The Sizewell C Project

6.4 Volume 3 Northern Park and Ride

Chapter 6 Landscape and Visual

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6. Landscape and visual

6.1 Introduction

6.1.1 This chapter of **Volume 3** of the **Environmental Statement (ES)** presents an assessment of the potential landscape and visual effects arising from the construction, operation and removal and reinstatement of the northern park and ride site at Darsham (referred to throughout this volume as the 'proposed development'). This includes an assessment of potential impacts, the significance of effects, the requirements for mitigation and the residual effects.

6.1.2 Detailed descriptions of the northern park and ride site (referred to throughout this volume as the 'site'), the proposed development and the different phases of development are provided in **Chapters 1** and **2** of this volume. A glossary of terms and list of abbreviations used in this chapter is provided in **Volume 1, Appendix 1A** of the **ES**.

6.1.3 The assessment has been informed by data from other assessments including ecology and heritage assets identified in **Chapter 7** (Terrestrial Ecology and Ornithology) and **Chapter 9** (Terrestrial Historic Environment) of this volume, in how they contribute to landscape character and value, whilst impacts on views are taken into account in the consideration of amenity and recreation in **Chapter 8** of this volume of the **ES**.

6.1.4 This assessment has been informed by data presented in the following technical appendices:

- **Appendix 6A** of this volume**:** Illustrative Viewpoints.
- **Appendix 6B** of this volume**:** Night-time Appraisal.

6.2 Legislation, policy and guidance

6.2.1 **Volume 1**, **Appendix 6I** of the **ES** identifies and describes legislation, policy and guidance of relevance to the assessment of the potential landscape and visual impacts associated with the Sizewell C Project.

6.2.2 This section provides an overview of the specific legislation, policy and guidance of relevance to the assessment of the proposed development.

6.2.3 There are no additional policy considerations which relate to this assessment which are not already described in **Volume 1, Appendix 6I** of the **ES.** Policies relating to local landscape designations are set out below as they

have specific relevance given the Special Landscape Area (SLA) that covers part of the study area. The site does not fall within the SLA. The response to policy requirements relating to 'good design' is also described in **section 6.5** of this chapter.

a) International

6.2.4 International legislation and policies relating to the landscape and visual assessment includes the European Landscape Convention 2000 (Ref. 6.1).

6.2.5 The requirements of these, as relevant to the landscape and visual assessment, are set out in **Volume 1, Appendix 6I** of the **ES**.

b) National

6.2.6 National legislation and policies relating to landscape and visual assessment include:

- The Countryside and Rights of Way Act 2000 (Ref. 6.2);
- National Policy Statements (NPS) (Ref. 6.3-6.4);
- National Planning Policy Framework (NPPF) (Ref. 6.5);
- The Planning Practice Guidance for the Natural Environment (Ref. 6.6), Design: process and tools (Ref. 6.7) and Light Pollution (Ref. 6.8); and
- Government's 25 Year Environment Plan 2018 (Ref. 6.9).

The requirements of these, as relevant to the landscape and visual assessment, are set out in **Volume 1, Appendix 6I** of the **ES**.

i. Overarching National Policy Statement for Energy (EN-1) (NPS EN-1)

6.2.7 The National Policy Statement (NPS) 2011 sets out the national policy for energy infrastructure. The Overarching NPS for Energy (EN-1) and NPS for Nuclear Power Generation (EN-6) provide the primary policy framework within which the development will be considered.

6.2.8 **Table 6.1** summarises the topic-specific study and/or assessment requirements in the Overarching NPS EN-1 and explains how these have been addressed within this chapter.

Table 6.1: Requirements of the National Policy Statement for Energy (EN-1)

Ref.	NPS Topic Requirement	How the Requirement has been Addressed
EN-1 5.9.14	*"Outside nationally designated areas, there are local landscapes that may be highly valued locally and protected by local designation. Where a local development document in England… has policies based on landscape character assessment, these should be paid particular attention. However, local landscape designations should not be used in themselves to refuse consent, as this may unduly restrict acceptable development"*	Effects on locally designated landscapes (SLAs) arising from the proposed development are considered within this chapter, as well as effects on landscape character based on consideration of local Landscape Character Assessments.
EN-1 5.9.17	*"The Infrastructure Planning Commission (IPC) should consider whether the project has been designed carefully, taking account of environmental effects on the landscape and siting, operational and other relevant constraints, to minimise harm to the landscape, including by reasonable mitigation."*	Effects on landscape character arising from the proposed development are considered within this chapter.

ii. National Planning Policy Framework, February 2019

6.2.9 The NPPF sets out the Government's planning policies for England.

6.2.10 In particular relation to landscape, paragraph 171 states that:

> *"Plans should: distinguish between the hierarchy of international, national and locally designated sites".*

6.2.11 The hierarchy of landscape designations has informed the criteria for assessing landscape value, a component of landscape sensitivity within the landscape and visual impact assessment, and effects on all hierarchies of landscape designation are considered within this chapter.

c) Regional

6.2.12 There is no regional legislation or policy that is relevant to the landscape and visual assessment of the proposed development.

d) Local

6.2.13 Local policies relating to the landscape and visual assessment include:

- Suffolk Coastal District Council Local Plan Core Strategy and Development Management Polices 2013 (Ref. 6.10), including Strategic Policy SP1, Strategic Policy SP13, Strategic Policy SP14, Strategic Policy SP15, Development Management Policy DM21, Development Management Policy DM23 and Development Management Policy DM26;

- Suffolk Coastal District Council Site Allocations and Area Specific Policies – Development Plan Document 2017 (Ref. 6.11), including Policy SSP37 and Policy SSP38; and

- Suffolk Coastal District Council Final Draft Local Plan 2019 (Ref. 6.12), including Draft policy SCLP3.4, Draft policy SCLP10.3, Draft policy SCLP10.4, Draft policy SCLP11.1 and Draft policy SCLP11.2.

6.2.14 The requirements of these, as relevant to the terrestrial historic environment assessment, are set out in **Volume 1, Appendix 6I** of the **ES**. At a local level, polices relating to East Suffolk (formerly Suffolk Coastal and Waveney Districts) are considered.

e) Guidance

6.2.15 Guidance relating to the landscape and visual assessment include:

- National Character Area Profiles (NCA Profile 82 Suffolk Coast and Heaths 2015 (Ref. 6.13) and NCA Profile 83 South Norfolk and High Suffolk Claylands 2014 (Ref. 6.14));

- East of England Regional Landscape Typology 2011 (Ref. 6.15);

- Suffolk Landscape Character Assessment 2008, revised 2011 (Ref. 6.16);

- Suffolk Coastal Landscape Character Assessment 2018 (Ref. 6.17);

- Suffolk Historic Landscape Characterisation 2012 (Ref. 6.18); and

- Special Landscape Areas Paper 2016 (Ref. 6.19).

6.2.16 Further detail on this guidance, as relevant to the landscape and visual assessment is set out in **Volume 1, Appendix 6I** of the **ES**.

6.3 Methodology

a) Scope of the assessment

6.3.1 The generic Environmental Impact Assessment (EIA) methodology is detailed in **Volume 1**, **Chapter 6** of the **ES**.

6.3.2 The full method of assessment for landscape and visual impact assessment that has been applied for the Sizewell C Project is included in **Volume 1**, **Appendix 6I** of the **ES**.

6.3.3 This section provides specific details of the landscape and visual impact assessment methodology applied to the assessment of the proposed development and a summary of the general approach to provide appropriate context for the assessment that follows. The scope of assessment considers the impacts of the construction, operation and removal and reinstatement of the proposed development.

6.3.4 The assessment methodology is based primarily upon the Guidelines for Landscape and Visual Impact Assessment (Ref. 6.20) which is considered to be best practice guidance for undertaking landscape and visual impact assessments.

6.3.5 The scope of this assessment has been established through a formal EIA scoping process undertaken with the Planning Inspectorate. A request for an EIA scoping opinion was initially issued to the Planning Inspectorate in 2014, with an updated request issued in 2019 as provided in **Volume 1**, **Appendix 6A** of the **ES**.

6.3.6 Comments raised in the EIA Scoping Opinion received in 2014 and 2019 have been taken into account in the development of the assessment methodology. These are detailed in **Volume 1**, **Appendices 6A** to **6C** of the **ES**.

b) Consultation

6.3.7 The scope of the assessment has also been informed by ongoing consultation and engagement with statutory consultees throughout the design and assessment process. Full details of the consultation undertaken in relation to landscape and visual matters is provided at **Volume 1**, **Appendix 6I** of the **ES**. A summary of the general comments raised during the most recent meeting with consultees, and SZC Co.'s responses, are detailed in **Table 6.2.**

Table 6.2: Summary of consultation responses that have informed the scope and methodology of the landscape and visual impact assessment

Consultee	Date	Comment
Natural England Suffolk County Council (SCC) Suffolk Coastal and Waveney District Councils (SCDC/WDC) (now ESC) Suffolk Coast and Heaths Area of Outstanding Natural Beauty.	Meeting: 7 February 2019.	The purpose of the meeting was to confirm several matters regarding the scope and approach to the landscape and visual assessment, which had previously been discussed during several meetings, the first of which was in March 2014. The following points were agreed at the meeting:
		The landscape and visual impact assessment methodology to be used as the basis of the landscape and visual assessment chapters.
		The SCC Landscape Character Assessment is to be used as the basis for the assessment of effects on landscape character, informed by other studies, including the recently published Suffolk Coastal Landscape Character Assessment. The landscape and visual impact assessment identifies the likely effects of the proposed development on landscape character types presented in the Suffolk County Council Landscape Character Assessment. Where appropriate, reference is made to several other published Landscape Character Assessments.
		The SLA Paper is to be used as the basis of the assessment of effects on the Special Landscape Area designation. The landscape and visual assessment identifies the likely effects of the proposed development on the SLA designation as recorded in the SLA Paper (November 2016).
		Agreement was reached on the location of representative viewpoints, illustrative viewpoints and the location of viewpoints to be used to generate photowire visualisations. The landscape and visual impact assessment identifies the likely effects of the proposed development on visual receptors. Reference is made to agreed representative and illustrative viewpoint photographs. Visualisations have been prepared for agreed viewpoint locations.

