The Sizewell C Project

6.5 Volume 4 Southern 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 4** of the **Environmental Statement (ES)** presents an assessment of the potential effects on landscape and visual arising from the construction, operation and removal and reinstatement of the southern park and ride at Wickham Market (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 southern 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 of the **ES**. 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 considered ecological receptors and heritage assets identified in **Chapter 7** and **Chapter 9** of this volume of the **ES**, 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 highlighted 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 policy relating to the landscape and visual assessment include the European Landscape Convention 2000 (Ref. 6.1).

6.2.5 The requirements of this, 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 (NPSs) (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).
- The Government's 25 Year Environment Plan 2018 (Ref. 6.9).

6.2.7 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)

6.2.8 The NPS 2011 sets out the national policy for energy infrastructure. The overarching NPS for Energy (EN-1) (Ref. 6.3) and NPS for Nuclear Power Generation (EN-6) (Ref. 6.4) provide the primary policy framework within which the development will be considered. These requirements are discussed in detail in **Volume 1**, **Appendix 6I** of the **ES**.

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. Further detail on the NPPF as relevant to the landscape and visual assessment can be found in **Volume 1**, **Appendix 6I** of the **ES**.

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 landscape and visual 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 (Ref. 6.13 and 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 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 the 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 the 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 6.1.**

Table 6.1: Summary of consultation responses that have informed the scope and methodology of the landscape and visual impact assessment

Consultee	Date	Summary of Discussion/Comments
Natural England Suffolk County Council (SCC) Suffolk Coastal and Waveney District Councils (SCDC/WDC) (now ESC) Suffolk Coast and Heaths AONB.	Meeting: 7 February 2019.	The purpose of the meeting was to confirm several matters regarding the scope and approach to the landscape and visual impact 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 Suffolk County Council Landscape Character Assessment (Ref. 6.16) 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 (LCTs) presented in the Suffolk County Council Landscape Character Assessment. Where appropriate, reference is made to several other published Landscape Character Assessments.
		The SLA Paper (November 2016, Ref 6.19) is to be used as the basis of the assessment of effects on the SLA 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 assessment identifies the likely effects of the proposed development on visual receptors. Reference is made

Consultee	Date	Summary of Discussion/Comments
		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 **Volume 2, Appendix 13H** of the **ES**.

c) Study area

6.3.9 The study area includes the land within the red line boundary and land immediately beyond it to a distance of 2 kilometres (km) (refer to **Figure 6.1** of this volume) 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 impact assessment comprises the assessment of the 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 impact 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 combining the considerations of susceptibility and value. The criteria used in the landscape and visual assessments for determining the sensitivity of receptors are set out below**.**

Susceptibility

6.3.15 Susceptibility (see **Table 6.2**) indicates the ability of a landscape or visual receptor to accommodate change "*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).

Table 6.2: 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).

Value

6.3.20 Landscape value (see **Table 6.3**) is "*the relative value that is attached to different landscapes by society*" (Ref. 6.20, page 157).

Table 6.3: Landscape value

Landscape Value	Description
National/International	Designated landscapes which are nationally or internationally designated for their landscape value.
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 the appendix to **Volume 1, Appendix 6I** of the **ES**.

Sensitivity

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 6.4**. The differences in the tables below reflect a slightly greater emphasis on value in considering landscape receptors, and a greater emphasis on susceptibility in considering visual receptors.

Table 6.4: Assessment of sensitivity of receptors for landscape and visual impact assessments

Sensitivity				
Landscape Sensitivity				
		Susceptibility		
		High	Medium	Low
Value	National/International	High	High-Medium	Medium
	Local/District	High-Medium	Medium	Medium-Low
	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 the landscape and visual impact assessment (Ref. 6.20, para. 3.26).

Scale

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 6.5**.

Table 6.5: 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.
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.

Duration

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 6.6**.

Table 6.6: 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 farmland 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 would 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 6.7**.

