



Gladman Developments Ltd (9149)

Warwick Local Plan Examination – Further Hearings

Matter 7d: Proposed housing site allocations – Growth Villages and Hockley Heath

1 MATTER 7D – PROPOSED SITE ALLOCATIONS – GROWTH VILLAGES

1.1 Introduction

1.1.1 With relation to this matter, Gladman Developments Ltd (Gladman) have agreed to promote a site on the southern edge of Barford. Part of this site is proposed to be allocated for residential development as Site H47.

1.1.2 Representations on behalf of the site were made by Savills to the Submission Local Plan Proposed Modifications by letter dated 21 April 2016. With the agreement of Savills, this Hearing Statement relies upon those representations, referring to them to avoid repetition. Where appropriate, updates on matters arising since this date are also provided.

1.1.3 The land subject of their representations was shown on plan SK01. Further background and illustrative material was included in plans SK02 – SK05.

1.2 Proposed Allocation H47 – Land South of Wasperton Lane

1.2.1 As amended Policy DS11 proposes to allocate *Site H47 – Land South of Barford Road* for an estimated 30 dwellings. The table does not include any 'Infrastructure Requirements and Other Uses' against site H47.

1.2.2 Gladman support this element of the plan. However, it is considered that both its land and the village as a whole has the ability to bring forward additional homes to provide additional flexibility in the local housing market and support the district wide supply.

- 1.2.3 The whole site is clearly defined by existing field boundaries. Existing residential development is located to the north west of the site, Wasperton Lane and Wellesbourne Road to the north and west respectively, Wasperton Farmhouse and buildings to the south and further agricultural land to the east. The site is well located in relation to the village's facilities and services given the position of the site immediately off Wellesbourne Road and Wasperton Lane.
- 1.2.4 Gladman have concluded in their statements in relation to Matter 3 and Matter 4 that there is a deficiency in the 5 year housing land supply for Warwick, and that the overall provision of housing contains only a small buffer, which may put the delivery of the overall plan strategy at risk.

1.3 The Inspector's Questions

- 1.3.1 The Inspector has set out 8 questions applicable to his consideration of Site H47 and the potential wider allocation. These are considered in turn below:

1) What is the current planning status of the site?

- 1.3.2 No planning application has yet been made on H47, or the wider site. However, considerable background and technical work has already been undertaken, to prepare for the timely submission of a planning application.

2) How does it fit within the overall spatial strategy?

- 1.3.3 The revised Local Plan proposes to concentrate the majority of growth to the most sustainable locations, including Growth Villages. All the evidence makes clear that Barford itself is one such Growth Village, due to its existing services and facilities coupled with its proximity to Leamington Spa, Warwick and Stratford-upon-Avon.
- 1.3.4 Moreover, many of the revisions to the plan have sought to recognise the role unmet need from Coventry is having in increasing local housing need to Warwick District. Barford is considered by the Council to have 'medium strength' links to Coventry, with journey times of 20 minutes along the A46 to the city.
- 1.3.5 The allocations in Barford have sought to locate development in locations which are largely free from constraints and would integrate with the existing urban fabric of the village.
- 1.3.6 However, the existing extent of the proposed allocation (H47) appears to have been based upon a somewhat arbitrary continuation of the edge of the settlement, currently defined by the backs of the houses on Sandy Way. The wider allocation advocated would provide the opportunity for a much more sympathetic edge in this part of the settlement.
- 1.3.7 As discussed under question 5 below, we consider both the facilities and amenities of the village, and the fact that, unlike so many of the other Growth Village, it falls outside the Greenbelt, means a larger allocation than proposed by H47 would also have a very strong fit with the overall spatial strategy.

3) In addition to housing provision, are there other benefits that the proposed development would bring?

1.3.8 The scheme would result in a number of benefits, including:

- The scheme would deliver its full requirement for affordable housing.
- A wider allocation would have the potential to improve the streetscape at the southern entrance to the village, creating a welcoming ‘gateway’.
- The layout would include areas of landscaping, new public open spaces and a perimeter footpath, with the opportunity to improve linkages with the riverside walk and Community Orchard.
- Economic benefits, including both short term employment and construction spend and considerable additional household expenditure added to the local economy. Increased local population will help support local businesses, such as the public houses and the Village Shop, enhancing their long term vitality.
- Increased biodiversity on site (replacing the arable use with landscaping and private gardens).

4) What are the potential adverse impacts of developing the site? How could they be mitigated?

1.3.9 It is important to highlight that the potential adverse impacts (even before mitigation) are limited. For example, the site is not located within any of the following designations:

- the Green Belt
- Flood Zone 2 or 3
- any strategic environmental designation
- a World Heritage Site
- an Area of Outstanding Natural Beauty (AONB)
- current Mineral Safeguarding Area (MSA)

1.3.10 Furthermore, the site is located to south east of the village, whilst the Conservation Area is located to the north. Any development of the site will therefore have no impact on this designation.

1.3.11 There is therefore a limited number of issues to be addressed in the development of this site, most of which are common for the development of greenfield sites (which it should be noted are of course required in this District to meet the housing needs).

1.3.12 The development of the scheme will need to take account of Wasperton Farmhouse, a Grade II Listed building. However, the houses along the existing edge of the village are clearly visible from the Farmhouse at present, and both Site H47, and the wider allocation advocated, would be designed to ensure an appropriate set back is maintained to ensure there is no impact on the significance of this building, which would remain in a landscape setting.

1.3.13 Lockhart Garratt have been instructed to undertake a Landscape Capacity Assessment of the site, which is provided for information at Appendix 1. It is noted that the Council's own assessment of the site concluded development here *"must be designed sensitively so as not to create a hard settlement edge."* The Capacity Assessment notes that:

- The site to be of low to medium susceptibility to change, noting that the presence of the busy road and existing urban influences limits the tranquillity of the site.
- The site is of low-medium landscape value, noting that intensive arable cultivation of the site means it is not of any particular landscape quality, lacking most of the features identified in the National Character area in which it falls.
- The site is not subject of a landscape designation, and the influence of the settlement edge is a tangible feature within the site.

1.3.14 The Capacity Assessment concludes that the site would be appropriate for development, as long as the scheme was of a high design quality and care was taken with boundary treatments, open space and appropriate screening.

5) Is the scale of development proposed compatible with the capacity of the village to accommodate further growth in terms of its character and appearance, the level of services and existing infrastructure?

1.3.15 The scale of development which H47 as proposed would accommodate is modest and is clearly compatible with Barford.

1.3.16 However, we consider Barford is clearly better placed than many locations to accommodate higher levels of growth, both given its amenities within the village and good connectivity to higher order settlements.

1.3.17 Sitting to the south of the village, the College's land is separate from the historic part of the village (covered by the Conservation Area). This part of the village has a less cohesive character, with different elements of the surroundings:

- Dugard Place
- Sandy Way
- Bremridge Close
- The second hand car yard and industrial style building
- The Barford Exchange office village

1.3.18 Each of these essentially reflect the prevailing design at the time they were built. In this regard, whilst the scheme would adopt best design practice and has the scope to reflect design elements of the historic part of the village, wider development here would not detract from the overall character of Barford, and indeed has the potential to enhance it.

1.3.19 Whilst the location is a respectful distance from the Conservation Area, development here would be well integrated into the village. As well as the pleasant walk along Wellesbourne Road, the public

footpath which starts by the Scout Hut and passes between the allotments and Dugard Place before connecting, is a well-used, surfaced route which would provide a traffic free pedestrian connection to King George's Field and onwards to the church, primary school and village shop.

1.3.20 The ability of the wider site to take its main access off Wellesbourne Road, together with the close proximity to the bypass, would ensure the development had minimal highways impacts.

1.3.21 The development of the scheme would be expected to make contributions to increase capacity in local services and amenities through s106 or CIL. The scheme would remain viable with these contributions.

1.3.22 Finally, it is often the case that when considering the appropriate scale of expansion for village, less tangible concerns are raised regarding rate of change and impact on village life and cohesion. In this regard, Barford demonstrates a phenomenally strong degree of community engagement, for example:

- When the last village shop and Post Office closed in 2005, a community group was formed which raised funds to build a new Village Shop attached to the Memorial Hall. The shop, which opened in 2008 is owned by 530 shareholders from the community, and is staffed by over 80 volunteers. The associated internet café acts as a social hub for the village, providing free internet access and teas and coffees. This year, the hall has received both awards and a Royal visit.¹
- The King George's Field recreation area has very recently undergone an extensive renovation and expansion, to now include a MUGA, tennis courts, skateboard ramps and a large play area. To fund this project, the community raised £1½million with the facilities serving Barford, Sherbourne and Wasperton free of charge. The facilities have been used by over 6700 users in the first 3 months plus further casual users who hadn't booked. Further expansion is planned, including outside gym equipment.²
- Oldham's Bank riverside walk and community orchard alongside the bypass is community managed facility.
- An active community website provides a host of news and information.³ There is also a community portal which provides access to the full range of non-commercial community websites.⁴

¹ <http://www.barfordvillageshop.org.uk/>

² <http://www.barfordplayingfields.org/index.html>

³ <http://www.users.globalnet.co.uk/~kroberts/barford/html/main.html>

⁴ <http://www.barford.org.uk/>

- 1.3.23 These examples illustrate that Barford is a very active community. This makes it ideally placed to welcome additional residents and positively manage the process of change. As the College have made clear, they would welcome the opportunity to understand what additional community facilities and amenities could be created through the development of a wider site beyond H47.

6) What are the infrastructure requirements/costs and are there physical or other constraints to development? How would these be addressed?

- 1.3.24 The technical and background work undertaken has not identified any infrastructure requirements beyond those usually expected for the development of housing.

7) Is the site realistically viable and deliverable?

Viability

- 1.3.25 There are no significant infrastructure requirements which have been identified to enable the development of H47, or a wider allocation. Gladman and the College consider the development of this site to be a viable prospect, including the delivery of on-site amenities and full policy compliant affordable housing, and necessary off-site planning obligations to support local services.

Deliverability

- 1.3.26 Savills' representations set out the strong delivery credentials for both the land within H47, and the wider site, including the fact the land is in the ownership of a single willing landowner.
- 1.3.27 These credentials have further been boosted since these representations were written. Gladman have now agreed to promote the site and are undertaking various technical studies to further develop the proposals. Further, as indicated in April, the landowner themselves have commissioned additional technical work, as summarised in the next section.
- 1.3.28 Gladman is aware of two matters which have been raised by others to question the deliverability of this site:

Tenancy

- 1.3.29 We are aware that the Council have received an objection to the allocation of H47 from the tenant farmer of the land. The tenant correctly notes that he holds a lifetime tenancy under the Agricultural Holdings Act 1986.
- 1.3.30 However, the legal position does not create a barrier to the allocation and development of the land. Under the terms of the tenancy, the Landlord has the right to resume possession of part of the holding for the purposes of building on giving 3 months' notice to the Tenant. This can be relied upon to deliver vacant possession of the land once planning consent is obtained.
- 1.3.31 Hence, whilst there is a legal process for the landowners to undertake with the tenant, it does not impact upon the deliverability of H47 and the wider site.

Potential Minerals Allocation

- 1.3.32 It is also worth clarifying the stance of the College regarding the potential for minerals workings. The College's wider land ownership to the south east of the village are being separately promoted as having the potential to be worked for minerals extraction.
- 1.3.33 The area is proposed as "Site 4" in the emerging Warwickshire Minerals Plan (Preferred Option and Policies, October 2015).
- 1.3.34 Whilst the initial proposal included the land closest to Barford, the College in their more recent representations to the Minerals Plan have made clear that they are no longer promoting this area for extraction and it is assumed that that area will be removed from proposed allocation in the next version of the Mineral Plan, given that that land is no longer available or deliverable for that purpose.
- 1.3.35 For clarity, Appendix 2 shows the revised area available for allocation for Minerals Extraction. This is capable of delivering circa 1.8 million tonnes of saleable material, representing a viable proposal to assist the County maintain supplies of aggregates.
- 1.3.36 Further, it is clear that neither the delivery of H47, or the wider residential allocation advocated in this Statement, would be impacted by the allocation of the reduced "Minerals Plan Site 4":
- a. The emerging policies consider 100m buffer zones from residential properties is suitable to mitigation any environmental health impacts arising from the mineral working. The residential allocation would be considerably beyond this. Further, the extraction would take place in phases, with the progressive reinstatement of the agricultural land afterwards.
 - b. Mineral working clearly remains viable with the area reduced from that originally proposed for extraction.

Conclusion

- 1.3.37 The site is both viable and realistic. It is owned by a willing party who have had the resources to progress considerable background work already. The site is now being actively promoted by Gladman, who will focus on ensuring the successful delivery of the site in a short timescale.

8) What is the expected timescale for development and is this realistic?

- 1.3.38 There is nothing to prevent the development of this site coming forward quickly. The limited scale of the H47 allocation (30 dwellings) should mean this could be wholly delivered within the 5-year period. Beyond this, there are equally no encumbrances which would prevent a wider allocation from delivering quickly in the early years of the Plan. An expanded allocation would therefore contribute in excess of the currently proposed 30 units within the 5 year land supply.

APPENDIX 1 – Landscape Capacity Assessment



Landscape Capacity Assessment

St John's College

Land at Wasperton Farm,
Barford

Ref: 16-0801

Version: 3

Date: 30 August 2016

Author: Richard Heath

Reviewer: Richard Fox CMLI

Address: 8 Melbourne House
Corbygate Bus. Park
Weldon, Corby
Northamptonshire
NN17 5JG

Version Control

Version No.	Date of Change	Details of Change	Changed By
1		Original Draft	Richard Heath
1	08/08/2016	Internal Quality Check	Richard Fox CMLI
2	08/08/2016	Final	Richard Heath
3	30/08/2016	Update following comments	Richard Heath

COPYRIGHT ©

The copyright of this document remains with Lockhart Garratt Ltd. Its contents must not be copied or reproduced in whole or in part for any purpose without the written consent of Lockhart Garratt Ltd.

Table of Contents

1. EXECUTIVE SUMMARY	5
2. INTRODUCTION	6
2.1. Purpose of Report.....	6
2.2. Site Location	6
3. PLANNING POLICY BACKGROUND	7
3.1. National Planning Policy Background.....	7
3.2. Local Planning Policy Background	8
4. BASELINE ASSESSMENT	12
4.1. Site Overview	12
4.2. The Site Context.....	12
4.3. Topography & Landform	13
4.4. Public Rights of Way (if applicable).....	13
4.5. Designations	14
5. LANDSCAPE BASELINE	16
5.1. Review of Published Landscape Character Assessments.....	16
5.2. Lockhart Garratt Landscape Character Assessment	17
6. VISUAL BASELINE	21
6.1. Overview.....	21
6.2. Description of Representative Views	21
6.3. Viewpoints 1 and 2.....	22
6.4. Viewpoints 3, 4, 5, and 6.....	22
6.5. Viewpoints 7, 8 and 9.....	22
6.6. Viewpoints 10, 12, 13, 14, and 15.....	22
6.7. Viewpoints 16, 17 and 18.....	23
6.8. Viewpoints 19 and 20.....	23
6.9. Viewpoint 21.....	23
6.10. Summary of Visual Environment.....	23
7. ASSESSMENT OF EFFECTS – LANDSCAPE CHARACTER.....	25
7.1. Overview & Summary of Baseline Character	25
7.2. Assessment of Effects in Relation to Identified Receptors	26
8. ASSESSMENT OF EFFECTS – VISUAL ASSESSMENT	27

9. SUMMARY & CONCLUSIONS	29
9.1. Summary of Landscape Mitigation Strategy.....	29
9.2. Summary of Visual Mitigation Strategy.....	29
9.3. Conclusion	29
Appendix 1: Supporting Plans.....	31
Appendix 2: Lockhart Garratt Assessment Methodology.....	32
Appendix 3: Visual Assessment – Photographic Record.....	33

1. EXECUTIVE SUMMARY

- 1.1.1. In February 2016 Lockhart Garratt was appointed by St John's College to undertake a Landscape and Visual Appraisal (LVA), in respect of land south of Wasperton Lane and east of A429, Barford, Warks (hereinafter referred to as 'the Site').
- 1.1.2. The purpose of this assessment is to consider the capacity of the Site to accommodate new development and to identify the key landscape and visual receptors which are likely to be affected as a result of future expansion of Barford village through development of this Site, in whole or in part.
- 1.1.3. A number of plans and photographs have been prepared to illustrate the character and visual environment of the Site and its context, and these are appended to this report.
- 1.1.4. This assessment was undertaken using an established methodology, derived from the Landscape Institute and the Institute of Environmental Management and Assessment jointly published Guidelines for Landscape and Visual Impact Assessment Third Edition (GLVIA3).
- 1.1.5. This report should be read in conjunction with all other information submitted in support of the application.

