



Placeland

Land off Station Road, Crewkerne

LANDSCAPE AND VISUAL APPRAISAL

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1.0 INTRODUCTION

- 1.1 This Landscape and Visual Appraisal (LVA) has been carried out for a proposed residential development at Land off Station Rd, Crewkerne, South Somerset by FPCR Environment and Design Ltd (FPCR). The purpose of this LVA study is to provide an assessment of the likely landscape and visual effects of the proposed development. The landscape and visual effects have been considered in relation to the proposals detailed in the planning application and Design and Access Statement (DAS) (hereafter referred to as the Proposed Development / Site).
- 1.2 FPCR is a multi-disciplinary environmental and design consultancy established over 60 years, with expertise in architecture, landscape, ecology, arboriculture, urban design, masterplanning and environmental impact assessment. The practice is a member of the Landscape Institute and Institute of Environmental Management and Assessment and is frequently called upon to provide expert evidence on landscape and visual issues at Public and Local Plan Inquiries.

Site Location

- 1.3 The proposed development site (OS grid reference: ST 44909 08791) is located at the south eastern extent of Crewkerne, opposite Crewkerne railway station and to the west of the A356 (Station Road) (see Figure 1). The Site occupies approximately xxx hectares and comprises three main field parcels and two strips of land extending to the edge of the plateau bordering the combe associated with Henley brook to the west. A Public Right of Way (PRoW: CH20/1) bounded by hedgerow separates the two southernmost parcels of the site.

Proposed Development

- 1.4 The proposed development comprises:
- Approximately xxx residential properties up to two storeys in height;
 - Construction of a new additional car park for the existing railway;
 - Associated access, infrastructure and public open space.

2.0 METHODOLOGY

2.1 This LVA has been prepared based upon the Guidelines for Landscape and Visual Impact Assessment, third edition (GLVIA3), published by the Landscape Institute and the Institute of Environmental Management and Assessment, in 2013.

2.2 In summary, the GLVIA3 states:

“Landscape and Visual impact assessment (LVIA), is a tool used to identify and assess the significance of and the effects of change resulting from development on both landscape as an environmental resource in its own right and on people’s views and visual amenity.” (GLVIA3 paragraph 1.1.)

2.3 There are two components of LVIA:

- *“Assessment of landscape effects; assessing effects on the landscape as a resource in its own right;*
- *Assessment of visual effects: assessing effects on specific views and on the general visual amenity experienced by people.” (GLVIA3 paragraph 2.21.)*

2.4 The GLVIA3 states:

“LVIA can be carried out either as part of a broader EIA, or as a standalone ‘appraisal’ of the likely landscape and visual effects of a proposed development...”

- *As a standalone ‘appraisal’ the process is informal and there is more flexibility, but the essence of the approach – specifying the nature of the proposed change or development; describing the existing landscape and the views and visual amenity of the area that may be affected; predicting the effects, although not their likely significance; and considering how those effects might be mitigated – still applies”. (GLVIA paragraph 3.2)*

2.5 The components of this report include: baseline studies; description and details of the landscape proposals and mitigation measures to be adopted as part of the scheme; and identification and description of likely effects arising from the proposed development.

2.6 In terms of baseline studies, the assessment provides an understanding of the landscape that may be affected, its constituent elements, character, condition and value. For the visual baseline, this includes an understanding of the area in which the development may be visible, the people who may experience views, and the nature of views.

Assessment of Landscape Effects

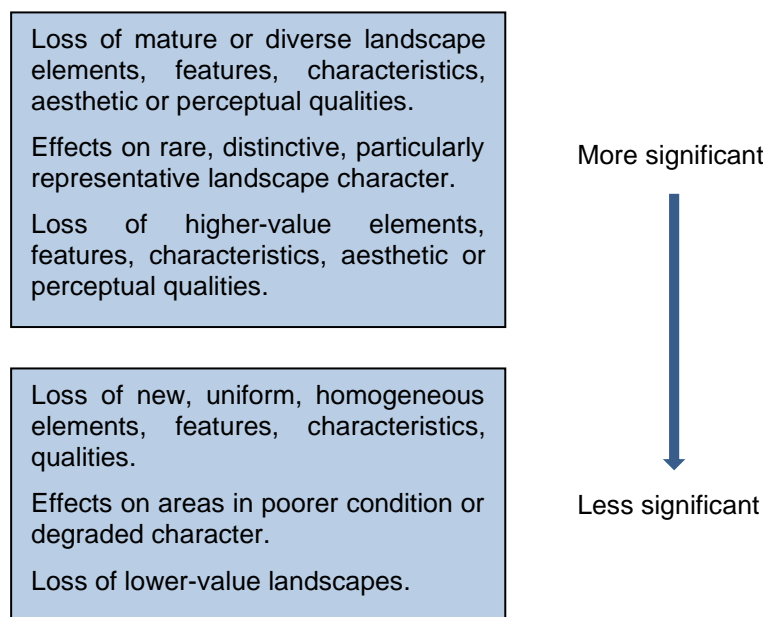
2.7 GLVIA3 states that *“An assessment of landscape effects deals with the effects of change and development on landscape as a resource” (GLVIA3 paragraph 5.1).*

2.8 The baseline landscape is described by reference to existing published Landscape Character Assessments and by a description of the site and its context.

2.9 A range of landscape effects can arise through development. These can include:

- Change or loss of elements, features, aesthetic or perceptual aspects that contribute to the character and distinctiveness of the landscape;
- Addition of new elements that influence character and distinctiveness of the landscape;

- Combined effects of these changes.
- 2.10 The characteristics of the existing landscape resource are considered in respect of the susceptibility of the landscape resource to the change arising from this development. The value of the existing landscape is also considered.
- 2.11 Each effect on landscape receptors is assessed in terms of size or scale, the geographical extent of the area influenced and its duration and reversibility. In terms of size or scale of change, the judgement takes account of the extent of the existing landscape elements that will be lost or changed, and the degree to which the aesthetic or perceptual aspects or key characteristics of the landscape will be altered by removal or addition of new elements.
- 2.12 The level of effect is determined by considering the sensitivity of the landscape receptors and the magnitude of effect on the landscape. Final conclusions on the overall landscape effects are drawn from the assessment components described. This appraisal describes the nature of the landscape effects, and whether these are adverse or beneficial, at the following stages of development; construction, completion (year 1) and longer term (year 15).
- 2.13 GLVIA3 sets out some guidance on the underlying principles, which are used in this appraisal. This includes Figure 5.10, Scale of significance. Whilst this scheme is not EIA development, and judgements on significance are not therefore required, the Figure does provide useful guidance on reaching an overall judgement on the level of effects. This is repeated below (note this includes the correction of a typo, from the published document)



- 2.14 The criteria used in the appraisal are set out in Appendix A.

Assessment of Visual Effects

- 2.15 An assessment of visual effects deals with the effects of change and development on the views available to people and their visual amenity. This appraisal describes the nature of the visual effects and, whether these are adverse or beneficial, at the following stages of development; construction, completion (year 0 Winter) and longer term (year 15 Summer).

- 2.16 The first stage in the assessment is to identify approximate visibility/ visibility mapping. This is done by either a computerised Zone of Theoretical Visibility (ZTV)¹, or by manual methods using map study and field evaluation. A series of viewpoints are included within the assessment that are representative of views towards the site from surrounding visual receptors. Other views of the site are included where it supports the description and understanding of the site's landscape and visual characteristics.
- 2.17 The views also typically represent what can be seen from a variety of distances from the development and different viewing experiences.
- 2.18 It is important to remember that visual receptors are all people. For each affected viewpoint, the assessment considers both the susceptibility to change in views and the value attached to views.