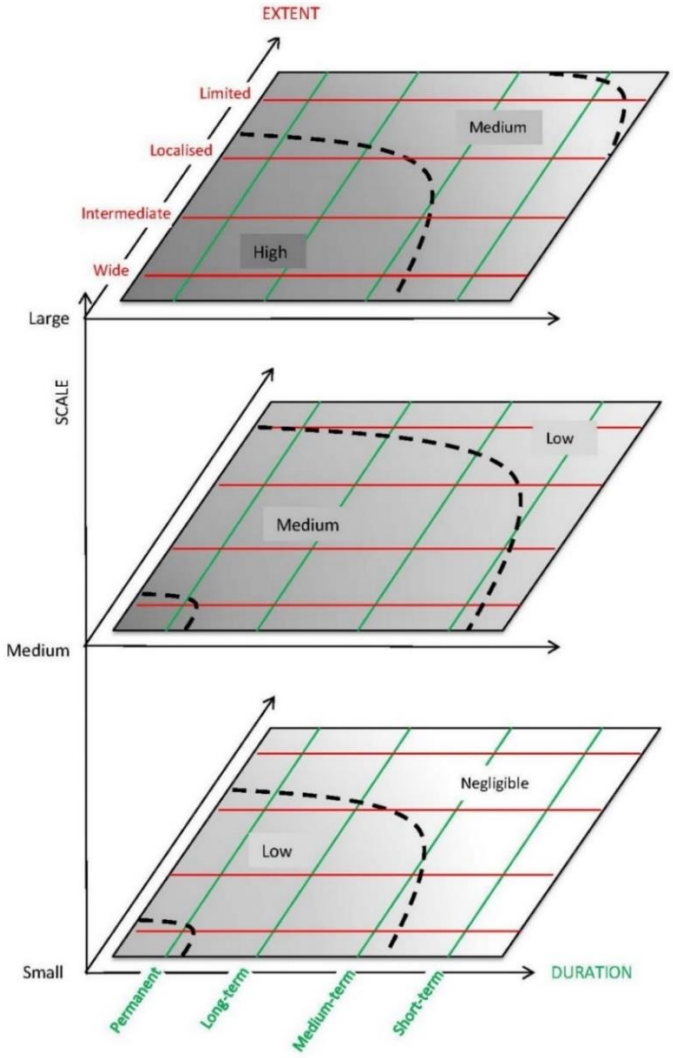
Table 6.7: Extent of effect

Extent	Description
Wide	Beyond 4km, or more than half of receptor area.
Intermediate	Up to approximately 2-4km, or around half of receptor area.
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 (< 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 from **Plate 6.1** above, 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.

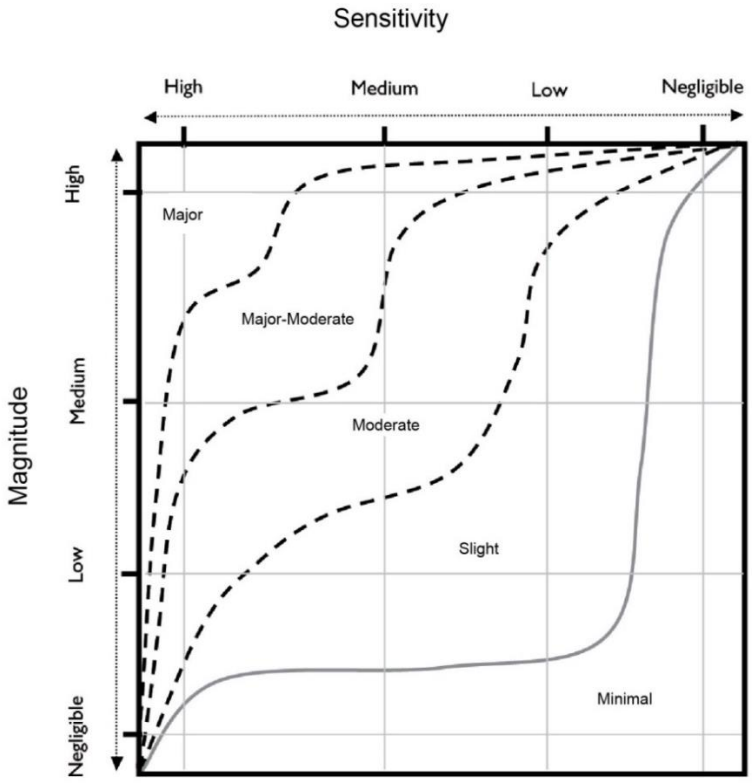
6.3.33 Intermediate judgements may be used for judgements of magnitude. Where intermediate ratings are given, e.g. “medium-low”, this indicates an effect that is both less than medium and more than low, rather than one which varies across the range. In such cases, the higher rating will always be given 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**, **Chapter 6, 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, as 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 of the **ES**;
- 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; and
- 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 one is assumed to be 800mm high;
  - proposed screen planting by year ten is assumed to be 4.8m, assuming approximate growth rates of approximately 400mm per annum;
  - proposed hedgerow planting at year one is assumed to be 450mm high; and
  - proposed hedgerow planting by year ten 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 **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 (Ref. 6.16) – 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 study area is predominantly arable farmland, with well-defined hedgerow field boundaries and interspersed with scattered woodlands and copses. The site location and context is shown on **Figure 6.1**.

6.4.6 There are a number of historic estates within the study area, including Glevering Park which adjoins the B1116 approximately 600m to the west of the site; Marlesford Hall, which is approximately 1.0km to the north-east of the site; and Glemham Hall, approximately 2.5km to the north-east of the site.

6.4.7 The site itself is predominantly in arable use, with an area of highway land also included to accommodate highway improvements, signage and road

markings. The main part of the site, which would include the parking areas, predominantly comprises sections of two adjoining fields, with the site proposed access road running through another field. The site also includes a section of the existing A12 and an associated slip road for the proposed highway improvement works. The boundary of the main part of the site largely follows existing field boundaries, except the south-eastern perimeter where it aligns with the northern edge of the existing A12 and northbound slip road; and the north-western boundary which crosses through a field.

6.4.8 Four wooded copses lie along the outer edges of the site along the eastern, northern and western boundaries. An area of broad-leaved plantation woodland extends into the site to the south east of Whin Belt, and there is a dry pond within this area of woodland and consequently within the site boundary.

6.4.9 With the exception of broad-leaved plantation woodland and the dry pond, there are no other landscape features within the main area of the site. While the site comprises two adjoining fields, there is no dividing field boundary between the different field units. The proposed access road from the A12 slip would run through existing hedgerows to the west of the main area of the site, along an existing farm access track.

6.4.10 Reference should also be made to **Figure 6.1**, which identifies key roads and settlements, and **Chapter 8, Figure 8.1** of this volume, which identifies public rights of way (PRoW).

6.4.11 The main settlements within the study area include Wickham Market, approximately 0.9km to south-west of the site; Lower Hacheston, approximately 0.4km to the south of the site; Marlesford, approximately 0.6km to the north-east of the site; and Campsea Ashe, approximately 1.6km to the south-east of the site.