2. INTRODUCTION

2.1. Purpose of Report

2.1.1. This is a Landscape Capacity Assessment relating to a proposed Site allocation to the south of Barford Village, Warwickshire.

2.1.2. This assessment has been prepared in accordance with Guidelines for Landscape and Visual Impact Assessment Third Edition¹ (GLVIA 3), which is the nationally accepted guidance for the consideration of landscape and visual effects.

2.1.3. The terms of reference of this assessment are as follows:

- To assess the baseline landscape characteristics of the application Site, including desk survey information and first hand field evidence;
- To identify representative viewpoints within the landscape and assess the level of visual interaction with the Site;
- To recommend, where possible, suitable mitigation measures to reduce adverse impacts to an acceptable level.

2.2. Site Location

2.2.1. The application site (hereinafter referred to as the 'Site') is located on the southern edge of the village of Barford, Warwickshire. The Site occupies an approximate area of 10.5 hectares and the Site centroid is SP 2719 6007. The application boundary is presented on the Site Location Plan at **Appendix 1** as a red outline; adjoining land under control of the owner is presented as a blue boundary.

¹ Landscape Institute and Institute of Environmental Management and Assessment, 2013

3. PLANNING POLICY BACKGROUND

3.1. National Planning Policy Background

National Planning Policy Framework (NPPF)

3.1.1. The National Planning Policy Framework (NPPF) was published on the 27th March 2012, replacing the existing system of national planning policy guidance and statements. The document sets out the Government's planning policies for England and how these are expected to be applied, and is a material consideration in planning decisions. The document places an emphasis on the promotion of sustainable growth whilst also protecting the environment.

3.1.2. The guidance sets out a number of core land-use planning principles in paragraph 17, which underpin both plan-making and decision-taking. The core principles embrace good design and protect character, stating that planning should:

“always seek to secure high quality design and good standard of amenity for all existing and future occupants of land and buildings;” and “take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it”.

3.1.3. The requirement for good design is further emphasised in paragraph 64 stating that:

“permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.”

3.1.4. The document also highlights the requirement for the conservation and enhancement of the historic environment, with designated heritage assets being afforded a level of protection and conservation commensurate with its level of heritage significance. New development should take into the account the importance of the historic feature, and paragraph 137 also states that:

“Local Planning Authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.”

National Planning Practice Guidance (PPG)

3.1.5. Under the heading of Natural Environment, sub-heading Landscape, paragraph 1. PPG supports the use of landscape character assessment as a tool for understanding the character and local distinctiveness of the landscape, as well as identifying features that give it a sense of place, as a means to informing, planning and managing change. PPG makes reference to Natural England guidance on landscape character assessment.

3.1.6. Under the heading Natural Environment, sub-heading Biodiversity, Ecosystems and Green Infrastructure, paragraph 15, PPG supports positive planning for networks of multifunctional green space, both urban and rural, which deliver a range of benefits for local communities and makes reference to Natural England guidance on Green Infrastructure.

3.1.7. Under the heading Light Pollution, paragraph 1, PPG refers to the risk of artificial lighting undermining enjoyment of the night sky in the countryside and, in paragraph 2, considers the potential effect on protected areas of dark skies or intrinsically dark landscapes. PPG then provides guidance for mitigation-by-design of artificial lighting, including location, timing and extent of lighting.

3.2. Local Planning Policy Background

3.2.1. The Warwick District Local Plan 1996-2011 (Saved Policies) includes the following policies relevant to this assessment:

DP1 – Layout and Design

“Development will only be permitted which positively contributes to the character and quality of its environment through good layout and design. Development proposals will be expected to demonstrate that they:-

- a) harmonise with, or enhance, the existing settlement in terms of physical form, patterns of movement and land use;*
- b) relate well to local topography and landscape features, including prominent ridge lines;*
- c) reinforce or enhance the established urban character of streets, squares and other spaces;*
- d) reflect, respect and reinforce local architectural and historical distinctiveness;*
- e) enhance and incorporate important existing features into the development;*
- f) respect surrounding buildings in terms of scale, height, form and massing;*
- g) adopt appropriate materials and details;*
- h) integrate with existing paths, streets, circulation networks and patterns of activity;*
- i) provide adequate open space for the development in terms of both quantity and quality;*
- j) incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features;*
- k) ensure all components, e.g. buildings, landscaping, access routes, parking and open spaces are well related to each other and provide a safe and attractive environment; and*
- l) make sufficient provision for sustainable waste management (including facilities for kerbside collection, waste separation and minimisation where appropriate) without adverse impact on the street scene, the local landscape or the amenities of neighbours.*

Development proposals which have a significant impact upon the character and appearance of an area will be required to demonstrate how they comply with this policy by way of a Character Appraisal and Design Statement.”

DP2 – Amenity

“Development will not be permitted which has an unacceptable adverse impact on the amenity of nearby uses and residents and/or does not provide acceptable standards of amenity for future users/occupiers of the development.”

DP3 – Natural and Historic Environment and Landscape

“Development will only be permitted which protects important natural features and positively contributes to the character and quality of its natural and historic environment through good habitat/landscape design and management. Development proposals will be expected to demonstrate that they:-

- a) protect and/or enhance local ecology, including existing site features of nature conservation value;*
- b) protect and/or enhance features of historical, archaeological, geological and geomorphological significance;*
- c) protect and enhance the landscape character of the area, particularly respecting its historic character;*

- d) provide appropriate levels of amenity space which incorporate suitable habitat features and hard and soft landscaping;
- e) integrate the amenity space and proposed landscaping into the overall development;
- f) secure the long term management and maintenance of habitat/landscape features; and
- g) protect best and most versatile agricultural land.

Development proposals which have a significant impact upon the character and appearance of an area will be required to demonstrate how they comply with this policy by way of a Nature Conservation and Landscape Analysis. Where adverse impacts are unavoidable, the Council may consider possible mitigation measures to reduce any harm caused by these adverse impacts. Where mitigation measures are not possible, compensation measures may be appropriate.”

DP4 – Archaeology

“Development will not be permitted which harms Scheduled Ancient Monuments (as shown on the Proposals Map) or other archaeological remains of national importance, and their settings.

With regard to locally or regionally important sites there will be a presumption in favour of preservation, except where the applicant can demonstrate that the benefits of development will outweigh the harm to archaeological remains.

The Council will require that any remains of archaeological value are properly evaluated prior to the determination of the planning application.

Where planning permission is granted for development which will have an adverse effect on archaeological remains, the Council will require that an agreed programme of archaeological investigation and recording precedes development.”

RAP1 – Directing New Housing

“Residential development will only be permitted in the following circumstances:

- a) *It is on previously developed land within the Limited Growth Villages of Barford, Bishop’s Tachbrook, Hampton Magna, Lapworth (Kingswood) and Radford Semele as defined on the Proposals Map where any market housing meets a specific local need as identified by the community in an appraisal or assessment;*
- b) *it is affordable housing in accordance with Policy RAP4;*
- c) *it is housing for rural workers in accordance with Policy RAP5;*
- d) *it is the conversion or subdivision of appropriate rural buildings in accordance with RAP7 where all the following additional criteria are met:*
 - I. the building is located within or adjacent to a village;*
 - II. the housing meets an identified local need; and*
 - III. outside of the Limited Growth Villages, the applicant can demonstrate that other uses (as identified by policies of this Plan) or a mixed use (where the residential element is subordinate to a business use) are not appropriate or viable.*
- e) *it is a replacement dwelling in accordance with Policy RAP3.”*

DAP3 – Protecting Nature Conservation, Geology and Geomorphology

“Development will not be permitted which will destroy or adversely affect the following sites of national importance:-

a) *designated Sites of Special Scientific Interest (SSSIs). Currently designated sites are shown on the Proposals Map;*

Development will be strongly resisted that will destroy or adversely affect the following locally important sites/features:-

b) *designated Ancient Woodlands. Currently designated sites are shown on the Proposals Map;*

c) *designated Local Nature Reserves (LNRs). Currently designated sites are shown on the Proposals Map;*

d) *any other sites subject to a local ecological or geological/geomorphological designation unless the applicant can demonstrate that the benefits of the proposal significantly outweigh the ecological/geological/geomorphological importance of the area;*

e) *protected, rare, endangered or other wildlife species of conservation importance.*

In assessing the effect of development on a nature conservation or geological/geomorphological site in relation to b), c), d) and e), proposals will not be permitted unless the applicant can demonstrate that consideration has been given to any mitigation and compensatory measures proposed that take account of the importance of the site/species, the extent to which ecological, geological or geomorphological impact is minimised, the nature of the measures proposed, and proposed long term management of features/sites/habitats of ecological/geological/geomorphological importance.”

DAP4 – Protection of Listed Buildings

“Consent will not be granted to alter or extend a Listed Building where those works will adversely affect its special architectural or historic interest, integrity or setting.

Consent will not be granted for the demolition of a listed building.

Development will not be permitted that will adversely affect the setting of a listed building.”

DAP8 – Protection of Conservation Areas

“Development will be required to preserve or enhance the special architectural and historic interest and appearance of Conservation Areas as defined on the Proposals Map.

Development will also be expected to respect the setting of Conservation Areas and important views both in and out of them.

Detailed plans shall be submitted for all types of applications involving building works in Conservation Areas, including a full specification of building materials and finishes to be used, to demonstrate how they comply with this policy. Notification of works to trees in Conservation Areas will also be required.”

DAP11 – Protecting Historic Parks and Gardens

“Development will not be permitted if it would harm the historic structure, character, principal components and setting of Parks and Gardens of Special Historic Interest included in the English Heritage Register, as defined on the Proposals Map.

Development will be strongly resisted if it would harm the historic structure, character, principal components and setting of locally important historic parks or gardens included in the Warwick District Local Register.”

Emerging Local Plan

3.2.2. The Local Plan 2029 is yet to be published. Further Examination hearing sessions following revisions to the submitted Plan are due to take place in Autumn 2016. One such change is the addition of H47, which lies within the Site, as a potential land allocation for residential housing.

Barford Village Design Statement

3.2.3. This Statement was adopted by the Joint Parish Council in May 2009. It defines a number of “zones” within the village, the closest to the Site being:

- Zone 3 – Dugard Place
- Zone 4 – Berridge Close / Barford Exchange
- Zone 5 – Sandy Way

3.2.4. **Zone 3** is a Bovis-style development of spacious brick-and-cladding properties with low-pitched roofs aligned along a U-shaped road, built in the mid-60s. The plots are well-tended and feature a good amount of off-street parking. This is a quiet area of minimal traffic.

3.2.5. **Zone 4** lies opposite the Site to the west of Wellesbourne Road. This area is modern in comparison to the village core, and the Design Statement alludes that it may take “some time” for the areas to become integrated with the village. It states that whilst the scale and materials of the residential buildings are consistent with the village design, the lack of chimneys and “inconsistent window treatment” detract from the overall design. Further criticism is found in the Barford Exchange office development which, in trying to reflect traditional building styles, failed to integrate with the setting due to its scale and extensive parking area.

3.2.6. **Zone 5** is roughly rectangular and abuts Wasperton Lane and Wellesbourne Road, with the Site abutting the south and east boundaries. This is an ex-council development, now mostly privately owned, with a provision for elderly accommodation in the form of a number of low-rise flats and bungalows. Pavements are often narrow and poorly maintained, and off-street parking is limited.

3.2.7. The Design Statement cautions against large-scale development, and presents the following list of considerations:

- Impact on existing physical form and scale of the village;
- Impact on the established nature of the community;
- Sensitivity of views out of and towards the village;
- Capacity of services and infrastructure to take further development; and
- Opportunities to improve facilities and support existing ones scope to improve the appearance of the village.

4. BASELINE ASSESSMENT

4.1. Site Overview

- 4.1.1. The Site comprises an irregular-shaped arable field measuring approximately 14.7 ha, located immediately adjacent to the southern settlement edge of Barford village. The Site is bound to the south and east by adjacent arable farmland, with Wasperton Farm abutting the south-western corner. The northern boundary abuts Wasperton Lane and the Sandy Way estate, and the west is formed by Wellesbourne Road, which spurs off the A429 bypass as it passes the Site.
- 4.1.2. The southern, eastern and western boundaries are defined by established hedgerows and garden boundaries of varying prescription and condition, including panel fences, chain-link, and mature conifers. A number of mature trees line the northern boundary with Wasperton Lane. The southern boundary is open, abutting a farm track that leads to Wasperton Farm as mentioned above.
- 4.1.3. There are no internal features, structures, or vegetation.
- 4.1.4. There is a single access point to the field via the farm track to the south, although an unused access point off Wasperton Lane has been closed off. There is no agreed public access to the Site at present, and the Site remains in private ownership.

4.2. The Site Context

- 4.2.1. As stated, the Site lies immediately to the south of the existing village extent, with abutting properties in the north-western corner. The remainder of the northern boundary abuts Wasperton Lane. Immediately west of the Site, opposite Wellesbourne Road, is a modern mixed-use development called Bremridge Close and Barford Exchange.
- 4.2.2. The Sandy Way estate is a small inward-facing cul-de-sac of post-war council houses with generous plots, most of which are now in private ownership. A number of these properties have rear gardens abutting the Site, and as stated above the boundary treatments and ground-level intervisibility vary between plots.
- 4.2.3. Beyond its junction with Dugard Place, Wasperton Lane is a minor highway with grassed verges and intermittent flanking hedges. The lane leads to the east to eventually join the B4087 and link to the M40. Opposite Sandy Lane estate lie a small allotment and a circuitous residential street named Dugard Place, which is aligned perpendicular to Wasperton Lane and forms the extent of the village to the south-east. Out of the village, both sides of Wasperton Lane are abutted by farmland, with a small number of isolated dwellings or farmsteads accessed by long drives leading from this route. To the north of the lane the land use noticeably leans towards pastoral over arable, however to the south pasture fields are almost absent.
- 4.2.4. The Barford Exchange building and Bremridge Close are newer additions to the village. They are of red brick terrace construction with white windows and doors, and the properties that front Wellesbourne Road do so directly onto the street, with no front garden space.
- 4.2.5. The River Avon flows generally in a north-south direction past Barford, though it winds east-west in wide arcs. West of the Site and south of the Barford Exchange building, alongside the A429, the river almost abuts the carriageway, however it is screened from view by landform and mature trees and vegetation, and does not influence the setting of the Site.
- 4.2.6. Open countryside, predominantly comprising arable fields, surrounds the Site to the south and east. The field pattern is irregular in both shape and size, with areas of intense management interspersed

with smaller parcels, all divided by native hedgerows and mature trees, which help to define the scale of the landscape.

- 4.2.7. The presence of the busy A429 public highway, which is roughly aligned north-south, is a prominent urbanising feature within the setting of the Site.
- 4.2.8. Forge Cottage, which lies approximately 130m (from the nearest boundary) to the south-west of the Site, and Wasperton Farm which abuts the south-eastern corner, are Grade II Listed Buildings.

4.3. Topography & Landform

- 4.3.1. The topography of the Site itself is flat, lying at an even 50m Above Ordnance Datum (AOD). The Site lies within a wide valley basin which receives the River Avon, and winds past Barford to the west, passing within a few metres of the A429 at the south-west corner of the Site.
- 4.3.2. Around 400m to the east of the Site the land rises, peaking at around 85m AOD at Watchbury Hill (1km north-east) and Wasperton Hill (1.6km east).
- 4.3.3. To the west the land lies flat for around 700m before forming a complex geography of small hills and valleys, peaking at around 65m AOD.
- 4.3.4. The southern end of Barford shares this planar topography with the Site, however, the core of the settlement, which lies to the north and is aligned roughly east-west along the High Street, rises gently out of the village to the north-east.
- 4.3.5. To the south the valley floor extends to an isolated rise at Firtree Hill Spinney, around 2km from the southern Site boundary, where the topography reaches circa. 66m AOD.
- 4.3.6. These surrounding valley sides frame the wider landscape. The openness of the landscape and the flat topography around the Site means that the visual containment is reliant upon intermittent vegetation at the boundary or within the wider landscape. Gaps in this vegetation, particularly surrounding the Site, permit views into the Site. The settlement edge effectively encloses the Site to views from the settlement to the north-west (except of course from the abutting properties), however, the pastoral hills to the north-east permit intermittent views of the Site in winter months.

