
residential edge of Thrapston to the west	which forms a significant buffer to the Site. It is likely however, that residents will experience the introduction of the construction plant and machinery into the Site, and in particular the transformation of the more elevated site areas as part of the proposed earthworks. It is, however, the proposed works to the A605, Oundle Road junction, and the proposed new access that will result in the most perceptible change for residentsin terms of direct effects associated with traffic/highways works and construction noise. In addition, the proposed construction of Development Plot 4 will also constitute a potential direct effect, with construction activities resulting in the removal and development of what is at present an open field on the edge of the settlement.						
Relationship with the River Nene corridor to the west of the Site	The introduction of construction plant and material into the Site, the earthworks and construction process in general will be evident to receptors within the Nene Valley, influence the characteristic long views than typify the valley and which contribute to its overall character, however, the development itself will not directly affect the character of the valley.	High	Small	Moderate	Direct	Temporary Adverse	No

Landscape Receptor Element	Identification of Effect	Assessed Sensitivity	Magnitude of Change	Level of Effect	Direct/ Indirect Effect?	Nature and Duration of Effect	Significant (Y/N)
Character of the A605 and Oundle Road street scene	The construction process will render a clear and marked change to that which presently exists with the development of the proposed new access onto the A605 and the construction of Development Plot 4 between the A605 and Oundle Road representing a direct but short-term construction effect, this will be limited to the highways works associated with the proposed junction, and the increased construction traffic accessing the Site during the construction stage.	Low	Medium	Moderate/Minor	Direct	Temporary Adverse	No

9.94 Having considered the likely construction effects of the Proposed Scheme upon those landscape features and receptors that combine to define the Site Landscape Character and Surrounding Landscape Character, it is necessary to consider the overall level of effect in relation to these combined receptors.

9.95 The overall sensitivity of the Site Landscape Character is considered to be Low/Medium. The magnitude of change is considered to be Large/Medium. Therefore, there is likely to be a direct, temporary, medium-term adverse effect which is considered to be Moderate overall.

9.96 The overall sensitivity of the Surrounding Landscape Character is considered to be High. The magnitude of change is considered to be Medium. Therefore, there is likely to be a direct, temporary, medium-term adverse effect which is considered to be Major/Moderate overall.

Secondary Mitigation or Enhancement

9.97 No secondary mitigation is proposed.

Residual Effect

9.98 In the absence of any tangible secondary mitigation associated with the construction stage, the residual effects for the receiving visual environment are considered to be the same as those reported in the pre-mitigation scenario.

Change to visual amenity and character

9.99 **Table 9.10** below sets out the assessment of construction effects upon the receiving Visual Environment. Copies of the Baseline Visual Assessment and Wireline Views are included within **Appendix 9.2.**

Table 9.10: Evaluation of construction effects on the Visual Environment

Viewpoint	Indication of Effect	Assess Sensitivity of Receptor	Magnitude of Change	Level of Effect	Nature of Effect	Duration of Effect	Significant (Y/N)
1	The introduction of construction equipment, machinery, materials, site hoarding and site compounds; alongside the proposed access/highways works will constitute a change to that which presently exits altering the character and appearance of the view, and the arable field which is visible from this location. It is clear that the construction process will remain clearly visible from this location throughout the construction stage. Development Plot 1, the internal primary access road and strategic landscape along the northern and eastern boundaries of the Site are expected to occur first within the overall construction stage. As such, it is expected that subsequent stages of construction across the rest of the Site (i.e. Development Plots 2 - 4 will benefit from a heightened degree of visual containment afforded by the development within Plot 1, to the extent that any construction effects will be of reduced prominence.	Low	Large	Moderate	Adverse	Permanent	No

Viewpoint	Indication of Effect	Assess Sensitivity of Receptor	Magnitude of Change	Level of Effect	Nature of Effect	Duration of Effect	Significant (Y/N)
	Alongside this, the proposed changes to the highway layout, the creation of the new site access and provision for pedestrian crossings at the end of the northern Green Corridor will mark the start of a permanent change in the character of the view. A change that will begin with the construction process, but which will extend into the operational phases. Therefore, and despite the temporary nature of the construction process, the view will be changed as a result, and as such while the significance of effect will change over time, the view will be subject to a change of a permanent nature.						
2	The impact of the construction process when viewed within the context of Viewpoint 2 will be limited to glimpsed views of taller elements of the proposed construction process and views of upper parts of the emerging commercial units. Where visible construction elements, including plant and machinery, will represent new and potentially alien features within the view, however, the temporary nature of this process, will ensure that effects associated with temporary construction paraphernalia will be relatively short lived. It is the case however, that the emerging Proposed Scheme, will continue to affect a degree of change up to completion and on into the operation phases. Development Plot 1, the internal primary access road and strategic landscape along the northern and	Medium	Medium	Moderate	Adverse	Temporary effects associated with construction process.	No

Viewpoint	Indication of Effect	Assess Sensitivity of Receptor	Magnitude of Change	Level of Effect	Nature of Effect	Duration of Effect	Significant (Y/N)
	eastern boundaries of the Site are expected to be occur first within the overall construction stage. As such, it is expected that subsequent stages of construction across the rest of the Site (i.e. Development Plots 2 - 4 will benefit from a heightened degree of visual containment afforded by the development within Plot 1, to the extent that any construction effects will be of reduced prominence.						
3	The introduction of construction equipment, machinery, materials, site hoarding and site compounds; alongside the proposed access/highways works will constitute a marked change to that which presently exits altering the character and appearance of the view, and the arable field which is visible from this location. Where visible construction elements, including plant and machinery, will represent new and potentially alien features within the view, however, the temporary nature of this process, will ensure that effects associated with temporary construction paraphernalia will be relatively short lived. It is the case however, that the emerging development on Site during the phased construction process, will continue to affect a degree of change up to completion and on into the operation phases. Development Plot 1, the internal primary access road and strategic landscape along the northern and eastern boundaries of the Site are expected to be	Medium	Medium	Moderate	Adverse	Permanent	No