6.4.12 As shown on **Figure 6.2**, the topography of the site dips very gently towards the south, and the site occupies a local ridgeline running north-west to south-east through the study area. The landform falls away approximately 500m to the north-east of the site, towards the River Ore, and approximately 300m to the south, towards the River Deben. Beyond the river corridors, and within the wider study area, the land rises to the north-east, around Common Farm, and up towards Parham Airfield to the north. The land also rises to the south-west, with Wickham Market occupying an area of higher ground.

iii. Zone of Theoretical Visibility Study

6.4.13 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.

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

6.4.15 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 of further assessment. However, areas shown as having potential visibility may have visibility of the proposed development screened by local features such as trees, hedgerows, embankments or buildings.

Extent of Theoretical Visibility

6.4.16 **Figure 6.4** shows the ZTV and indicates that theoretical visibility covers all areas around the site, up to approximately 500m from the site boundary.

6.4.17 Within 500m of the site, the ZTV study indicates that visibility would be fairly widespread, with a notable gap to the north where woodland areas and intervening higher ground limit views towards the site.

6.4.18 Between 500m and 1km of the site, the ZTV becomes more fragmented. To the north, there is an area with no theoretical visibility around Marlesford and the River Ore. To the east, there is an area of theoretical visibility in and around Lime Tree Farm, Ivy House Farm, and Brick Kiln Cottages, only broken by occasional areas of vegetation and buildings. To the south, there would generally be no theoretical visibility around Lower Hacheston, and very limited visibility from the edge of Wickham Market. To the west, theoretical visibility of the proposed development would be limited by large woodland blocks in and around Glevering Park and the small valley adjacent to the B1116.

6.4.19 Between 1 and 2km to the north/north-east, the proposed development would theoretically be visible from rising ground north of the River Ore valley stretching between the B1116 and the A12. To the east, woodland increasingly plays a role in screening views. To the south, there are areas of theoretical visibility around Campsea Ashe along the A12, while to the west, there is theoretical visibility around Glevering Park and more elevated open fields to the east of Hacheston.

Zone of Visual Influence

6.4.20 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.

6.4.21 Site observations confirm that extensive vegetation and buildings within the landscape significantly reduce 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' (ZVI). 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.

6.4.22 Views of the proposed development would generally be restricted to within 500m of the site boundary, with some infrequent glimpsed views within 1 to 2km. In detail:

- To the north, the ZVI is limited to the local ridgeline approximately 300m to the north of the site, before the land falls away to Marlesford Road and River Ore valley.
- To the north-west and west, the ZVI extends to the B1116, beyond which the land dips into a small valley with woodlands on the rising ground beyond.
- To the north-east there may be some glimpsed views from Marlesford and nearby footpaths during winter months, as can be seen in viewpoint R8 and illustrative viewpoint I1 in **Appendix 6A** to this volume. However, the ZVI only extends as far as Marlesford Road.
- To the east and south-east, the proposed development is only likely to be visible up to Footpath E-178/003/0 and Footpath E-387/007/0, which connect Ivy House Farm to Brick Kiln Cottages. Beyond this, and in particular out towards Campsea Ashe, views of the site are screened by intervening landform and vegetation.
- To the south, the proposed development is unlikely to be visible from Lower Hacheston and Bridleway E-288/017/0, and the actual extent of visibility is limited to around Bottle and Glass Cottages and Footpath E-288/016/0.

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

iv. Landscape character

6.4.24 Paragraphs 5.13 to 5.15 of guidelines for the 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) (Ref. 6.13 and 6.14);
- East of England Regional Landscape Typology (Ref. 6.15);
- Suffolk Landscape Character Assessment (Ref. 6.6);
- Suffolk Coastal Landscape Character Assessment (Ref. 6.17); and
- Suffolk Historic Landscape Characterisation (Ref. 6.18).

6.4.25 Landscape character areas are illustrated on **Figure 6.3.**

National Character Area profiles

6.4.26 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 (Ref. 6.14). NCA83 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"*.

6.4.27 To the south-east of the site within the study area, lies NCA82: Suffolk Coast and Heaths (Ref. 6.13). This NCA is described within the NCA summary as sparsely settled and *"…mainly flat or gently rolling, often open but with few commanding viewpoints"* (Ref. 6.13). 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"*.

6.4.28 The site and surrounding study area is generally representative of NCA83, being located on farmland between the river valleys of the Rivers Deben and Ore. The study area begins to transition into the Sandlings to the south-east. 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

6.4.29 At the regional level, the site lies within the Wooded Plateau Farmlands LCT (Ref. 6.15). 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"*.

6.4.30 This and the other regional LCTs 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 LCTs are not assessed in detail.

Suffolk Landscape Character Assessment (2008, revised 2011)

6.4.31 Local LCTs within the study area, as identified in the Suffolk Landscape Character Assessment (Ref. 6.16), include:

- Ancient Estate Claylands;
- Ancient Rolling Farmlands;
- Plateau Estate Farmlands;
- Rolling Estate Claylands;

- Rolling Estate Farmlands;
- Rolling Estate Sandlands;
- Rolling Valley Claylands; and
- Valley Meadowlands.

6.4.32 The effects on the Plateau Estate Farmlands which include the site, the adjacent Rolling Estate Claylands which form the upper valley sides to the southern edge of the site and to the north of the site, and on the area of Ancient Estate Claylands to the north-west of the B1116 are assessed in **section 6.6** of this chapter.