4.4. Public Rights of Way (if applicable)

- 4.4.1 There are no Public Rights of Way (PRoW) within the Site, although it should be noted that there are a number of PRoW which traverse the wider Site context which have been considered as part of this assessment. These include:
- W102 – public footpath located to the north-east of the Site, leading from Barford to Hareway Lane;
 - W96 & W96a – public footpaths leading north from Wasperton Lane past the allotments and playing fields to the church;
 - W101 – public footpath leading south-east from Wasperton Lane to B4087;
 - W101a – public bridleway leading east from the A429 to Heathcote Farm;
 - W100 – public footpath leading east from A429 to B4087;
 - W98 – public footpath leading west from A429 to Wasperton village;
 - W98a – public footpath leading west from A429 to Wasperton village;
 - W97 – public footpath leading south-west from A429 to Wasperton village;

- SD312 – public footpath leading north and then west from Grove Fields to Fulbrook Lane;
- SD137 – public footpath leading north-east from Fulbrook Lane to Fulbrook Lane;
- SD138 – long distance public footpath leading west from Fulbrook Lane to A46;
- SD136 – public footpath leading west from Fulbrook Lane to Castle Farm;
- SD 134 & SD 331 – public footpaths leading west from Fulbrook Lane to Meadow Farm;
- SD 313 & SD135c – public footpath leading west from Fulbrook Lane to Daisy Hill Farm;
- SD 313 – public footpath leading east from Fulbrook Lane and joining public footpath SD 133; and
- SD 133 – public footpath leading south from junction with public footpath SD 313 to Hampton Lucy.

4.4.2 It should be noted that while these rights of way have been identified through the identification of a Zone of Theoretical Visibility (ZTV) (as attached as **Appendix 1**) this works on the basis of a “bare earth” calculation, and does not account for three dimensional objects such as trees or buildings. Given the relatively flat topography, the ZTV map presents a Site which is highly visible from the surrounding landscape. In actuality the visual envelope is much smaller, constrained by intervening vegetation and structures, and not visible from many of these public routes.

4.4.3 However, views of the Site can be obtained, intermittently, from the following vantages:

- W101
- W101a
- W103

4.5. Designations

Statutory

Listed Buildings

4.5.1. 75 Grade II and 6 Grade II* Listed Buildings were identified within a 3km radius of the Site. However only three of these structures lie within the immediate context of the Site:

- Grade II Listed “Wasperton Farmhouse” which abuts the Site to the south;
- Grade II Listed “The Forge Cottage” which lies 125m to the south-west, separated from the Site by the A429 public highway and intervening vegetation;
- Grade II Listed “Granville Arms Public House” which lies around 120m to the north-west, separated by Wellesbourne Road and intervening properties and vegetation.

4.5.2. Of these three heritage assets the only asset where an effect could occur is Wasperton Farm, as it abuts the Site and is divided only by the property boundary.

Ancient Scheduled Monuments

4.5.3. The study identified 9 Ancient Scheduled Monuments within a 3km radius; however, none of these lie within the immediate landscape context of the Site, and as such are unlikely to be affected by the development of the Site.

Non-Statutory

Registered Parks & Gardens

- 4.5.4. The grounds of Warwick Castle have received Grade I Registered Park/Garden status. This Site lies approximately 2.2km to the north-east, separated by open landscape, woodland, the M40 motorway, and the intervening topography.

5. LANDSCAPE BASELINE

5.1. Review of Published Landscape Character Assessments

National Level Assessment

- 5.1.1. Barford lies within the *Severn and Avon Vales* National Character Area (107). This is a large character area which reaches from Redditch and Warwick to just beyond Portishead. It is defined as an open agriculture vale landscape, with distinct and contrasting vales with strong historic associations.
- 5.1.2. The land surrounding the River Avon as it flows south of Warwick is a wide floodplain that regularly floods in peak rainfall times.
- 5.1.3. The region lies over soft mudstones and heavy loam or clay soils. These fertile soils give rise to a pattern of rich agriculture, which, with the predominantly flat landscape, provide a wide vista with long views to the framing hills of adjacent NCAs.
- 5.1.4. The key characteristics of the *Severn and Avon Vales* NCA are listed as follows:
- A diverse range of flat and gently undulating landscapes strongly influenced and united by the Severn and Avon rivers which meet at Tewkesbury.
 - Prominent oolitic limestone outliers of the Cotswold Hills break up the low-lying landscape in the south-east of the area at Bredon Hill, Robinswood Hill, Churchdown Hill and Dumbleton Hill.
 - West of the Severn the Mercia Mudstones predominate, producing poorer silty clay soils. Lias clays in the Avon Valley and east of the Severn create heavy but productive soils. River terrace gravels flank the edges of watercourses.
 - Woodland is sparsely distributed across this landscape but a well wooded impression is provided by frequent hedgerow trees, parkland and surviving traditional orchards. Remnants of formerly extensive Chases and Royal Forests, centred around Malvern, Feckenham and Ombersley still survive.
 - Small pasture fields and commons are prevalent in the west with a regular pattern of parliamentary enclosure in the east. Fields on the floodplains are divided by ditches (called rhines south of Gloucester) fringed by willow pollards and alders.
 - Pasture and stock rearing predominate on the floodplain and on steeper slopes, with a mixture of livestock rearing, arable, market gardening and hop growing elsewhere.
 - Unimproved neutral grassland (lowland meadow priority habitat) survives around Feckenham Forest and Malvern Chase. Along the main rivers, floodplain grazing marsh is prevalent. Fragments of unimproved calcareous grassland and acidic grasslands are also found.
 - The River Severn flows broadly and deeply between fairly high banks, north to south, while the Warwickshire River Avon meanders over a wide flood plain between Stratford, Evesham and Tewkesbury. The main rivers regularly flood at times of peak rainfall.
 - A strong historic time line is visible in the landscape, from the Roman influences centred at Gloucester, earthwork remains of medieval settlements and associated field systems through to the strong Shakespearian heritage at Stratford-upon-Avon.

- Highly varied use of traditional buildings materials, with black and white timber frame are intermixed with deep-red brick buildings, grey Lias and also Cotswolds stone.
- Many ancient market towns and large villages are located along the rivers, their cathedrals and churches standing as prominent features in the relatively flat landscape.

Regional Level Assessment

- 5.1.5. The Landscape Character Assessment for Land South of Warwick and Leamington (2014 Addendum) was prepared to assess land outside of the Green Belt, which was not covered by the Joint Green Belt Study (JGBS), prepared on behalf of Coventry City Council, Rugby Borough Council, Nuneaton and Bedworth Borough Council and Warwick District Council in 2008. The Addendum followed a similar methodology to the JGBS, and covered a number of land parcels in order to inform the Local Development Framework process.
- 5.1.6. The study identified the Site as falling within two Landscape Types – Terrace Farmlands and River Meadowlands. However, no further reference is given to these types, and the Site does not fall within the designated study areas.

District Level Assessments

- 5.1.7. A “Landscape Sensitivity and Ecological & Geological Study” was prepared on behalf of Warwickshire County Council in 2013. The report covered a number of settlements that have been identified within the Settlement Hierarchy Report as having greater capacity to absorb new housing. Barford was one such village, although the Site itself was not considered within the report.
- 5.1.8. Of the five sites assessed within the report, four were scored “High” in an assessment of their sensitivity to residential or commercial development, and one (BF_05) was scored as “Medium” sensitivity to residential development and “High-Medium” sensitivity to commercial development.
- 5.1.9. An Addendum to this report was undertaken and published in January 2016, which assesses a number of additional sites, including this proposed Allocation Site. The report makes the following statement:

“This parcel of land extends from the current development edge to the farm track and has been indicated as a potential standoff zone should adjoining land be considered for mineral extraction. The settlement edge to the north of the lane overlaps with this site and the existing settlement edge is predominantly fenced with some conifers on the south western corner of the site. The surrounding area is very flat and open, therefore any development on this site would be very visible. As such it must be designed sensitively so as not to create a hard settlement edge.”

5.2. Lockhart Garratt Landscape Character Assessment

- 5.2.1. The Site lies within a wide valley basin which receives the River Avon, which winds past Barford to the west, passing within a few metres of the A429 at the south-west corner of the Site. To the east, west, and north the land gently rises, peaking at around 85m AOD to the east/north-east at Watchbury Hill (1km north-east) and Wasperton Hill (1.6km east). To the west the land lies flat for around 700m before forming a complex geography of small hills and valleys, peaking at around 65m AOD.
- 5.2.2. The southern end of Barford shares this planar topography with the Site, however, the core of the settlement, which lies to the north and aligns roughly east-west along the High Street, rises gently out of the village to the north-east.

- 5.2.3. To the south the valley floor extends to an isolated rise at Firtree Hill Spinney, around 2km from the southern Site boundary, where the topography reaches circa. 66m AOD.
- 5.2.4. This is an area dominated by farmland, predominantly arable, comprised of irregular fields which vary in size, although tend to be in excess of 5 hectares and often greater than 10, divided in a seemingly randomised and illogical manner and defined by hedgerows which tend to be clipped to 2-3m; a good number of large mature trees, often oaks, are found either as solitary individuals within the field boundaries, or small groups or copses in field corners or isolated islands within the fields themselves.
- 5.2.5. Away from the flat valley bottom the land use changes to a more intimately-scaled pastoral nature; fields are laid out in a more understandable pattern, perhaps reflective of the Enclosures Acts. However, the intimacy of the scale is reduced by the sloping nature of these valley sides, which permit open views from many locations and help to encompass this pastoral element within the landscape setting.
- 5.2.6. The Site itself is the nearest arable field to the southern end of the village, wrapping around the south and east boundaries of the Sandy Way estate, and lying opposite the Dugard Place development on Wasperton Lane. Wellesbourne Road and the A429 bypass lie to the west which further associates the Site with the village, by effectively dividing it from the River Avon and land to the west. The Site is therefore comfortably associated with the existing form of the settlement and provides a cohesive and logical placement for a residential extension.

Site and immediate context

- 5.2.7. The Site is an arable field that abuts both the settlement edge to the south of Barford, and the A429 public highway. It is located within a distinctly agricultural landscape, which is dominated by large, intensively managed arable fields on the valley floor and pasture on the surrounding slopes; however its association with the settlement and the busy Barford bypass diminish the rural feel and the tranquillity of the Site.
- 5.2.8. The River Avon, although close to the Site's western boundary, is separated by the A429 and absent from the visual envelope. As such is not perceived as part of the landscape, however, the associated vegetation and trees, although not dense, do provide a context to the overall setting.
- 5.2.9. The Site itself is flat and open, with near views of the immediate setting incorporating the abutting, and overlooking, dwellings to the north-west, and the field boundaries surrounding the ownership boundary. The landscape beyond rises gently to form a backdrop to the Site in all directions.
- 5.2.10. Vegetation on the Site is restricted to the field boundaries, which for the most part comprise native hedging with intermittent mature trees. The exception to this is the north-west corner, which is abutted by a number of private dwellings. A small number of ornamental species are present here, including Leyland cypress and forsythia.

Assessment of Landscape Susceptibility

- 5.2.11. This appraisal of the landscape susceptibility is carried out in line with Table 1 of the Lockhart Garratt methodology, attached as Appendix 2. It is informed by the baseline constraints and opportunities of the Site and its setting, and has not been based on any layout plan or architectural design.
- 5.2.12. This is a large, open Site located in the floor of a shallow valley. It abuts the existing southern extent of the village, and lies adjacent to the busy public highway A429. To the south and east the boundaries are formed by farm tracks.

5.2.13. Development of this Site would result in a distinct increase to the settlement envelope. However, given the Site's alignment with the public highway and relationship with the existing settlement edge it would integrate well with the built environment. The resultant effects of a development proposal, in particular relating to the scale, would be positively addressed with the careful consideration to the density, layout, and open space provision of any development of this Site.

5.2.14. It must also be considered that even a cohesive and appropriately-scaled extension to the village will have an equal deficit upon the openness and rurality of the countryside. However, given the presence of the busy main road to the west of this Site, this erosion would be limited to the extent and provision of agricultural land surrounding the village, as this communication route effectively limits the tranquillity and isolation associated with a farmland setting.

5.2.15. It is therefore considered that the Site is of **Low-Medium susceptibility**

Assessment of Landscape Value

5.2.16. This value assessment is carried out in line with Table 2 of the Lockhart Garratt Methodology.

5.2.17. It is considered that the Site is located within the settlement fringe of Barford. Like many similar nearby fields, it is intensively managed farmland; the boundaries that are defined by physical features (i.e. to the north and west) are defined either by poor quality hedgerows and mature trees, or by adjacent property boundaries. It is not considered that the Site is of any particular landscape quality, and does not fully capture any of the characteristics identified by the national level assessment. A lack of published evidence at a more local level has led to the National Character Area data being used as a baseline for this review.

5.2.18. The wider setting of the Site has a scenic quality typical of this stretch of the River Avon. Rural settlements are sparse, and land use types are predictably reliant upon the landform, there is little real woodland, however a wooded feel is interpreted through small copses, mature field and hedgerow trees, and linear belts. However, the Site itself, although part of this setting, is heavily influenced by its connectivity to the settlement and the presence of urbanising features such as the properties within the field of view and the public highway A429, which have a substantial effect upon the tranquillity.

5.2.19. In biodiversity terms arable fields tend to be fairly barren, with little opportunity to support communities compared to other land uses. Most of the value is associated with the hedgerows, trees, and other habitats found at the boundaries. This Site, not having defining vegetation along two borders, is lacking even in this respect. Furthermore there is no evidence that the Site has any particular historical or geological interest, and it is therefore considered poor in terms of conservation.

5.2.20. The Site lacks any public access routes. It does form a small part of the views from a small number of nearby public footpaths, however. Further detail is presented in Section 6.

5.2.21. Considering the gathered evidence and the perceived character of the Site, it is concluded that it is of **Low-Medium** landscape value.

Defining Landscape Sensitivity

5.2.22. Barford and the surrounding countryside is not the subject of any relevant, statutory and non-statutory landscape designations. Although the presence of three Listed Buildings should be acknowledged, the closest of which lies immediately adjacent to the Site (Wasperton Farm).

5.2.23. It is considered that the Site is well connected to the existing settlement edge of Barford, and the influence of the settlement edge is a tangible feature within the Site. It is concluded, in line with Table 3 of the Lockhart Garratt Methodology, the Site is between **Low-Medium** and **Medium landscape value**.

6. VISUAL BASELINE

6.1. Overview

- 6.1.1. This assessment will define the visual relationship of the Site with the surrounding landscape, as experienced by visual receptors. It should be read with reference to the plans and photographic records attached to this report as **Appendices 1 and 3**.
- 6.1.2. The Zone of Theoretical Visibility (ZTV) presented as **Appendix 1** shows a bare earth calculation of the visual interaction between the Site and the surrounding landscape, based on Ordnance Survey contour data. It does not account for three dimensional structures such as buildings, trees, or hedgerows. What this representation shows is how the long-distance views from the north, east and west are constricted by the topography in comparison to the views from similar distances to the south. This emphasises the planar nature of the valley floor.
- 6.1.3. It should be noted that in real world terms the presence of vegetated boundaries and intervening structures effectively reduce the visual envelope considerably, especially from nearer views where boundary vegetation intercedes.

6.2. Description of Representative Views

- 6.2.1. The viewpoints below were chosen to provide an overview of the visual relationship between the Site and the surrounding landscape, with particular attention given to recreational routes. Views from public footpaths and bridleways are of particular importance to this assessment as they are most often associated with enjoyment of the surroundings, and therefore the visual receptors (people) are likely to be more sensitive to a change to the view.
- 6.2.2. For ease of reference the below viewpoints are defined as follows:
- Viewpoint 1: Wasperton Road boundary, facing west
 - Viewpoint 2: Wasperton Road boundary, facing west
 - Viewpoint 3: Public footpath W101, facing west
 - Viewpoint 4: Public footpath W101, facing west
 - Viewpoint 5: Public footpath W101, facing north-west
 - Viewpoint 6: Public footpath W101, facing north-west
 - Viewpoint 7: Public footpath W101a, facing north-west
 - Viewpoint 8: Public footpath W101a, facing north-west
 - Viewpoint 9: Public footpath W101a, facing north
 - Viewpoint 10: Public footpath W97/A429 junction, facing north
 - Viewpoint 11: A429/south-west corner of the Site, facing north-east
 - Viewpoint 12: A429/western boundary of the Site, facing east
 - Viewpoint 13: A429/western boundary of the Site, facing east
 - Viewpoint 14: A429/western boundary of the Site, facing east
 - Viewpoint 15: Wellesbourne Road/western boundary of the Site, facing east
 - Viewpoint 16: Wellesbourne Road/western boundary of the Site, facing east

- Viewpoint 17: Wellesbourne Road/north-western boundary of the Site, facing south-east
- Viewpoint 18: Footpath between Wellesbourne Road and Sand Way/ northern boundary of the Site, facing south
- Viewpoint 19: Public footpath W103, facing south
- Viewpoint 20: Public footpath W103, facing south-west
- Viewpoint 21: Fulbrook Lane, facing east

6.3. Viewpoints 1 and 2

- 6.3.1. These photographs were taken from within the Site boundary, and show the flat and generally open nature of the Site. They illustrate how views from adjacent properties overlook the Site, particularly from upper floor windows. These are residential properties and as such they are sensitive to a change to the view; however as this is likely to be predominantly experienced from upper floor windows, and given that GLVIA 3 places a greater emphasis on the importance of views from ground floor rooms and rooms occupied during daylight/waking hours, this sensitivity has been reduced to **medium**.
- 6.3.2. The properties on Sandy Lane sport a variety of boundary treatments, which are equally as varied in their effectiveness at screening or filtering views across the Site.