"The visual receptors most susceptible to change are generally likely to include:

- *Residents at home;*
 - *People, whether residents or visitors, who are engaged in outdoor recreation, including use of public rights of way, whose attention or interest is likely to be focused on the landscape and on particular views;*
 - *Visitors to heritage assets, or to other attractions, where views of the surroundings are an important contributor to the experience;*
 - *Communities where views contribute to the landscape setting enjoyed by residents in the area;*
- Travellers on road, rail or other transport routes tend to fall into an intermediate category of moderate susceptibility to change. Where travel involves recognised scenic routes awareness of views is likely to be particularly high."* (GLVIA3 paragraph 6.33.)

"Visual receptors likely to be less sensitive to change include:

- *People engaged in outdoor sport or recreation which does not involve or depend upon appreciation of views of the landscape;*
- *People at their place of work whose attention may be focused on their work or activity, not on their surroundings, and where the setting is not important to the quality of working life (although there may on occasion be cases where views are an important contributor to the setting and to the quality of working life)." (GLVIA3 paragraph 6.34.)*

- 2.19 Each of the visual effects is evaluated in terms of its size or scale, the geographical extent of the area influenced and its duration or reversibility.

- 2.20 In terms of size or scale, the magnitude of visual effects takes account of:

- *"The scale of the change in the view with respect to the loss or addition of features in the view and changes in its composition, including proportion of the view occupied by the proposed development;*
- *The degree of contrast or integration of any new features or changes in the landscape with the existing or remaining landscape elements and characteristics in terms of form, scale and mass, line height, colour and texture;*

¹ Zone of Theoretical Visibility (ZTV): A map usually digitally produced, showing areas of land within which a development is theoretically visible. [GLVIA3]

- *The nature of the view of the proposed development, in terms of the relative amount of time over which it will be experienced and whether views will be full, partial or glimpses” (GLVIA3 paragraph 6.39).*
- 2.21 The geographical extent of the visual effect in each viewpoint is likely to reflect:
- The angle of view in relation to the main activity of the receptor;
 - The distance of the viewpoint from the proposed development;
 - The extent of the area over which the changes would be visible.
- 2.22 As with landscape effects, the duration of the effect could be short to long term or permanent and the same definitions apply.
- 2.23 GLVIA3 states that there are no hard and fast rules about what makes a significant effect, and there cannot be a standard approach since circumstances vary with the location and context and with the type of proposal, but the following points should be noted;
- *Effects on people who are particularly sensitive to changes in views and visual amenity are more likely to be significant*
 - *Effects on people at recognised and important viewpoints or from recognised scenic routes are more likely to be significant*
 - *Large-scale changes which introduce new, non-characteristic or discordant or intrusive elements into the view are more likely to be significant than small changes or changes involving features already present within the view. (GLVIA3 paragraph 6.44)*
- 2.24 The criteria used in this appraisal are set out in Appendix A.

Overall Landscape and Visual Effects

- 2.25 The final conclusions on effects, whether adverse or beneficial, are drawn from the separate judgements on the sensitivity of the receptors and the magnitude of the effects. This overall judgement is formed from a reasoned professional overview of the individual judgements against the assessment criteria.
- 2.26 GLVIA3 notes, at paragraphs 5.56 and 6.44, that there are no hard and fast rules with regard to the level of effects, therefore the following terms have been used for this appraisal:
- **Major**
 - **Moderate**
 - **Minor**
 - **Negligible**
- 2.27 Where it is determined that the assessment falls between or encompasses two of the defined criteria terms, then the judgement may be described as, for example, Major/ Moderate or Moderate/ Minor. This indicates that the effect is assessed to lie between the respective definitions or to encompass aspects of both.

3.0 PLANNING POLICY

National Planning Policy

National Planning Policy Framework (NPPF, February 2019)

- 3.1 The NPPF sets out the Government's economic, environmental and social planning policy and in combination these policies give the Government's vision of sustainable development. The NPPF emphasises the need for well-designed places, promoting healthy and safe communities and conserving and enhancing the natural environment.
- 3.2 Regarding landscape and green infrastructure, the Natural Environment section of the NPPF provides a policy context for the countryside and green infrastructure. The key objectives include protecting and enhancing valued landscapes and, minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.
- 3.3 Paragraph 170 states at part a) that planning policies and decisions should protect and enhance valued landscapes and goes on to clarify that this should be in a manner commensurate with their statutory status or identified quality in the development plan. Part b) states that planning policies and decisions should recognise *"the intrinsic character and beauty of the countryside"*.
- 3.4 Paragraph 171 advises that:
- "Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries"*.
- 3.5 Paragraph 172 goes on to add:
- "Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues"*.
- 3.6 The site is within an undesignated landscape with no special protected status. The character of the site and its immediate context is assessed within this report to help inform decisions regarding *"the intrinsic character and beauty of the countryside"*. The potential to enhance green infrastructure networks is also considered.

Planning Practice Guidance (PPG)

- 3.7 The PPG was first published on 6th March 2014 and is a regularly updated online planning resource which provides guidance on the NPPF and the planning system. The NPPF continues to be the primary document for decision making.

Local Planning Policy

Policy SD1: Sustainable Development states:

'When considering development proposals the Council will take a proactive approach to reflect the presumption in favour of sustainable development contained in the National Planning Policy Framework and seek to secure development that improves the economic, social and environmental conditions within the District.

Planning applications that accord with the policies in this local plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:-

- *Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or*
- *Specific policies in that Framework indicate that development should be restricted or refused.*

Where necessary the Council will work with applicants to improve proposals so that they are capable of being approved'.

Policy SS1: Settlement Strategy states:

'The following are Market Towns where provision will be made for housing, employment, shopping and other services that increase their self-containment and enhance their roles as service centres:

- *Primary Market Towns: Chard, Crewkerne, Ilminster and Wincanton'.*

Policy HG1: Strategic Housing Site states:

'Crewkerne (save allocation: KS/CREW/1) is strategically significant and will be safeguarded as a residential Key Site.

Development of Crewkerne Key Site (Saved local plan Allocation KS/CREW/1) is part of the comprehensive regeneration of the town and the site will provide a wide package of land uses. This site has convenient links to town centre and will provide a link between the A30 (Yeovil Road) and A356 (Station Road). This site is also saved as a strategic employment site'.

HW1: Provision of Open Space, Outdoor Playing Space, Sports, Culture and Community Facilities in New Development states:

'Where new housing development generates a need for additional open space, outdoor playing space, local and strategic sports, cultural and community facilities, provision/contributions will be made as appropriate. The need for additional open space may be required due to the proximity to sensitive (internationally-designated) conservation areas, so as to alleviate potential development-related pressure on those sites.

Housing provision consisting of sheltered housing, rest and nursing homes, special needs housing will be exempt from these standards with exception of informal recreational open space.

Developments of one bedroom dwellings will not be required to provide equipped play provision and youth facilities but will be required to provide for other open space and outdoor playing space.

Dependent upon the size and layout of the development, the provision of open space, outdoor playing space, local and strategic sports, cultural and community facilities, may be required on site or may form part of a contribution towards off site provision of either new or improved facilities. In such circumstances off-site provision towards local facilities should be made in a location, which adequately services the new development and a planning obligation may be used to secure this.

Provision should be made for future maintenance to ensure the continued availability of the facilities.