Viewpoint	Indication of Effect	Assess Sensitivity of Receptor	Magnitude of Change	Level of Effect	Nature of Effect	Duration of Effect	Significant (Y/N)
	occur first within the overall construction stage. As such, it is expected that, subsequent stages of construction across the rest of the Site (i.e. Development Plots 2 - 4 will benefit from a heightened degree of visual containment afforded by the development within Plot 1, to the extent that any construction effects will be of reduced prominence.						
4	When viewed within the context of Viewpoint 4, the introduction of construction equipment, machinery, materials, site hoarding and site compounds; alongside the proposed access/highways works will constitute a marked change to that which presently exits altering the character and appearance of the view, and the arable field which is visible from this location. The internal nature of the view will ensure that despite the temporary nature of the construction process, the view will be irrevocably changed as a result, and as such while the significance of effect will change over time, the view will be subject to a change of a permanent nature.	Medium	Large	Major/ Moderate	Adverse	Permanent	Yes
5	The impact of the construction process when viewed within the context of Viewpoint 5 will be limited to glimpsed views of taller elements of the proposed construction process and views of upper parts of the emerging commercial units. Where visible construction elements, including plant and machinery, will represent new and potentially alien features	Medium	Medium	Moderate	Adverse	Temporary effects associated with constructio n process.	No

Viewpoint	Indication of Effect	Assess Sensitivity of Receptor	Magnitude of Change	Level of Effect	Nature of Effect	Duration of Effect	Significant (Y/N)
	within the view, however, the temporary nature of this process, will ensure that effects associated with temporary construction paraphernalia will be relatively short lived. It is the case however, that the emerging development on Site during the phased construction process, will continue to effect a degree of change up to completion and on into the operation phases. Development Plot 1, the internal primary access road and strategic landscape along the northern and eastern boundaries of the Site are expected to occur first within the overall construction stage. As such, it is expected that subsequent stages of construction across the rest of the Site (i.e. Development Plots 2 - 4 will benefit from a heightened degree of visual containment afforded by the development within Plot 1, to the extent that any construction effects will be of reduced prominence.						
6	When viewed from this location, the distance of the receptor and the presence of the intervening landform and existing, retained, vegetation cover associated with the north eastern Site context will help to filter and contain views of the construction process. This will limit the impact of the construction process to taller elements of the construction process and emerging built form associated with Development Plot 1.	Medium	Small	Moderate/ Minor	Adverse	Temporary effects associated with constructio n process.	No

Viewpoint	Indication of Effect	Assess Sensitivity of Receptor	Magnitude of Change	Level of Effect	Nature of Effect	Duration of Effect	Significant (Y/N)
	These construction elements will be seen as glimpsed views above the intervening tree line and gaps in the intervening hedgerow boundaries and will therefore be seen as a comparatively minor component of the view. Again, development Plot 1, the internal primary access road and strategic landscape along the northern and eastern boundaries of the Site are expected to be occur first within the overall construction stage. As such, it is expected that subsequent stages of construction across the rest of the Site (i.e. Development Plots 2 - 4 will benefit from a heightened degree of visual containment afforded by the development within Plot 1, to the extent that any construction effects will be of reduced prominence.						
7	When viewed from this location, the distance of the receptor and the presence of the intervening landform and existing, retained, vegetation cover associated with the north eastern Site context will help to filter and contain views of the construction process. This will limit the impact of the construction process to taller elements of the construction process and emerging built form associated with Development Plot 1. These construction elements will be seen as glimpsed views above the intervening tree line and gaps in the intervening hedgerow boundaries and will therefore	Low	Small	Minor	Adverse	Temporary effects associated with construction process.	No

Viewpoint	Indication of Effect	Assess Sensitivity of Receptor	Magnitude of Change	Level of Effect	Nature of Effect	Duration of Effect	Significant (Y/N)
	be seen as a comparatively minor component of the view. Again, development Plot 1, the internal primary access road and strategic landscape along the northern and eastern boundaries of the Site are expected to be occur first within the overall construction stage. As such, it is expected that subsequent stages of construction across the rest of the Site (i.e. Development Plots 2 - 4 will benefit from a heightened degree of visual containment afforded by the development within Plot 1, to the extent that any construction effects will be of reduced prominence.						
8	The introduction of construction equipment, machinery, materials, site hoarding and site compounds; alongside the proposed access/highways works will constitute a marked change to that which presently exits altering the character and appearance of the view, and the arable field which is visible from this location. Again, development Plot 1, the internal primary access road and strategic landscape along the northern and eastern boundaries of the Site are expected to be occur first within the overall construction stage. As such, it is expected that subsequent stages of construction across the rest of the Site (i.e. Development Plots 2 - 4 will benefit from a heightened degree of visual containment afforded by	Low	Large	Moderate	Adverse	Temporary effects associated with constructio n process.	No

Viewpoint	Indication of Effect	Assess Sensitivity of Receptor	Magnitude of Change	Level of Effect	Nature of Effect	Duration of Effect	Significant (Y/N)
	the development within Plot 1, to the extent that any construction effects will be of reduced prominence.						
9	The phased construction of the Site will be evident when viewed from this location with development within Development Plot 1 (which is anticipated to be completed first, and latterly Development Plots 2 being apparent to some extent. It is the construction of Development Plot 4 that will be most apparent when viewed from this location from the introduction of construction plant and materials, site hoarding and site compounds constituting a clearly perceptible change within the view.	Medium	Medium	Moderate	Adverse	Temporary effects associated with construction process.	No
10	Longer distance views of the Construction process will be evident when viewed within the context of Viewpoints 10 through to 18, with construction plant and machinery, materials, site offices and proposed earthworks marking a perceptible, yet comparatively minor addition to the visual environment at these locations. While visible, they will always be seen at a distance and as a minor component of the wider Nene Valley landscape. They will not therefore detract significantly from the quality of the visual environment. Alongside this, it should be noted that these effects will be of a short/medium term temporary nature	Medium	Small	Moderate / Minor	Adverse	Temporary effects associated with construction process.	No
11		High	Small	Moderate	Adverse		
12		High	Small	Moderate	Adverse	Temporary	
13		High	Small	Moderate	Adverse		
14		Low	Small	Minor	Adverse		
15		Medium	Small	Moderate / Minor	Adverse		
16		Low	Small	Minor	Adverse		