6.3.8 Further detail on consultation undertaken in relation to landscape and visual matters is provided in the Consultation Report, **Volume 2, Appendix 13H** of the **ES**.

c) Study area

6.3.9 The study area includes the land within the site boundary and land immediately beyond it to a distance of 2 kilometres (km), as provided in

Figure 6.1, and has been informed by the theoretical extent of visibility and likely significant effects.

6.3.10 **Section 6.4** of this chapter describes the extent of visibility, based on desk and field study.

d) Assessment scenarios

6.3.11 The landscape and visual assessment comprises the assessment of the entire construction, operation and removal and reinstatement phases of the proposed development, rather than specific assessment years.

e) Assessment criteria

6.3.12 As described in **Volume 1**, **Chapter 6** of the **ES**, the EIA methodology considers whether impacts of the proposed development would have an effect on any resources or receptors. Assessments broadly consider the magnitude of impacts and value/sensitivity of resources/receptors that could be affected in order to classify effects.

6.3.13 As set out within **Volume 1, Appendix 6I** of the **ES**, there are some minor differences between the landscape and visual assessment method and the generic method, or additions to it, to ensure that the method is suitable for the assessment of landscape and visual impacts of the proposed development. The assessment criteria include consideration of value and susceptibility in determining receptor sensitivity; and consideration of the scale, extent and duration of the effect in determining magnitude. These criteria are briefly outlined below and further detail on how these criteria are applied and combined to form judgements of sensitivity, magnitude and significance is provided within **Volume 1**, **Appendix 6I** of the **ES**.

i. Sensitivity

6.3.14 Sensitivity is assessed by combing the considerations of:

- **Table 6.3** – Susceptibility: the ability of a landscape or visual receptor to accommodate the proposed development *"without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies."* (Ref. 6.20 para. 5.40); and
- **Table 6.4** – Landscape Value: *"the relative value that is attached to different landscapes by society"* (Ref. 6.20, page 157).

6.3.15 The criteria used in the landscape and visual assessments for determining the sensitivity of receptors are set out below**.**

Table 6.3: Susceptibility of landscape and visual receptors

Susceptibility	Description
High	Undue consequences are likely to arise from the proposed development.
Medium	Undue consequences may arise from the proposed development.
Low	Undue consequences are unlikely to arise from the proposed development.

6.3.16 Susceptibility of landscape character areas/types is influenced by their characteristics and is frequently considered (though often recorded as 'sensitivity' rather than susceptibility) within documented landscape/ seascape character assessments and capacity studies.

6.3.17 The susceptibility of designated landscapes is influenced by the nature of the special qualities and purposes of designation and/or the valued elements, qualities or characteristics, indicating the degree to which these may be unduly affected by the development proposed.

6.3.18 Susceptibility of accessible or recreational landscapes is influenced by the nature of the landscape involved; the likely activities and expectations of people within that landscape and the degree to which those activities and expectations may be unduly affected by the development proposed.

6.3.19 Susceptibility of visual receptors is primarily a function of the expectations and occupation or activity of the receptors (Ref. 6.20, para 6.32).

6.3.20 Landscape value is the relative value that is attached to different landscapes by society.

Table 6.4: Landscape Value

Landscape Value	Description
National/ International	Designated landscapes which are nationally or internationally designated for their landscape value.

Landscape Value	Description
Local/District	Locally or regionally designated landscapes; also areas which documentary evidence and/or site observation indicates as being more valued than the surrounding area.
Community	'Everyday' landscape which is appreciated by the local community but has little or no wider recognition of its value.
Limited	Despoiled or degraded landscape with little or no evidence of being valued by the community.

6.3.21 Areas of landscape of greater than community value may be considered to be 'valued landscapes' in the context of NPPF paragraph 170.

6.3.22 For visual receptors, susceptibility and value are closely linked – the most valued views are also likely to be those where viewer's expectations will be highest. Visual receptor value relates to the value of the view, e.g. a National Trail is nationally valued for access, not necessarily for the available views. It is therefore not possible to separate out visual receptor value from susceptibility. Typical examples of visual receptor sensitivity are plotted in a diagram within **Volume 1, Appendix 6I** of the **ES**.

6.3.23 Landscape sensitivity and visual receptor sensitivity is assessed by combining the considerations of susceptibility and value described above as shown in **Table 6.5**. The differences in the table below reflect a slightly greater emphasis on value in considering landscape receptors, and a greater emphasis on susceptibility in considering visual receptors.

Table 6.5: Assessment of sensitivity of receptors for landscape and visual assessments

Sensitivity				
Landscape Sensitivity				
		Susceptibility		
		High	**Medium**	**Low**
Value	**National/International**	High	High-Medium	Medium
	Local/District	High-Medium	Medium	Medium-Low

Sensitivity				
	Community	Medium	Medium-Low	Low
	Limited	Low	Low-Negligible	Negligible
Visual Receptor Sensitivity				
		Susceptibility		
		High	**Medium**	**Low**
Value	**National/International**	High	High-Medium	Medium
	Local/District	High-Medium	High-Medium	Medium
	Community	High-Medium	Medium	Medium-Low
	Limited	Medium	Medium-Low	Low

ii. Magnitude

6.3.24 The magnitude of effect is informed by combining the scale, duration and extent of an effect as set out in the Guidelines for Landscape and Visual Impact Assessment (Ref. 6.20, para. 3.26).

6.3.25 The scale of effect is assessed for all landscape and visual receptors and identifies the degree of change which would arise from the proposed development. The criteria for the assessment of scale of effect are set out in **Table 6.6**.

Table 6.6: Scale of effect

Scale	Description
Large	Total or major alteration to key elements, features, qualities or characteristics, such that post development the baseline will be fundamentally changed.
Medium	Partial alteration to key elements, features, qualities or characteristics, such that post development the baseline will be noticeably changed.
Small	Minor alteration to key elements, features, qualities or characteristics, such that post development the baseline will be largely unchanged despite discernible differences.

Scale	Description
Negligible	Very minor alteration to key elements, features, qualities or characteristics, such that post development the baseline will be fundamentally unchanged with barely perceptible differences.

6.3.26 Duration of effect is assessed for all landscape and visual receptors and identifies the time period over which the change to the receptor as a result of the development would arise.

6.3.27 The criteria for the assessment of duration of effect, relevant to this assessment, are set out in **Table 6.7**.

Table 6.7: Duration of effect

Duration	Description
Permanent	The change is expected to be permanent and there is no intention for it to be reversed, or occurring for a period longer than 25 years.
Long-term	The change is expected to be in place for 10-25 years and will be reversed, fully mitigated or no longer occurring beyond that timeframe.
Medium-term	The change is expected to be in place for 2-10 years and will be reversed, fully mitigated or no longer occurring beyond that timeframe.
Short-term	The change is expected to be in place for 0-2 years and will be reversed, fully mitigated or no longer occurring beyond that timeframe.

6.3.28 As the proposed development is not permanent and would be reinstated to current land uses after operation, there would be no permanent effects. Medium or short-term effects may be identified where mitigation planting is proposed or local factors will result in a reduced duration of effect (for example where maturing woodland will screen views in future).

Extent

6.3.29 Extent of effects is assessed for all receptors and indicates the geographic area over which the effects will be felt, as set out in **Table 6.8**.

Table 6.8: Extent of effect

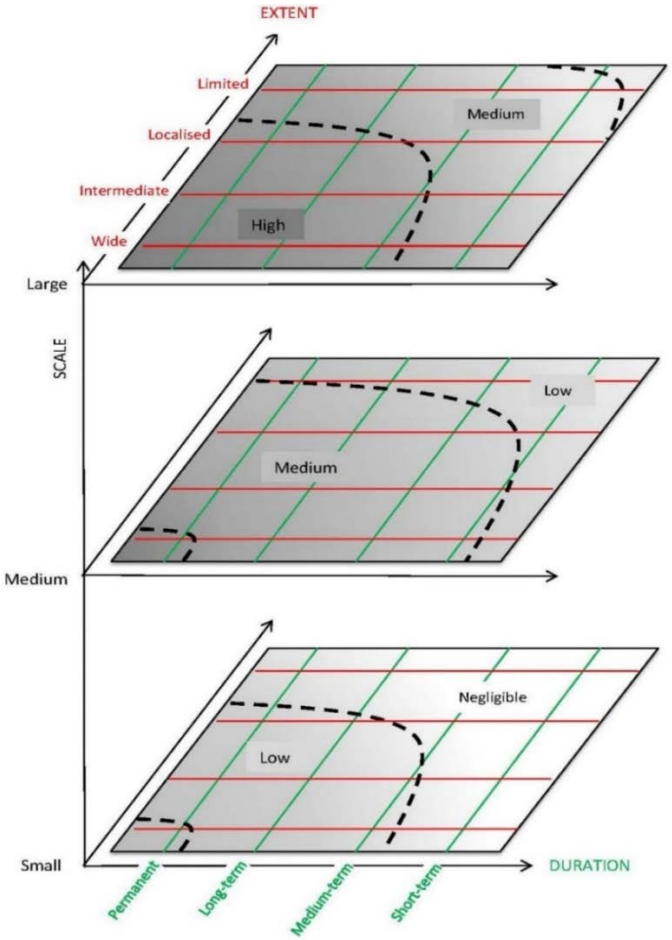
Extent	Description
Wide	Beyond 4km, or more than half of receptor area.
Intermediate	Up to approximately 2-4km, or around half of receptor area.

Extent	Description
Localised	Site and surroundings up to 2km, or part of receptor area (up to approximately 25%).
Limited	Site, or part of site, or small part of a receptor area (less than approximately 10%).