Green Corridors, Public Rights of Way, Civic Spaces, Cemeteries, Private Open Space and Community Allotments are other aspects of Green Infrastructure, which need to be given full consideration.

Open space is defined as informal recreational open space, formal parks and gardens, country parks, natural open space and woodlands.

Outdoor Playing Space is defined as playing pitches, equipped play areas and youth facilities'.

Policy EQ2: General Development states:

'Development will be designed to achieve a high quality, which promotes South Somerset's local distinctiveness and preserves or enhances the character and appearance of the district.

Development proposals, extensions and alterations to existing buildings, structures and places will be considered against:

- *Sustainable construction principles;*
- *Creation of quality places;*
- *Conserving and enhancing the landscape character of the area;*
- *Creating safe environments addressing crime prevention and community safety;*
- *Reinforcing local distinctiveness and respect local context;*
- *Management advice and guidance; and*
- *Making efficient use of land whilst having regard to:*
- *Housing demand and need;*
- *Infrastructure and service availability;*
- *Accessibility;*
- *Local area character;*
- *Site specific considerations*

Innovative designs delivering low energy usage and/or wastage will be encouraged. Development must not risk the integrity of internationally, nationally or locally designated wildlife and landscape sites. Development proposals should protect the residential amenity of neighbouring properties and new dwellings should provide acceptable residential amenity space in accordance with Policy HW1'.

Policy EQ4: Biodiversity states:

'All proposals for development, including those which would affect sites of regional and local biodiversity, nationally and internationally protected sites and sites of geological interest, will:

- Protect the biodiversity value of land and buildings and minimise fragmentation of habitats and promote coherent ecological networks;*
- Maximise opportunities for restoration, enhancement and connection of natural habitats;*
- Incorporate beneficial biodiversity conservation features where appropriate;*
- Protect and assist recovery of identified priority species; and*
- Ensure that Habitat Features, Priority Habitats and Geological Features that are used by bats and other wildlife are protected and that the design including proposals for lighting does not cause severance or is a barrier to movement.*
- Where there is a reasonable likelihood of the presence of protected and priority species development design should be informed by, and applications should be accompanied by, a survey and impact assessment assessing their presence. If present, a sequential approach to the design of the proposal should be taken that aims first to avoid harm, then to lessen the impact, and lastly makes compensatory provision for their needs.*

Development will not be allowed to proceed unless it can be demonstrated that it will not result in any adverse impact on the integrity of national and international wildlife and landscape designations, including features outside the site boundaries that ecologically support the conservation of the designated site'.

Policy EQ5: Green Infrastructure states:

'The Council will promote the provision of Green Infrastructure throughout the district, based upon the enhancement of existing areas including public open space, accessible woodland, and river corridors, and by ensuring that development provides open spaces and green corridor links between new and existing green spaces.

Development proposals should provide and/or maintain a network of connected and multifunctional open spaces that, where appropriate, meet the following requirements:

- Create new habitats and connects existing wildlife areas to enrich biodiversity & promote ecological coherence;*
- Provide and/or maintain an accessible network of green spaces and improve recreational opportunities, including environmental education, local food production and support physical health and mental wellbeing; Ensure that all children and young people have reasonable access to a range of play and leisure opportunities;*
- Provide and/or maintain opportunities for enhanced, attractive walking and cycling routes linking urban areas and the wider countryside;*
- Enhance and/or maintain the character and local distinctiveness of the landscape;*
- Contribute to and/or maintain local identity and sense of place;*

- *Increase the district's tree cover;*
- *Help mitigate the consequences of climate change (sustainable drainage systems, shade etc.); and*
- *Alleviate current and future potential visitor and recreation pressure/disturbance to internationally designated conservation areas.*

Existing Green Infrastructure will be protected against any adverse impact of development proposals. If loss of existing green infrastructure assets is unavoidable in order to accommodate necessary development, appropriate mitigation for the loss will be required. Development should include green infrastructure of an appropriate type, standard and size and be designated at least to meet Natural England 'Accessible Natural Greenspace Standard' (ANGSt) or otherwise appropriately contribute to improving access to natural greenspace such that the overall aims are met'.

4.0 BASELINE CONDITIONS

Landscape Character

National Character

- 4.1 National Character Area (NCA) profiles have been prepared by Natural England for the 159 NCAs defined across England. These NCA profiles include a description of the natural and cultural features that shape the landscape, how the landscape has changed over time, the current key drivers for ongoing change, and a broad analysis of each area's characteristics. Figure 3 illustrates the NCAs and other defined character areas within the context of the site.
- 4.2 At this very broad landscape scale, the site lies within Natural England's National Character Area (NCA) 140 Yeovil Scarplands.
- 4.3 National Character Areas (NCAs) are very broad and set out the key characteristics of large geographical areas. There are general aspects contained within the Statements of Environmental Opportunity that provide an overarching context for decision making at a more local level and these are cited below, but NCAs do not provide an appreciation of the local landscape character that would have specific relevance to the site under consideration.
 - *'SEO 3: Protect and manage the National Character Area's rich cultural inheritance, including its historic environment and geodiversity. Raise the profile of the Yeovil Scarplands as a landscape of distinction and, in many places, great beauty.'*
 - *'SEO 4: Manage and plan for growth in the area around Yeovil and the other towns in this part of the National Character Area as they expand as employment and housing centres, ensuring that landscape character is used as a framework for future growth and enhancement.'*

Regional Landscape Character Assessment

Landscape of South Somerset 1993 South Somerset District Council Planning Environment Unit

- 4.4 The site is located within *Region 5 Ridges and Vales South and West of Yeovil*. Due to the quality and scale of the mapping associated with this landscape character assessment it is not possible to reliably replicate the character area boundaries on Figure 3 in this report that represents the landscape character in the area.

Ridges and Vales South and West of Yeovil

- 4.5 The landscape character of this Region is described in the character assessment as amongst the least changing and spoilt of the Regions assessed and is described as follows:
'distinctive over-ridge fieldscape and natural wooded watercourse landscape is largely intact and unspoilt'.
- 4.6 No specific issues or guidance is given that would have direct relevance to a residential scheme of this type.

Dorset Landscape Character Assessment

- 4.7 The Dorset Landscape Character Assessment divides the landscape to the south of the site into a series of Landscape Character Areas and Landscape Character Types. The following Character Areas/Types are considered to be of relevance as there is potential for intervisibility with the site.

Axe Valley

- 4.8 The Axe Valley Landscape Character Area is described as follows:
- 4.9 *'The wide terraced floodplain and meandering river Axe is enclosed by the surrounding undulating hills. A common occurrence of trimmed hedgerows with mature hedgerow trees is set around medium fields of arable and improved pastures'.*
- 4.10 There are no specific recommendations that refer to maintaining views or regarding influences from nearby landscapes from this Character Area.

Undulating River Valley

- 4.11 Key characteristics for this Landscape Character Type are as follows:
- *'meandering flat river floodplains with rolling adjacent hills.*
 - *patchwork of small fields on the valley floor and a mix of arable and pasture elsewhere with trimmed hedgerows'.*
- 'The protection of the surrounding open rural countryside from further intrusive development is also a key objective'.*

Local Landscape Character Assessment

Peripheral Landscape Study – Crewkerne (Conservation and Design Unit South Somerset District Council March 2008)

- 4.12 The purpose of the Crewkerne Peripheral Landscape Study is described as follows in the Study:
- 'As part of the process of finding suitable sites for development, a landscape study to assess the capacity of the settlement fringe to accommodate new development in a landscape-sympathetic manner, is commissioned'.*

Landscape Character Area: C- Escarpment and Vale

- 4.13 The site falls within the landscape character area characterised in the study as C- Escarpment and Vale. This character area is described as follows in the Study:

Landscape Sensitivity

'Within the clay vale, Crewkerne is primarily expressed by residential growth, that has risen over the containing hillsides south toward Curriott Hill and Maiden Beech, and southeast over Kithill, with the extent of these areas contained by the steep sides of the Gouldsbrook combe (character area A) to the west, and the combe associated with the Henley brook to the south and east. Whilst housing has spread across the vale's low hillsides, larger employment buildings lay on ground in the base of the vale, east of the town centre and the Henhayes recreational area'.