6.4.33 The remaining local LCTs 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 local LCTs, largely due to the effects of landform.

Suffolk Coastal Landscape Character Assessment (July 2018)

6.4.34 The Suffolk Coastal Landscape Character Assessment (Ref. 6.17) 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 would 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)

6.4.35 This study identifies the different types of historic landscape within the county and identifies the site as "*Pre-18th century enclosure – random fields*" (Ref. 6.18). 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

6.4.36 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.

6.4.37 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, including Wickham Market.

6.4.38 Eight representative viewpoints have been selected to inform the assessment of the effects on visual receptors. These are identified in **Table 6.8** and with locations shown on **Figure 6.4.** The assessment is further informed by five Illustrative viewpoints (I1 to I5) which are illustrated by photographs in **Appendix 6A** to this volume**.**

Table 6.8: Representative viewpoints

Viewpoint Number	Location	Receptors	Approximate Distance/ Direction from Nearest Site Boundary
R1	A12, at the end of Footpath E-288/007/0.	Motorists, users of nearby footpaths.	Within the south of the site.
R2	Bridleway E-288/008/0.	Users of bridleway.	Adjacent to the west of the site.
R3	Footpath E-387/008/0.	Users of footpath.	100m, east.
R4	Footpaths E-178/003/0 & E-387/007/0.	Users of footpaths.	450m, south-east.
R5	Footpath E-178/003/0 & Station Road.	Motorists, users of nearby footpaths, residents along Station Road.	270m, south.
R6	B1116.	Motorists.	120m, south-west.
R7	B1116 & Bridleway E-288/008/0.	Motorists, users of nearby bridleway.	440m, west.
R8	Footpath E-387/009/0.	Users of footpath, local residents.	625m, north-east.

Receptor groups

6.4.39 The main settlement within the study area is Wickham Market, which lies approximately 0.9km to south-west of the site. There are a number of smaller settlements in the study area, including Lower Hacheston, a hamlet approximately 400m to the south of the site; Marlesford, a small village approximately 600m to the north-east of the site; and Campsea Ashe, a hamlet approximately 1.6km to the south-east of the site.

6.4.40 There are also a number of dispersed farmsteads in the study area. The closest private residential properties are a row of houses to the south-west of the site and Bridge Farm along B1078 (Main Road) and Limetree Farm (close to the junction with the B1116); The Rookery (farmstead) to the north of the site along the B1116; Bottle and Glass Cottage and Brick Kiln Cottage to the east of the site, near Lower Hacheston; and Ivy House Farm and a group of properties close to the junction of the A12 and Marlesford Road, east of the site.

6.4.41 As set out in **section 6.4** of this chapter, desk and field study has confirmed that the ZVI within which there may be visual effects arising from the proposed development would be relatively restricted by vegetation and landform. 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 footpaths and bridleways in the immediate vicinity of the site (E-288/008/0, E-288/007/0 and E-387/008/0), to the north of the A12 and within 400m of the site;
- Group 2 – users of footpaths and bridleways (E-288/016/0, E-288/017/0, E-288/009/0, E-178/002/0, E-178/003/0 and E-387/007/0), local residents of Bottle and Glass cottages, Lower Hacheston and houses around Ivy House Farm and motorists to the south of the A12 on the B1078 and Station Road and within 700m of the site; and
- Group 3 – local road users using the B1116 and Marlesford Road.

Long distance routes

6.4.42 The A12 is the main road through the study area, passing along the southern site boundary. It runs north-east / south-west between London and Great Yarmouth. The East Suffolk line runs broadly parallel to the A12, further to the south-east, connecting Ipswich to Lowestoft.

6.4.43 As set out above, desk and field study has confirmed that the ZVI would not extend to the East Suffolk line, and only road users using the A12 are considered further within the assessment of effects.

Specific viewpoints

6.4.44 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

6.4.45 As shown on **Figure 6.1,** an SLA covers much of the study area, covering the River Ore valley to the east and the River Deben valley to the west, and wraps around the site to the north, east, and west. Only a small area of the site that would be used for highway and signage improvements is located within the SLA. Effects on the SLA are considered in the assessment of effects.

Local landscape value

6.4.46 Within the 2km study area there are a number of features that contribute to the value of the local landscape. These include an extensive network of footpaths and bridleways, areas of former parkland estates, large woodlands and the valleys of the Rivers Deben and Ore. As indicated above in relation to local landscape designations, much of the study area is covered by an SLA. Within the SLA, the landscape value is considered to be of local value. Beyond these designated areas, none of these features are considered sufficiently valued to increase the landscape value above community value.

b) Future baseline

6.4.47 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 of the **ES** 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 landscape bunds up to 3m high to the southern, eastern and northern boundaries 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, as well as additional temporary soft landscaping and suitably sited tree and shrub planting within the car parking areas.
- Permanent supplementary hedgerow planting proposed along the southern and eastern boundaries of the site to screen views from Footpaths E-387/008/0 and E-288/007/0.
- Temporary hedgerow planting would also be planted along the access road, whilst the park and ride is operational, to replace hedgerows lost during construction, and would be re-planted as close as possible to the original hedgerow line during the removal and reinstatement phase.
- Lighting columns within the car parking areas and along the access road would be restricted to 6m in height to minimise visibility during day and night-time.
- Lighting columns, to a maximum height of 10m including lanterns, would be provided from the roundabout with the B1078 and along the slip road leading to the site and the northbound A12.