Magnitude

6.3.30 The magnitude of effect is informed by combining the scale, duration and extent of effect. **Plate 6.1** illustrates the judgement process:

Plate 6.1: Magnitude of effect



6.3.31 As can be seen in **Plate 6.1**, scale (shown as the layers of the diagram) is the primary factor in determining magnitude; most of each layer indicates that magnitude will typically be judged to be the same as scale, but may be higher if the effect is more widespread and longer term, or lower if it is constrained in geographic extent or timescale.

6.3.32 Where the scale of effect is judged to be negligible the magnitude is also assumed to be negligible and no further judgement is required.

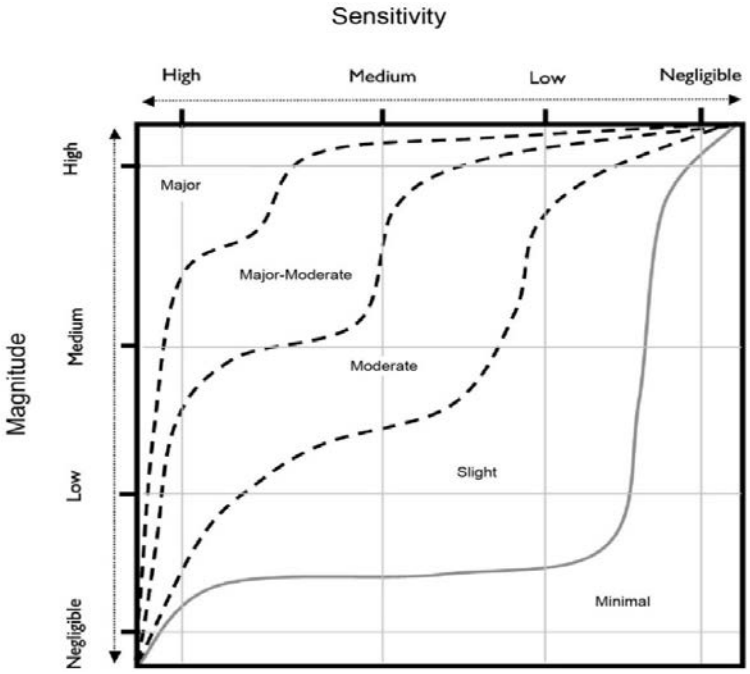
6.3.33 Intermediate judgements may be used for judgements of magnitude. Where intermediate ratings are given, e.g. “medium-low”, this indicates an effect that is both less than medium and more than low, rather than one which varies across the range. In such cases, the higher rating will always be given first.

iii. Significance of effects

6.3.34 The definitions of the significance of effect for the landscape and visual assessments are explained below**.**

6.3.35 Significance indicates the importance or gravity of the effect. The process of forming a judgement as to the degree of significance of the effect is based upon the assessments of magnitude of effects and sensitivity of the receptor to come to a professional judgement of how important the effect is. This judgement is illustrated by **Plate 6.2.**

Plate 6.2: Significance



6.3.36 The significance ratings indicate a ‘sliding scale’ of the relative importance of the effect, with major being the most important and minimal being the least.

6.3.37 Following the classification of an effect as presented above, a clear statement is made as to whether the effect is 'significant' or 'not significant'. Within this assessment, major-moderate or major effects are considered to

be significant and effects of moderate significance or less *are "of lesser concern"* (Ref. 6.20, para 3.35) and are considered to be not significant. However, professional judgement is also applied where appropriate. It should also be noted that whilst an effect may be significant, that does not necessarily mean that such an impact would be unacceptable or should necessarily be regarded as an *"undue consequence"* (Ref. 6.20, para 5.40).

6.3.38 Where intermediate ratings are given, for example 'moderate-slight', this indicates an effect that is both less than moderate and more than slight, rather than one which varies across the range. In such cases, the higher rating will always be given first. This does not mean that the impact is closer to that higher rating but is described in such a way to facilitate the identification of the more significant effects within tables.

6.3.39 Effects are defined as adverse, neutral or beneficial. Neutral effects are those which overall are neither adverse nor beneficial but may incorporate a combination of both. Further detail is provided in **Appendix 6I** of **Volume 1** of the **ES**.

f) Assessment methodology

6.3.40 The methodology has the following key stages, which are described in more detail in **Volume 1**, **Appendix 6I** of the **ES**:

- Baseline – includes the gathering of documented information; development of the scope of the assessment in consultation with the relevant local planning authorities and other relevant landscape and visual consultees; site visits and early input into the initial stages of design. Baseline site visits were undertaken during June and December 2018 and February to March 2019.

- Design – input into further stages of design including mitigation options to avoid or minimise landscape and visual impacts where possible.

- Assessment – includes an assessment of the landscape and visual effects of the design of the proposed development, including the proposed construction, operation and removal and reinstatement works, requiring site survey work to assess likely landscape and visual effects. Assessment site visits were undertaken during June and July 2019.

- Cumulative assessment – assesses the effects of the proposal in combination with other developments, where required. More detail is provided in **Volume 10** of the **ES**.

g) Assumptions and limitations

6.3.41 The following assumptions have been made in this assessment:

- The assessment and visualisations are based on the parameters for the temporary structures, landscaped bunds and lighting provided in the description of development at **Chapter 2** of this volume.
- Photography utilised in the assessment has been undertaken during the winter months, as requested by landscape and visual consultees, to represent a worst-case scenario.
- It is assumed that existing vegetation would remain in place during the construction and operation phases, unless the proposed development requires it to be removed or other circumstances indicate its likely removal.
- The following estimated growth rates have been applied when considering the screening effect of any proposed planting (appropriate for the type of planting proposed, location and suitable management regime):
  - proposed screen planting at year 1 is assumed to be 800 millimetres (mm) high;
  - proposed screen planting by year 10 is assumed to be 4.8 metres (m), assuming approximate growth rates of approximately 400mm per annum;
  - proposed hedgerow planting at year 1 is assumed to be 450mm high;
  - proposed hedgerow planting by year 10 is assumed to be 3m, assuming approximate growth rates of approximately 400mm per annum and maintenance at an appropriate height for the locality.

6.3.42 No limitations have been identified respective to the assessment of the proposed development.

6.4 Baseline environment

6.4.1 This section presents a description of the baseline environmental characteristics within the site and in the surrounding area, with the full baseline description of the individual landscape and visual receptors being provided alongside the assessment in **section 6.6** of this chapter for ease of reference.

6.4.2 This section provides a review of the key local guidance documents and identifies those landscape and visual receptors which merit detailed consideration in the assessment of effects, and those which are 'scoped out' from further assessment as the effects *"have been judged unlikely to occur or so insignificant that it is not essential to consider them further"* (Ref. 6.20, Para 3.19).

6.4.3 Both this baseline section and the assessment of effects section, **section 6.6** of this chapter, describe landscape character and visual receptors, before considering designated landscape. A number of representative and illustrative viewpoints are utilised to inform the baseline section, further detail of which is provided later in the section. Representative viewpoints represent the experience of different types of visual receptor and form the basis of assessment, while illustrative viewpoints demonstrate a particular effect or specific issues, which might, for example, be the restricted visibility at certain locations.

a) Current baseline

i. Key local guidance documents

6.4.4 The documents listed below are relevant to this assessment, further information about each of these can be found within **Volume 1 Appendix 6I** of the **ES.**

- Suffolk County Landscape Character Assessment – this document presents the landscape character baseline for the assessment of effects on landscape character.

- Sizewell C Design Principles: The Local Perspective (Ref. 6.21) – this document informs the approach to landscape and visual mitigation in relation to the proposed development.

ii. Site and context

6.4.5 The land use within the 2km study area is predominantly arable farmland, with well-defined hedgerow field boundaries, interspersed with scattered woodlands and copses. The site itself is in arable use and comprises a single large field south of Willow Marsh Lane and part of a second large field to the north of Willow Marsh Lane. The site boundary largely follows existing defined boundaries, except parts of the northern boundary that are located within the field north of Willow Marsh Lane.

6.4.6 The western boundary of the site is defined by the East Suffolk line and Little Nursery Wood, which borders the railway. The eastern boundary is defined by a combination of the A12 and the rear boundaries of properties along the

A12. The northern boundary of the site largely follows Willow Marsh Lane, which is predominantly unvegetated with only a short stretch of hedgerow at the end closest to the A12 (approximately 190m) and occasional small trees. The remainder of the northern boundary crosses into the field north of Willow Marsh Lane and joins the A12.

6.4.7 With the exception of hedgerows along existing field boundaries and part of Willow Marsh Lane, which also contain occasional semi-mature trees, there are no other landscape features within the site.

6.4.8 Reference should also be made to **Figure 6.1**: Landscape designations and site context, which identifies key roads and settlements within the study area, and **Chapter 8**, **Figure 8.1** of this volume, which identifies Public Rights of Way (PRoW) in the vicinity of the site.

6.4.9 As shown on **Figure 6.2**, the topography of the site slopes generally north to south, occupying a local ridgeline running east to west through the study area towards the valley of the Minsmere Old River and the River Yox.

iii. Zone of Theoretical Visibility study

6.4.10 A Zone of Theoretical Visibility (ZTV) study was generated, based on the site layout and height parameters of the proposed development described in **Chapter 2** of this volume. This is shown on **Figure 6.4** and indicates areas of potential visibility.

6.4.11 The analysis was carried out using a topographic model and including settlements and woodlands (with heights derived from Light Detection and Ranging data with a 2m resolution for both surface mapping and terrain) as visual barriers in order to provide a more realistic indication of potential visibility.

6.4.12 The ZTV study was used in the identification of those receptors that are likely to be most affected by the proposed development and those that may be scoped out. However, areas shown as having potential visibility may have visibility of the development screened by local features such as trees, hedgerows, embankments or buildings.

Extent of theoretical visibility

6.4.13 **Figure 6.4** shows the ZTV and indicates that theoretical visibility covers all areas around the site, up to approximately 800m from the site boundary, with the exception of locations to the north-west where Sillet's Wood and Willowmarsh Wood provide visual obstructions. Theoretical visibility would extend further to the south after a break in theoretical visibility caused by the landform of the River Yox valley.