- 4.14 The landscape character area C- Escarpment and Vale has been further loosely subdivided into further character areas and the site falls within the area described as *b*. *The open vale to the east of the town, south to Misterton.* In the study it describes this area as follows:

'To the east of this boundary, by Hellings Farm, where larger fields have derived from historic hedgerow removal, and there is a lesser tree presence, a 'moderate' grading is informed, as it is opposite Crewkerne station, where heavily flailed hedgerows and minimal tree presence has eroded local character. Two further areas are graded 'low' sensitivity, where the urban presence of ribbon development along Station Road has impacted both on the field pattern, and upon the dividing boundary features, to thus allow a pervasive urban character over this adjacent land'.

- 4.15 This characterisation is reflected in Figures 2 of the study, Landscape Sensitivity of Crewkerne which is included in the appendix of this report. It can be seen in this figure that the northern half of the site is classified as Low Landscape Sensitivity and the southern half as Moderate Landscape Sensitivity.

Visual Sensitivity

- 4.16 The landscape of the site is within the subdivision of character area described as : *'ii) land laying between Misterton and Kithill';*

- 4.17 This is described as follows:

'Clearest sight of these fields are gained from Station Road adjacent, and it is noted that their open character enables clear views across the land toward the town, in which Station Road's housing is seen in conjunction with that of the town (photo 7) to thus establish an urban character. However, the fields also provide separation from Misterton village, and with the distance of this land from the town's core emphasised by the 'break' of the combe's steep valley sides, these fields are graded 'moderate' sensitivity, with the exception of the northernmost field, which with a lower elevation, and the advent of the CLR 'key site' to the north imposing built form to 3 sides, is thus graded 'low' sensitivity'.

- 4.18 This characterisation is reflected in Figure 3 of the study, Visual Sensitivity of Crewkerne which is included in the appendix of this report. It can be seen in this figure that the majority of the site is classified as Moderate Visual Sensitivity with only the far northern field parcel next to Station Rd classified as Low Visual Sensitivity.

Dorset AONB Management Plan 2019-2024

- 4.19 Within the Policies and Objectives section of the Dorset AONB Management Plan weight is given to the views out of the AONB towards the surrounding landscape:

'Protect and where possible enhance the quality of views into, within and out of the AONB'.

Designations

- 4.20 Figure 4 illustrates to location of the designations in the area of the site.
- 4.21 The Misterton Conservation Area lies within a few hundred metres of the southern boundary of the site. Old Viney Bridge Mill lies near to the northern edge of the site and Crewkerne Railway Station which is a Grade II Listed Building lies near to the southeastern extent of the site.
- 4.22 The Dorset AONB lies approximately 1.5km from the southern edge of the site.

Topography

- 4.23 The following should be read in conjunction with Figure 5.

Context – Landform

- 4.24 The vales and hills around are set down relative to higher land in the form of Knowle and Seaborough Hill some 1.5 km to the south and the escarpment around Butts Quarry Lane and Eastham to the immediate north of the town which provides a degree of enclosure. The site lies on rising land to the east of Crewkerne and is separated from the settlement edge at Kithill by a steep combe in which runs a small brook.

Site - Landform

- 4.25 The site lays on gently rising ground that rises from the valley floor near Hellings Farm to the site at approximately 60m AOD around Station Rd continuing to rise to circa 95m to the south towards the railway line at Misterton where the land drops at a railway cutting before rising again to a local high point of 96m.

Site and Immediate Context

- 4.26 An assessment of landscape character of the site and its immediate context has been carried out, providing a finer level of assessment than the published studies.
- 4.27 The site bears the characteristics that are described in the Peripheral Landscape described above, *'Two further areas are graded 'low' sensitivity, where the urban presence of ribbon development along Station Road has impacted both on the field pattern, and upon the dividing boundary features, to thus allow a pervasive urban character over this adjacent land'.*

This characterisation applies to the area of the site nearer to Station Rd but diminishes travelling west where the field pattern appears undisturbed and there are less influences from the road, and although the hedgerows are heavily flailed still retains an element of hedgerow trees.

Site Features**Landscape Value**

- 4.28 In terms of "landscape value" it is appropriate to examine the role of the site and its immediate context in terms of the range of local factors set out in the GLVIA3 (Box 5.1, page 84), and summarised in the methodology. This considers the landscape in terms of a range of factors as set out below. As a starting point, landscape designations have been considered.
- 4.29 Landscape Designations: The site and is not subject to any national, local or other landscape designations. The Dorset AONB lies some 1.5km to the south of the site.
- 4.30 Landscape Quality (Condition): The site is a landscape that is relatively intact but with heavily flailed hedgerows defining medium sized field parcels and occasional hedgerow trees. Some lengths of hedgerow are degraded or entirely absent and there are urban influences in the form of ribbon development that runs along Station Road to the east of the site and the Exeter to London Waterloo mainline that borders the south of the site.
- 4.31 Scenic Quality: The site and its immediate context is considered to be an unremarkable landscape comprising agricultural field compartments with occasional trees adjacent to the settlement of Crewkerne. There are detracting influences with views to the east of the backs of houses that run along Station Road, and to the west there are views towards the discordant settlement edge of

Crewkerne at Kithill. Overall, the site is not judged to be a landscape that is special or markedly distinctive, such that it is 'out of the ordinary' and has no pronounced sense of scenic quality.

- 4.32 Rarity and Representativeness: Neither the site nor any of the immediate peripheral landscape contains any particularly rare or unusual landscape features.
- 4.33 Conservation Interest: The field compartments are arable and grazing land and are generally considered of low biodiversity and nature conservation away from the field boundaries.
- 4.34 Recreational Value: A Public Right of Way (PRoW: CH20/1) bounded by hedgerow separates the two southernmost parcels of the site and connects with the PRoW that runs through the combe to the west of the site and in turn with the wider network of PRoWs connecting to Station Road and the eastern edge of Crewkerne.
- 4.35 Perceptual Aspects: The site and the immediate landscape is not considered to have any pronounced sense of wildness or tranquillity due to its relationship with the adjacent settlement edge of Crewkerne and Station Road to the east and the railway line to the south. Although, further from these elements, such as in western parts of the site, there are fewer urban influences on this landscape and there is a greater degree of tranquillity, as is often the case when away from the built-up area/transport routes.
- 4.36 Associations: As far as it is known, the site and the immediate landscape are not subject to any specific cultural associations in terms of artists or writers, nor any known events in history.
- 4.37 In conclusion, and having appraised the above factors, it is judged that the site and the immediate landscape is of **Medium value** on its western fringes but reducing to **Low value** closer to the urban influences along Station Road.