Viewpoint	Indication of Effect	Assess Sensitivity of Receptor	Magnitude of Change	Level of Effect	Nature of Effect	Duration of Effect	Significant (Y/N)
17	and as such will not give rise to a lasting, long term adverse effect.	Low	Small	Minor	Adverse		
18		Low	Small	Minor	Adverse		

Secondary Mitigation or Enhancement

9.100 No secondary mitigation is proposed.

Residual Effect

9.101 In the absence of any tangible secondary mitigation associated with the construction stage the residual effects for the receiving visual environment are the same as that reported in the pre-mitigation scenario.

9.102 As is identified within **Table 9.10** above a number of these construction effects are considered to be **Significant**, while others are **Not Significant.**

Operational Stage

Changes to Landscape Character

9.103 As identified above within **Table 9.2**, for the purposes of the Environmental Statement the key landscape character receptors were identified as:

- Site Landscape Character; and
- Surrounding Landscape Character.

9.104 It is the case however, that these landscape receptors are a result of a combination of landscape features and receptors, which combine to influence the character of the Site and the surrounding landscape character. It is necessary, therefore, to consider the likely landscape effect in relation to each of these landscape features and receptors, before drawing a conclusion as to the overall level of effect.

9.105 **Table 9.11** below assesses the likely operational effects in relation to these identified landscape features and receptors. This should be read in conjunction with **Appendix 9.1.**

Table 9.11: Evaluation of operational effects upon the receiving Landscape Character

Identified Receptor	Identification of Effect	Assessed Sensitivity of Receptor	Magnitude of Change	Level of Effect (Operation)	Nature of Effect	Duration of Effect
Open Arable / Agricultural Nature of the Site	When considering the impact of the Proposed Scheme upon the open arable/agricultural nature of the this will be altered with the open fieldscape and arable land being replaced by a combination of large-scale commercial units, alongside associated hardstanding, internal road, landscape areas and buffers, and SUD's features. This will constitute a marked change to that which presently exists.	Medium	Large	Major/ Moderate	Adverse	Permanent

Identified Receptor	Identification of Effect	Assessed Sensitivity of Receptor	Magnitude of Change	Level of Effect (Operation)	Nature of Effect	Duration of Effect
	However, this change will not appear alien within this context. Indeed, it is the case that large scale commercial developments of this nature are already a characteristic component within the landscape at this point. As such, while the Proposed Scheme will be seen as a new addition within the landscape, it will not appear incongruous within the context of the existing development at Halden's Parkway.					
Character of the rural roads and lanes within the surrounding landscape	The character of the rural roads and lanes that traverse the surrounding landscape will be affected as a result of the Proposed Scheme, with the introduction of the new commercial development appearing as a visible addition to the landscape when travelling along these routes. It is the case, however, that the extent to which the Proposed Scheme would be experienced would very much differ depending on the location, elevation, season etc. Where the Proposed Scheme is perceptible, it will be experienced against the backdrop of the wider urban area of Thrapston, and most importantly, the existing commercial development and	Low	Medium	Moderate/ Minor	Adverse	Permanent

Identified Receptor	Identification of Effect	Assessed Sensitivity of Receptor	Magnitude of Change	Level of Effect (Operation)	Nature of Effect	Duration of Effect
	large scale-built form at Halden's Parkway. The Proposed Scheme would not therefore appear alien within this context, rather, it would be seen as a new but logical addition and one that is in keeping with that which exists to the immediate south of the Site.					
Character of the PRoW network within the Site and within the immediate setting to the north and east of the Site	It is clear that the network of Public Rights of Way to the immediate north, north-east and east will be affected to some extent, with the Proposed Development of the Site altering the character of PRoW NZ11 and NZ 82, which line the northern edge of the Site. Indeed, it is these routes that will be most affected as a result of the Proposed Scheme and to an extent those routes to the immediate east of the Site beyond Islington Lane. Further afield the topography of the intervening landform and the presence of established field hedgerows, hedgerow trees and wooded areas on the western edges of Titchmarsh will ensure that the impact of the Proposed Scheme will be confined to the immediate setting of the Site.	Medium	Medium	Major/ Moderate	Neutral (defined by a balance of adverse and beneficial effects)	Permanent
Relationship between the Site	The Proposed Scheme will undoubtedly alter the relationship between the Site	Medium	Medium	Moderate	Neutral (defined by	Permanent

Identified Receptor	Identification of Effect	Assessed Sensitivity of Receptor	Magnitude of Change	Level of Effect (Operation)	Nature of Effect	Duration of Effect
and the village of Titchmarsh to the north-east	and the village of Titchmarsh, extending large scale-built form to within 0.5km of the village centre. However, this connection is limited to some extent by the intervening vegetation cover associated with the land to the immediate north and north east of the Site. This will constitute a potential significant change, however, it is anticipated that this effect can be mitigated to some extent through the provision of the robust green infrastructure enhancements that are proposed.				a balance of adverse and beneficial effects)	
Relationship with the existing residential edge of Thrapston to the west	Residents of the existing properties to the west of the Site will experience a degree of change as a result of the Proposed Scheme, with large scale commercial units replacing the open arable fieldscape that presently exists. This change will, however, be seen within the context of the exiting development to the south and as a logical extension to the commercial land uses that characterise the eastern edge of Thrapston.	Low	Medium	Moderate/ Minor	Neutral (defined by a balance of adverse and beneficial effects)	Permanent
Relationship with the River Nene	With regard to the Site's relationship with the River Nene corridor to the west of the Site, the Site benefits from a strong visual	High	Medium	Major/ Moderate	Neutral (defined by a balance of	Permanent