6.4.14 Beyond approximately 800m from the site boundary, the ZTV becomes more fragmented. The River Yox valley to the south and a local ridgeline to the north limit potential visibility. To the east, Darsham lies in an area of lower landform with no theoretical visibility. To the west theoretical visibility extends along a localised ridgeline to the edge of the 2km study area and slightly beyond. Further from the site, theoretical visibility is shown on the north facing valley slopes of the River Yox valley to the east of south of the site.

Zone of Visual Influence

6.4.15 As noted above, areas shown as having theoretical visibility may have visibility of the proposed development screened by existing features such as trees, hedgerows, embankments or buildings.

6.4.16 Site observations confirm that vegetation and buildings within the landscape significantly reduces the extent of visibility towards the site from that illustrated by the ZTV. The anticipated main area of visibility, based on site observations, is annotated on the ZTV study as the 'zone of visual influence'. Field boundaries are typically formed from established hedgerows, often with frequent hedgerow trees and roads and footpaths are also typically bordered by hedgerows and hedgerow trees. Within settlements, trees further contribute to visual screening and limit views to the site.

6.4.17 Views of the proposed development would generally be restricted to within 500m of the site boundary, with some infrequent glimpsed views within 1km. In detail:

- to the north, the zone of visual influence (ZVI) is limited to the fields immediately north of Willow Marsh Lane, extending as far as the A144 – see illustrative viewpoint 1 at **Appendix 6A** of this volume;
- to the east, the ZVI extends for a maximum of a single field east of the A12, where views would be limited to taller elements of the proposed development, as provided in viewpoint 6 at **Figure 6.10**, and less than this where built form is located along the A12 that would limit visibility;
- to the south, the ZVI extends as far as Rookery woodland along the northern edge of the parkland at Cockfield Hall; and
- to the west, the ZVI extends as far as the localised ridgeline that runs between Martin's Farm and Cockfield Hall.

6.4.18 Beyond these areas, although some glimpsed views would arise, visibility would be minimal or very infrequent and effects on landscape and visual receptors beyond the ZVI are not assessed further.

iv. Landscape character

6.4.19 Paragraphs 5.13 to 5.15 of Guidelines for Landscape and Visual Impact Assessment (Ref. 6.20) indicate that landscape character studies at the national or regional level are best used to 'set the scene' and understand the landscape context of a proposed development. It also indicates that assessments undertaken by or for local authorities provide more detail and that these should be used to form the basis of the assessment of effects on landscape character, albeit with (appropriately justified) adaptation, refinement and interpretation, where required. The relevant assessments are:

- National Character Area Profiles;
- East of England Regional Landscape Typology;
- Suffolk Landscape Character Assessment;
- Suffolk Coastal Landscape Character Assessment; and
- Suffolk Historic Landscape Characterisation.

6.4.20 Landscape character types are illustrated on **Figure 6.3.**

National Character Area Profiles

6.4.21 At a national level, the site and the majority of the study area are situated within National Character Area (NCA) 83: South Norfolk and High Suffolk Claylands. This NCA covers a large area of central East Anglia and is a predominantly flat clay plateau incised by numerous small-scale wooded river valleys. Large areas of woodland are noted as being scarce within this NCA, with views frequently open and occasionally exposed *"although within the valleys it is possible to find quite confined landscapes with intimate views"*. NCA83 is also "*an area of mixed settlement patterns with nucleated villages found in the west and along the river valleys, intermixed with dispersed hamlets and moated farmsteads. Large, often interconnected village greens or commons are a key feature of the area*". The description also notes that "*Public rights of way, including the Boudicca Way and Angles Way long-distance footpaths, and country estates and parklands continue to provide recreational opportunities"*.

6.4.22 To the southern extent of the study area, the landscape transitions into NCA82: Suffolk Coast and Heaths. NCA82 shows characteristics of gently undulating farmland with areas of woodland and forest plantation in the surrounding area. This NCA is described within the NCA summary as sparsely settled and *"…mainly flat or gently rolling, often open but with few commanding viewpoints".* More than half of the NCA is utilised for arable and pig farming. The remainder of the NCA (beyond the study area) is coast, lowland heaths (Sandlings) and forest plantations. Close to the boundary between NCA82 and the adjacent NCA83, the landscape is described as *"The boundary between the Suffolk Coast and Heaths and the more wooded boulder clay plateau of central East Anglia (South Norfolk and High Suffolk Claylands and South Suffolk and North Essex Claylands) is incised by several small east–west river valley corridors"*.

6.4.23 The site and surrounding study area is generally representative of NCA83, being located on the edge of a clay plateau close to incised valleys. However, given the scale of the NCAs, and the presence of more detailed character areas at a local level, effects on NCAs are not assessed in detail.

East of England landscape typology

6.4.24 At the regional level, the site lies predominantly within the wooded plateau farmlands landscape character type. The description for this character type indicates that it is *"An ancient wooded landscape of arable farms, associated with heavy clay soils on gently rolling plateaux, which are lightly dissected by minor river valleys".*

6.4.25 This and the other regional landscape character types identified within the study area broadly correspond with those identified in the Suffolk Landscape Character Assessment, but with greater subdivision in the County assessment. Given the greater detail in the County assessment, effects on regional landscape character types are not assessed in detail.

Suffolk Landscape Character Assessment (2008, revised 2011)

6.4.26 Local landscape character types within the study area, as identified in the Suffolk Landscape Character Assessment, include:

- Ancient Estate Claylands;
- Estate Sandlands;
- Rolling Estate Claylands;
- Rolling Estate Sandlands; and

- Valley Meadows and Fens.

6.4.27 The effects on the Ancient Estate Claylands, which include the site, and on the adjacent Rolling Estate Claylands which forms the lower land to the south of the site, are assessed in **section 6.6** of this chapter.

6.4.28 The remaining local landscape character types are excluded from more detailed assessment. As indicated by the ZVI and field study, there would be little to no potential visibility of the proposed development within these landscape character types, largely due to the effects of landform and the vegetation pattern.

Suffolk Coastal Landscape Character Assessment (July 2018)

6.4.29 The Suffolk Coastal Landscape Character Assessment forms part of the evidence base for the draft SCDC Local Plan (January 2019). As noted at **section 6.3** of this chapter, it has been agreed with landscape and visual impact assessment consultees that the Suffolk County assessment will be used as the basis for assessment, as it is in the public domain and has been subject to consultation. Reference is therefore made below to the Suffolk Coastal Landscape Character Assessment where relevant.

Suffolk Historic Landscape Characterisation (version 3, 2008)

6.4.30 This study identifies the different types of historic landscape within the county and identifies the site as predominantly 'Pre-18th Century enclosure – random fields'. The historic landscape characterisation has informed the Suffolk Landscape Character Assessment which forms the basis of the assessment and is not considered further.

v. Visual environment

Visual receptors

6.4.31 Visual receptors are *"the different groups of people who may experience views of the development"* (Ref. 6.20, Para 6.3). The ZTV study, baseline desk study and site visits have been used to identify those groups that may be significantly affected by the proposed development and receptors are grouped into areas where effects might be expected to be broadly similar, or areas which share particular factors in common (for example, routes within an area of designated landscape). Baseline site visits were undertaken during June and December 2018 and February to March 2019, with assessment site visits undertaken during June and July 2019.

6.4.32 As described in relation to the ZVI and site context above, the site is relatively open, and there are views across the site from adjoining roads and footpaths.

However, views of the site from within the wider landscape are relatively contained by local variations in landform and woodland and the site is not readily visible from settlements within the study area.

6.4.33 Six representative viewpoints have been selected to inform the assessment of the effects on visual receptors. These are identified in **Table 6.9,** with locations shown on **Figure 6.4** and illustrated by photopanels at **Figures 6.5** to **6.10**. Both the baseline and the assessment are further informed by five illustrative viewpoints (I1 to I5) which are illustrated by photographs in **Appendix 6A** of this volume.

Table 6.9: Representative viewpoints

Viewpoint Number	Location	Receptors	Approximate Distance/ Direction from Nearest Site Boundary
R1	A12, opposite Darsham Service Station	Motorists and cyclists using A12 (Main Road), residents along Main Road	Adjacent to south-east of site
R2	London Road, near High Street	Motorists on A12 (Main Road), residents along Main Road, users of nearby footpaths	Adjacent to north of site
R3	Willow Marsh Lane, near level crossing	Motorists and cyclist using Willow Marsh Lane, residents along Willow Marsh Lane, train passengers	Adjacent to north-west of site
R4	Footpath E-584/010/0, near Martins Farm	Users of footpath	550m, west
R5	Footpath E-584/010/0, near The Rookery	Users of footpath	490m, south-west
R6	Westleton Road, near Trustans Farm	Users of Trustans Road	500m, south

Receptor groups

6.4.34 The main settlements within the study area are Yoxford, which lies 1.2km to the south-west of the site, and Darsham, which lies approximately 400m to the south-east. Field study and the ZVI confirm that the proposed development would not be visible from either settlement and effects on residents of and visitors to them are not considered further in the assessment of effects.

6.4.35 There are also a number of dispersed farmsteads and individual properties in the study area. The closest individual private residential properties are adjacent to the eastern site boundary (including Moate Hall, Darsham Cottage and White House Farm); several individual dwellings on the eastern side of the A12, between Darsham railway station and Moate Hall (including White Oaks, Railway Cottage, Stranraer and Hall Drive); a group of properties adjacent to the south of the site, immediately south of Darsham railway station and along either side of the A12 (including Station Cottages, Granary Cottages and The Granary); the isolated dwelling Willow Marsh Cottage at the Willow Marsh Lane level crossing; and Martins Farm approximately 680m to the west of the site.