6.4. Viewpoints 3, 4, 5, and 6

- 6.4.1. These photographs were taken from various points along the public footpath W101 that runs to the east of the Site from Wasperton Lane, eventually linking up to other public routes further south.
- 6.4.2. This is a local recreation route through an undesignated landscape; however their focus is likely to be upon the surrounding landscape. They are therefore considered **medium-high** sensitivity
- 6.4.3. This series of viewpoints show how the gentle slope of the topography allows the Site to be visible for some distance, although in places intervening localised topography does restrict views. In all existing views the settlement is visible, and the Site would be viewed in this context.

6.5. Viewpoints 7, 8 and 9

- 6.5.1. These photographs were taken from two places along the public bridleway W1901a that runs east – west around 870m to the south of the Site (nearest boundary).
- 6.5.2. This is a local recreation route through an undesignated landscape; however their focus is likely to be upon the surrounding landscape. They are therefore considered **medium-high** sensitivity
- 6.5.3. These photographs show that the Site does not share a visual relationship with this bridleway due to the intervening vegetation and farm buildings.

6.6. Viewpoints 10, 12, 13, 14, and 15

- 6.6.1. (Please note that Viewpoint 11 was taken from the farm track at the south-western corner of the Site and therefore does not represent a likely visual experience: it has been included, as with Viewpoints 1 and 2, to present the flat and open nature of the Site and the relationship it has with the southern edge of the village.)

6.6.2. This series of photographs are considered to be representative of pedestrian views travelling past the Site, northwards along the A429 towards Barford village. The visual containment offered by the western hedgerow is limited in its current state, allowing uninterrupted views from some places.

6.6.3. Given the presence of the busy public highway and subsequent degradation to the tranquillity of the route, pedestrians, who are often considered the most sensitive to change due to the pace of travel, would in this case be considered of **Medium** sensitivity.

6.7. Viewpoints 16, 17 and 18

6.7.1. As with the previous five viewpoints, this series of photographs demonstrate the openness of the Site and the current visual infiltration allowed by the poor vegetative structure at the boundaries.

6.7.2. These view are likely to be experienced by properties on Wellesbourne Road that face the Site across the public highway. Given the context of the view, which includes urbanising features such as other properties and roads, these viewers are considered to be of **High** sensitivity.

6.8. Viewpoints 19 and 20

6.8.1. This elevated position allows filtered and limited views of the Site, although the direction of travel and sunken nature of the footpath means that the user's focus would likely not be drawn in the direction of the Site. By the time the user has reached Viewpoint 20 any view of the Site is lost behind the intervening topography. It should be noted, however, that although there are only a few places where views are obtained from this footpath there is a limited opportunity to mitigate them due to the elevation.

6.8.2. This is a local recreation route through an undesignated landscape; however their focus is likely to be upon the surrounding landscape. They are therefore considered **high** sensitivity

6.9. Viewpoint 21

6.9.1. This viewpoint has been included for reference purposes only. A walkover survey of the footpath and roadway network to the west of the River Avon found no discernible views of the Site, due to intervening vegetation, properties, or localised topography affording a high degree of visual containment and separation to the Site.

6.10. Summary of Visual Environment

6.10.1. The Site lies on the floor of a wide, shallow valley aligned north-south. As such the surrounding valley sides frame the wider landscape, and permit slightly elevated views from a limited number of places to the north and west. The openness of the landscape and the flat topography around the Site means that the visual containment is reliant upon intermittent vegetation at the boundary or within the wider landscape. Gaps in this vegetation, particularly surrounding the Site, allow a strong visual connection.

6.10.2. The settlement edge effectively encloses the Site to views from the village (except of course from the abutting properties).

6.10.3. The walkover survey was undertaken in early spring, and although leaves had started to unfurl, visual containment was limited. It is clear that during summer months the amount of enclosure would be increased, however, to truly benefit from the screening effects of surrounding vegetation a proposal should consider significantly strengthening the existing boundaries, and planning a wide-spaced, low density scheme with plenty of opportunities to soften the built environment with tree cover.

7. ASSESSMENT OF EFFECTS – LANDSCAPE CHARACTER

7.1. Overview & Summary of Baseline Character

- 7.1.1. This Site is formed by and set within a strong arable landscape character; however its association with the settlement edge and the urbanising features such as the A429 limits the tranquillity and scenic quality of the landscape. The Sites openness and the surrounding upward slopes mean it is both influenced by, and influences, the surrounding landscape.
- 7.1.2. It is flat and open, and the southern and eastern boundaries are not defined by physical obstructions, rather by farm tracks that do not contain or divide the Site from the adjoining land. Any development should consider the enclosure of these boundaries: the Site has a strong landscape connection to the existing settlement edge, however the quality of the defining boundaries could be positively approached to improve the landscape structure. There is also an opportunity to address the hard settlement edge, and use any future development of this Site to improve the rural-urban transition.
- 7.1.3. The assessment has found that this Site has the capacity to accommodate change; however consideration must be given to the scale, design, mass, layout, architectural styles, and open space provision when developing the proposal.
- 7.1.4. Assuming that a proposal comes forward that is congruous with the existing village in terms of housing density, and that no more than 60% of the application Site was brought forward as development land (i.e. 40% open space provision), and that the design considers both the potential to increase the visual enclosure of the existing boundaries, and the opportunity to improve the transition from village to open countryside, then the overall magnitude of change is likely to be **medium**.
- 7.1.5. A development proposal for the Site should consider the following:
- The development should be predominantly residential, although the Site may have the visual capacity to accommodate the inclusion of a small number of small-scale retail outlets (village shops); a small school may also be accommodated (although further assessment is recommended);
 - The height of the buildings should be kept to below 9m;
 - Scale, density, and massing should be in keeping with the existing settlement;
 - The characteristic architectural styles existing in Barford, as defined in the Barford Village Design Statement, should be used appropriately;
 - The southern and eastern boundaries should be planted as native hedges;
 - The existing boundaries should be improved in structure, and additional planting is used to strengthen the screening capabilities (although not at the detriment of open space provision);
 - Options to use the land to the east of the Site (within the ownership boundary) to provide screening and blending opportunities should be explored; and
 - Native or locally occurring tree species should be used at the edges of the development, to soften the transition from the built environment to the open countryside.

7.2. Assessment of Effects in Relation to Identified Receptors

Designations

7.2.1. Of the identified designations described in Section 4.5 the setting of Wasperton Farm is the only asset that may be affected, as it abuts the Site directly to the south-east. It is important that this is made a consideration when developing a design proposal, through the strategic placement of open space land and screening buffers.

River Avon

7.2.2. The setting of the River Avon is unlikely to be affected.

Farmland

7.2.3. Development of the Site will result in the permanent loss of approximately 10.5 hectares of arable farmland.

Barford village

7.2.4. The setting of the southernmost dwellings of Barford currently benefit from the adjacent fields including the Site. The loss of part of this field to development will affect the semi-rural setting of these residences.

7.2.5. When the Site plan is being prepared the retention and reinforcement of the existing field boundaries will be key to limiting the visual impact caused by the development. Careful consideration will be required to strike a balance between the effective interconnection and association of the new development with the existing settlement edge, and the reduction of negative visual effects upon the adjacent residents and people passing the Site, as discussed below.

8. ASSESSMENT OF EFFECTS – VISUAL ASSESSMENT

8.1. Overview

8.1.1. This section will assess the anticipated effects of the proposed development upon the visual receptors identified in Section 6 above.

8.1.2. For ease of assessment, the various viewpoints will be grouped into the following visual receptors which they represent:

- Residents of Sandy Way;
- Residents of Wellesbourne Road;
- Residents of Dugard Place;
- Users of Public footpath W101;
- Users of Public footpath W103;
- Users of public highway A429 (including users of public footpath W97); and
- Users of Fulbrook Lane.

8.1.3. As this is a Capacity Assessment and no information has been provided regarding mass, scale, layout, or architecture, this report will focus upon recommending strategies to ensure that the effect upon the above receptors is reduced as much as possible. This assessment has been prepared to act as a guide for the masterplanning process.

Residents of Sandy Way (medium sensitivity)

8.1.4. These receptors will be the most affected by any development on the Site, as logically any proposal would look to associate itself most contiguously with this boundary in order to coalesce effectively with the existing settlement extent.

8.1.5. The informed layout should take account of the views from these properties and seek ways to minimise the effects; these may include strategies such as using the internal street layout as an effective buffer, allowing plenty of space for screening vegetation, and aligning the layout so that direct views between existing and new properties are avoided.

Residents of Wellesbourne Road and Dugard Place (high sensitivity)

8.1.6. A number of properties on these roads have views of the Site, most often from upper floor windows and through the boundary vegetation, however, the greatest effect on these residents would be perceived travelling to and from their homes.

8.1.7. These views can be mitigated in a similar manner to that described above: as using the internal street layout as an effective buffer, allowing plenty of space for screening vegetation, and aligning the layout so that direct views between existing and new properties are avoided.

Public footpath W101 (high sensitivity)

8.1.8. The effect upon these receptors can be managed by ensuring that any development is contained within boundary planting to diffuse, filter, or screen views into the Site. The eastern boundary of the field of which the Site forms a part is within the ownership control of the client, and therefore the screening capabilities could be improved through reducing the management and allowing it to grow out. Additional planting along this field edge, or the allocation of part of the field as public open space could also have benefits in reducing the magnitude of change on these receptors.

Public footpath W103 (high sensitivity)

8.1.9. Although there are only a few places where views are obtained from this footpath there is a limited opportunity to mitigate the effect due to the elevation. However, the northern boundary vegetation can be strengthened, and the internal street scene “greened up” to soften the effect of the development.

Public highway A429 (high sensitivity)

8.1.10. The visual containment offered by the western hedgerow is limited in its current state; however, structural reinforcement and a relaxing of the management to allow the hedge to grow out would increase the visual containment of the Site and limit views from the A429. This could be further enhanced through buffering the new dwellings away from these boundaries and “greening up” the street scene.

Fulbrook Lane (medium sensitivity)

8.1.11. No views of the Site were found due to intervening vegetation, structures, and topography. However, it should be noted that some vantage points may exist away from the public access routes. Where views may be obtainable they would be distant, and seen in the context of the existing village. Although it is likely that there would be a slight change to the view, the mitigation proposals stated above would also be effective in reducing the effect upon distant views from west of the River Avon.

9. SUMMARY & CONCLUSIONS

9.1. Summary of Landscape Mitigation Strategy.

- 9.1.1. Development of the Site would result in a net gain of residential properties and a converse loss of arable land to the south of Barford.
- 9.1.2. The development of this Site would not adversely affect, either directly or indirectly, the setting of landscape designations. It is, however, noted that careful consideration of the setting of the single Grade II Listed Building (Wasperton Farm) which adjoins the Site, would be required. It is important that this is taken into consideration when developing a design proposal, potentially through the strategic placement of open space land and screening buffers.
- 9.1.3. Given the openness of the southern and eastern boundaries, it is important that these are enclosed with a native hedge to define the settlement edge and reduce the urbanising effect upon the rural character of the surrounding farmland.
- 9.1.4. All screening vegetation should be native and locally occurring. The street scene is less important, however, in order to help the development integrate with the existing settlement, care should be taken when considering trees to ensure they would not introduce new landscape elements that would change the setting of the village.

9.2. Summary of Visual Mitigation Strategy

- 9.2.1. The Site lies on the floor of a wide, shallow valley aligned north-south. As such the surrounding valley sides frame the wider landscape, and permit slightly elevated views from a limited number of places to the north and west.
- 9.2.2. The openness of the landscape and the flat topography around the Site means that the visual containment is reliant upon intermittent vegetation at the boundary or within the wider landscape. Gaps in this vegetation, particularly surrounding the Site, allow a strong visual connection.
- 9.2.3. In order to increase the visual containment of the Site and reduce (and eliminate in the long term) visual interaction with receptors, the following strategies should be employed:
- 9.2.4. Boundary planting must be structurally reinforced, ideally with native plants of local occurrence, such as hawthorn, field maple, oak, blackthorn cherry, etc.
- 9.2.5. The internal street layout could be aligned to run around the perimeter of the Site, acting as an effective buffer from the edges.
- 9.2.6. Allow plenty of space within the street scene for screening vegetation.
- 9.2.7. Align the layout so that direct views between existing and new properties are avoided.

9.3. Conclusion

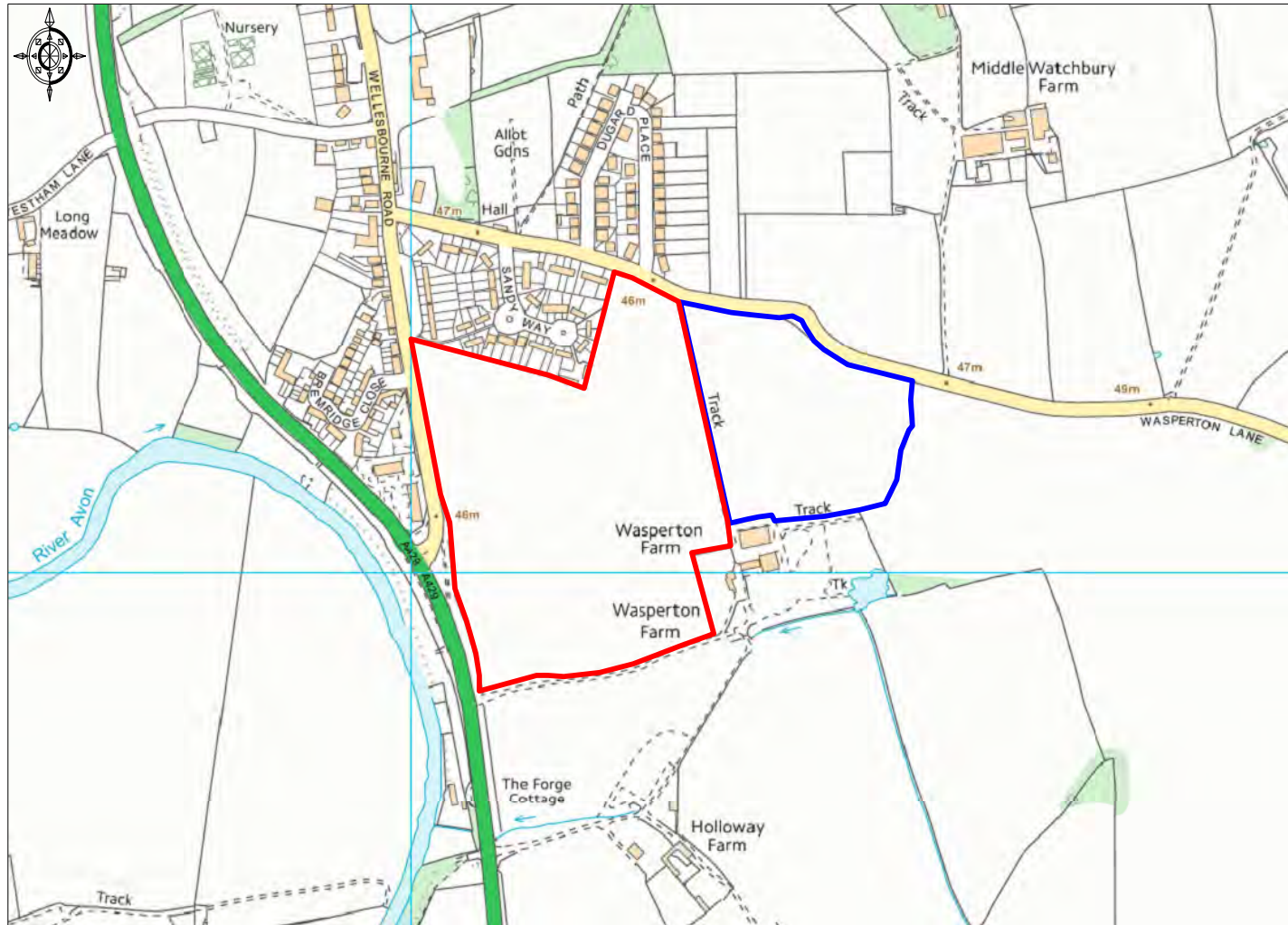
- 9.3.1. Considering the information gathered through the baseline assessment and the walkover survey, this report find that the Site would be appropriate for development, assuming that the following criteria are met:
 - The development is predominantly residential, although the inclusion of a small number of small-scale retail outlets (village shops) or a small school may also be accommodated (although further assessment is recommended);
 - The height of the buildings are kept to below 9m;

- Scale, density, and massing are in keeping with the existing settlement;
- The characteristic architectural styles existing in Barford, as defined in the Barford Village Design Statement, are used appropriately;
- The southern and eastern boundaries are planted as native hedges;
- The existing boundaries are improved in structure, and additional planting is used to strengthen the screening capabilities (although not at the detriment of open space provision);
- Options to use the land to the east of the Site (within the ownership boundary) to provide screening and blending opportunities are explored; and
- Native or locally occurring tree species are used at the edges of the development, to soften the transition from the built environment to the open countryside.