Identified Receptor	Identification of Effect	Assessed Sensitivity of Receptor	Magnitude of Change	Level of Effect (Operation)	Nature of Effect	Duration of Effect
corridor to the west of the Site	relationship with the existing water bodies and river corridor, with the sloping topography on the western edge of the Site allowing for open views towards these features. While ,therefore, the Proposed Scheme will have a degree of impact upon this relationship through the introduction of new industrial/commercial built features into the landscape the Site is already set against the backdrop of Halden's Parkway which remains a prominent feature within the landscape. The proximity of the urban centre of Thrapston, in addition to the industrial/commercial built form to the south and A605 to the west of the Site, therefore all serve to ensure that while a change, this change will not appear incongruous within the landscape.				adverse and beneficial effects)	
Character of the A605 and Oundle Road street scene	The character of the A605 and Oundle Road within the immediate vicinity of the Site will experience a degree of change to that which presently exists, with the extension of large-scale commercial development to the north of Halden's Parkway altering the experience of pedestrians and vehicular receptors as the approach and leave the settlement. This	Low	Medium	Moderate/ Minor	Neutral (defined by a balance of adverse and beneficial effects)	Permanent

Identified Receptor	Identification of Effect	Assessed Sensitivity of Receptor	Magnitude of Change	Level of Effect (Operation)	Nature of Effect	Duration of Effect
	change will not however, appear alien within this context, representing a new but compatible addition to the landscape and one which can be successfully integrated into the landscape and setting of these road corridors.					

9.106 Having considered the likely effect of the proposed scheme upon those landscape features and receptors that combine to define the Site Landscape Character and Surrounding Landscape Character, it is necessary to consider the overall level of effect in relation to these combined receptors.

9.107 The overall sensitivity of the Site Landscape Character is considered to be Low/Medium. The magnitude of change is considered to be Large. Therefore, there is likely to be a direct, permanent, medium to long term adverse effect which is considered to be Major/Moderate to Moderate at completion.

9.108 The overall sensitivity of the Surrounding Landscape Character is considered to be High. The magnitude of change is considered to be: Medium. Therefore, there is likely to be a direct, permanent, medium to long term adverse effect which is considered to be of Major/Moderate significance.

Secondary Mitigation or Enhancement

9.109 A Framework Combined Landscape and Ecological Management Plan (CLEMP) has been prepared (**Appendix 9.3**) for the Proposed Scheme, which sets out the framework for the proposed long terms management of all aspects of strategic landscaping within the main the western parcels of the Site, as well as principles for the management of the eastern parcel of the Site; However, the specifics of the habitat retention / enhancement / creation within the eastern parcel are subject to further evaluation and consideration, as noted within **Chapter 4: Development Specification**. It is assumed that a finalised CLEMP, building on the contents of the Framework CLEMP (**Appendix 9.3**) will be secured through a carefully worded condition to any planning permission.

9.110 The CLEMP, based on the Framework CLEMP (**Appendix 9.3**) will ensure the successful established and longevity of all strategic landscaping provision associated with the Proposed Scheme. The key principles of the CLEMP are as follows:

- To ensure that the objectives of the green infrastructure network are understood;
- To identify and set out the 50 Year Vision for the green infrastructure;
- To ensure that the designed landscape features are successfully established and managed to deliver the stated landscape objectives;
- To ensure the successful establishment and longevity of the designed habitats, to deliver the required ecological biodiversity enhancements and benefit of key species groups;
- To ensure the successful establishment, longevity, and appropriate upkeep of the recreational resources, for the benefit of employees and the public;
- To ensure the successful establishment, longevity, and functionality of the green infrastructure to deliver key natural processes;
- To provide a set of measurable objectives to ensure the functionality of the green infrastructure, through a deliverable management framework.

9.111 The CLEMP will also incorporate the operational management of all new habitats for ecological purposes, as identified within **Chapter 12: Biodiversity**.

9.112 It is considered that the robust management principles stipulated as part of the Framework CLEMP, and which will be secured through the final conditioning of the final CLEMP in line with the Framework CLEMP, will ensure that the strategic landscaping proposed as part of the Proposed

Scheme (and its associated ecological benefits) , are delivered and managed in accordance with the aspirations of the Proposed Scheme and that the long term management process will ensure that these measures establish to the extent required to further mitigate identified landscape/visual effects. Therefore, the proposed landscaping will continue to establish and mature to the extent that while the Proposed Scheme will remain visible, it will benefit from heighted degree of integration into the landscape and screening of views.

Residual Effect

9.113 As noted above, the secondary mitigation measures will allow for the Strategic Landscaping proposed to continue to establish and mature. This level of 'maturity' has been evaluated within **Appendix 9.1 – Landscape and Visual Impact Assessment**, specifically as part of the consideration of the 'Operation 15-Year' timeframe. The outputs of this evaluated have therefore been considered to reflect the residual effect following implementation of the identified secondary mitigation (i.e. the CLEMP).

9.114 Therefore, the overall sensitivity of the Site Landscape Character is considered to be Low/Medium. The magnitude of change following implementation of secondary mitigation, is considered to be Medium. Therefore, there is likely to be a: direct, permanent, long-term neutral residual effect which is considered to be of Moderate overall.

9.115 This is effect is not considered Significant

9.116 The overall sensitivity of the Surrounding Landscape Character is considered to be High. The magnitude of change following implementation of secondary mitigation is considered to be Medium/Small. Therefore, there is likely to be a direct, permanent, long-term adverse residual effect which is considered to be Major/Moderate to Moderate significance.