6.4.36 As outlined above, desk and field study has confirmed the ZVI within which there may be visual effects arising from the proposed development would be relatively contained due to existing vegetation, landform and built development. Only the following visual receptor groups are likely to experience effects which would be greater than negligible and are considered further within the assessment of effects:

- Group 1 – Users of the cycle way along Willow Marsh Lane and the A12, minor roads and local residents to the north and east of the site and immediately adjacent to it.
- Group 2 – Users of the public footpath to the north of the site, south of the A144, and local residents in the vicinity of the route.
- Group 3 – Users of public footpaths located to the east of the A12 and within the ZVI, as well as local residents to the east and south-east of the site within 350m.
- Group 4 – Users of the public footpath between Martin's Farm and Cockfield Hall, to the west of the site, within approximately 600m.

Long distance routes

6.4.37 The A12 is the main road through the study area, passing along the eastern site boundary. It runs north-east /south-west between London and Great Yarmouth. The East Suffolk line runs along the western boundary of the site, connecting Ipswich to Lowestoft.

6.4.38 As indicated above, desk and field study has confirmed that the ZVI would extend to cover users of both the A12 and the East Suffolk line, and users of both routes are considered further within the assessment of effects.

Specific viewpoints

6.4.39 Ordnance Survey mapping does not indicate any panoramic viewpoints within the 2km study area, and no promoted or designated viewpoints have been identified.

vi. Landscape Designations and Value

Local landscape designations

6.4.40 As shown on **Figure 6.1**, a SLA covers a small part of the study area, at the River Yox valley 450m south of the site. Field survey and the ZVI discussed above have confirmed there would be no views of the proposed development from the SLA and no potential for effects on the SLA. As such the SLA is not considered further within the assessment.

Local landscape value

6.4.41 Within the 2km study area there are a number of features that contribute to the value of the local landscape. These include a network of footpaths, large woodlands, and the valley of the River Yox. As indicated above in relation to Landscape Designations, part of the study area is covered by a SLA. Within the SLA, the landscape value is considered to be local. Beyond this designated area, none of these features are considered sufficiently valued to increase the landscape value above community value.

b) Future baseline

6.4.42 There are no committed development(s) or forecasted changes that would materially alter the baseline conditions during the construction, operation and removal and reinstatement phases of the proposed development.

6.5 Environmental design and mitigation

6.5.1 As detailed in **Volume 1**, **Chapter 6** of the **ES**, a number of primary mitigation measures have been identified through the iterative EIA process and have been incorporated into the design and construction planning of the proposed development. Tertiary mitigation measures are legal requirements or are standard practices that will be implemented as part of the proposed development.

6.5.2 The assessment of likely significant effects of the proposed development assumes that primary and tertiary mitigation measures are in place. For landscape and visual, these measures are identified below, with a summary provided on how the measures contribute to the mitigation and management of potentially significant environmental effects.

a) Primary mitigation

6.5.3 Primary mitigation is often referred to as 'embedded mitigation' and includes modifications to the location or design to mitigate impacts; these measures become an inherent part of the proposed development.

6.5.4 **Chapter 2** of this volume and the **Associated Development Design Principles** (Doc Ref. 8.3) document detail a number of primary mitigation measures that seek to mitigate the potential impacts of the proposed development. Those of direct relevance in the landscape and visual context include:

- The creation of 3m high landscape and acoustic screening bunds to parts of the eastern and northern edges of the site using on-site material removed due to earthworks associated with the levelling of the site and top soil storage.

- The retention of existing woodland and hedgerows where appropriate, with hedgerows along the eastern and northern site boundaries supplemented with further planting to permanently infill existing gaps which currently do not serve a purpose (for example access), as well as additional temporary soft landscaping and suitably sited tree and shrub planting within the car parking areas.

- Hedgerows planted around the proposed roundabout on the A12, to replace those lost during the construction of the roundabout and access road. These would be removed and the existing hedgerow alignments reinstated during the removal and reinstatement phase.

- Additional hedgerow planting along the southern side of Willow Marsh Lane where there is no hedgerow at present. This is essentially an ecological mitigation requirement but would also provide some visual screening benefit.

- Lighting columns within the car parking areas would be restricted to 6m in height to minimise visibility during day and night time. Lighting columns around the proposed roundabout and along the proposed access road between the roundabout and Willow Marsh Lane would be 8m in height to reduce the number of columns necessary to produce a lighting scheme that meets highway authority requirements.

- Lighting columns would utilise LED base lights with zero-degree tilt to minimise light spill and along the perimeter would be fitted with demountable shield to reduce backward spill of light.

- Use of a Central Management System for the lighting which would be capable of dimming of parts of the site independently from other parts.

- A general design approach aiming to create an unimposing appearance, with the buildings screened as far as possible. Where visible the buildings would adopt natural colours to allow their appearance to harmonise with the surroundings.

6.5.5 The listed measures aim to control and limit views of the proposed development from neighbouring receptors, including local residential properties, the A12 and local public rights of way.

6.5.6 Following cessation of use of the park and ride facility, the buildings, lighting, surfacing and associated infrastructure, including site drainage and temporary landscape planting would be removed. The soil stored in the bunds would be used for reinstatement and the area returned to agricultural use.

b) Tertiary mitigation

6.5.7 Tertiary mitigation will be required regardless of any EIA assessment, as it is imposed, for example, as a result of legislative requirements and/or standard sectoral practices.

6.5.8 The following tertiary mitigation measures have been included within the **Code of Construction Practice (CoCP)** (Doc Ref. 8.11) to minimise landscape and visual effects during the construction and reinstatement and removal phases:

- minimum light levels for safe working and the minimum number of lighting elements to illuminate the work area safely will be used;

- lighting will be directed away from site boundaries to minimise nuisance to adjacent properties. If lights cannot be positioned in such way because of physical constraints or for safety reasons, then local screening of the lights, including shielding of luminaires, where appropriate, will be used to reduce disturbance;

- task-specific lighting will be turned off on completion of the task, or at the end of the working day by the contractor; and

- contractors will consider the use of sensors or timing devices to automatically switch off lighting, where appropriate.

6.6 Assessment

a) Introduction

6.6.1 This section presents the findings of the landscape and visual impact assessment for the construction, operation and removal and reinstatement of the proposed development.

6.6.2 This section identifies any likely significant effects that are predicted to occur. Where required, **section 6.7** of this chapter identifies any secondary mitigation and monitoring measures that are proposed to minimise any adverse significant effects.

6.6.3 Effects are assessed covering all stages; 12–18 months of construction and approximately 9–12 years of operation followed by removal and reinstatement works. Where relevant, a distinction is made between the period following completion, when construction is complete but before mitigation planting is fully mature (Year 1) and following establishment and initial maturation (Year 10) to capture the effects of proposed planting on views.

b) Construction

6.6.4 As described in **Chapter 2** of this volume, the construction of the site would involve ground works to clear the site and the reuse of material on-site to provide landscape bunds; the construction and installation of security fencing, surfacing, lighting and buildings; and the planting of trees and hedgerows. The construction works are anticipated to take 12–18 months to complete and would involve the movement of construction vehicles, storage of materials, task lighting and gradual transformation of the site from a field to a park and ride facility.

i. Landscape fabric

6.6.5 A number of landscape features, comprising the physical fabric of the site would be modified or removed as follows:

- replacement of arable farmland with a parking area and new access roads;
- creation of a gap in the hedgerow, approximately 70m long along Willow Marsh Lane, for the proposed access road;

- creation of a gap in the hedgerow, approximately 20m long along the A12, for the proposed pedestrian access into the southern part of the car parking area; and

- removal of approximately 175m of hedgerows along the A12 at the proposed roundabout.

ii. Landscape Character

6.6.6 The scale of effects on landscape character are illustrated on **Figure 6.3**.

6.6.7 Large scale effects would arise within the site, where the character would change from being an open field with outward views to countryside and the A12 beyond, becoming a construction site with moving construction vehicles and small crane, to become a parking area contained by landscape bunds and fencing.

6.6.8 Medium scale effects would arise in fields immediately adjacent to the proposed access road and to the north of Willow Marsh Lane as far as properties at High Street, where the near presence of the construction machinery and eventually fencing, landscape bunds and lighting columns would alter the character of the open fields due to the proximity of built development and the access road.

6.6.9 Small scale effects would arise in the fields to the east of the A12, north of The Street; and to the west of the site to the top of the local ridgeline.

6.6.10 Beyond the above areas, occasional glimpsed views of the proposed development would not alter the character of the landscape.

6.6.11 For a development of this nature on a greenfield site, it is to be expected that there would be large scale effects on the character of the site itself, given that it is changing from agricultural land to a developed area. How rapidly effects diminish beyond the site depends on the scale of development, the context and visibility of the proposed development. In this instance effects would diminish rapidly due to the limited vertical scale of the proposed development and anticipated construction machinery, the embedded primary mitigation provided by the proposed landscaped bunds and retention of existing vegetation; and the context in terms of terrain and vegetation within the wider landscape.

6.6.12 In **section 6.4** of this chapter, the Ancient Estate Claylands and Rolling Estate Claylands landscape character types were identified as requiring more detailed assessment, based on the ZVI for the proposed development. However, based on the detailed consideration of effects set out above, the

Rolling Estate Claylands would be located outside of the area likely to experience large, medium or small-scale effects. Effects would be negligible and not considered further. Only the ancient estate claylands character type would experience effects that would be greater than negligible and is therefore considered further.

Ancient Estate Claylands

6.6.13 As identified within the Suffolk Landscape Character Assessment, the site is located in the ancient estate claylands landscape character type. The key characteristics are described as:

- *"dissected Boulder Clay plateau;*
- *organic pattern of field enclosures;*
- *straight boundaries where influence of privately-owned estates is strongest;*
- *enclosed former greens and commons;*
- *parklands;*
- *WWII airfields;*
- *villages with dispersed hamlets and farmsteads;*
- *timber framed buildings;*
- *distinctive estate cottages; and*
- *ancient semi-natural woodland*".