Appendix 1: Supporting Plans

Reference: Site Layout Plan
M16- 0108 ZTV Map

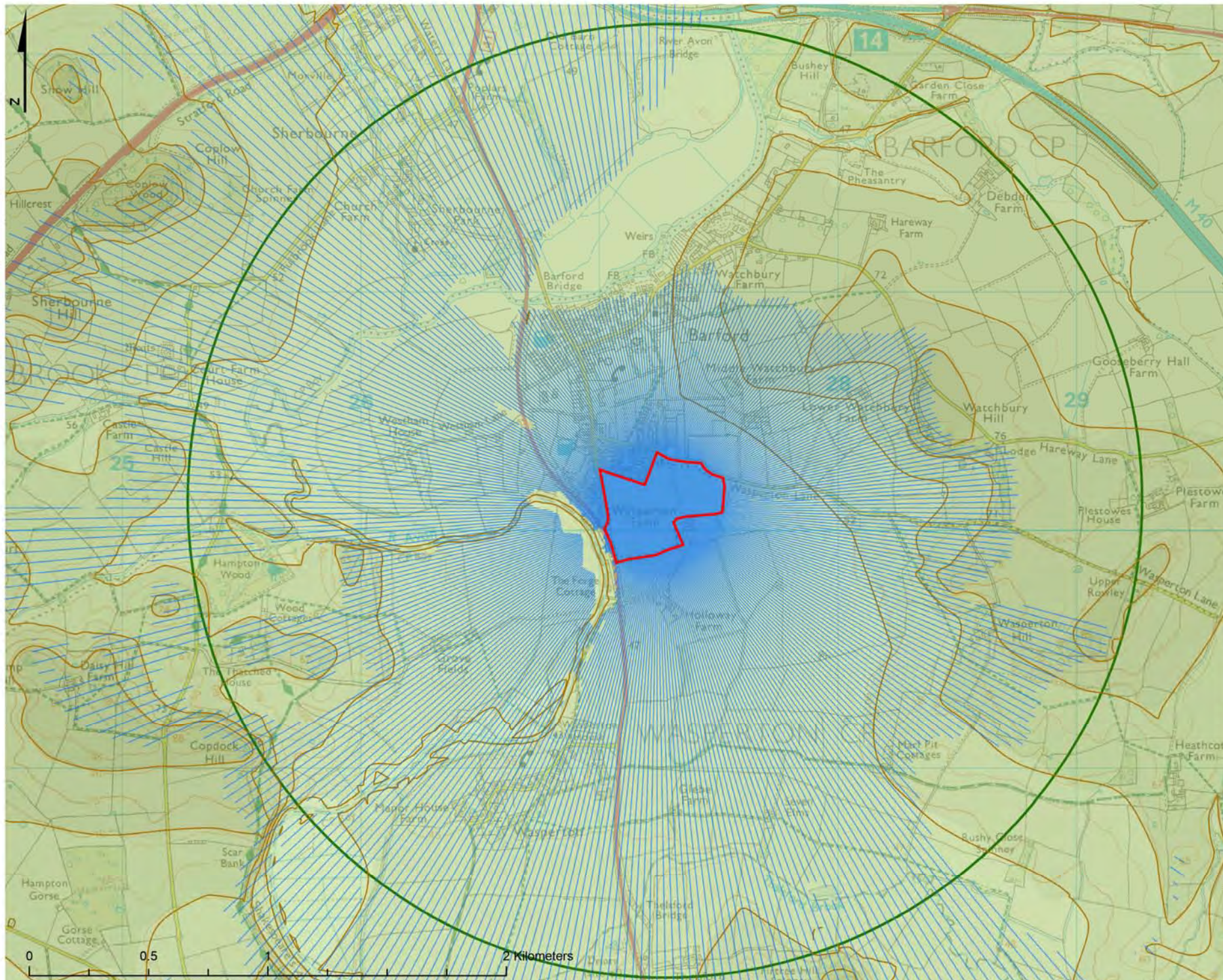
Land at Wasperton Farm - Barford



Ordnance Survey © Crown Copyright 2015. All rights reserved. Licence number 100022432. Plotted Scale - 1:7500



Savills - For illustrative purposes only



Legend:

- Site boundary
 - 2km visual envelope
 - Line of sight
 - Contours
- Height (AOD)**
-
- 40m ↑ ↓ 85m
- Public Rights of Way**
- Footpath
 - Bridleway
 - National Trail

This ZTV plan is created on the basis of a 'bare earth' calculation, and does not account for three dimensional objects such as trees, buildings, or intervening vegetation. This plan is prepared to define the study area, and the potential for a line of sight as shown here is superseded by the findings of the walkover survey.



TITLE: Zone of Visual Influence	
PROJECT/SITE: Barford	
CLIENT: St Johns College	
MAP REF: M16-0108	
VERSION: 1	
DATE: 100/05/16	SCALE: 1:15,000 @A3
APPROVED BY: RH	PREPARED BY: ACB

Reproduced with the permission of The Controller of the Ordnance Survey Office Crown Copyright (©) License Number: AL 62251A000 Lockhart Garratt Ltd 8 Marlborough House, Corby Business Park, Weldon, Corby, Northants NN17 5JG. For identification purposes only. Not to be reproduced without the permission of Lockhart Garratt Ltd.

7 - 8 Melbourne House
Corbygate Business Park
Weldon, Corby
Northamptonshire NN17 5JG
01536 408840

7 Astley House
Cromwell Business Park
Chipping Norton
Oxfordshire OX7 5SR
01608 648657

Appendix 2: Lockhart Garratt Assessment Methodology



Landscape & Visual
Impact Assessment

Methodology

2016

Table of Contents

1. INTRODUCTION	3
2. DEFINING THE STUDY AREA	4
3. DESCRIPTION OF EFFECTS	5
3.2 Significance of Effects (EIA only)	5
4. METHODOLOGY FOR ASSESSING LANDSCAPE EFFECTS	6
4.1 Identifying and Assessing the Landscape Baseline	6
4.2 Assessing Landscape Sensitivity	6
4.3 Landscape Value	7
4.4 Landscape Magnitude of Change	9
4.5 Significance of Landscape Effect	10
5. METHODOLOGY FOR THE ASSESSMENT OF VISUAL EFFECTS.....	11
5.2 Sensitivity of Visual Receptors	11
5.3 Magnitude of Change of Visual Receptors.....	12
5.4 Significance of Visual Effect.....	13
6. UNDERSTANDING SIGNIFICANT EFFECTS	14
6.2 Definition of Significance Thresholds	14

1. INTRODUCTION

- 1.1.1 This methodology is derived from the Guidelines for Landscape and Visual Impact Assessment Third Edition (2013) (GLVIA 3), jointly published by the Landscape Institute and the Institute of Environmental Management and Assessment. This publication gives guidance on carrying out a Landscape and Visual Impact Assessment (LVIA), either as a standalone appraisal or part of an Environmental Impact Assessment (EIA).
- 1.1.2 In the context of this methodology, the term “landscape” should be taken to include townscape and seascape considerations where relevant.

2. DEFINING THE STUDY AREA

- 2.1.1 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.
- 2.1.2 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.

3. DESCRIPTION OF EFFECTS

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

3.1.2 This assessment will identify whether the effects are:

- Adverse, Beneficial or Neutral - Adverse effects would typically occur where there is loss of landscape elements, or the proposal detracts from the recognised landscape quality and character of an area or view. Neutral effects would include changes that neither add to nor detract from the quality and character of an area or view, but which nonetheless result in an identifiable change. Beneficial effects would typically occur where a development could positively contribute to the landscape character or view, for example through the replacement of incongruous elements with more appropriate uses.
- Direct or Indirect – A direct effect will be one where a development will affect a view or the character of an area, either beneficially or adversely. An indirect effect will occur as a result of associated development i.e. a development may result in an increase of traffic on a particular route.
- Short, Medium or Long Term – this relates to the expected duration and magnitude of a development. Within this assessment the potential effects are assessed during the Construction Phase, then at Years 1 and 10, of the Operational Phase.
- Reversible or Irreversible – this is the assessment of whether the resulting effect of a development can be mitigated or not, and the effectiveness of the proposed mitigation at reducing the effect.

3.2 Significance of Effects (EIA only)

3.2.1 A final judgment is then made as to whether the identified effect is likely to be significant, as required by the Environmental Impact Assessment Regulations 2011. In summarising the effects consideration should be given to the key issues, and an identification of the scope for reducing any negative/adverse effects will be undertaken. Mitigation measures should be identified in order to reduce, where possible, the final judgement on the significance of any residual adverse effects in the long term.

4. METHODOLOGY FOR ASSESSING LANDSCAPE EFFECTS

4.1 Identifying and Assessing the Landscape Baseline

4.1.1 In order to accurately define the quality and character of the receiving landscaping it is important to identify and assess those landscape receptors and/or features that form part of the landscape and help to characterise it.

4.1.2 The identification of these features will be informed through:

- Review of Ordnance Survey mapping, historical map data and aerial and other remote sensing imagery where appropriate;
- Review of relevant published landscape character assessment at national, regional and local levels as appropriate;
- Identification of landscape-based designations;
- Identification and description of individual elements, features, aesthetic and perceptual aspects of the landscape which contribute to its character;
- Assessment of the general condition of the receiving landscape;
- Assessment of the relative value of the receiving landscape (see below);
- Judgement of the susceptibility of the receiving landscape to a change of the type proposed (see below).

4.1.3 Where appropriate, and where the published character assessments do not reflect the specific characteristics of the receiving environment at a relevant scale, the LVIA will identify local landscape character areas for assessment. These character areas are determined through the site assessment, and will make reference to published landscape character assessments and the application of sound professional judgement based upon the evidence at hand.

4.1.4 Criteria for the selection of local landscape character areas within the likely study area include:

- Proximity and influence on the site;
- Physical connections with the site (for example public rights of way, roads, vegetation and vegetation belts); and
- Visual connection with the site (particularly where the view is a key characteristic of the local area).

4.2 Assessing Landscape Sensitivity

4.2.1 The sensitivity of the landscape is determined by combining the value of the landscape with its susceptibility to change.

4.2.2 **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.

Table 1: Landscape Susceptibility to Change

Susceptibility	Assessment Criteria
Very High	<ul style="list-style-type: none"> No or few detracting features; Townscapes may include a high proportion of historic assets; Typical examples may be nationally designated e.g. World Heritage Sites, National Parks, Heritage Coasts, AONB's etc.
High	<p>Landscape resource where there is a high susceptibility to change.</p> <ul style="list-style-type: none"> Landscapes would be considered of high value, have a high degree of intimacy, generally strong landscape structure, relatively intact and contain features worthy of protection; Few detracting features; Townscapes may include a high proportion of historic assets; Typical examples may be of Regional or County importance e.g. within the setting of National Parks, AONB's, Conservation Areas etc.
Medium	<p>Landscape resource where there is a medium susceptibility to change.</p> <ul style="list-style-type: none"> Landscapes would be considered of medium value, good landscape structure, with some detracting features or evidence of recent change. Townscapes may include a proportion of historic assets or of cultural value locally. Typical examples may be designated for their value at District level.
Low	<p>Landscape resource where there is a low susceptibility to change.</p> <ul style="list-style-type: none"> Landscapes would be considered of low value, and contain evidence of previous landscape change; Degraded landscape structure, characteristic patterns and combinations of landform and land cover are compromised by land use.
Negligible	<p>Landscape resource where there is little or no susceptibility to change.</p> <ul style="list-style-type: none"> Typical landscapes are likely to be heavily degraded, of weak landscape structure, support intensive land uses, and require landscape restoration.

4.3 Landscape Value

- 4.3.1 The value of a landscape is derived from the value or importance given to the area by society, statutory bodies, local and national government, local communities and society at large. National designations include National Parks and Areas of Outstanding Natural Beauty. At a local level Local Authorities are likely to have local landscape designations in their Local Plans. However, GLVIA 3 notes that the fact that an area is not covered by such a designation does not mean that it is not valued and in this case reference should be made to published character assessments, local planning policies and guidance. GLVIA 3 also notes that there should not be an over-reliance on designations, favouring a process of assessment and the application of sound, evidence-based professional judgement.
- 4.3.2 The National Planning Policy Framework (NPPF) however, places greater weight on the importance of National level designations such as AONB's and National Parks. At a local level, any assessment of local value should be supported by a prescriptive, criteria based, NPPF compliant assessment (NPPF para 109). In the absence of such an assessment it is the role of the professional as part of the LVIA process to objectively assess the value of the receiving landscape in relation to box 5.1 of GLVIA 3.

Table 2: Landscape Value

Value	Typical Criteria	Typical Scale	Examples
Very High	<ul style="list-style-type: none"> Landscape is recognised as an area of great importance or quality and rarity. Demonstrates limited capacity to accommodate change. 	International National	<ul style="list-style-type: none"> World Heritage Sites National Parks Areas of Outstanding Natural Beauty
High	<ul style="list-style-type: none"> Landscape is recognised as being of high quality or importance and rarity. Has some potential to accommodate change which is in keeping with the character of the area. 	Regional Local	<ul style="list-style-type: none"> Often identified through Local Landscape Designations May be undesignated but value may be expressed through published assessments or cultural celebration, e.g. art or literature
Medium	<ul style="list-style-type: none"> Landscape is recognised as being of medium quality or importance or rarity. Demonstrates some potential to accommodate change through appropriate mitigation. 	Regional Local	<ul style="list-style-type: none"> Typically undesignated but value may be expressed through published assessment
Low	<ul style="list-style-type: none"> Landscape is of low quality or importance or rarity. Typically degraded with detracting feature and in poor condition. 	Local	<ul style="list-style-type: none"> Typically identified as having some redeeming features and demonstrating potential for restoration or improvement
Very Low	<ul style="list-style-type: none"> Landscape is of very low quality or importance or rarity. Typically degraded with many detracting features, and poorly managed. 	Local	<ul style="list-style-type: none"> Typically an area identified for improvement through development and/or management of existing features

Table 3: Overall Landscape Sensitivity

Vs.		Identified Landscape Value				
		Very High Value	High Value	Medium Value	Low Value	Very Low Value
Identified Susceptibility	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				

4.4 Landscape Magnitude of Change

4.4.1 The magnitude of change relates to the degree in which proposed development alters the fabric of the receiving landscape. This change is characterised as high, medium, low, negligible or none.

Table 4: Magnitude to Change to Landscape Receptors

Magnitude	Definition
High	Change resulting in a high degree of deterioration or improvement, or introduction of prominent new elements that are considered to fundamentally change the character of a landscape.
Medium	Change resulting in a moderate degree of deterioration or improvement, or constitutes a perceptible change within a landscape.
Low	Change resulting in a low degree of deterioration or improvement to a landscape or view, or constitutes only a minor component within a landscape.
Negligible	Change resulting in a barely perceptible degree of deterioration or improvement to a landscape.

4.4.2 When assessing the magnitude of change consideration will be given to:

- **The size or scale of the development:** the extent of the change to existing landscape receptors is considered, with weight given to the proportion of the total extent of the site that this represents and the contribution that the receptor makes to the overall character of the landscape;
- **The extent of the development** – consideration is given to the geographical area within which the landscape effects may be perceived. This is assessed at:
 - Site level;
 - Immediate setting;
 - At the scale of the local landscape character area; and
 - On a larger scale affecting a number of local landscape areas or National Character Areas (if required).
- **The permanency of the development:** consideration is given to whether the proposals will result in a long term or short term effect; whether the development is reversible or changes the status of the site (for example to previously developed land); and whether for example restoration to baseline conditions is envisaged at the end of this term;
- **The change to the key characteristics of the receiving landscape:** taking into account:
 - Changes to the appearance of the site;
 - Changes to identified landscape features;
 - Changes to key or special qualities or characteristics of the landscape; and
 - Changes in the landscape setting of heritage assets and landscape-related designations.