9.117 This effect is considered **Significant**

Change to visual amenity and character

9.118 An assessment of operation effects upon the visual amenity and character has been undertaken providing a formal assessment of the Proposed Scheme in relation to the agreed representative viewpoints during daylight/waking hours. **Table 9.12** below sets out the assessment of operation effects upon the receiving visual environment and the key views/receptors.

9.119 No formal assessment of night time visual effects (i.e. 'night-time scene') has been undertaken, however, consideration has been given to the influence of operational lighting (qualitatively) on the visual amenity and character as part of the overall assessment when reaching the conclusions presented in **Table 9.12**. The consideration of operational lighting has been informed by the operational lighting principles set out within **Chapter 4: Development Specification** which ensures appropriate lighting levels required for health and safety purposes, whilst avoiding light pollution (comprising light spill, glare, and sky glow) to surrounding areas. The principles are underpinned by the design and installation of all lighting in line with relevant standards and guidance, set out in detail within **Chapter 4: Development Specification**.

9.120 It should also be noted that from a visual amenity and character position, the influence of lighting at night time is one of perception and the influence of any effects relates back to the view in which the lighting is present. With this in mind, transient receptors such as those using the local road network are considered to be focused on driving and the view of the road and therefore their sensitivity to changes in the night-time scene to be nominal. As such, any influence on night-time scene would be from residential properties with direct intervisibility with the Site, which in the most part would be those properties at Titchmarsh. However, as already noted the local topography between the Site and Titchmarsh would mean visibility would be from upper levels of properties (i.e. bedrooms). In such instances, it is perceived that night-time scene from such windows of residents would not be of notable value, especially as the use of the room at night would be for sleeping. Overall, it is therefore considered appropriate to consider night-time scene qualitatively alongside the overall day-time visual effects.

9.121 It should be noted that the evaluation of light pollution, specifically relating to nuisance, has been assessed within **Chapter 13: Lighting**.

Table 9.12: Evaluation of operation effects upon the receiving Visual Environment

Viewpoint	Description of Effect	Assessed Sensitivity of Receptor	Magnitude of Change	Level of Effect (Operation) Year 1	Nature of Effect	Duration of Effect	Significant (Y/N)
1	When viewed within the context of Viewpoint 1 the Proposed Scheme will be apparent marking a change to that which exists at present. As is demonstrated within the wireline view for Viewpoint 1 [refer **Appendix 9.2**], the built form associated with Development Plots 1, 2 and 3 will be evident within the landscape, replacing the existing arable field presently exists, marking a significant change to that which exists at present. The Proposed Scheme will, however, be seen within the context of the robust landscape buffer and green corridor which will define the northern Site boundary northern Site area, and the proposed gateway features associated with the new access onto the A605. These features, which include the provision of a new woodland buffer, native hedgerow and shrub planting along the boundary, and pockets of tree and shrub planting set within wildflower grassland and meadow areas; will help to filter and contain views of the development. The introduction of the new SUD's infrastructure and in particular the westernmost attenuation pond, will also help to filter views of the Proposed Scheme (within the main Site area), with the proposed	Low	Large	Moderate	Adverse	Permanent	No

Viewpoint	Description of Effect	Assessed Sensitivity of Receptor	Magnitude of Change	Level of Effect (Operation) Year 1	Nature of Effect	Duration of Effect	Significant (Y/N)
	earthworks helping to separate the green corridor from the development beyond and in turn foreshortened views to the south east and east. Nevertheless, this will still constitute a marked change to that which exists at present, and one which while not alien in character, will be seen as a new addition within the landscape. Furthermore, the creation of a new, attractive gateway to Thrapston will also improve the sense of arrival for users of the A605, and in turn enhance the sense of place and character of the road corridor. These factors, will help to mitigate the overall impact of development upon the receiving visual environment, and will over time establish to integrate the development into the view.						
2 & 3	For ease and given the similar nature and characteristics of Viewpoints 2 and 3 the assessment of these visual affects has been grouped. When viewed within the context of Viewpoints 2 and 3 the wireline modelling clearly demonstrates that the Proposed Scheme will be visible marking a clear change to that which exists at present, although partially obscured by the intervening landform which will mask the lower elements of built form. These features while new additions to the landscape are not however alien to the visual environment,	Medium	Medium/ Large	Major/ Moderate to Moderate	Adverse	Permanent	Yes

Viewpoint	Description of Effect	Assessed Sensitivity of Receptor	Magnitude of Change	Level of Effect (Operation) Year 1	Nature of Effect	Duration of Effect	Significant (Y/N)
	indeed, the large-scale commercial development associated with Halden's Parkway already constitutes a prominent feature within these views and the proposals will be seen within this context. Representing an extension of the existing commercial land uses that already characterise the backdrop of Viewpoints 2 and 3. It should also be noted that the wirelines do not illustrate the proposed mitigation measures as outlined within the Parameters Plan (Figure 4.1). This mitigation which includes creation of a robust landscape buffer along the northern site boundary, as part of the proposed green corridor, and the inclusion of expansive green infrastructure across the site as a whole, will ensure that the proposed built form is always seen within the context of a robust Green Infrastructure. One should also consider the character of the existing PRoW at these points, and the experience of the receptor as they travel along these views. At present this is an open predominantly agricultural character, which is enjoyed by residents for informal recreation such as dog walking, the routes, while well used in places are poorly defined and difficult to follow for all but local residents. The green corridor and new pedestrian/cycle link that will be created along the northern boundary of the Site, will offer an						