- 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. The layout aims to maximise the benefit of existing screening provided by Whin Belt and the other blocks of woodland located to the north, west and east. 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 PRoW.

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 top 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 removal and reinstatement 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;
- spotlights and task lighting towers will be positioned away from sensitive receptors, where identified; 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 and **section 6.7** of this chapter then 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 of the **ES**, the construction of the proposed development would involve earthworks to clear the site and 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.

- Approximately 40m length of native hedgerow would be removed to create the proposed site access.

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 cranes, to become a parking area contained by landscape bunds and security fencing.

6.6.8 Medium scale effects would arise across adjacent fields to the north-west to the east of Wonder Grove, where the near presence of the construction machinery and eventually security fencing, landscape bunds and lamp columns would alter the character of the open fields due to the proximity of built development and curtail outward views.

6.6.9 Small scale effects would arise around the site access; in the field to the north adjacent to the existing off-road circuit and in the field to the east of the site adjacent to the A12.

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 an open, farmed landscape to a developed area. The degree to which effects diminish beyond the site depends on the scale of development, the context and visibility of the proposed development. In this instance effects diminish rapidly due to the limited vertical scale of the proposed development and anticipated construction machinery, the mitigation provided by the proposed landscape 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 Plateau Estate Farmlands, Rolling Estate Claylands and Ancient Estate Claylands LCTs are 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 Farmlands and Ancient Estate Claylands would be located

outside of the area likely to experience large, medium or small scale effects. Effects would be negligible and are not considered further. Only the Plateau Estate farmlands LCT would experience effects that would be greater than negligible and are therefore considered further.

Plateau Estate Farmlands

6.6.13 As identified within the Suffolk Landscape Character Assessment (2008, revised 2011 (Ref. 6.16)), the site is located in the Plateau Estate Farmlands LCT. The key characteristics are described as:

- *"Flat landscape of light loams and sandy soils;*
- *Large scale rectilinear field pattern;*
- *Network of tree belts and coverts;*
- *Large areas of enclosed former heathland;*
- *18th – 19th & 20th century landscape parks;*
- *Clustered villages with a scattering of farmsteads around them;*
- *Former airfields; and*
- *Vernacular architecture is often 19th century estate type of brick and tile".*

6.6.14 The guidance note supporting the Suffolk Landscape Character Assessment (Ref. 6.16) 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 but notes that the "*simpler and more modern land cover pattern and extensive regular pattern of tree cover can be adapted to accept*" development and that "*if developments encroach on landscapes located on river valley sides or coastal slopes they will have a profound landscape impact on the character of these adjacent landscape types*" (Ref. 6.16). The Suffolk Coastal District Landscape Character Assessment also notes that the historic parklands and tree cover are elements of the character which are more susceptible to adverse effects from development (Ref. 6.17). Given these indications, the character type is judged to be of medium to low 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 (Ref. 6.16). These are:

- *"Reinforce the historic pattern of regular boundaries;*
- *Restore the quality of elm hedges with coppice management;*
- *Restore, maintain and enhance the network of tree belts and pattern of small plantations found across much of this landscape type; and*
- *Restore, maintain and enhance the historic parklands and the elements within them."*

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

6.6.17 The site and surroundings are typical of the LCT. The characteristic hedgerows and small woodlands around the site, along with additional planting proposed 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 adjacent fields to the north-west, affecting a localised extent. These effects would be of medium magnitude, and would result 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 across fields adjacent to the site to north and north-east and around the proposed site access. These localised effects would be of negligible magnitude, resulting in a minimal neutral effect, which is considered to be **not significant**, as would effect on the remainder of the LCT.

iii. Visual receptors

6.6.20 Annotated photographs and visualisations are shown on **Figures 6.5** to **6.16** of this landscape and visual impact 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 5 have been produced as photowire visualisations (see **Figures 6.13** to **6.16**), in agreement with landscape and visual impact 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 (see **Figure 6.4** for locations) is set out on the relevant photograph (see **Figures 6.5** to **6.12**). The scale of effect at each viewpoint is summarised in **Table 6.9** below:

Table 6.9: Summary of scale of effects on representative viewpoints

Viewpoint Number	Location	Approximate Distance/Direction from Site	Scale of Effect Beneficial, Adverse, Neutral
R1	A12 at the end of Footpath E-288/007/0.	Within the south of the site.	Large adverse
R2	Bridleway E-288/008/0.	Adjacent to the west of site .	Large adverse
R3	Footpath E-387/008/0.	100m, east.	Small neutral
R4	Footpaths E-178/003/0 & E-387/007/0.	450m, south-east.	Negligible neutral
R5	Footpath E-178/003/0 & Station Road.	270m, south.	Small neutral
R6	B1116.	120m, south-west.	Negligible neutral
R7	B1116 & Bridleway E-288/008/0.	440m, west.	Negligible neutral
R8	Footpath E-387/009/0.	625m, north-east.	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, and the illustrative viewpoints included within **Appendix 6A** of this volume, 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.

- Beyond this area, up to approximately 300m from the site boundary, effects would reduce rapidly to small scale during construction due to existing vegetation (woodlands and hedges) which would soften and/or screen the presence of construction and the emerging security fencing and landscape bunds and restrict views to the roofs of taller construction vehicles and emerging buildings. The presence of the A12 to the south-east also means that views of the site from the south already feature the road and moving vehicles in the foreground, which would remain the more noticeable elements in views towards the site.