Visual Baseline

- 4.38 A visual appraisal has been undertaken for the site. This has explored the nature of the existing visual amenity of the area and sought to establish the approximate visibility of the site from surrounding locations and receptors. A series of photo viewpoints have been selected which support this analysis.
- 4.39 Photographs have been taken to illustrate a view from a specific vantage point, or to demonstrate a representative view for those receptors that are moving through the landscape, e.g. rights of way users. The photographs may demonstrate varying degrees of visibility and include both short and long range views. The photographs were taken on the 31.3.2021 and seasonal differences have been taken into account when determining the visual effects on these receptors.
- 4.40 'Photo Viewpoints', as referred to in this report are 'Type 1 Visualisations' or 'Annotated Viewpoint Photographs', as referred to in the Landscape Institute Technical Guidance Note on 'Visual Representation of Development Proposals' (TGN 06/19).

Photo Viewpoints

- 4.41 An assessment of the likely visual effects of the proposed development upon surrounding receptors is detailed in the subsequent section. Figure 6 details the location of the Photo Viewpoints and Figures 7-15 illustrate the photo viewpoints. They are briefly described below.

Photo Viewpoint 1: View southeast from Station Road

- 4.42 This viewpoint represents the views experienced by users of Station Road on this section of the road to the north of the site. This photo was taken from the footway on the northern side of Station Road and the site is seen to be several metres higher than the viewpoint beyond a steep bank and tree cover which allows filtered views into the site.

Photo Viewpoint 2: View west from Station Road

- 4.43 This photo was taken from a point on the footway that runs on the eastern side of Station Road and represents the views experienced by users of this section of Station Road to the east of the site. Looking west the houses on the opposite side of the road almost entirely curtail views of the site. There are only occasional gaps between buildings which allow glimpses into the site.

Photo Viewpoint 3: View west from Station Rd at point near to PRoW 20/2

- 4.44 This photo was taken from a point on the footway on Station Road and represents the views experienced by users of this section of the road near to the start of PRoW 20/2 . There are open views across the southern parcels of the site and more distant glimpses towards the wooded slopes of Knowle Hill further to the south.

Photo Viewpoint 4: View northwest from railway bridge on Station Rd

- 4.45 This photo was taken from the verge on the railway bridge on Station Road and represents the views experienced by users of the bridge. The railway line is seen below and the houses flanking Station Road are also seen in the mid distance. There are expansive views across the southern parcels of the site and to the west the Kithill area of Crewkerne is seen in the distance rising above the intervening combe. The land is seen to gradually fall and the field parcels give way to the settlement area of Crewkerne below in the base of the valley.

oPhoto Viewpoint 5: View east from PROW CH 20/1 crossing site

- 4.46 This photo represents the views experienced by users of PRoW 20/1 that crosses the site. The footpath is contained on either side by well-formed hedgerows but they are flailed low which allows views out and where there are gateways there are views into the field parcels at ground level.

Photo Viewpoint 6: View east from PRoW CH 20/1 at a point immediately west of the site

- 4.47 This photo represents the view experience by users of PRoW 20/1 as they approach the site from the west. The main parcels of the site are not directly visible owing to the bounding hedgerows that are overgrown in places and contain a number of trees, but the western extension to the site that is proposed to be public open space is open and unbounded by hedgerows to the west and thus immediate views of this part of the site are experienced.

Photo Viewpoint 7: View southeast from PRoW CH 33/66 at a point in combe near Henley Brook

- 4.48 This photo represents the views experienced by users of PRoW CH 33/66 as they travel southwards along the combe that lies to the west of the site. Due to the relatively lower position of the viewpoint and the steepness of the combe direct views of the site at ground level are not possible but the upper parts of the western boundary hedgerows and trees within the hedgerow are visible.

Photo Viewpoint 8: View east from Kithill Lane

- 4.49 This photo represents the views experienced by users of Kithill Lane. Generally, the lane is enclosed by hedgerows and back gardens of houses in Kithill but the lane at its northern end opens out into a grazing field and more open views are possible that look across the combe associated with Henley Brook. There are mid distance views to the western boundaries of the site which comprise hedgerows and some tree cover and this to a certain extent curtails entirely open views of the site.

Photo Viewpoint 9: View northeast from PRow CH 33/66 at a point in combe near Henley Brook

- 4.50 This photo represents the views experienced by users of PRow 33/66 looking north east. There are views along the combe to the north and the land rises steeply to east and west and the grazing land with scattered scrub in the valley gives way at the rise in the escarpment to the west. On the eastern side of the valley the area of the site, apart from the most western strip of the site, is not visibly due to the steeply rising landform but there are glimpses of the trees and hedgerow on the western boundary of the site.

Photo Viewpoint 10: View northeast from PRow CH 33/66 at a point in combe near Henley Brook

- 4.51 This photo represents the views experienced by users of PRow 33/66 looking north east. There are views along the combe to the north and the land rises steeply to east and west and the grazing land with scattered scrub in the valley gives way at the rise in the escarpment to the west. On the eastern side of the valley the area of the site, apart from the most western strip of the site, is not visible due to the steeply rising landform but there are glimpses of the trees and hedgerow on the western boundary of the site.

Photo Viewpoint 11: This is NOT a publicly accessible viewpoint but was taken to illustrate the intervisibility between the site and the backs of properties on Station Road

- 4.52 This photo was taken from on-site and is not a location that is publicly accessible, rather, it was taken to illustrate the intervisibility between the site and the site. It can be seen that the back gardens are quite open to the site part from occasional clumps of vegetation and a stone wall boundary. It is likely that the upper storeys of properties will have full views of the site whereas the views of the site at ground level will be limited by the stone wall that runs along back gardens.

Photo Viewpoint 12: View south from Butts Quarry Lane

- 4.53 This photo represents the views experienced by users of Butts Quarry Lane. The elevated position of this viewpoint allows wide views across the vale and Crewkerne to the south and the northernmost parcel of the site on Station Road can be seen. The mid part of the site is more obscured and is set within the context of the trees and housing that runs along Station Road. Beyond the site the new residential development and industrial estate near to the station on Station Road can be seen and the ploughed field in the far southwestern corner of the site stands out more prominently than the other southern parcels of the site. The landscape appears to fall beyond this high point around the railway cutting that borders the site to the south and in the far distance the wooded hilltop of Knowle Hill forms the skyline.

Photo Viewpoint 13: View from PRow 19/17 near to North Perrott Fruit Farm

- 4.54 This photo represents the view users of a section of PRow 19/17 would experience looking southwest towards the site. The landscape drops away rapidly from this point before rising gradually on the opposite side of the vale towards Hellings Farm and Station Road on the eastern fringes of Crewkerne. The tree lined avenue on the northern end of Station Road is visible and rising above this the far northern portion of the site is seen and the houses and trees associated with Station Road largely obscure the mid part of the site. More distantly, where the land rises the ploughed field in the southwestern corner of the site is seen. The landscape is seen to continue and undulate before rising up to the wooded hilltop of Knowle Hill on the horizon.

Photo Viewpoint 14: View from PRow 19/15 at North Perrott

- 4.55 This photo represents the views experienced by users of PRow 19/15 that runs from North Perrott. The view from this point is similar in type to No. 11 above, but with but more channelled in nature due to a lower elevation and tree cover. The landscape falls gradually into the wide valley bottom before gradually rising towards the residential areas along Station Road. Due to the intervening housing, it is only possible to see the far southwestern corner of the site.

Photo Viewpoint 15: View from PRow 20/17 near Misterton

- 4.56 This photo was taken to represent the users of PRow 20/17 that runs to the north of Misterton. There are views to the north across the settlement areas of Misterton and the escarpment to the north of Crewkerne can be appreciated, however, due to intervening tree cover around Misterton there are no views of the site.