Viewpoint	Description of Effect	Assessed Sensitivity of Receptor	Magnitude of Change	Level of Effect (Operation) Year 1	Nature of Effect	Duration of Effect	Significant (Y/N)
	opportunity to improve connectivity within the visual environment at this point, a feature that will enhance the character and quality of the PRoW network within the immediate context of the Site.						
4	The character of Viewpoint 4 will be significantly altered as a result of the proposed development with the addition of Development Plot 1 within the northern Site area constitute a high degree of change that which exists at present. However, Development Plot 1 will be seen within the context of the proposed green corridor and strategic landscape infrastructure, and beyond the proposed attenuation pond and ecological habitat that is proposed within the north eastern corner of the Site. These features will help to integrate the proposals into the view, breaking up the scale of the proposed built form and providing an attractive setting for users of the PRoW as they enter the Site.	Medium	Large	Major/ Moderate	Adverse	Permanent	Yes
5	When viewed within the context of Viewpoint 5 the proposed built form associated with Development Plot 1 will be evident albeit partially obscured by the intervening field boundaries and the topography of the intervening fieldscape. Development within the rest of the site will not be visible as a result of the sloping nature of the Site and the intervening landform.	Medium	Medium	Moderate	Adverse	Permanent	No

Viewpoint	Description of Effect	Assessed Sensitivity of Receptor	Magnitude of Change	Level of Effect (Operation) Year 1	Nature of Effect	Duration of Effect	Significant (Y/N)
	While Development Plot 1 will constitute a perceptible change within the view, it should be noted that the proposed landscape mitigation measures to the eastern and northern site boundaries, which include a robust woodland edge alongside native shrub planting, will help to further filter views of Development Plot 1. It is only the uppermost portion of Development Plot 1 that will be visible.						
6	Filtered views of Development Plot 1 will be visible when viewed from this location, seen through gaps in the intervening vegetation cover and above the intervening ridgeline and beyond the proposed landscape mitigation that will define the eastern Site boundary. It is clear that this will mark a perceptible change within the landscape and one which is not disputed, however, given the limited extent to which the Proposed Scheme will be visible from this location, it is considered that the overall impact of the proposals will be limited to one of low magnitude overall.	Medium	Small	Moderate/ Minor	Neutral (defined by a balance of adverse and beneficial effects)	Permanent	No
7	Although partially obscured by the intervening hedgerow boundaries and vegetation cover, the Proposed Scheme will be visible from this location, seen within the context of the existing built form at Halden's Parkway and the proposed landscape	Low	Medium	Moderate/ Minor	Neutral (defined by a balance of adverse and beneficial effects)	Permanent	No

Viewpoint	Description of Effect	Assessed Sensitivity of Receptor	Magnitude of Change	Level of Effect (Operation) Year 1	Nature of Effect	Duration of Effect	Significant (Y/N)
	mitigation measures associated with the eastern boundary of the Site. It is primarily Development Plot 1 that will be visible from this location, which, while perceptible within the view will not incongruous within this context, seen alongside the existing built from at Halden's Parkway.						
8	The Proposed Scheme will be apparent when viewed within the context of Viewpoint 8 with the relatively open nature of the Site boundary at this point. It is Development Plot 1 that will be most apparent from this location, being visible above the intervening hedgerow. Views of upper elements of Development Plots 2 and 3 will also be evident beyond, albeit appearing visually recessive as a result of the sloping topography of the Site. While the Proposed Scheme will constitute a clearly perceptible change within the landscape it should be noted that the Site will be seen within the context of the proposed landscape mitigation associated with the eastern and southern Site boundaries, which will help to filter views of the Proposed Scheme and break up the scale of Development Plot 1.	Low	Large	Moderate	Adverse	Permanent	No
9	Again, the Proposed Scheme will constitute a change within the visual environment when viewed within the context of Viewpoint 9 and the Oundle Road street scene. Views of the Development Plot 4 and proposed	Medium	Medium/ Large	Major/ Moderate to Moderate	Adverse	Permanent	Yes

Viewpoint	Description of Effect	Assessed Sensitivity of Receptor	Magnitude of Change	Level of Effect (Operation) Year 1	Nature of Effect	Duration of Effect	Significant (Y/N)
	landscape treatment to the boundary with Oundle Road will be most apparent from this location, resulting in the loss of the open, triangular field parcel to the west of the A605, and the foreshortening of views east towards the main Site area. It is anticipated that views of the wider Site associated with Development Plot 3 will be limited to glimpsed views of the proposed rooflines, forming a perceptible, but minor feature within the view. Indeed, it is Development Plot 4 that will render the most change for receptors on Oundle Road. The proposed scale of Development Plot 4, up to a [maximum] height of 12m, should be noted. Units of such scale can be more readily integrated into the view, than the larger proposed units within the main site area. Alongside this, the creation of a robust landscape buffer to the boundaries with Oundle Road and the A605, will ensure that the Proposed Scheme will be seen within the context of a robust green infrastructure and one which will help to soften and filter views of the proposed units beyond.						
10	When viewed from this location, the Proposed Scheme will be visible albeit filtering and contained to some extent by the intervening vegetation cover associated with the Nene Valley. Development Plot 1 will be seen	Medium	Medium	Moderate	Neutral (defined by a balance of adverse and	Permanent	No

Viewpoint	Description of Effect	Assessed Sensitivity of Receptor	Magnitude of Change	Level of Effect (Operation) Year 1	Nature of Effect	Duration of Effect	Significant (Y/N)
	most prominently, occupying the highest parts of the Site, and breaking the skyline. However, large scale commercial development associated with Halden's Parkway is already a characteristic feature within the view and the Proposed Scheme will be seen within this context. While a new addition within the view, the Proposed Scheme will not therefore appear incongruous, representing an extension to the existing commercial land uses that characterise the view. The proposed mitigation measures, which include the provision of the proposed green corridor and landscape buffer to the northern Site boundary, and the extensive green links and landscape areas within the internal Site areas will also help to integrate the Proposed Scheme into the view. Indeed, the proposed green infrastructure will help to break up the scale of the Proposed Scheme and ensure that it is not seen as a stark feature within the view.				beneficial effects)		
11	The Proposed Scheme will be clearly visible from this location, marking a perceptible change within the landscape and the visual environment at this point. Built form associated with Development Plot 1 will again be seen as the most prominent element of the scheme, occupying the highest parts of the Site, and breaking the skyline.	Medium	Large/ Medium	Major/ Moderate to Moderate	Adverse	Permanent	Yes