- From approximately 300m from the site boundary, the scale of effects reduces to negligible, as the combination of topography, the bunding and vegetation around the site; and increasing distance and layers of vegetation within the landscape combine to limit views to occasional glimpses of the roofs 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 footpaths and bridleways in the immediate vicinity of the site (E-288/008/0, E-288/007/0 and E-387/008/0), to the north of the A12 and within 400m of the site: This group of receptors includes people using the footpaths and bridleways in the immediate vicinity of the site (E-288/008/0, E-288/007/0 and E-387/008/0). These short PRoW connect into local roads at their northern ends and to the A12 at their southern ends, and are little-used, as noted in **Chapter 8** of this volume of the **ES**. Viewpoints 2, 3 and 7 represent views from these PRoW and indicate that effects would range from large scale and adverse where the PRoW run alongside the site boundaries and close to the main area of construction, to small or negligible scale and neutral with increasing distance. The short-term effects would be of localised

extent and would be of medium magnitude and would result in moderate adverse effects which are considered to be **not significant**.

6.6.26 Group 2 – users of footpaths and bridleways (E-288/016/0, E-288/017/0, E-288/009/0, E-178/002/0, E-178/003/0 and E-387/007/0), local residents of Bottle and Glass cottages, Lower Hacheston and houses around Ivy House Farm and motorists to the south of the A12 on the B1078 and Station Road and within 700m of the site: This group of receptors includes local residents, users of PRoW and road users on the B1078 and Station Road. Viewpoints 4 and 5 represent views for these receptors and indicate that effects during construction would range from small scale and neutral closest to the site to negligible with distance, with only the tops of tall machinery likely to be visible. The short-term effects would be of localised extent and would be of negligible magnitude and would result in a minimal neutral effect which is considered to be **not significant**.

6.6.27 Group 3 – Local road users using the B1116 and Marlesford Road: Viewpoints 3, 6, 7 and 8 indicate that effects on users of these routes during construction would be of negligible magnitude, as almost none of the proposed development would be visible, and would result in a minimal neutral effect which is considered to be **not significant**.

Long distance routes

6.6.28 The A12 is the main road through the study area, passing along the southern site boundary. Users of this route are of low sensitivity using the methodology set out in **Volume 1**, **Appendix 6I** of the **ES**.

6.6.29 As indicated by viewpoint 1, road users on the A12 would experience large scale effects as they pass the construction of the proposed development. This would be for a brief part of a longer journey and the short-term effects on users of the A12 would be of limited extent, of medium-low magnitude, which would result in slight adverse effects which are considered to be **not significant**.

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 As shown on **Figure 6.1**, a SLA covers much of the study area, and wraps around the site to the north, east, and west. However, the site and immediate surroundings lie outside the SLA, which covers the valley character areas rather than the plateau as shown by **Figures 6.1** and **6.3**. As noted within

Table 6.1 above, it is agreed with consultees that the Special Landscape Areas Paper (Ref. 6.19) is to be used as the basis of the assessment of effects on the SLA designation. This indicates that the purpose of the designation is to preserve the following special qualities within the designated areas:

- *"Traditionally grazed river valley meadows and marshes with intact hedgerows and dykes and associated flora and fauna.*
- *18th and 19th century designed parks and gardens, and occasionally areas of farmland in their surroundings that contribute to their setting."*

6.6.32 As set out above, effects on the character of the area covered by the SLA designation would be negligible. Representative viewpoints R6, R7 and R8 and illustrative viewpoints I1, I2, I3 and I5 lie within the designated area and would all experience negligible effects. The effects on the designated SLA would be of negligible magnitude and would result in a minimal neutral effect which is considered to be **not significant**.

iv. Inter-relationship effects

6.6.33 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.

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

6.6.35 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** of this volume, Terrestrial Historic Environment.

6.6.36 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

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

Plateau Estate Farmlands

6.6.38 The key characteristics and landscape management guidelines for the Plateau Estate Farmlands LCT remain as reported in the construction section above. The medium to low susceptibility and community value are judged to result in medium to low sensitivity.

6.6.39 The effects of the proposed development would be large scale and medium-term within the limited extent of the site and medium scale in the fields immediately adjacent to the site to the northwest affecting a localised extent. During operation, this would be as a result of the presence of the proposed development within a previously open field. 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**.

6.6.40 There would also be small scale effects across fields adjacent to the site to north and north east and around the site access from the proposed development, where there would be some visibility of the proposed development, but no direct effects on character. These medium to long-term, localised 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.

6.6.41 **Appendix 6B** to this volume considers the effects of the lighting elements of the proposed development on the Plateau Estate Farmlands LCT. The assessment indicates that the effects of lighting on this LCT would be of medium magnitude, given that new areas of lighting would be introduced but lighting is already present in the vicinity of the existing A12 elevated junction of the A12 with the B1078 and B1116, 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

6.6.42 The general bandings of the scale of visual effects remain as described in relation to the construction phase. Local residents and users of recreational routes and roads remain high-medium sensitivity, using the methodology as set out within **Volume 1, Appendix 6I** of the **ES.**

Receptor groups

6.6.43 Group 1 – users of footpaths and bridleways in the immediate vicinity of the site (E-288/008/0, E-288/007/0 and E-387/008/0), to the north of the A12 and within 400m of the site: viewpoints 2, 3 and 7 indicate that effects during the operation of the proposed development would continue to range from large scale and adverse where users of the PRoW would be adjacent to the site boundaries and close to the main area of the proposed development; to small or negligible scale and neutral with increasing distance. 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 magnitude and would result in moderate adverse effects that are considered to be **not significant**.