- **The proposed mitigation:** consideration should be given to the extent to which the development effects can be mitigated, through positive design, the provision of replacement or enhanced landscape features, or limiting effects on the wider landscape.

4.5 Significance of Landscape Effect

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

4.5.2 This will identify whether the effects are:

- **Adverse or Beneficial** - beneficial effects would typically occur where a development could positively contribute to the landscape character. Neutral effects would include changes that neither add nor detract from the quality and character of an area or view. Adverse effects would typically occur where there is loss of characteristic landscape elements, or the proposal detracts from the landscape quality and character of an area or view;
- **Direct or Indirect** – A direct effect is where a development will affect the character of an area either beneficially or adversely. An indirect effect would be *associated* with a development, i.e. an increase of traffic on a particular route.
- **Short, Medium or Long Term** – this relates to the expected duration and magnitude of a development. Within this assessment the potential effects are assessed during the construction phase, then at years 1 and 10 following completion of the development.
- **Reversible or Irreversible** – This is the judgement of whether the resulting effect of a development can be mitigated or not, and whether the result of the mitigation is beneficial.

4.5.3 The significance of landscape effect is determined by cross-referencing the sensitivity of the receptor with the magnitude of change expected as a result of the development. Table 5 below outlines how the assessment of significance is undertaken.

Table 5: Landscape Significance of Effect*

Vs.		Sensitivity of Landscape Receptor				
		Very High	High	Medium	Low	Negligible
Magnitude of Change	High	Substantial	Major	Major / Moderate	Moderate	Moderate / Minor
	Medium	Major	Major / Moderate	Moderate	Moderate / Minor	Minor
	Low	Major / Moderate	Moderate	Moderate / Minor	Minor	Negligible
	Negligible	Moderate	Moderate / Minor	Minor	Negligible	Negligible / None

* To be read in conjunction with Table 9 below.

5. METHODOLOGY FOR THE ASSESSMENT OF VISUAL EFFECTS

5.1.1 As set out within section 2 above, the visual baseline is identified through a process of desk study, Zone of Theoretical Visibility (ZTV), the extent of the visual envelope is then defined and tested through field assessment.

5.1.2 On the basis of the baseline assessment and field survey analysis, visual receptors are identified and classified as to their sensitivity to change. This will involve the identification of the visual receptors through:

- Identification of the area in which the development may be visible (the visual envelope);
- Identification of publicly accessible, representative, viewpoints where views will be affected and the nature of those views;
- Identification of any recognised viewpoints (i.e. known viewpoints from a key landmark or local feature);
- Identification of those views which can be considered characteristic of the landscape character area;
- Identification of the different groups of people who may experience views of the development.

5.2 Sensitivity of Visual Receptors

5.2.1 The sensitivity of a visual receptor should be established. This sensitivity will be dependent on the value attached to the view and the susceptibility of the visual receptor(s) to a change of the type proposed. This may be linked to the type of activity that the person is engaged in – for example someone walking in the countryside would be more sensitive to a change to the view than a person working in an office.

Table 6: Visual Sensitivity Thresholds

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.

5.3 Magnitude of Change of Visual Receptors

5.3.1 The following definitions are used to assess the magnitude of change to visual receptors. As with the assessment of the magnitude of change for landscape receptors, consideration is given to:

- **The size or scale of the development:** taking into account:
 - The mass and scale of the development visible and the change experienced from an identified location; and
 - The loss or addition of features within the view and the changes to the view's composition (including the proportion of the view occupied by the proposed development and the degree of contrast or integration of the proposed development within the context of the existing landscape elements) and the nature of the view in terms of duration and degree of visibility.
- **The extent of the development** – the extent of the development will vary between each identified viewpoint and will likely reflect the extent of the development visible in the view alongside the distance of the viewpoint from the proposed development.
- **The permanency of the development:** considering whether:
 - The proposals will result in a long term or short term effect;
 - The development is reversible or changes the status of the site (for example to previously developed land); and
 - Restoration to baseline conditions is envisaged at the end of this term.
- **The proposed mitigation:** Judging the extent to which the landscape proposals will be able to mitigate the visual effects of the development by screening, or through design of the development (e.g. siting, use of visually recessive colours and materials and location of open space).

Table 7: Magnitude of Change to Visual Receptors

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

5.4 Significance of Visual Effect

5.4.1 The significance of visual effect is determined by cross referencing the sensitivity of the receptor with the magnitude of change expected as a result of the development. Table 8 below outlines how the assessment of significance is undertaken.

Table 8: Visual Significance of Effect

Vs.		Sensitivity of Visual Receptor				
		Very High	High	Medium	Low	Negligible
Magnitude of Change	High	Substantial	Major	Major / Moderate	Moderate	Moderate / Minor
	Medium	Major	Major / Moderate	Moderate	Moderate / Minor	Minor
	Low	Major / Moderate	Moderate	Moderate / Minor	Minor	Negligible
	Negligible	Moderate	Moderate / Minor	Minor	Negligible	Negligible / None
	No Change	None	None	None	None	None
	Significance of Landscape Effect					

* To be read in conjunction with Table 9 below.

6. UNDERSTANDING SIGNIFICANT EFFECTS

- 6.1.1 For the purposes of the impact assessment beneficial or adverse effects of substantial, major and major/moderate effects are considered to be significant and to be of key importance in decision making. Moderate adverse effects should also be taken into account when considering the overall effects of the development in decision making.
- 6.1.2 It is important to consider that change does not necessarily result in an adverse effect or harm to a particular landscape or visual environment.
- 6.1.3 The landscape assessor, in determining the significance of effect, will apply a defined assessment methodology, in combination with sound professional judgement upon which the identification of significant effects should be based.

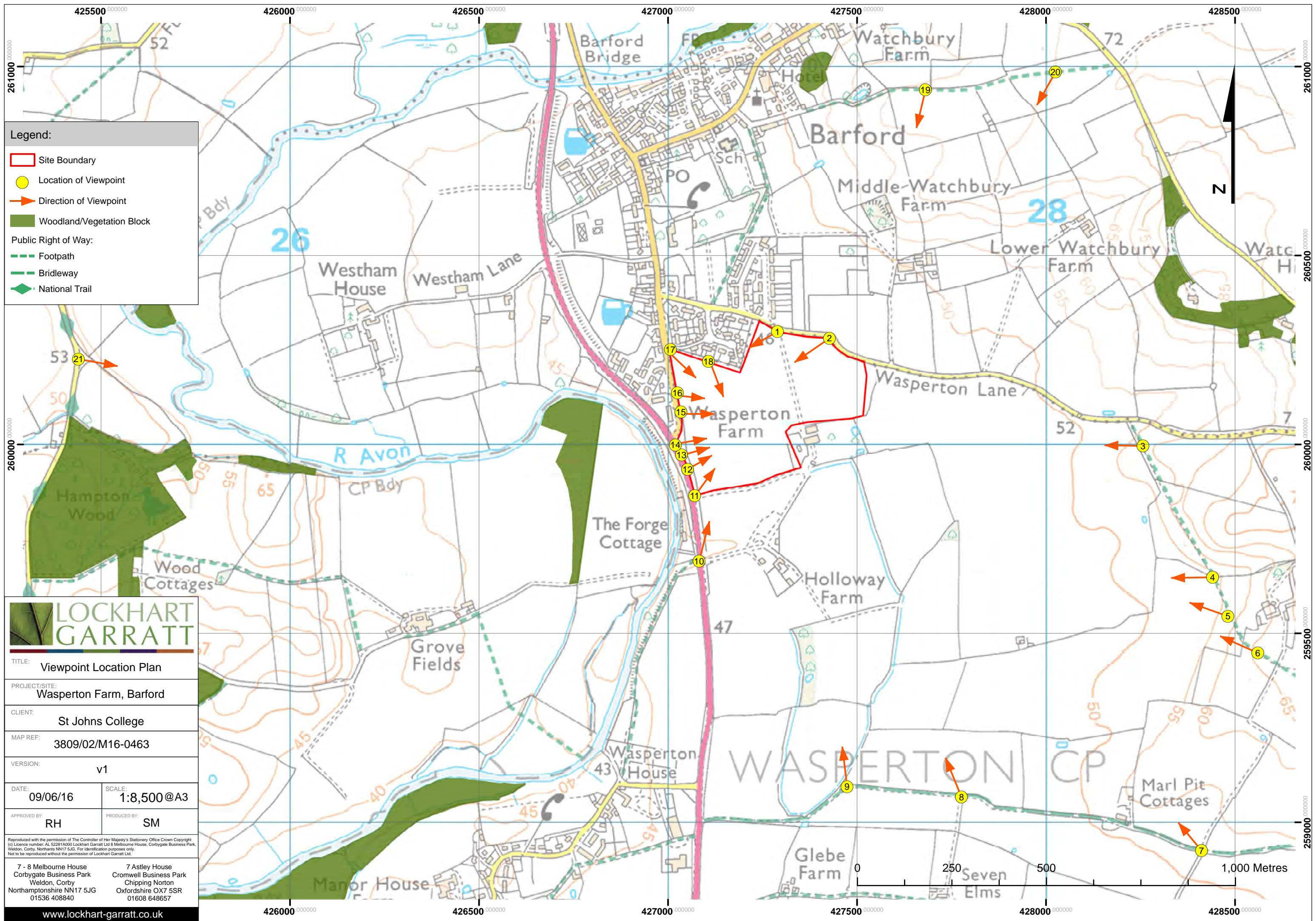
6.2 Definition of Significance Thresholds

Table 9: Significance Thresholds

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

Appendix 3: Visual Assessment – Photographic Record

Reference: 16-1270 Photo Location Map and Collated Viewpoints



Legend:

- Site Boundary
- Location of Viewpoint
- ➔ Direction of Viewpoint
- Woodland/Vegetation Block

Public Right of Way:

- Footpath
- Bridleway
- ◆ National Trail

LOCKHART GARRATT

TITLE: Viewpoint Location Plan

PROJECT/SITE: Wasperton Farm, Barford

CLIENT: St Johns College

MAP REF: 3809/02/M16-0463

VERSION: v1

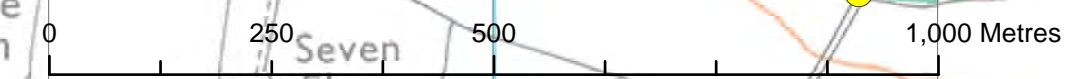
DATE: 09/06/16 SCALE: 1:8,500@A3

APPROVED BY: RH PRODUCED BY: SM

Reproduced with the permission of The Controller of Her Majesty's Stationery Office Crown Copyright. (c) Licence number: AL 522814000 Lockhart Garratt Ltd 8 Melbourn House, Corbygate Business Park, Weldon, Corby, Northants NN17 5JG. For identification purposes only. Not to be reproduced without the permission of Lockhart Garratt Ltd.

7 - 8 Melbourn House 7 Astley House
 Corbygate Business Park Cromwell Business Park
 Weldon, Corby Chipping Norton
 Northamptonshire NN17 5JG Oxfordshire OX7 5SR
 01536 408840 01608 648657

www.lockhart-garratt.co.uk





Viewpoint 1

Location: Wasperton Road


Distance to Site (to nearest site boundary): Within boundary

Elevation: AOD 50m

Description: View towards properties on Sandy Way abutting Site.

Principal Receptors: Residents of properties.

N.B. IMAGES TO ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY. Panoramas are created from multiple photographs taken using a digital equivalent of a 35mm camera with 50mm lens in line with best practice and current guidance. Images illustrate a horizontal field of view of 68° and when printed at A3, should be viewed at a distance of 330mm curved through the same radius in order to correctly illustrate the existing landscape context. To ensure considered judgements are accurately assessed, images should not be substituted for visiting the viewpoint.

	
TITLE Viewpoint 1	
PROJECT/SITE Wasperton Farm, Barford	
CLIENT St John's College	
MAP REF 16-1270	
VERSION V1	
DATE 09/08/2016	
APPROVED BY RH	PREPARED BY SL
<small>Reproduced with the permission of The Controller of Her Majesty's Stationery Office Crown Copyright. (c) License number: 4L 52281A(00) Lockhart Garratt Ltd 8 Melbourne House, Corbygate Business Park, Weldon, Corby, Northamptonshire NN17 5JG. For identification purposes only. Not to be reproduced without the permission of Lockhart Garratt Ltd.</small>	
7 - 8 Melbourne House Corbygate Business Park Weldon, Corby Northamptonshire NN17 5JG 01536 408840	7 Astley House Cromwell Business Park Chipping Norton Oxfordshire OX7 5SR 01608 648657
www.lockhart-garratt.co.uk	



Viewpoint 2

Location: Wasperton Road


Distance to Site (to nearest site boundary): N/A

Elevation: AOD 50m

Description: View from Wasperton Road through existing boundary showing Site's assimilation with settlement edge.

Principal Receptors: Users of Wasperton Road

N.B. IMAGES TO ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY. Panoramas are created from multiple photographs taken using a digital equivalent of a 35mm camera with 50mm lens in line with best practice and current guidance. Images illustrate a horizontal field of view of 68° and when printed at A3, should be viewed at a distance of 330mm curved through the same radius in order to correctly illustrate the existing landscape context. To ensure considered judgements are accurately assessed, images should not be substituted for visiting the viewpoint.

	
Viewpoint 2	
Wasperton Farm, Barford	
St John's College	
16-1270	
V1	
09/08/2016	
APPROVED BY: RH	PREPARED BY: SL
<small>Reproduced with the permission of The Controller of Her Majesty's Stationery Office Crown Copyright. (c) License number: 4L 52281A000 Lockhart Garratt Ltd 8 Melbourne House, Corbygale Business Park, Weldon, Corby, Northamptonshire NN17 5JG. For identification purposes only. Not to be reproduced without the permission of Lockhart Garratt Ltd.</small>	
7 - 8 Melbourne House Corbygale Business Park Weldon, Corby Northamptonshire NN17 5JG 01536 408840	7 Astley House Cromwell Business Park Chipping Norton Oxfordshire OX7 5SR 01608 648657
www.lockhart-garratt.co.uk	



Viewpoint 3

Location: Public footpath W101


Distance to Site (to nearest site boundary): 980m

Elevation: AOD 50-55m

Description: View to Site from footpath W101

Principal Receptors: Users of footpath W101

N.B. IMAGES TO ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY. Panoramas are created from multiple photographs taken using a digital equivalent of a 35mm camera with 50mm lens in line with best practice and current guidance. Images illustrate a horizontal field of view of 68° and when printed at A3, should be viewed at a distance of 330mm curved through the same radius in order to correctly illustrate the existing landscape context. To ensure considered judgements are accurately assessed, images should not be substituted for visiting the viewpoint.

	
TITTLE Viewpoint 3	
PROJECT/SITE Wasperton Farm, Barford	
CLIENT St John's College	
MAP REF 16-1270	
VERSION V1	
DATE 09/08/2016	
APPROVED BY RH	PREPARED BY SL
<small>Reproduced with the permission of The Controller of Her Majesty's Stationery Office Crown Copyright. (c) License number: 4L 52281A(00) Lockhart Garratt Ltd 8 Melbourne House, Corbygate Business Park, Weldon, Corby, Northants NN17 5JG. For identification purposes only. Not to be reproduced without the permission of Lockhart Garratt Ltd.</small>	
7 - 8 Melbourne House Corbygate Business Park Weldon, Corby Northamptonshire NN17 5JG 01536 408840	7 Astley House Cromwell Business Park Chipping Norton Oxfordshire OX7 5SR 01608 648657
www.lockhart-garratt.co.uk	



Viewpoint 4

Location: Public footpath W101


Distance to Site (to nearest site boundary): 1.3 km

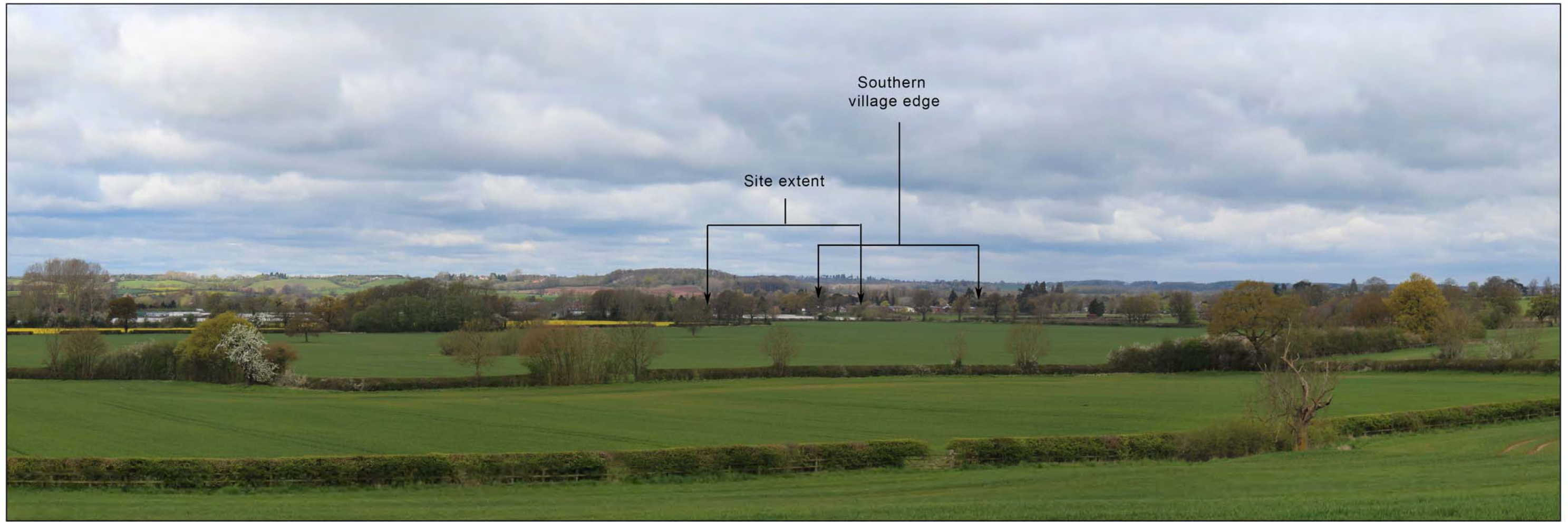
Elevation: AOD 55m

Description: Looking towards Site, showing no visibility.