Viewpoint	Description of Effect	Assessed Sensitivity of Receptor	Magnitude of Change	Level of Effect (Operation) Year 1	Nature of Effect	Duration of Effect	Significant (Y/N)
	Development Plots 2 and 3 will be set against the backdrop of Development Plot 1 and while visible, will appear less prominent within the view. The intervening vegetation cover associated with the Nene Valley will, however, help to filter views of the Proposed Scheme. These views will be further filtered by the proposed landscape mitigation measures and Green Infrastructure associated with the Site, which will help to soften views of the northern edge of the Development Plots.						
12	Again, the Proposed Scheme will be clearly visible from this location, marking a perceptible change within the landscape and the visual environment at this point. Built form associated with Development Plot 1 will again be seen as the most prominent element of the scheme, occupying the highest parts of the Site, and breaking the skyline. Development Plots 2 and 3 will be set against the backdrop of Development Plot 1 and while visible, will appear less prominent within the view. The intervening vegetation cover associated with the Nene Valley will, however, help to filter views of the proposals. These views will be further filtered by the proposed landscape mitigation measures and Green Infrastructure associated with the Site which will help	High	Medium	Major/ Moderate	Adverse	Permanent	Yes

Viewpoint	Description of Effect	Assessed Sensitivity of Receptor	Magnitude of Change	Level of Effect (Operation) Year 1	Nature of Effect	Duration of Effect	Significant (Y/N)
	to soften views of the northern edge of the development plots and punctuate the internal layout to further break up and define individual units, to ensure they are not seen as one mass.						
13	The intervening vegetation cover associated with the Nene Valley will help to filter and contain views of the Development Plots 2 - 4). It is Development Plot 1 that will be most apparent from this location seen above the skyline within gaps in the existing intervening vegetation cover. While this will constitute a perceptible change within the landscape, the Proposed Scheme will benefit from a heightened level of integration when compared to Viewpoint 12. This will be further enhanced by the proposed landscape mitigation measures and strategy landscaping to the Site boundaries, which will help to break up the outline of the Development Plots within the view.	High	Medium	Major/ Moderate	Neutral (defined by a balance of adverse and beneficial effects)	Permanent	Yes
14	As with Viewpoint 13, The intervening vegetation cover associated with the Nene Valley will help to filter and contain views of Development Plots 2 - 4. The Proposed Scheme will be most apparent during the winter months and will benefit from a heightened degree of containment during the summer months, to	High	Small	Moderate	Neutral (defined by a balance of adverse and beneficial effects)	Permanent	No

Viewpoint	Description of Effect	Assessed Sensitivity of Receptor	Magnitude of Change	Level of Effect (Operation) Year 1	Nature of Effect	Duration of Effect	Significant (Y/N)
	the extent that only glimpsed views of the proposed rooflines will be evident. This will be further enhanced by the proposed landscape mitigation measures and strategy landscaping to the Site boundaries, which will help to break up the outline of the proposed units within the view.						
15	When viewed within the context of Viewpoint 15, views of the Proposed Scheme will be obscured by the intervening hedgerow boundary. This accounts for the view of most receptors (vehicular and pedestrian) although it is noted that taller vehicles and equestrian users will experience a greater degree of visibility. However, where the Proposed Scheme is visible it will be seen within the context of Halden's Parkway and within the context of the proposed landscape and green infrastructure. These features will help to integrate the development into the view ensuring that while a perceptible addition within the visual environment, but one which will not be seen as incongruous within this context.	Low	Medium	Moderate/ Minor	Neutral (defined by a balance of adverse and beneficial effects)	Permanent	No
16	The intervening vegetation cover associated with the Nene Valley will help to filter and contain views of the Development Plots 2 - 4). It is Development Plot 1 that is likely to be most apparent from this location seen above the skyline	Medium	Medium	Moderate	Neutral (defined by a balance of adverse and	Permanent	No

Viewpoint	Description of Effect	Assessed Sensitivity of Receptor	Magnitude of Change	Level of Effect (Operation) Year 1	Nature of Effect	Duration of Effect	Significant (Y/N)
	within gaps in the existing intervening vegetation cover. While this will constitute a perceptible change within the landscape, the Proposed Scheme will benefit from a heightened level of integration. This will be further enhanced by the proposed landscape mitigation measures and strategy landscaping to the Site boundaries, which will help to break up the outline of the Proposed Development Plots within the view.				beneficial effects)		
17	When viewed within the context of Viewpoint 17 the Proposed Scheme will be imperceptible, obscured by the intervening-built form associated with Halden's Parkway and the intervening vegetation cover associated with the landscape to the south of the Site, beyond the A14.	Low	Negligible	Negligible	Neutral	-	-
18	Distant views of the Proposed Scheme will be evident from this location, seen alongside the existing commercial built form at Halden's Parkway, and as a comparatively minor component of the wider agricultural landscape. While a perceptible new addition within the view, it is primarily Development Plot 1 that will be most apparent from this location seen above the skyline within gaps in the existing intervening vegetation cover. While this will constitute a perceptible change	Low	Medium	Moderate/ Minor	Neutral (defined by a balance of adverse and beneficial effects)	Permanent	No

Viewpoint	Description of Effect	Assessed Sensitivity of Receptor	Magnitude of Change	Level of Effect (Operation) Year 1	Nature of Effect	Duration of Effect	Significant (Y/N)
	within the landscape, the Proposed Scheme will benefit from a heightened level of integration. This will be further enhanced by the proposed landscape mitigation measures and strategy landscaping to the Site boundaries, which will help to break up the outline of the proposed units within the view.						