6.6.44 Group 2 – users of footpaths and bridleways (E-288/016/0, E-288/017/0, E-288/009/0, E-178/002/0, E-178/003/0 and E-387/007/0), local residents of Bottle and Glass cottages, Lower Hacheston and houses around Ivy House Farm and motorists to the south of the A12 on the B1078 and Station Road and within 700m of the site: viewpoints 4 and 5 represent views from these receptors and indicate that effects during operation would continue to range from small scale and neutral closest to the site to negligible with distance. Only the tops of tall vehicles within the proposed development and lighting columns would be visible from this receptor group. 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 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**.

6.6.45 Group 3 – Local road users using the B1116 and Marlesford Road*:* viewpoints 3, 6, 7 and 8 indicate that effects on users of these routes during operation would remain of negligible magnitude. Almost none of the proposed development would be visible or it would form a very minor part of views. The planting proposed as part of the proposed development would not alter visibility from these locations. Effects would remain unchanged between year 1 and year 10, and would result in minimal neutral effects that are considered to be **not significant**.

6.6.46 **Appendix 6B** to 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 footpaths and bridleways in the immediate vicinity of the site*)*, the assessment of night time effects indicates that the PRoW are unlikely to be used at night due to their unlit character. Similarly, PRoW within receptor Group 2 are unlikely to be used at night. For local residents and road

users within receptor Group 2, night time effects would be of medium-low magnitude, and would result in moderate adverse effects that are considered to be **not significant**.

6.6.47 For local road users in receptor Group 3, night time effects would be of low-negligible magnitude, and would result in slight 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 southern site boundary. Users of the A12 are of low sensitivity, as indicated by the methodology set out in **Volume 1, Appendix 6I** of the **ES**. As indicated by Viewpoint 1, road users on the A12 would continue to experience large scale effects as a result of close views of the proposed development, including the proposed roundabout, as they pass by. 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 on users of the A12 would be of medium magnitude and would result in slight adverse effects that are considered to be **not significant**.

6.6.49 **Appendix 6B** to this volume considers the visual effects of the lighting elements of the proposed development on users of the A12. The assessment indicates that the effects of lighting on road users would be of medium magnitude, given that part of the road is already lit, 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.

Landscape designations

6.6.51 As set out above, during operation of the proposed development, effects on the character of the area covered by the SLA designation would remain negligible. Representative viewpoints R6, R7 and R8 and illustrative viewpoints I1, I2, I3 and I5 lie within the designated area and would continue to experience negligible effects. The effects on the designated SLA would be of negligible magnitude, given limited visibility from locations within the SLA, and would result in minimal neutral effects that are considered to be **not significant**.

6.6.52 **Appendix 6B** to this volume considers the visual effects of the lighting elements of the proposed development on the SLA. The assessment

indicates that the effects of lighting on the SLA would be of negligible magnitude, given existing lighting within the vicinity of the site and limited visibility from locations within the SLA, and would result in minimal neutral effects that are considered to be **not significant**.

iii. Inter-relationship effects

6.6.53 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.

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

6.6.55 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** of this volume.

6.6.56 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

6.6.57 The removal and reinstatement of the site would involve works to remove the park and ride infrastructure and replace the soil stored within the landscape bunds. The removal and reinstatement works would take approximately 12 months, if undertaken 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. In addition, the hedgerows along the access road would be removed and reinstated on their original alignments. Any supplementary planting of boundary hedgerows would be retained, where possible, in agreement with the landowner.

6.6.58 Given that the dismantling and site reinstatement would follow a programme broadly the reverse of construction, 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 **no significant** effects assessed to occur. A full summary of effects during removal is provided at **Table 6.12**.

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** of this volume. This 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** 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. 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 operation 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 6.10, Table 6.11** and **Table 6.12** 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 6.10: Summary of effects for the construction phase

Receptor	Impact	Primary or Tertiary Mitigation	Assessment of Effects	Additional Mitigation	Residual Effects
Landscape Character					
Plateau Estate Farmland	Effects on character type within the site and adjacent fields to the north-west.	Retention of existing vegetation; creation of landscaped bunds and proposed planting to screen and filter views.	Moderate, adverse.	None	Moderate, adverse (**not significant**)
	Effects on remainder of character type.	Retention of existing vegetation.	Minimal, adverse.	None	Minimal, neutral (**not significant**)
Visual Receptors					
Group 1: Users of footpaths and bridleway to the north of the A12 and within 400m of the site:	Views of construction activity, progressing towards views of perimeter fencing, with light columns and roofs of taller vehicles seen above planting and landscaped bund.	Retention of existing vegetation; creation of landscaped bunds and proposed planting to screen and filter views.	Moderate, adverse.	None	Moderate, adverse (**not significant**)
Group 2: Users of footpaths and bridleways, local residents and motorists to the south of the A12 and within 700m of the site:	Views of construction activity, progressing towards views of perimeter fencing, with light columns and roofs of taller vehicles seen above planting and bunds.	Retention of existing vegetation; creation of landscaped bunds and proposed planting to screen and filter views.	Minimal, neutral.	None	Minimal, neutral. (**not significant**)
Group 3: Local road users using the B1116 and Marlesford Road	Very limited visibility.	Retention of existing vegetation; creation of landscaped bunds and	Minimal, neutral.	None	Minimal, neutral. (**not significant**)