Principal Receptors: None

N.B. IMAGES TO ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY. Panoramas are created from multiple photographs taken using a digital equivalent of a 35mm camera with 50mm lens in line with best practice and current guidance. Images illustrate a horizontal field of view of 68° and when printed at A3, should be viewed at a distance of 330mm curved through the same radius in order to correctly illustrate the existing landscape context. To ensure considered judgements are accurately assessed, images should not be substituted for visiting the viewpoint.

	
TITLE Viewpoint 4	
PROJECT/SITE Wasperton Farm, Barford	
CLIENT St John's College	
MAP REF 16-1270	
VERSION V1	
DATE 09/08/2016	
APPROVED BY RH	PREPARED BY SL
<small>Reproduced with the permission of The Controller of Her Majesty's Stationery Office Crown Copyright. (c) License number 4L 52281A000 Lockhart Garratt Ltd 8 Melbourne House, Corbygate Business Park, Weldon, Corby, Northamptonshire NN17 5JG. For identification purposes only. Not to be reproduced without the permission of Lockhart Garratt Ltd.</small>	
7 - 8 Melbourne House Corbygate Business Park Weldon, Corby Northamptonshire NN17 5JG 01536 408840	7 Astley House Cromwell Business Park Chipping Norton Oxfordshire OX7 5SR 01608 648657
www.lockhart-garratt.co.uk	



Viewpoint 5

Location: Public footpath W101


Distance to Site (to nearest site boundary): 1 km

Elevation: AOD 55m

Description: View from footpath showing extent of Site in wider landscape context.

Principal Receptors: Users of public footpath

N.B. IMAGES TO ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY. Panoramas are created from multiple photographs taken using a digital equivalent of a 35mm camera with 50mm lens in line with best practice and current guidance. Images illustrate a horizontal field of view of 68° and when printed at A3, should be viewed at a distance of 330mm curved through the same radius in order to correctly illustrate the existing landscape context. To ensure considered judgements are accurately assessed, images should not be substituted for visiting the viewpoint.

	
TITLE	
Viewpoint 1	
PROJECT/SITE	
Wasperton Farm, Barford	
CLIENT	
St John's College	
MAP REF	
16-1270	
VERSION	
V1	
DATE	
09/08/2016	
APPROVED BY:	PREPARED BY:
RH	SL
<small>Reproduced with the permission of The Controller of Her Majesty's Stationery Office Crown Copyright. (c) License number: 4L 52281A(00) Lockhart Garratt Ltd 8 Melbourne House, Corbygate Business Park, Weldon, Corby, Northamptonshire NN17 5JG. For identification purposes only. Not to be reproduced without the permission of Lockhart Garratt Ltd.</small>	
7 - 8 Melbourne House Corbygate Business Park Weldon, Corby Northamptonshire NN17 5JG 01536 408840	7 Astley House Cromwell Business Park Chipping Norton Oxfordshire OX7 5SR 01608 648657
www.lockhart-garratt.co.uk	



Viewpoint 6

Location: Public footpath W101


Distance to Site (to nearest site boundary): 1.5 km

Elevation: AOD 55m

Description: View towards Site from footpath.

Principal Receptors: Users of public footpath.

N.B. IMAGES TO ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY. Panoramas are created from multiple photographs taken using a digital equivalent of a 35mm camera with 50mm lens in line with best practice and current guidance. Images illustrate a horizontal field of view of 68° and when printed at A3, should be viewed at a distance of 330mm curved through the same radius in order to correctly illustrate the existing landscape context. To ensure considered judgements are accurately assessed, images should not be substituted for visiting the viewpoint.

	
TITLE Viewpoint 6	
PROJECT/SITE Wasperton Farm, Barford	
CLIENT St John's College	
MAP REF 16-1270	
VERSION V1	
DATE 09/08/2016	
APPROVED BY RH	PREPARED BY SL
<small>Reproduced with the permission of The Controller of Her Majesty's Stationery Office Crown Copyright. (c) License number: 4L 52281A(00) Lockhart Garratt Ltd 8 Melbourne House, Corbygate Business Park, Weldon, Corby, Northamptonshire NN17 5JG. For identification purposes only. Not to be reproduced without the permission of Lockhart Garratt Ltd.</small>	
7 - 8 Melbourne House Corbygate Business Park Weldon, Corby Northamptonshire NN17 5JG 01536 408840	7 Astley House Cromwell Business Park Chipping Norton Oxfordshire OX7 5SR 01608 648657
www.lockhart-garratt.co.uk	



Site hidden by intervening land form

Viewpoint 7

Location: Public bridleway W101a

Distance to Site (to nearest site boundary): 1.5 km

Elevation: AOD 50m

Description: View towards Site showing no visibility.

Principal Receptors: None

N.B. IMAGES TO ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY. Panoramas are created from multiple photographs taken using a digital equivalent of a 35mm camera with 50mm lens in line with best practice and current guidance. Images illustrate a horizontal field of view of 68° and when printed at A3, should be viewed at a distance of 330mm curved through the same radius in order to correctly illustrate the existing landscape context. To ensure considered judgements are accurately assessed, images should not be substituted for visiting the viewpoint.

LOCKHART GARRATT	
TITLE Viewpoint 7	
PROJECT/SITE Wasperton Farm, Barford	
CLIENT St John's College	
MAP REF 16-1270	
VERSION V1	
DATE 09/08/2016	
APPROVED BY RH	PROJECTED BY SL
<small>Reproduced with the permission of The Controller of Her Majesty's Stationery Office Crown Copyright. (c) Licence number: 4L 52281A(00) Lockhart Garratt Ltd 8 Melbourne House, Corbygate Business Park, Weldon, Corby, Northants NN17 5JG. For identification purposes only. Not to be reproduced without the permission of Lockhart Garratt Ltd.</small>	
7 - 8 Melbourne House Corbygate Business Park Weldon, Corby Northamptonshire NN17 5JG 01536 408840	7 Astley House Cromwell Business Park Chipping Norton Oxfordshire OX7 5SR 01608 648657
www.lockhart-garratt.co.uk	



Site hidden from view
by vegetation

Viewpoint 8

Location: Public bridleway W101a


Distance to Site (to nearest site boundary): 1km

Elevation: AOD 50m

Description: View towards Site showing no visibility.

Principal Receptors: None

N.B. IMAGES TO ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY. Panoramas are created from multiple photographs taken using a digital equivalent of a 35mm camera with 50mm lens in line with best practice and current guidance. Images illustrate a horizontal field of view of 68° and when printed at A3, should be viewed at a distance of 330mm curved through the same radius in order to correctly illustrate the existing landscape context. To ensure considered judgements are accurately assessed, images should not be substituted for visiting the viewpoint.

	
TITLE: Viewpoint 8	
PROJECT/SITE: Wasperton Farm, Barford	
CLIENT: St John's College	
MAP REF: 16-1270	
VERSION: V1	
DATE: 09/08/2016	
APPROVED BY: RH	PREPARED BY: SL
<small>Reproduced with the permission of The Controller of Her Majesty's Stationery Office Crown Copyright. (c) License number: 4L 52281A(00) Lockhart Garratt Ltd 8 Melbourne House, Corbygate Business Park, Weldon, Corby, Northamptonshire NN17 5JG. For identification purposes only. Not to be reproduced without the permission of Lockhart Garratt Ltd.</small>	
7 - 8 Melbourne House Corbygate Business Park Weldon, Corby Northamptonshire NN17 5JG 01536 408840	7 Astley House Cromwell Business Park Chipping Norton Oxfordshire OX7 5SR 01608 648657
www.lockhart-garratt.co.uk	



Site barely discernable

Viewpoint 9

Location: Public bridleway W101a


Distance to Site (to nearest site boundary): 900m

Elevation: AOD 50m

Description: View towards Site from bridleway, showing how Site is within the wider landscape.

Principal Receptors: Users of public bridleway.

N.B. IMAGES TO ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY. Panoramas are created from multiple photographs taken using a digital equivalent of a 35mm camera with 50mm lens in line with best practice and current guidance. Images illustrate a horizontal field of view of 68° and when printed at A3, should be viewed at a distance of 330mm curved through the same radius in order to correctly illustrate the existing landscape context. To ensure considered judgements are accurately assessed, images should not be substituted for visiting the viewpoint.

	
TITLE Viewpoint 9	
PROJECT/SITE Wasperton Farm, Barford	
CLIENT St John's College	
MAP REF 16-1270	
VERSION V1	
DATE 09/08/2016	
APPROVED BY RH	PREPARED BY SL
<small>Reproduced with the permission of The Controller of Her Majesty's Stationery Office Crown Copyright. (c) License number: 4L 52281A(00) Lockhart Garratt Ltd 8 Melbourne House, Corbygate Business Park, Weldon, Corby, Northamptonshire NN17 5JG. For identification purposes only. Not to be reproduced without the permission of Lockhart Garratt Ltd.</small>	
7 - 8 Melbourne House Corbygate Business Park Weldon, Corby Northamptonshire NN17 5JG 01536 408840	7 Astley House Cromwell Business Park Chipping Norton Oxfordshire OX7 5SR 01608 648657
www.lockhart-garratt.co.uk	



Viewpoint 10

Location: A429/W97

Distance to Site (to nearest site boundary): 15m

Elevation: AOD 50m

Description: View from junction of public footpath with main road.

Principal Receptors: Users of footpath W97, Users of A429.

N.B. IMAGES TO ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY. Panoramas are created from multiple photographs taken using a digital equivalent of a 35mm camera with 50mm lens in line with best practice and current guidance. Images illustrate a horizontal field of view of 68° and when printed at A3, should be viewed at a distance of 330mm curved through the same radius in order to correctly illustrate the existing landscape context. To ensure considered judgements are accurately assessed, images should not be substituted for visiting the viewpoint.

LOCKHART GARRATT	
TITLE Viewpoint 10	
PROJECT/SITE Wasperton Farm, Barford	
CLIENT St John's College	
MAP REF 16-1270	
VERSION V1	
DATE 09/08/2016	
APPROVED BY: RH	PREPARED BY: SL
<small>Reproduced with the permission of The Controller of Her Majesty's Stationery Office Crown Copyright. (c) License number: 4L 52281A(00) Lockhart Garratt Ltd 8 Melbourne House, Corbygate Business Park, Weldon, Corby, Northamptonshire NN17 5JG. For identification purposes only. Not to be reproduced without the permission of Lockhart Garratt Ltd.</small>	
7 - 8 Melbourne House Corbygate Business Park Weldon, Corby Northamptonshire NN17 5JG 01536 408840	7 Astley House Cromwell Business Park Chipping Norton Oxfordshire OX7 5SR 01608 648657
www.lockhart-garratt.co.uk	



Viewpoint 11

Location: Access track from A429


Distance to Site (to nearest site boundary): 0m

Elevation: AOD 50m

Description: View access site showing settlement edge to the north

Principal Receptors: No public access

N.B. IMAGES TO ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY. Panoramas are created from multiple photographs taken using a digital equivalent of a 35mm camera with 50mm lens in line with best practice and current guidance. Images illustrate a horizontal field of view of 68° and when printed at A3, should be viewed at a distance of 330mm curved through the same radius in order to correctly illustrate the existing landscape context. To ensure considered judgements are accurately assessed, images should not be substituted for visiting the viewpoint.

	
TITLE Viewpoint 11	
PROJECT/SITE Wasperton Farm, Barford	
CLIENT St John's College	
MAP REF 16-1270	
VERSION v1	
DATE 09/08/2016	
APPROVED BY RH	PREPARED BY SM
<small>Reproduced with the permission of The Controller of Her Majesty's Stationery Office Crown Copyright. (c) License number 4L 52281A(00) Lockhart Garratt Ltd 8 Melbourne House, Corbygate Business Park, Weldon, Corby, Northamptonshire NN17 5JG. For identification purposes only. Not to be reproduced without the permission of Lockhart Garratt Ltd.</small>	
7 - 8 Melbourne House Corbygate Business Park Weldon, Corby Northamptonshire NN17 5JG 01536 408840	7 Astley House Cromwell Business Park Chipping Norton Oxfordshire OX7 5SR 01608 648657
www.lockhart-garratt.co.uk	



Viewpoint 12


Location: A429

Distance to Site (to nearest site boundary): <5m

Elevation: AOD 50m

Description: View of site through existing vegetation

Principal Receptors: Users of A429 and pedestrian footpath

	
TITLE: Viewpoint 12	
PROJECT/SITE: Wasperton Farm, Barford	
CLIENT: St John's College	
MAP REF: 16-1270	
VERSION: v1	
DATE: 09/08/16	
APPROVED BY: RH	PRODUCED BY: SM
<small>Reproduced with the permission of The Controller of Her Majesty's Stationery Office Crown Copyright (c) Licence number: AL 52281A000 Lockhart Garratt Ltd 8 Melbourne House, Corbygate Business Park, Weldon, Corby, Northants NN17 5JG. For identification purposes only. Not to be reproduced without the permission of Lockhart Garratt Ltd.</small>	
<small>7 - 8 Melbourne House Corbygate Business Park Weldon, Corby Northamptonshire NN17 5JG 01536 408840</small>	<small>7 Astley House Cromwell Business Park Chipping Norton Oxfordshire OX7 5SR 01608 648657</small>
www.lockhart-garratt.co.uk	

N.B. IMAGES TO ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY. Panoramas are created from multiple photographs taken using a digital equivalent of a 35mm camera with 50mm lens in line with best practice and current guidance. Images illustrate a horizontal field of view of 68° and when printed at A3, should be viewed at a distance of 330mm curved through the same radius in order to correctly illustrate the existing landscape context. To ensure considered judgements are accurately assessed, images should not be substituted for visiting the viewpoint.



Viewpoint 13


Location: A429

Distance to Site (to nearest site boundary): <5m

Elevation: AOD 50m

Description: View of site through existing vegetation

Principal Receptors: Users of A429 and pedestrian footpath

	
TITLE: Viewpoint 13	
PROJECT/SITE: Wasperton Farm, Barford	
CLIENT: St John's College	
MAP REF: 16-1270	
VERSION: v1	
DATE: 09/08/16	
APPROVED BY: RH	PRODUCED BY: SM
<small>Reproduced with the permission of The Controller of Her Majesty's Stationery Office Crown Copyright (c) Licence number: AL 52281A000 Lockhart Garratt Ltd 8 Melbourne House, Corbygate Business Park, Weldon, Corby, Northants NN17 5JG. For identification purposes only. Not to be reproduced without the permission of Lockhart Garratt Ltd.</small>	
<small>7 - 8 Melbourne House Corbygate Business Park Weldon, Corby Northamptonshire NN17 5JG 01536 408840</small>	<small>7 Astley House Cromwell Business Park Chipping Norton Oxfordshire OX7 5SR 01608 648657</small>
www.lockhart-garratt.co.uk	

N.B. IMAGES TO ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY. Panoramas are created from multiple photographs taken using a digital equivalent of a 35mm camera with 50mm lens in line with best practice and current guidance. Images illustrate a horizontal field of view of 68° and when printed at A3, should be viewed at a distance of 330mm curved through the same radius in order to correctly illustrate the existing landscape context. To ensure considered judgements are accurately assessed, images should not be substituted for visiting the viewpoint.