9.122 As noted within **Table 9.12**, the Proposed Scheme will result in a number of significant effects, specifically Viewpoints, 2, 3, 4, 5, 9, 11 and 12 to the north, these effects are confined to the immediate setting of the PRoW on the northern boundary and to the north of the Site and longer distance views from across the Nene Valley from the network of Public Rights of Way (PRoW). The remainder of the assessed views, while subject to some degree of change will not experience significant effects.

Secondary Mitigation or Enhancements

9.123 The secondary mitigation measures as outlined within **Paragraphs 9.109 – 9.112** are considered relevant for visual amenity also.

Residual Effect

9.124 As noted within **Paragraph 9.113**, the secondary mitigation measures will allow for the Strategic Landscaping proposed to continue to establish and mature. This level of 'maturity' has been evaluated within **Appendix 9.1 – Landscape and Visual Impact Assessment**, specifically as part of the consideration of the 'Operation 15-Year' timeframe. The outputs of this evaluated have therefore been considered to reflect the residual effect following implementation of the identified secondary mitigation (i.e., the CLEMP).

9.125 The residual effect and significance of each viewpoint is set out within **Table 9.13**.

Table 9.13: Evaluation of operation effects upon the receiving Visual Environment

Viewpoint	Residual Level of Effect	Significant (Y/N)
1	Moderate/Minor Adverse	No
2 & 3	Moderate Adverse	No
4	Moderate Adverse	No
5	Moderate to Moderate/Minor Adverse	No
6	Minor Neutral	No
7	Minor Neutral	No
8	Moderate/Minor Adverse	No
9	Moderate Adverse	No
10	Moderate/Minor Neutral	No
11	Moderate/Minor Adverse	No
12	Major/Moderate to Moderate Adverse	Yes
13	Moderate Neutral	No
14	Moderate/Minor Neutral	No
15	Minor Neutral	No
16	Moderate/Minor Neutral	No
17	Negligible Neutral	No
18	Minor Neutral	No

Limitation and Assumptions

9.126 To ensure transparency within the EIA process, the following limitations and assumptions have been identified.

- While the extent and selection of representative views has been agreed with North Northamptonshire Council (NNC), it should be noted that these views are not exhaustive, and are considered representative of the visual environment at the time of assessment; and

- Visual receptors and key views are located within publicly accessible areas only, and no account has been made for the impact of development upon private views. It is the case, however, that where appropriate, consideration has been given to the effect of development upon the residential amenity of private residents, providing a high-level assessment of likely landscape and visual impact.

Summary

9.127 **Table 9.14** provides a summary of the effects, receptors, residual effects, and a conclusion as to whether the effect is significant or not significant.

Table 9.14: Summary of Residual and Significant Effects

Effect	Receptors	Residual effect	Is the effect significant?
Construction stage			
Changes to Landscape Character	Site Landscape Character	Moderate to Moderate/Minor Adverse	NO
	Surrounding Landscape Character	Major/Moderate to Moderate Adverse	YES
Change to visual amenity and character	Viewpoint 1	Moderate Adverse	NO
	Viewpoint 2	Moderate Adverse	NO
	Viewpoint 3	Moderate Adverse	NO
	Viewpoint 4	Major/Moderate Adverse	YES
	Viewpoint 5	Moderate Adverse	NO
	Viewpoint 6	Moderate/Minor Adverse	NO
	Viewpoint 7	Minor Adverse	NO
	Viewpoint 8	Moderate Adverse	NO
	Viewpoint 9	Moderate Adverse	NO
	Viewpoint 10	Moderate/Minor Adverse	NO
	Viewpoint 11	Moderate Adverse	NO

Effect	Receptors	Residual effect	Is the effect significant?
	Viewpoint 12	Moderate Adverse	NO
	Viewpoint 13	Moderate Adverse	NO
	Viewpoint 14	Minor Adverse	NO
	Viewpoint 15	Moderate/Minor Adverse	NO
	Viewpoint 16	Minor Adverse	NO
	Viewpoint 17	Minor Adverse	NO
	Viewpoint 18	Minor Adverse	NO
Operational stage			
Changes to Landscape Character	Site Landscape Character	Moderate Neutral	NO
	Surrounding Landscape Character	Major/Moderate to Moderate Adverse	YES
Change to visual amenity and character	Viewpoint 1	Moderate/Minor Adverse	NO
	Viewpoint 2	Moderate Adverse	NO
	Viewpoint 3	Moderate Adverse	NO
	Viewpoint 4	Moderate Adverse	NO
	Viewpoint 5	Moderate to Moderate/Minor Adverse	NO
	Viewpoint 6	Minor Neutral	NO
	Viewpoint 7	Minor Neutral	NO
	Viewpoint 8	Moderate/Minor Adverse	NO
	Viewpoint 9	Moderate Adverse	NO
	Viewpoint 10	Moderate/Minor Neutral	NO
	Viewpoint 11	Moderate/Minor Adverse	NO
	Viewpoint 12	Major/Moderate to Moderate Adverse	YES
	Viewpoint 13	Moderate Neutral	NO
	Viewpoint 14	Moderate/Minor Neutral	NO
	Viewpoint 15	Minor Neutral	NO
	Viewpoint 16	Moderate/Minor Neutral	NO
	Viewpoint 17	Negligible Neutral	NO
	Viewpoint 18	Minor Neutral	NO

References

[1] Guidelines for Landscape and Visual Impact Assessment Third Edition (Landscape Institute and Institute of Environmental Management and Assessment, 2013) (GLVIA3)
[2] Guidelines for Landscape and Visual Impact Assessment Third Edition (Landscape Institute and Institute of Environmental Management and Assessment, 2013) (GLVIA3)