Photo Viewpoint 16: View from PRow 20/18 on Knowle Hill

- 4.57 This photo represents users of a section of PRow 20/18 on Knowle Hill. The PRow runs along a track that is largely flanked by dense hedgerows and tree cover which affords little in the way of views out to the north and towards the site. However, at one point on the footpath a break in the vegetation allows views across the vale to the north. The location of the site is distant at some 1.5km but land rising up to the railway cutting at Misterton is just visible and it is appreciated that the land of the site falls to the north of this high point thereby curtailing direct views of the site.

Summary of Visual Baseline

- 4.58 The baseline analysis results in a number of reasoned conclusions which are summarised below:
- Aside from local viewpoints, the visual envelope of the site is contained within higher land to the north and south of the vale and the location of the site on land falling to the north as well as elements of tree cover result in very limited or no visibility of the site from the south. By contrast, there are mid-distance views from the areas of Crewkerne on rising land to the north as well as from a number of elevated points to the east. From these more distant points, the site is seen adjacent to a beyond the context of the settlement areas of Crewkerne in the context of the linear residential pattern along Station Road and development near to Crewkerne Railway Station.

5.0 LANDSCAPE PROPOSALS

Introduction

5.1 The existing landscape resource and the visual receptors and amenity of the site have been considered in the development of a Constraints and Opportunities Plan and Green Infrastructure Strategy Plan which accompany this report. The aspects that are considered in developing these plans are as follows:

- A need for the layout to respond to the landscape and visual opportunities and constraints, preserving sensitive views and responding to the landscape context.
- Need for provision of land dedicated to landscape, Green Infrastructure (GI), public open space, play and habitat related proposals.
- New development will be offset from the existing trees and hedgerows creating green corridors that buffer these features and protect their amenity and wildlife value.
- New development will be set outside of the root protection areas of trees buffering the trees from the development and ensuring their long-term viability.
- Native tree and hedgerow planting will be used in the areas of greenspace throughout the site and where appropriate in the built areas of the site. This will create a vegetated setting, softening the built form and providing enhanced amenity and biodiversity benefits.
- Community orchard tree planting using traditional local apple varieties.

6.0 LANDSCAPE AND VISUAL EFFECTS

- 6.1 The following section outlines the likely landscape and visual effects that would arise from proposed development on the site. Schedules detailing these likely landscape and visual effects for the receptors are included in Appendices B and C respectively. Please refer to these in conjunction with the following descriptions.

Landscape Effects

Construction

- 6.2 The location and design of temporary site compounds, lighting, signage and perimeter screen fencing, combined with effective project management would seek to ensure that the potential landscape effects are minimised during the construction phase. It is anticipated that the construction working methods would adopt best practices and be agreed with the Local Planning Authorities and Statutory Bodies.
- 6.3 The extent of the planting to be removed should represent a very modest proportion of the site's vegetation, with the vast majority of tree and hedgerow cover being retained. All retained trees and hedgerows will be protected in measures in accordance with BS 5837 (Trees in relation to construction). These should be implemented prior to the commencement of construction work within the vicinity of the specific areas of vegetation.
- 6.4 In landscape terms, the effects arising during the construction phase should not lead to any long-term harm as the construction phase is transitory in nature and over the short term only. It would generally reflect the overall change to the landscape character of the site and loss of landscape features (loss of agricultural fields and resources as outlined in the subsequent Operational Effects section).
- 6.5 Overall, and relative to the local landscape character and resources, it is judged there would be a Major/Moderate Adverse landscape effect at a more local level during the construction phase, but these effects would be localised and contained to the adjacent settlement edge context. These effects would not be permanent.

Operation (following Completion)

- 6.6 The masterplanning process should seek to minimise the impact of the development upon the landscape and this includes the conservation of the vast majority of the site hedgerows and trees and the creation of new landscape habitats, which can be managed both for biodiversity and recreational benefits. This would include new broadleaved hedge and tree planting, accessible greenspace, wildflower meadow, allotments and a wetland/swales/attenuation basin/s planted with wetland species.

Site and Immediate Context

- 6.7 The site comprises agricultural field compartments adjacent to, and in the context of, the settlement edge of Crewkerne. Although there would be the inevitable permanent loss of agricultural fields, wherever possible the features of the site would be retained and enhanced within the development within a robust green infrastructure that will contain the development and enhance the local character, as well as offer GI benefits with maturity.

- 6.8 Overall, in relation to the site and its immediate context, there would be a Major/Moderate Adverse effect on Completion reducing to **Moderate/Minor Adverse** effect once the landscape planting matures.

Visual Effects

Visual Envelope (VE)

- 6.9 The VE (Figure 6) of the proposed development identifies the surrounding land from within which views towards any part of the proposed development are likely to be possible. The VE is not however, an indicator of the effect of the proposed development on the view but simply, its visible extent in the surrounding landscape.
- 6.10 A hand drawn VE for the proposed development was initially prepared based upon the local topography context and proposed building heights. This has then been reviewed on site and refined to take account of the visual 'screening' provided by buildings, trees and other features.
- 6.11 The VE of the proposed development is defined by higher land to the north and south of the vale and the location of the site on land falling to the north as well as elements of tree cover result in very limited or no visibility of the site from the south. By contrast, there are mid-distance views from the areas of Crewkerne on rising land to the north as well as from a number of elevated points to the east.
- 6.12 There could be some limited locations (beyond the extent of the VE shown) that could have a potential distant or very limited view to a part of the development. Equally, there could be some locations shown within the VE that would not experience any views to the resultant development.

Construction

- 6.13 It is expected that all construction activities would be carried out in accordance with best practice procedures to protect and to minimise, as far as practicable, adverse impacts on visual amenity during the construction phase. Construction activities and plant movements within the site would be visible from a relatively limited number of receptors. The clearest views towards the activities and plant movements etc. would be experienced by localised receptors, by residents of adjacent properties and users of Station Road. None of the visual effects for receptors during the construction phase would be permanent and these would be over the short term in duration.

Operation (following Completion)

- 6.14 The following provides a summary of the visual effects assessment included at Appendix C. The visual receptors are listed below and each is considered in terms of the likely visual effects experienced and measures incorporated in the design that aim to mitigate these effects.

Group A: Users of section (approx. 300m) of Station Rd to north of site

- 6.15 New development will be apparent adjacent to and rising above the road although the existing line of Lime trees and scrubby tree cover provides some softening of the built form.
- 6.16 New development would not appear out of place and would be read as a continuation/infilling of the existing frontage that runs along Station Road.
- 6.17 Proposals would seek to set the development back from Station Road, avoiding steeper slopes and setting the houses beyond an area of green space, softening but still retaining intervisibility and an active frontage.
- 6.18 As the landscape planting matures the built form will be further softened and it is anticipated that the proposals would create a positive frontage onto Station Road and would form an attractive gateway to the main settlement area of Crewkerne thus it is anticipated that the visual effects would reduce from Moderate on completion to **Minor/Negligible** at worst after 15 years.

Group B: Users of section of Station Rd (approx. 250m) to east of site

- 6.19 There are only glimpses possible through occasional gaps between houses on Station Road. The visual effects are minimal and the proposals would include a greater landscape buffer in the form of longer back gardens backing onto existing properties on Station Road which will further reduce the effects to **Negligible/None** by Year 15.

Group C: Users of section of Station Rd near start of PRoW CH 20/2

- 6.20 Users of this 250m or so of Station Road will experience close range views of the development looking west over an area that previously was open fields. Thus, it is judged that the visual effects are inevitable Major/Moderate on completion but reducing over time to **Moderate** as planting along the frontage matures.