Viewpoint 14


Location: A429

Distance to Site (to nearest site boundary): <5m

Elevation: AOD 50m

Description: View of site through existing vegetation

Principal Receptors: Users of A429 and pedestrian footpath

	
TITLE: Viewpoint 14	
PROJECT/SITE: Wasperton Farm, Barford	
CLIENT: St John's College	
MAP REF: 16-1270	
VERSION: v1	
DATE: 09/08/16	
APPROVED BY: RH	PRODUCED BY: SM
<small>Reproduced with the permission of The Controller of Her Majesty's Stationery Office Crown Copyright (c) Licence number: AL 52281A000 Lockhart Garratt Ltd 8 Melbourne House, Corbygate Business Park, Weldon, Corby, Northants NN17 5JG. For identification purposes only. Not to be reproduced without the permission of Lockhart Garratt Ltd.</small>	
<small>7 - 8 Melbourne House Corbygate Business Park Weldon, Corby Northamptonshire NN17 5JG 01536 408840</small>	<small>7 Astley House Cromwell Business Park Chipping Norton Oxfordshire OX7 5SR 01608 648657</small>
www.lockhart-garratt.co.uk	

N.B. IMAGES TO ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY. Panoramas are created from multiple photographs taken using a digital equivalent of a 35mm camera with 50mm lens in line with best practice and current guidance. Images illustrate a horizontal field of view of 68° and when printed at A3, should be viewed at a distance of 330mm curved through the same radius in order to correctly illustrate the existing landscape context. To ensure considered judgements are accurately assessed, images should not be substituted for visiting the viewpoint.



Viewpoint 15

Location: Wellesbourne Road


Distance to Site (to nearest site boundary): c. 15m

Elevation: AOD 50m

Description: View across road showing current visual containment offered by western hedge

Principal Receptors: Users of Wellesbourne Road
Residents of properties facing site

N.B. IMAGES TO ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY. Panoramas are created from multiple photographs taken using a digital equivalent of a 35mm camera with 50mm lens in line with best practice and current guidance. Images illustrate a horizontal field of view of 68° and when printed at A3, should be viewed at a distance of 330mm curved through the same radius in order to correctly illustrate the existing landscape context. To ensure considered judgements are accurately assessed, images should not be substituted for visiting the viewpoint.

	
Viewpoint 15	
Wasperton Farm, Barford	
St Johns College	
16-1270	
v1	
09/08/16	
RH	SM
<small>Reproduced with the permission of The Controller of Her Majesty's Stationery Office Crown Copyright. (c) License number 4L 52281A000 Lockhart Garratt Ltd 8 Melbourne House, Corbygate Business Park, Weldon, Corby, Northampton NN17 5JG. For identification purposes only. Not to be reproduced without the permission of Lockhart Garratt Ltd.</small>	
7 - 8 Melbourne House Corbygate Business Park Weldon, Corby Northamptonshire NN17 5JG 01536 408840	7 Astley House Cromwell Business Park Chipping Norton Oxfordshire OX7 5SR 01608 648657
www.lockhart-garratt.co.uk	



Viewpoint 16

Location: Wellesbourne Road

Distance to Site (to nearest site boundary): c.15m

Elevation: AOD 50m

Description: View across road showing current visual containment offered by western hedge

Principal Receptors: Users of Wellesbourne Road
Residents of properties facing site

N.B. IMAGES TO ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY. Panoramas are created from multiple photographs taken using a digital equivalent of a 35mm camera with 50mm lens in line with best practice and current guidance. Images illustrate a horizontal field of view of 68° and when printed at A3, should be viewed at a distance of 330mm curved through the same radius in order to correctly illustrate the existing landscape context. To ensure considered judgements are accurately assessed, images should not be substituted for visiting the viewpoint.

LOCKHART GARRATT	
VIEWPOINT	
Viewpoint 16	
PROJECT SITE	
Wasperton Farm, Barford	
CLIENT	
St Johns, College	
MAP REF	
16-1270	
REVISION	
v1	
DATE	
09/08/16	
DRAWN BY	PROJECT LEAD
RH	SM
<small>Reproduced with the permission of The Controller of Her Majesty's Stationery Office Crown Copyright. (c) License number 4L 5228 (A00) Lockhart Garratt Ltd 8 Melbourne House, Corbygate Business Park, Weldon, Corby, Northamptonshire NN17 5JG. For identification purposes only. Not to be reproduced without the permission of Lockhart Garratt Ltd.</small>	
7 - 8 Melbourne House Corbygate Business Park Weldon, Corby Northamptonshire NN17 5JG 01536 408840	7 Astley House Cromwell Business Park Chipping Norton Oxfordshire OX7 5SR 01608 648657
www.lockhart-garratt.co.uk	



Viewpoint 17

Location: Path between Wellesbourne Road and Sandy Way


Distance to Site (to nearest site boundary): 0m

Elevation: AOD 50m

Description: View looking south across site

Principal Receptors: Users of path
Local residents

N.B. IMAGES TO ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY. Panoramas are created from multiple photographs taken using a digital equivalent of a 35mm camera with 50mm lens in line with best practice and current guidance. Images illustrate a horizontal field of view of 68° and when printed at A3, should be viewed at a distance of 330mm curved through the same radius in order to correctly illustrate the existing landscape context. To ensure considered judgements are accurately assessed, images should not be substituted for visiting the viewpoint.

	
TITLE: Viewpoint 17	
PROJECT/SITE: Wasperton Farm, Barford	
CLIENT: St John's College	
MAP REF: 16-1270	
VERSION: v1	
DATE: 09/08/16	
APPROVED BY: RH	PRODUCED BY: SM
<small>Reproduced with the permission of The Controller of Her Majesty's Stationery Office Crown Copyright (c) Licence number: AL 52281A000 Lockhart Garratt Ltd 8 Melbourne House, Corbygate Business Park, Weldon, Corby, Northants NN17 5JG. For identification purposes only. Not to be reproduced without the permission of Lockhart Garratt Ltd.</small>	
7 - 8 Melbourne House Corbygate Business Park Weldon, Corby Northamptonshire NN17 5JG 01536 408840	7 Astley House Cromwell Business Park Chipping Norton Oxfordshire OX7 5SR 01608 648657
www.lockhart-garratt.co.uk	



Viewpoint 18

Location: Path between Wellesbourne Road and Sandy Way


Distance to Site (to nearest site boundary): 0m

Elevation: AOD 50m

Description: View looking south across site

Principal Receptors: Users of path
Local residents

N.B. IMAGES TO ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY. Panoramas are created from multiple photographs taken using a digital equivalent of a 35mm camera with 50mm lens in line with best practice and current guidance. Images illustrate a horizontal field of view of 68° and when printed at A3, should be viewed at a distance of 330mm curved through the same radius in order to correctly illustrate the existing landscape context. To ensure considered judgements are accurately assessed, images should not be substituted for visiting the viewpoint.

	
TITLE: Viewpoint 18	
PROJECT/SITE: Wasperton Farm, Barford	
CLIENT: St John's College	
MAP REF: 16-1270	
VERSION: v1	
DATE: 09/08/16	
APPROVED BY: RH	PRODUCED BY: SM
<small>Reproduced with the permission of The Controller of Her Majesty's Stationery Office Crown Copyright (c) Licence number: AL 52281A000 Lockhart Garratt Ltd 8 Melbourne House, Corbygate Business Park, Weldon, Corby, Northants NN17 5JG. For identification purposes only. Not to be reproduced without the permission of Lockhart Garratt Ltd.</small>	
<small>7 - 8 Melbourne House Corbygate Business Park Weldon, Corby Northamptonshire NN17 5JG 01536 408840</small>	<small>7 Astley House Cromwell Business Park Chipping Norton Oxfordshire OX7 5SR 01608 648657</small>
www.lockhart-garratt.co.uk	



Viewpoint 19

Location: Public footpath W103


Distance to Site (to nearest site boundary): 82m

Elevation: AOD c.67m

Description: View towards south showing site in wider landscape context

Principal Receptors: Users of footpath

N.B. IMAGES TO ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY. Panoramas are created from multiple photographs taken using a digital equivalent of a 35mm camera with 50mm lens in line with best practice and current guidance. Images illustrate a horizontal field of view of 68° and when printed at A3, should be viewed at a distance of 330mm curved through the same radius in order to correctly illustrate the existing landscape context. To ensure considered judgements are accurately assessed, images should not be substituted for visiting the viewpoint.

	
TITLE: Viewpoint 19	
PROJECT/SITE: Wasperton farm, Barford	
CLIENT: St John's College	
MAP REF: 16-1270	
VERSION: v1	
DATE: 09/08/16	
APPROVED BY: RH	PRODUCED BY: SM
<small>Reproduced with the permission of The Controller of Her Majesty's Stationery Office Crown Copyright (c) Licence number: AL 52281A000 Lockhart Garratt Ltd 8 Melbourn House, Corbygate Business Park, Weldon, Corby, Northants NN17 5JG. For identification purposes only. Not to be reproduced without the permission of Lockhart Garratt Ltd.</small>	
<small>7 - 8 Melbourn House Corbygate Business Park Weldon, Corby Northamptonshire NN17 5JG 01536 408840</small>	<small>7 Astley House Cromwell Business Park Chipping Norton Oxfordshire OX7 5SR 01608 648657</small>
www.lockhart-garratt.co.uk	



Viewpoint 20

Location: Public footpath W103


Distance to Site (to nearest site boundary): c.1km

Elevation: AOD 70m

Description: View showing site hidden by landform

Principal Receptors: none

N.B. IMAGES TO ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY. Panoramas are created from multiple photographs taken using a digital equivalent of a 35mm camera with 50mm lens in line with best practice and current guidance. Images illustrate a horizontal field of view of 68° and when printed at A3, should be viewed at a distance of 330mm curved through the same radius in order to correctly illustrate the existing landscape context. To ensure considered judgements are accurately assessed, images should not be substituted for visiting the viewpoint.

	
TITLE: Viewpoint 20	
PROJECT/SITE: Wasperton Farm, Barford	
CLIENT: St John's College	
MAP REF: 16-1270	
VERSION: v1	
DATE: 09/08/16	
APPROVED BY: RH	PRODUCED BY: SM
<small>Reproduced with the permission of The Controller of Her Majesty's Stationery Office Crown Copyright (c) Licence number: AL 52281A000 Lockhart Garratt Ltd 8 Melbourne House, Corbygate Business Park, Weldon, Corby, Northants NN17 5JG. For identification purposes only. Not to be reproduced without the permission of Lockhart Garratt Ltd.</small>	
7 - 8 Melbourne House Corbygate Business Park Weldon, Corby Northamptonshire NN17 5JG 01536 408840	7 Astley House Cromwell Business Park Chipping Norton Oxfordshire OX7 5SR 01608 648657
www.lockhart-garratt.co.uk	



Viewpoint 21

Location: Fulbrook Lane


Distance to Site (to nearest site boundary): 1.6km

Elevation: AOD 53m

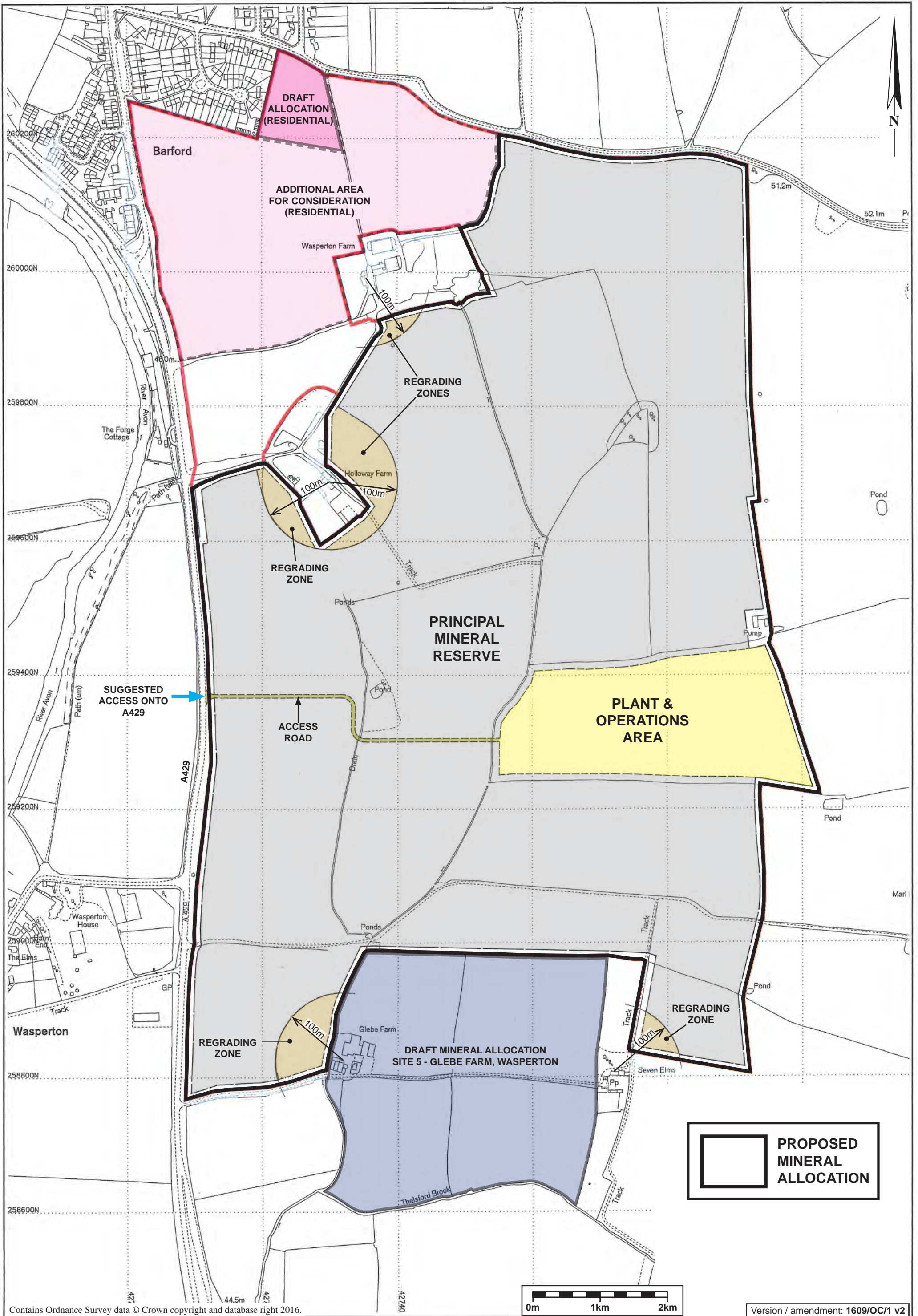
Description: View from road looking east, with settlement edge barely discernable

Principal Receptors: Users of lane

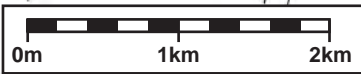
N.B. IMAGES TO ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY. Panoramas are created from multiple photographs taken using a digital equivalent of a 35mm camera with 50mm lens in line with best practice and current guidance. Images illustrate a horizontal field of view of 68° and when printed at A3, should be viewed at a distance of 330mm curved through the same radius in order to correctly illustrate the existing landscape context. To ensure considered judgements are accurately assessed, images should not be substituted for visiting the viewpoint.

	
TITLE: Viewpoint 21	
PROJECT/SITE: Wasperton Farm, Barford	
CLIENT: St John's College	
M&E REF: 16-1270	
VERSION: v1	
DATE: 09/08/16	
APPROVED BY: RH	PROJECT LEADER: SM
<small>Reproduced with the permission of The Controller of Her Majesty's Stationery Office Crown Copyright. (c) License number 4L 52281A(00) Lockhart Garratt Ltd 8 Melbourne House, Corbygate Business Park, Weldon, Corby, Northamptonshire NN17 5JG. For identification purposes only. Not to be reproduced without the permission of Lockhart Garratt Ltd.</small>	
7 - 8 Melbourne House Corbygate Business Park Weldon, Corby Northamptonshire NN17 5JG 01536 408840	7 Astley House Cromwell Business Park Chipping Norton Oxfordshire OX7 5SR 01608 648657
www.lockhart-garratt.co.uk	

APPENDIX 2 – MINERALS FRAMEWORK PLAN



PROPOSED MINERAL ALLOCATION



Version / amendment: 1609/OC/1 v2

Contains Ordnance Survey data © Crown copyright and database right 2016.