6.6.14 The Guidance Note supporting the Suffolk Landscape Character Assessment describes the forces of change acting upon this landscape, and the likely impacts on the landscape. This primarily advises on the potential to accommodate developments such as new residential areas or recreational uses but notes that "*In addition to new planting to mitigate the impact of a development, the option to modify the management of existing hedgerows should also be explored. There are often significant opportunities to retain these boundary features at a specific height.*" The Suffolk Coastal District Landscape Character Assessment also notes that the *"unspoilt, quiet, and essentially undeveloped rural character of the area"* are elements of the

character which are more susceptible to adverse effects from development, despite the *"estate feel"* in this character area being weaker than in other parts of east Suffolk. Given these indications, the character type is judged to be of medium susceptibility.

6.6.15 The Guidance Note also prescribes landscape management guidelines, which should inform any development proposals and mitigation measures and have been taken into account in the site selection and design of the proposed development. These are:

- *"Reinforce the historic pattern of sinuous field boundaries.*
- *Recognise localised areas of late enclosure hedges when restoring and planting hedgerows.*
- *Maintain and restore greens and commons.*
- *Maintain and increase the stock of hedgerow trees.*
- *Restore, maintain and enhance the historic parklands and the elements within them.*
- *Maintain the extent, and improve the condition, of woodland cover with effective management.*
- *Maintain and restore the stock of moats and ponds in this landscape."*

6.6.16 The site and immediate surroundings lie outside the SLA, which relates more to the valley character types rather than the plateau as shown by **Figure 6.1** and **Figure 6.3**. The character type is of community value as defined by the criteria in **section 6.4** of this chapter. Considering the susceptibility and value together, the character area is judged to be of medium to low sensitivity.

6.6.17 The site and surroundings are generally typical of the character type, although features such as enclosed former greens and commons, parklands and estate cottages are less prevalent in this part of the character type. The characteristic organic field boundaries around the site and the dissected plateau landform would partially screen and filter views of the construction of the proposed landscape bunds, which are themselves atypical features, but would also provide further screening once constructed.

6.6.18 As described above, the short-term effects during construction would be large scale within the limited extent of the site and medium scale in the fields immediately adjacent to the proposed access road and to the north of Willow

Marsh Lane as far as properties at High Street; affecting a localised extent. These effects would be of medium magnitude, resulting in a moderate adverse effect, which is considered to be **not significant**.

6.6.19 As noted above, there would also be short-term, small scale effects during the construction phase in the fields to the east of the site adjacent to the A12 and to the west of the site to the top of the local ridgeline. These limited effects would be of negligible magnitude**,** resulting in a minimal neutral effect, which is considered to be **not significant**, as would effects on the remainder of the character type.

iii. Visual receptors

6.6.20 Annotated photographs and visualisations are shown on **Figures 6.5** – **6.14** of this landscape and visual assessment. The method of visualisation selected for each viewpoint has been informed by Landscape Institute Technical Guidance Note 06/19 Visual representation. Representative viewpoints 1 and 2 have been produced as photowire visualisations, provided in **Figures 6.11** – **6.14**, in agreement with landscape and visual assessment consultees. Further detail about the visualisation methodology is provided in **Volume 1**, **Appendix 6I** of the **ES.**

6.6.21 The viewpoint description, description of effects and scale of effect for each viewpoint is set out on the relevant photograph, provided in **Figures 6.5** – **6.10**. **Figure 6.4** provides locations of these viewpoints. The scale of effect at each viewpoint is summarised in **Table 6.10** below:

Table 6.10: Summary of scale of effects on representative viewpoints

Viewpoint Number	Location	Approximate Distance/Direction From Site	Scale of Effect Beneficial, Adverse, Neutral
R1	A12, opposite Darsham Service Station	Adjacent to south-east of site	Large, adverse
R2	London Road, near High Street	Adjacent to north of site	Medium, adverse
R3	Willow Marsh Lane, near level crossing	Adjacent to north-west of site	Medium, adverse
R4	Footpath E-584/010/0, near Martins Farm	550m, west	Small, adverse
R5	Footpath E-584/010/0, near The Rookery	490m, south-west	Medium-small, adverse

Viewpoint Number	Location	Approximate Distance/Direction From Site	Scale of Effect Beneficial, Adverse, Neutral
R6	Westleton Road, near Trustans Farm	500m, south	Negligible, neutral

6.6.22 Each of the viewpoints is a 'sample' of the potential effects, representing a wide range of receptors, including not only those actually at the viewpoint, but also those nearby, at a similar distance and/or direction. In addition, the five illustrative viewpoints (I1-I5) help to confirm the extents of likely visibility. Illustrative viewpoints are provided purely for reference to further 'illustrate' observations and judgements made within this landscape and visual impact assessment. Illustrative viewpoints, which do not contain a description of visual effects, are included within **Appendix 6A** of this volume.

6.6.23 From these viewpoints it can be seen that:

- The extent of large scale visual effects, where the construction of the proposed development would form a major alteration to key elements, features, qualities and characteristics of the view such that the baseline would be fundamentally changed, would be limited to some locations within or immediately adjacent to the site where there would be views of much of the construction or in very close proximity.

- Medium scale visual effects during construction would be experienced in locations close to the site boundary but where the full extent of construction of the proposed development would not be visible.

- Beyond the extent of large and medium scale visual effects described above, effects would reduce rapidly to small scale due to existing vegetation (woodlands and hedges) which would soften and/or screen the presence of the construction phase, and eventually security fencing and bunds, and restrict views to the roofs of taller of vehicles and buildings. The presence of the A12 and the existing built development along it to the east also means that views from this direction already feature the road and moving vehicles in the foreground which would remain the more noticeable elements of views towards the site.

- Beyond approximately 500m from the site boundary, the scale of effects reduces to negligible, as the combination of topography, the landscape bunds and vegetation around the site; and increasing distance and

layers of vegetation within the landscape combine to limit views to occasional glimpses of taller elements of the construction machinery and eventually the proposed lighting columns.

Receptor groups

6.6.24 Local residents and users of recreational routes and roads are judged to have high-medium sensitivity, using the methodology as set out above and within **Volume 1**, **Appendix 6I** of the **ES**.

6.6.25 Group 1 – Users of the cycle way along Willow Marsh Lane and Main Road, minor roads and local residents to north and east of the site and immediately adjacent to it: This group of receptors includes users of Willow Marsh Lane, which is also a local cycle route (Sustrans link to National Cycle Route 1), as well as local residents immediately adjacent to the site. Representative viewpoints 1, 2 and 3 represent views from these routes, as well as in the vicinity of residential properties, and indicate that effects would range from large-medium scale and adverse where local residents would be adjacent to the site boundaries and close to the main area of construction, with relatively open views of construction activity; to medium scale and adverse where construction of the proposed access road would be the main element visible but views would remain relatively open. These short-term effects would be of localised extent and would be of medium magnitude and would result in major-moderate adverse effects which are considered to be **significant**.

6.6.26 Group 2 – Users of the public footpath to the north of the site, south of the A144: This group of receptors includes the public footpath between the site and the A144, as well as local residents around it. Representative viewpoint 2, and illustrative viewpoint 1 in **Appendix 6A** of this volume, represents views from these receptors and indicate that views would rapidly reduce from medium scale and adverse in close proximity to the construction of the proposed roundabout and access road to negligible scale and neutral. Intervening vegetation would largely screen views towards the site for both residents and recreational users, with only the tops of taller construction vehicles and eventually of lighting columns likely to be visible from most locations. These short-term effects would be of localised extent and would be of low to negligible magnitude and would result in slight-minimal adverse effects which are considered to be **not significant**.

6.6.27 Group 3 – Users of public footpaths located to the east of the A12 and within the ZVI, as well as local residents to the east and south-east of the site within 350m: This group of receptors includes those public footpaths located to the east of the A12 and within the ZVI, as well as local residents within the same area. Representative viewpoint 6 represents views from these receptors and indicates that effects on views from the construction stage of the proposed

development would generally be of negligible scale and neutral as intervening vegetation and buildings would largely screen views towards the site for both residents and recreational users, with only the tops of taller construction vehicles and eventually lighting columns likely to be visible from most locations. These short-term effects would be of localised extent and would have a negligible neutral effect which is considered to be **not significant.**

6.6.28 Group 4 – Users of the public footpath between Martin's Farm and Cockfield Hall, to the west of the site, within approximately 600m: This group of receptors is predominantly formed of the public footpath between Martin's Farm and Cockfield Hall, to the west of the site. Representative viewpoints 4 and 5 represent views for users of this route and demonstrate that views towards the construction of the proposed development would be of medium-small to small scale due to the presence of intervening vegetation and landform in many but not all locations, as well as the distance from the site. These short-term effects would be of localised extent and would be of low-negligible magnitude and would result in slight adverse effects which are considered to be **not significant**.

Long distance routes

6.6.29 The A12 is the main road through the study area, passing along the eastern site boundary. The East Suffolk line also passes along the western boundary of the site. Users of the A12 are of low sensitivity, as indicated by the methodology set out above and in **Volume 1, Appendix 6I** of the **ES**, whilst rail passengers are of medium sensitivity. As indicated by representative viewpoint 1, road users on the A12 would experience large scale effects as they pass the construction of the proposed development and similar views would be experienced by rail passengers. This would be a very brief part of a longer journey and the short-term effects would be of limited extent. The effects would be of medium magnitude, which would result in slight adverse effects which are considered to be **not significant** for road users and moderate adverse effects that are considered to be **not significant** for rail passengers.

Specific viewpoints

6.6.30 No specific viewpoints have been identified within the study area as requiring assessment.

Landscape designations and value

6.6.31 No designated landscapes have been identified within the study area as requiring assessment.

iv. Inter-relationship effects

6.6.32 This section provides a description of the identified inter-relationship effects that are anticipated to occur on landscape and visual receptors between the individual environmental effects arising from construction of the proposed development.