Group D: Users of Station Rd on railway bridge

- 6.21 Users of the railway bridge will experience full, close range views over the site from this elevated position. The receptors are judged to have a medium sensitivity to change but the magnitude of change is high as views of hitherto agricultural fields will be replaced by housing development. A green buffer will be included on the southern edge of the site which will be planted with native trees and this will have a filtering and softening effect over time which will reduce the visual effects at year 15 to Moderate/ Minor.

Group E: Users of a section of PRoW CH 20/1 passing through site

- 6.22 Users of this PRoW would already experience mid-distance views of the settlement edge of Crewkerne as they cross the site, but they will experience close-up views of the built form as they cross the site and the magnitude of change would inevitably be high. However, reinforcement of the existing hedgerow that bounds the path, gapping -up and hedgerow tree planting as well as setting back the housing from the hedgerow will lessen these effects and soften views of the built form. It is judged that the visual effects will reduce from Major/Moderate on completion to Moderate by year 15 as the mitigation planting matures.

Group F: Users of a section of PRoW CH 20/1 to immediate west of site

- 6.23 Users of this PRoW would already experience mid-distance views of the settlement edge of Crewkerne as they use this footpath, but they will experience close-up views of the built form as they enter the site and the magnitude of change would inevitably be high. However, reinforcement of the existing hedgerow that bounds the site will lessen these effects. The development would also be seen from within the context of a new area of green space/ green edge to the development and planting within this area will further filter views of the development. It is judged that the visual effects will reduce from Major/ Moderate on completion to **Moderate** as these measures start to take effect by year 15.

Group G: Users of a section of PRoW CH 33/66 to west of site

- 6.24 Users of this PRoW would already experience views of the settlement edge of Crewkerne at Kithill to the west as they traverse the path but the proposed development would also be seen looking to the east. However, due to the low elevation of the path relative to the site and the bounding hedgerow (that is overgrown in places) there are likely to only be partial views or glimpses of the upper storeys of development.
- 6.25 The inclusion of public open space with associated planting, reinforcement of the boundary hedgerows and setting back the development edge from the western boundary will all serve to lessen these effects to the extent that the visual effect is judged to have reduced to **Minor Adverse** by year 15 as the planting on the boundary matures.

Group H: Users of a section of PRoW CH 33/66 to southwest of site

- 6.26 Users of this PRoW would already experience views of the settlement edge of Crewkerne at Kithill to the west as they traverse the path but the proposed development would also be seen looking to the east but due to the low elevation of the path relative to the site and the bounding hedgerow (that is overgrown in places) there are likely to only be partial views or glimpses of the upper storeys of development.
- 6.27 The inclusion public open space with associated planting, reinforcement of the boundary hedgerows and setting back the development edge from the western boundary will all serve to lessen these effects to the extent that the visual effect is judged to have reduced to **Minor Adverse** by year 15 as the planting on the boundary matures.

Group I: Users of section of Kithill Lane

- 6.28 Views from this track are almost entirely curtailed as the path runs between a hedge to the east and back gardens in Kithill to the west. There are only very occasional views through gateways, such as that represented by Photo Viewpoint 8.
- 6.29 The setting of this view is the built edge of Crewkerne and houses on Station Road are seen as the backdrop to the view. The design of the western edge of the development with setbacks and green buffers on the western edge of the site will lessen visual effects over time, and as the vegetation matures by year 15 it is anticipated that the visual effects will reduce to **Minor Adverse**.

Group J: Users of Yeovil Rd at Mount Pleasant

- 6.30 Users of a short section of Yeovil Road at Mount Pleasant are afforded views south across the vale and Crewkerne. The site is seen as a mid-distance element beyond the town. The site would be seen in this context, as an extension to the southern edge of Crewkerne and would follow the existing settlement pattern, relating to the settlement area that runs along Station Road and defined to the east by the steep combe associated with Henley Brook. The site is on gently rising land that continues to rise beyond the site. Hence, potential development would not create any skyline effects.
- 6.31 The built extent of the development would mirror the development on the opposite side of the combe at Kithill, designed with a well-considered and articulated built edge creating a sympathetic roofscape and with development fronting onto greenspace and green elements on the western edge of the site. Development would be avoided in the far southwestern corner of the site as this is the most visually prominent part of the site, both in terms of height and in terms of the views that are channelled down the valley towards Knowle Hill in the distance.
- 6.32 Careful design of the western edge of the site with a green edge fronted onto by housing as well as a well articulated edge would present an initial Moderate/Minor Adverse effect at completion, but this would reduce to **Minor Adverse** visual effect by year 15 as the green space elements mature and develop filtering and softening the development edge.

Group K: Users of section of Butts Quarry Lane PRoW CH 33/35

- 6.33 Users of Butts Quarry Lane experience similar views to Group J receptors above but views of the middle parcels of the site are more curtailed from this viewpoint by vegetated elements and houses along Station Road. The settlement edge of the proposed development is not appreciated from this angle of view.
- 6.34 The development is seen from the context of a rural setting but is still seen beyond built elements in Station Road with levels of screening from trees in the surroundings such that mainly the far northern and southwestern corners of the site are clearly seen. It is judged that there would be Moderate/Minor Adverse effects on completion but that these would reduce to **Minor Adverse** as the development is softened by the developing green infrastructure.

Group L: Users of section of PRoW Y 19/17 near to North Perrott Fruit Farm

- 6.35 The site is seen at a distance of 1.3km and its settling is the settlement edge of Crewkerne. Intervening vegetation and housing on Station Road largely obscure views of the site but the rising land in the far southwestern corner of the site is seen more prominently. This area would not be developed and the other areas of the site benefit from existing screening which would be enhanced with planting between the blocks of development, further reducing visual effects to **Minor** by year 15 as the planting develops.

Group M: Users of PRoW Y 19/15 at North Perrott

- 6.36 The site is seen at a distance of 1.9km and its settling is the settlement edge of Crewkerne. Intervening vegetation and housing on Station Road largely obscure views of the site but the rising land in the far southwestern corner of the site is seen more prominently. This area would not be developed and the other areas of the site benefit from existing screening which would be enhanced

with planting between the blocks of development, further reducing visual effects to **Minor** by year 15 as the planting develops.

Group N: Users of section of PRoW CH 20/17 south of Misterton

- 6.37 Intervening tree cover prevents views of the site.

Group O: Users of section of PRoW CH 20/18 on Knowle Hill

- 6.38 The site lies on land sloping away to the north and cannot be seen directly. There is potential for visibility of buildings rising above intervening ground but this is mitigated by avoiding development on the highest point of the site. Therefore, it is judged that these visual effects will be **Low/Negligible** at most.

Group P: Residents in properties on the western side of Station Road

- 6.39 The gardens of properties backing onto the site are generally long at approximately 30m in length. Depending on boundary treatments at particular points, views are likely to vary to some extent with full, unimpeded views from first floor level however such views will largely be curtailed at ground floor levels due to garden walls and vegetation within the gardens.
- 6.40 There would inevitably be adverse visual effects experienced by residents in these properties as at the moment they look out over undeveloped agricultural fields and wider views would be curtailed by the proposals. However, the proposals are to back new housing onto the existing gardens creating back-to back development. The provision of long back gardens would create an additional offset between the existing houses and those proposed, thereby helping to limit any adverse visual effects.