Receptor	Impact	Primary or Tertiary Mitigation	Assessment of Effects	Additional Mitigation	Residual Effects
		proposed planting to screen and filter views.			
Long distance route: Motorists using A12	Brief views of construction activity, progressing towards views of perimeter fencing and bunds, partially screened by vegetation.	Retention of existing vegetation; creation of landscaped bunds and proposed planting to screen and filter views.	Slight, adverse.	None	Slight, adverse. (**not significant**)
Special Landscape Area					
SLA	Effects on special qualities.	Retention of existing vegetation; creation of landscaped bunds and proposed planting to screen and filter views.	Minimal, neutral.	None	Minimal, neutral. (**not significant**)

Table 6.11: Summary of effects for the operational phase

Receptor	Impact	Primary or Tertiary Mitigation	Assessment of Effects	Additional Mitigation	Residual Effects
Landscape Character					
Plateau Estate Farmland	Daytime effects on character type within the site and adjacent fields to the north-west.	Retention of existing vegetation; landscaped bunds and proposed planting to screen and filter views.	Moderate, adverse.	None	Moderate, adverse (**not significant**)
	Effects on remainder of character type.	Retention of existing vegetation.	Minimal, adverse.	None	Minimal, neutral (**not significant**)

Receptor	Impact	Primary or Tertiary Mitigation	Assessment of Effects	Additional Mitigation	Residual Effects
	Night-time effects on character type.	Retention of existing vegetation; landscaped bunds and proposed planting to screen and filter views. Best practice approach to lighting design.	Moderate, adverse.	None	Moderate, adverse. (**not significant**)
Visual Receptors					
Group 1: Users of footpaths and bridleway in the immediate vicinity of the site and to the north of the A12 and within 400m of the site	Views of perimeter fencing, with light columns and roofs of taller vehicles seen above planting and landscaped bund. No visibility of proposed lighting at night as PRoW unlikely to be used.	Retention of existing vegetation; landscaped bunds and proposed planting to screen and filter views.	Moderate, adverse.	None	Moderate, adverse (**not significant**)
Group 2: Users of footpaths and bridleways, local residents and motorists to the south of the A12 and within 700m of the site:	Views of perimeter fencing, with light columns and roofs of taller vehicles seen above planting and bunds.	Retention of existing vegetation; landscaped bunds and proposed planting to screen and filter views.	Minimal, neutral.	None	Minimal, neutral. (**not significant**)
	Visibility of proposed lighting at night.	Best practice approach to lighting design.	Moderate, adverse.	None	Moderate, adverse. (**not significant**)
Group 3: Local road users using the B1116 and Marlesford Road	Very limited visibility.	Retention of existing vegetation; landscaped bunds and proposed planting to screen and filter views.	Minimal, neutral.	None	Minimal, neutral. (**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.	Slight, adverse.	None	Slight, adverse. (**not significant**)
Long distance route: Motorists using A12	Brief views of perimeter fencing and bunds, partially screened by vegetation.	Retention of existing vegetation; landscaped bunds and proposed planting to screen and filter views.	Slight, adverse.	None	Slight, adverse. (**not significant**)
	Visibility of proposed lighting at night.	Best practice approach to lighting design.	Moderate, adverse.	None	Moderate, adverse. (**not significant**)
Special Landscape Area					
SLA	Effects on special qualities.	Retention of existing vegetation; landscaped bunds and proposed planting to screen and filter views.	Minimal, neutral.	None	Minimal, neutral. (**not significant**)
	Night-time effects on SLA.	Best practice approach to lighting design.	Minimal, neutral.	None	Minimal, neutral. (**not significant**)

Table 6.12: Summary of effects for the removal and reinstatement phase

Receptor	Impact	Primary or tertiary Mitigation	Assessment of Effects	Additional Mitigation	Residual Effects
Landscape Character					
Plateau Estate Farmland	Effects on character type within the site and adjacent fields to the northwest.		Moderate adverse.	None	Moderate adverse (**not significant**)
	Effects on remainder of character type.		Minimal adverse.	None	Minimal neutral (**not significant**)
Visual Receptors					
Group 1: Users of footpaths and bridleway to the north of the A12 and within 400m of the site:	Views of construction activity, associated with removal and reinstatement phase, of the taller elements of the proposed development.		Moderate adverse.	None	Moderate adverse (**not significant**)
Group 2: Users of footpaths and bridleways, local residents and motorists to the south of the A12 and within 700m of the site:	Views of construction activity, associated with removal and reinstatement phase, of the taller elements of the proposed development.		Minimal, neutral.	None	Minimal, neutral. (**not significant**)
Group 3: Local road users using the B1116 and Marlesford Road	Very limited visibility of construction activity, associated with removal and reinstatement phase.		Minimal, neutral.	None	Minimal, neutral. (**not significant**)
Long distance route: Motorists using A12	Brief views of construction activity, progressing towards views of perimeter fencing and bunds, partially screened by vegetation.		Slight, adverse.	None	Slight, adverse. (**not significant**)

Receptor	Impact	Primary or tertiary Mitigation	Assessment of Effects	Additional Mitigation	Residual Effects
Special Landscape Area					
SLA	Effects on special qualities.		Minimal, neutral.	None	Minimal, neutral. (**not significant**)

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