6.6.33 Inter-relationships would arise from the proposed development on the landscape features, which also represent habitats that are evaluated in **Chapter 7** (Terrestrial Ecology) of this volume. The Terrestrial Ecology chapter has been referenced in order to inform some judgements concerning the impact to landscape fabric and features.

6.6.34 Cultural and historic designations/attributes have been considered as one of the contributory factors towards overall landscape value and susceptibility. However, the effects of the development on the historic/cultural receptors are considered within **Chapter 9** (Terrestrial Historic Environment) of this volume.

6.6.35 In some cases, visual receptors are also recreational receptors assessed as part of the Amenity and Recreation Assessment within **Chapter 8** of this volume.

c) Operation

i. Landscape character

6.6.36 The scale of effects on landscape character remain as described in relation to the construction phase and as illustrated on **Figure 6.3**.

Ancient Estate Claylands

6.6.37 The key characteristics and landscape management guidelines for the ancient estate claylands landscape character type remain as reported in the construction section above. The medium susceptibility and community value are judged to result in medium to low sensitivity.

6.6.38 The effects of the proposed development would be large scale within the limited extent of the site. During operation, this would be as a result of the presence of the proposed development within a previously open field. There would also be medium scale effects in the fields immediately adjacent to the proposed access road and to the north of Willow Marsh Lane due to the proximity of the proposed development, as far as properties at High Street, affecting a localised extent. These effects would be of medium to long-term and medium magnitude and would result in a moderate adverse effect that is considered to be **not significant**.

6.6.39 There would also be small scale effects in the fields to the east of the site adjacent to the A12 from the proposed development and to the west of the site to the top of the local ridgeline, where there would be some visibility of the proposed development, but no direct effects on character. These medium to long-term, limited effects would be of negligible magnitude, and would result in a minimal neutral effect that is considered to be **not significant**, as would effects on the remainder of the character type.

6.6.40 **Appendix 6B** of this volume considers the effects of the lighting elements of the proposed development on the ancient estate claylands. The assessment indicates that the effects of lighting on this landscape character type would be of high-medium magnitude, and would result in a moderate adverse effect that is considered to be **not significant**, given the relative lack of existing artificial lighting in the vicinity of the northern part of the site.

ii. Visual receptors

6.6.41 The general scale of visual effects remains as described in relation to the construction phase. Local residents and users of recreational routes and roads remain high-medium sensitivity.

Receptor groups

6.6.42 Group 1 – Users of the cycle way along Willow Marsh Lane and Main Road, minor roads and local residents to north and east of the site and immediately adjacent to it: Effects during year 1 of the operation of the site would continue to range from large-medium scale and adverse where local residents would be adjacent to the site boundaries and close to the main area of the proposed development, with relatively open views of the proposed development; to medium scale and adverse where the proposed access road would be the main element visible. Overall, these medium-term effects would be of localised extent and would be of high-medium magnitude and would result in major-moderate adverse effects that are considered to be **significant**.

6.6.43 However, by year 10, as the proposed hedgerow along Willow Marsh Lane and the proposed vegetation around residential properties begins to mature, assumed to be 3m high for the hedgerow and 4.8m high for woodland and shrub planting by this time, this would reduce visual effects for this receptor group from large-medium and medium scale to medium and medium-small scale. These medium to long-term effects would remain of localised extent and would reduce to medium or medium-low magnitude and would result in moderate to moderate-slight adverse effects that are considered to be **not significant**.

6.6.44 Group 2 – Users of the public footpath to the north of the site, south of the A144: *Representative v*iewpoint 2 and illustrative viewpoint 1 in **Appendix**

6A of this volume represent views from these receptors and indicate that views would rapidly reduce from medium scale and adverse in close proximity to the proposed roundabout and access road to negligible scale and neutral. Intervening vegetation would largely screen views towards the proposed development for both residents and recreational users, with only the tops of lighting columns likely to be visible from most locations. The planting proposed as part of the proposed development would not alter visibility from these locations, and effects would remain unchanged between year 1 and year 10. These medium to long-term effects would be of localised extent and would be of medium to low magnitude and would result in moderate adverse effects that are considered to be **not significant**.

6.6.45 Group 3 – Users of public footpaths located to the east of the A12 and within the ZVI, as well as local residents to the east and south-east of the site within 350m*:* Representative viewpoint 6 represents views from these receptors and indicates that effects on views would generally be of negligible scale and neutral as intervening vegetation and buildings would largely screen views towards the site for both residents and recreational users, with only the tops of lighting columns likely to be visible from most locations. The planting proposed as part of the proposed development would not alter visibility from these locations, and effects would remain unchanged between year 1 and year 10. These medium to long-term effects would be of localised extent and would be of negligible magnitude and would result in minimal neutral effects that are considered to be **not significant**.

6.6.46 Group 4 – Users of the public footpath between Martin's Farm and Cockfield Hall, to the west of the site, within approximately 600m: *Representative* viewpoints 4 and 5 represent views for users of this route and demonstrate that views would be of medium-small to small scale due to the presence of intervening vegetation and landform in many but not all locations, as well as the distance from the site. The planting proposed as part of the proposed development would not alter visibility from these locations, and effects would remain unchanged between year 1 and year 10. These medium to long-term effects would be of localised extent and would be of medium-low to low magnitude and would result in moderate to slight adverse effects that are considered to be **not significant**.

6.6.47 **Appendix 6B** of this volume considers the visual effects of the lighting elements of the proposed development on the visual receptor groups. For receptor group 1 (users of the cycle way along Willow Marsh Lane and Main Road, minor roads and local residents to the north and east of the site and immediately adjacent to it*)*, the assessment of night time effects identifies effects would be of high-medium magnitude, which would result in a major-moderate adverse effect that is considered to be **significant**. For all other receptor groups, with the exception of the public footpath between Martin's

Farm and Cockfield Hall which wouldn't be used at night, night time effects would be of high or medium magnitude, which would result in moderate adverse effects that are considered to be **not significant**.

Long Distance Routes

6.6.48 The A12 is the main road through the study area, passing along the eastern site boundary. The East Suffolk line also passes along the western boundary of the site. Users of the A12 are of low sensitivity, as indicated by the methodology set out in **Volume 1, Appendix 6I** of the **ES**, whilst rail passengers are of medium sensitivity. As indicated by representative viewpoint 1, road users on the A12 would experience large scale effects as they pass the construction of the proposed development and similar views would be experienced by rail passengers. This would be a very brief part of a longer journey and the medium to long-term effects would be of limited extent. The planting proposed as part of the proposed development would not alter visibility from these locations, and effects would remain unchanged between year 1 and year 10. The effects would be of medium magnitude and would result in slight adverse effects that are considered to be **not significant** for road users and moderate adverse effects that are considered to be **not significant** for rail passengers.

6.6.49 **Appendix 6B** of this volume considers the visual effects of the lighting elements of the proposed development on users of the A12 and the East Suffolk line. The assessment indicates that the effects of lighting on road and rail users would be of medium magnitude and would result in moderate adverse effects that are considered to be **not significant**.

Specific viewpoints

6.6.50 No specific viewpoints have been identified within the study area as requiring assessment.

Landscape designations and value

6.6.51 No designated landscapes have been identified within the study area as requiring assessment.

iii. Inter-relationship effects

6.6.52 This section provides a description of the identified inter-relationship effects that are anticipated to occur on landscape and visual receptors between the individual environmental effects arising from operation of the proposed development.

6.6.53 Inter-relationships would arise from the proposed development on the landscape features, which also represent habitats that are evaluated in **Chapter 7** (Terrestrial Ecology) of this volume. The Terrestrial Ecology chapter has been referenced in order to inform some judgements concerning the impact to landscape fabric and features.

6.6.54 Cultural and historic designations/attributes have been considered as one of the contributory factors towards overall landscape value and susceptibility. However, the effects of the proposed development on the historic/cultural receptors are considered within **Chapter 9** (Terrestrial Historic Environment) of this volume.

6.6.55 In some cases, visual receptors are also recreational receptors assessed as part of the Amenity and Recreation Assessment within **Chapter 8** of this volume.

d) Removal and reinstatement

6.6.56 The removal and reinstatement of the site would involve works to clear the site and replace the soil previously stored within the landscape bunds. The removal and reinstatement works would take approximately 12 months, if removal and reinstatement take place in one phase. It is anticipated that removal and site reinstatement would follow a programme broadly the reverse of construction and involve the movement of demolition plant and vehicles, storage of materials, task lighting and gradual transformation of the site to remove the park and ride facility and return the site to agricultural use. Specific tasks would include formation of a temporary demolition contractor compound, demolition and removal of temporary structures and services, and breaking up of surfacing if required.

6.6.57 In addition, the hedgerows around the A12 roundabout would be removed and reinstated on their original alignments and the gap created in the hedgerow along Willow Marsh Lane to allow for the access road would also be replanted. The hedgerow planted along Willow Marsh Lane at the construction stage and any supplementary planting of boundary hedges would be retained where agreed with the landowner.

6.6.58 The effects of the removal and reinstatement works would not be notably different from the construction effects. The judgements relating to the significance of effects on the different landscape and visual receptor groups are assessed to be the same as for construction, with significant visual effects assessed to occur for receptor group 1 only as a result of the visibility of demolition plant, vehicles and activity to remove the park and ride facility in close proximity. A full summary of effects during removal is provided at **Table 6.13**.

6.6.59 Following completion of the removal and reinstatement works, the site would be returned to agricultural use and there would be no permanent landscape and visual effects.

i. Inter-relationship effects

6.6.60 This section provides a description of the identified inter-relationship effects that are anticipated to occur on landscape and visual receptors between the individual environmental effects arising from removal and reinstatement of the proposed development.

6.6.61 Inter-relationships would arise from the proposed development on the landscape features, which also represent habitats that are evaluated in **Chapter 7** (Terrestrial Ecology) of this volume. The Terrestrial Ecology chapter has been referenced in order to inform some judgements concerning the impact to landscape fabric and features.

6.6.62 Cultural and historic designations/attributes have been considered as one of the contributory factors towards overall landscape value and susceptibility. However, the effects of the proposed development on the historic/cultural receptors are considered within **Chapter 9** (Terrestrial Historic Environment) of this volume.

6.6.63 In some cases, visual receptors are also recreational receptors assessed as part of the Amenity and Recreation Assessment within **Chapter 8** of this volume.

6.7 Mitigation and monitoring

a) Introduction

6.7.1 Where possible, mitigation measures have been proposed where a significant effect is predicted to occur. Primary and tertiary mitigation measures which have been accounted for as part of the assessment are summarised in **section 6.5** of this chapter. Where other mitigation is required to reduce or avoid an adverse significant effect, this is referred to as secondary mitigation.

6.7.2 No secondary mitigation measures are proposed for the landscape and visual assessment, given that the proposed development is not intended to be permanent. However, this section describes the proposed monitoring required of specific receptors/resources or for the effectiveness of a mitigation measure. The requirements, scope, frequency and duration of a given monitoring regime are set out, as far as possible, in this section.

b) Monitoring

6.7.3 The proposed planting would require maintenance and management during the lifetime of the proposed development, with replacement of plant failures during the first few years of establishment (usually 5 years) as required.

6.8 Residual effects

6.8.1 **Table 6.11, Table 6.12** and **Table 6.13** present a summary of the landscape and visual impact assessment. They identify the receptor/s likely to be impacted, the level of effect at year 10, which is considered to be the medium to long-term effect once mitigation planting has become established and, where the effect is deemed to be significant, the tables include any additional mitigation proposed and the resulting residual effect.

6.8.2 Following completion of the removal and reinstatement works, the site would be returned to agricultural use and there would be no permanent landscape and visual effects.

Table 6.11: Summary of effects for the construction phase

Receptor	Impact	Primary or Tertiary Mitigation	Assessment of Effects	Additional Mitigation	Residual Effects
Landscape character					
ancient estate claylands	Effects on character type within the site and adjacent fields to the north.	Retention of existing vegetation; landscaped bund and proposed planting to screen and filter views.	Moderate, adverse	None required	Moderate adverse (**not significant**)
ancient estate claylands	Effects on remainder of character type	Retention of existing vegetation.	Minimal adverse	None required	Minimal adverse (**not significant**)
Visual receptors					
Group 1: Users of the cycle way along Willow Marsh Lane and Main Road, minor roads and local residents to north and east of the site	Views of construction activity, progressing towards views of security fencing, with light columns and roofs of taller vehicles seen above planting and landscaped bund.	Retention of existing vegetation; landscaped bund and proposed planting to screen and filter views.	Major-moderate, adverse	None proposed	Major-moderate adverse (**significant**)
Group 2: Users of the public footpath to the north of the site, south of the A144	Views of construction activity, progressing towards views of the taller elements of the proposed development.	Retention of existing vegetation; landscaped bund and proposed planting to screen and filter views.	Slight-minimal, adverse	None required	Slight-minimal, adverse (**not significant**)
Group 3: Users of public footpaths located to the east of the A12 and within the ZVI, as well as local	Views of construction activity, progressing towards views of the taller	Retention of existing vegetation; landscaped bund and proposed	Negligible, neutral	None required	Negligible (**not significant**)

Receptor	Impact	Primary or Tertiary Mitigation	Assessment of Effects	Additional Mitigation	Residual Effects
residents to the east and south-east of the site within 350m	elements of the proposed development.	planting to screen and filter views.			
Group 4: Users of the public footpath between Martin's Farm and Cockfield Hall, to the west of the site	Views of construction activity, progressing towards views of security fencing, with light columns and roofs of taller vehicles seen above planting. Some views of parking areas from localised areas	Retention of existing vegetation.	Slight, adverse	None required	Slight adverse (**not significant**)
Long distance route: Motorists using A12	Brief views of construction activity, progressing to views of security fencing and bunds, partially screened by vegetation.	Retention of existing vegetation; landscaped bund and proposed planting to screen and filter views.	Slight, adverse	None required	Slight adverse (**not significant**)
Long distance route: Rail passengers on the East Suffolk line	Brief views of construction activity, progressing to views of security fencing and bunds, partially screened by vegetation.	Retention of existing vegetation.	Moderate, adverse	None required	Moderate, adverse (**not significant**)

Table 6.12: Summary of effects for the operational phase

Receptor	Impact	Primary or Tertiary Mitigation	Assessment of Effects	Additional Mitigation	Residual Effects
Landscape character					
Ancient Estate Claylands	Effects on the landscape character type within the site and adjacent fields to the north	Retention of existing vegetation; landscaped bund and proposed planting to screen and filter views.	Moderate, adverse	None required	Moderate adverse (**not significant**)
	Effects on remainder of character type.	Retention of existing vegetation.	Minimal, neutral	None required	Minimal neutral (**not significant**)
	Night-time effects on character type.	Retention of existing vegetation; bunding and proposed planting to screen and filter views. Best practice approach to lighting design.	Moderate, adverse	None required	Moderate adverse (**not significant**)
Visual receptors					
Group 1: Users of the cycle way along Willow Marsh Lane and Main Road, minor roads and local residents to north and east of the site	Views of security fencing, with light columns and roofs of taller vehicles seen above planting and bunds.	Retention of existing vegetation; landscaped bund and proposed planting to screen and filter views.	Moderate to moderate-slight, adverse	None proposed	Moderate to moderate-slight adverse (**significant**)
	Visibility of proposed lighting at night.	Best practice approach to lighting design.	Major-moderate, adverse	None proposed	Major-moderate adverse (**significant**)
Group 2: Users of the public footpath to the north of the site, south of the A144	Views of the taller elements of the proposed development, including lighting columns.	Retention of existing vegetation; landscaped bund and proposed planting to screen and filter views.	Slight-minimal, adverse	None required	Slight-minimal, adverse (**not significant**)

Receptor	Impact	Primary or Tertiary Mitigation	Assessment of Effects	Additional Mitigation	Residual Effects
	Visibility of proposed lighting at night.	Best practice approach to lighting design.	Moderate, adverse	None required	Moderate adverse (**not significant**)
Group 3: Users of public footpaths located to the east of the A12 and within the ZVI, as well as local residents to the east and south-east of the site within 350m	Views of the taller elements of the proposed development, including lighting columns.	Retention of existing vegetation; landscaped bund and proposed planting to screen and filter views.	Minimal, neutral	None required	Minimal (**not significant**)
	Visibility of proposed lighting at night.	Best practice approach to lighting design.	Moderate, adverse	None required	Moderate adverse (**not significant**)
Group 4: Users of the public footpath between Martin's Farm and Cockfield Hall, to the west of the site	Views of security fencing, with light columns and roofs of taller vehicles seen above planting. Some views of parking areas from localised areas	Retention of existing vegetation.	Moderate to slight, adverse	None required	Moderate to slight adverse (**not significant**)
	Visibility of proposed lighting at night.	Best practice approach to lighting design.	Negligible, neutral	None required	Negligible, neutral (**not significant**)
Long distance route: Motorists using A12	Views of security fencing and bunds, partially screened by vegetation.	Retention of existing vegetation; landscaped bund and proposed planting to screen and filter views.	Slight, adverse	None required	Slight, adverse (**not significant**)

Receptor	Impact	Primary or Tertiary Mitigation	Assessment of Effects	Additional Mitigation	Residual Effects
Long distance route: Rail passengers on the East Suffolk line	Views of security fencing and bunds, partially screened by vegetation.	Retention of existing vegetation.	Moderate, adverse	None required	Moderate, adverse (**not significant**)
Long distance routes: Road and rail users on the A12 and East Suffolk line	Visibility of proposed lighting at night.	Best practice approach to lighting design.	Moderate, adverse	None required	Moderate, adverse (**not significant**)

Table 6.13: Summary of effects for the removal and reinstatement phase

Receptor	Impact	Primary or Tertiary Mitigation	Assessment of Effects	Additional Mitigation	Residual Effects
Landscape character					
Ancient Estate Claylands	Effects on character type within the site and adjacent fields to the north.		Moderate, adverse	None required	Moderate adverse (**not significant**)
	Effects on remainder of character type		Minimal adverse	None required	Minimal adverse (**not significant**)
Visual receptors					
Group 1: Users of the cycle way along Willow Marsh Lane and Main Road, minor roads and local	Views of construction activity, associated with removal and reinstatement phase, of the taller elements of the proposed development.		Major-moderate, adverse	None proposed	Major-moderate adverse (**significant**)

Receptor	Impact	Primary or Tertiary Mitigation	Assessment of Effects	Additional Mitigation	Residual Effects
residents to north and east of the site					
Group 2: Users of the public footpath to the north of the site, south of the A144	Views of construction activity, associated with removal and reinstatement phase, of the taller elements of the proposed development.		Slight-minimal, adverse	None required	Slight-minimal, adverse (**not significant**)
Group 3: Users of public footpaths located to the east of the A12 and within the ZVI, as well as local residents to the east and south-east of the site within 350m	Views of construction activity, associated with removal and reinstatement phase, of the taller elements of the proposed development.		Negligible, neutral	None required	Negligible neutral (**not significant**)
Group 4: Users of the public footpath between Martin's Farm and Cockfield Hall, to the west of the site	Views of construction activity, associated with removal and reinstatement phase, of the taller elements of the proposed development.		Slight, adverse	None required	Slight adverse (**not significant**)
Long distance route: Motorists using A12	Brief views of construction activity, associated with removal and Reinstatement phase, progressing to views of		Slight, adverse	None required	Slight adverse (**not significant**)

Receptor	Impact	Primary or Tertiary Mitigation	Assessment of Effects	Additional Mitigation	Residual Effects
	security fencing and bunds, partially screened by vegetation.				
Long distance route: Rail passengers on the East Suffolk line	Brief views of construction activity, associated with removal and reinstatement phase, progressing to views of security fencing and bunds, partially screened by vegetation.		Moderate, adverse	None required	Moderate, adverse (**not significant**)

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