Night-time Visual Effects

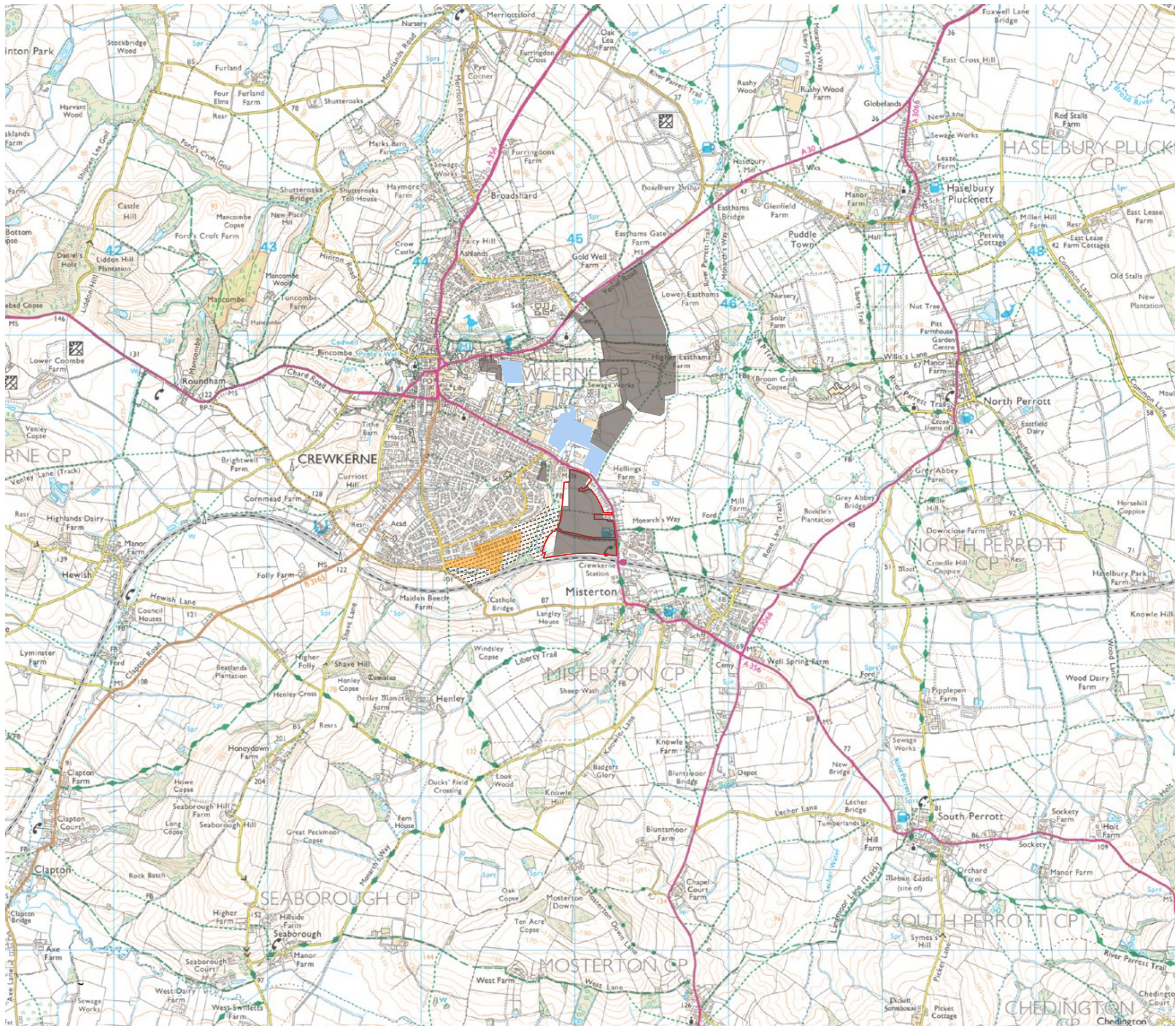
- 6.41 The project will follow the latest best practice guidance to minimise lighting pollution on the surrounding landscape and on the night-time skies. The position of the site in close proximity to the existing settlement edge and street lighting will likely result in no more than a slight increase in lighting levels from that already provided by the settlement and existing street lighting. This would likely decrease as the tree planting within the GI associated with the development matures.

Cumulative Effects

- 6.42 The development would be one of a number of new developments around Crewkerne as is illustrated in Figure 1. The developments are only seen together, and cumulative effects appreciated, by a limited range of receptors, namely visual receptors K-Users of Butts Quarry Lane (Photo Viewpoint 12) and L -Users of PRoW 19/17 (Photo Viewpoint 13). From these points to the north east of the site the angle of view and elevation allows views that encompass the valley base near Hellings Farm, the site itself as well as the raised plateau area at Kithill, that has outline permission (**18/01737/OUT**) for up to 150 dwellings. In respect of these receptors development on the site does represent a slight cumulative addition to the effect presented by the other potential development areas but this is only slight, as views of the site are partial and distant at these points and the site is seen as a relatively small element beyond the much wider townscape of Crewkerne.




7.0 SUMMARY AND CONCLUSIONS

- 7.1 The LVA has assessed landscape character and visual amenity and the resulting landscape and visual effects of the proposed development on the receiving landscape and visual resource. The landscape and visual effects have been considered in relation to the proposed land uses and the parameters that are defined on the accompanying Opportunities and Constraints, Capacity and GI Strategy Plans.
- 7.2 The masterplanning process coupled with the GI framework aims to minimise impacts on landscape character and visual amenity through the retention of landscape features of particular value and the delivery of new habitats to assimilate development into the landscape.
- 7.3 The vast majority of the hedgerows and mature trees are to be conserved as part of the proposals and these would be strengthened by new landscape habitats. Whilst there would inevitably be some adverse landscape and visual effects at the outset (on completion), it is judged that the effects of the proposed development and the consequential effects would, however, be localised and limited in their extent. The GI proposals which cover some xx% of the site would, for example, deliver environmental benefits. The creation of landscape buffers and areas of open space with associated tree planting would help to assimilate the development into the surrounding GI network and help to soften and filter views from adjacent properties.
- 7.4 The visual envelope of the site is restricted by landform, built form and vegetation cover to views in the immediate locality and from areas on the rising land to the north of Crewkerne. The site from these points is seen across the settlement area of the town and development on the site would be seen as a logical extension to the settlement area of Crewkerne, reflecting the existing settlement pattern defined by Station Road, but expanding from this linear pattern, making a more cohesive area of settlement to the east of the combe associated with Henley brook. Development on the site represents an opportunity to create a more sympathetic and softer settlement edge than exists at present and to explore opportunities for new connections with the surrounding areas.
- 7.5 In conclusion, it is assessed that the design and mitigation approaches adopted by the proposed development through its design and masterplanning would minimise impacts on landscape and visual receptors in the longer term, such that the residual adverse effect would markedly reduce and opportunities would be maximised to enhance the character of the area.



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-  Site Boundary
-  Adjacent Planning Application
18/01737/OUT: Development Area
Outline Application for up to 150 dwellings
-  Adjacent Planning Application
18/01737/OUT: Application Boundary

South Somerset Local Plan Review Preferred Options

-  Housing
-  Employment

client
Placeland

project
**Land off Station Road,
Crewkerne**

drawing title
LOCATION PLAN

scale
1:25,000 @ A3

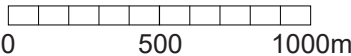
drawn
JUB/KEF

issue date
30 March 2021



Figure 1

Scale: 1:25000 @ A3






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client
Placeland


project
Land off Station Road,
Crewkerne

drawing title
AERIAL VIEW

scale
NTS

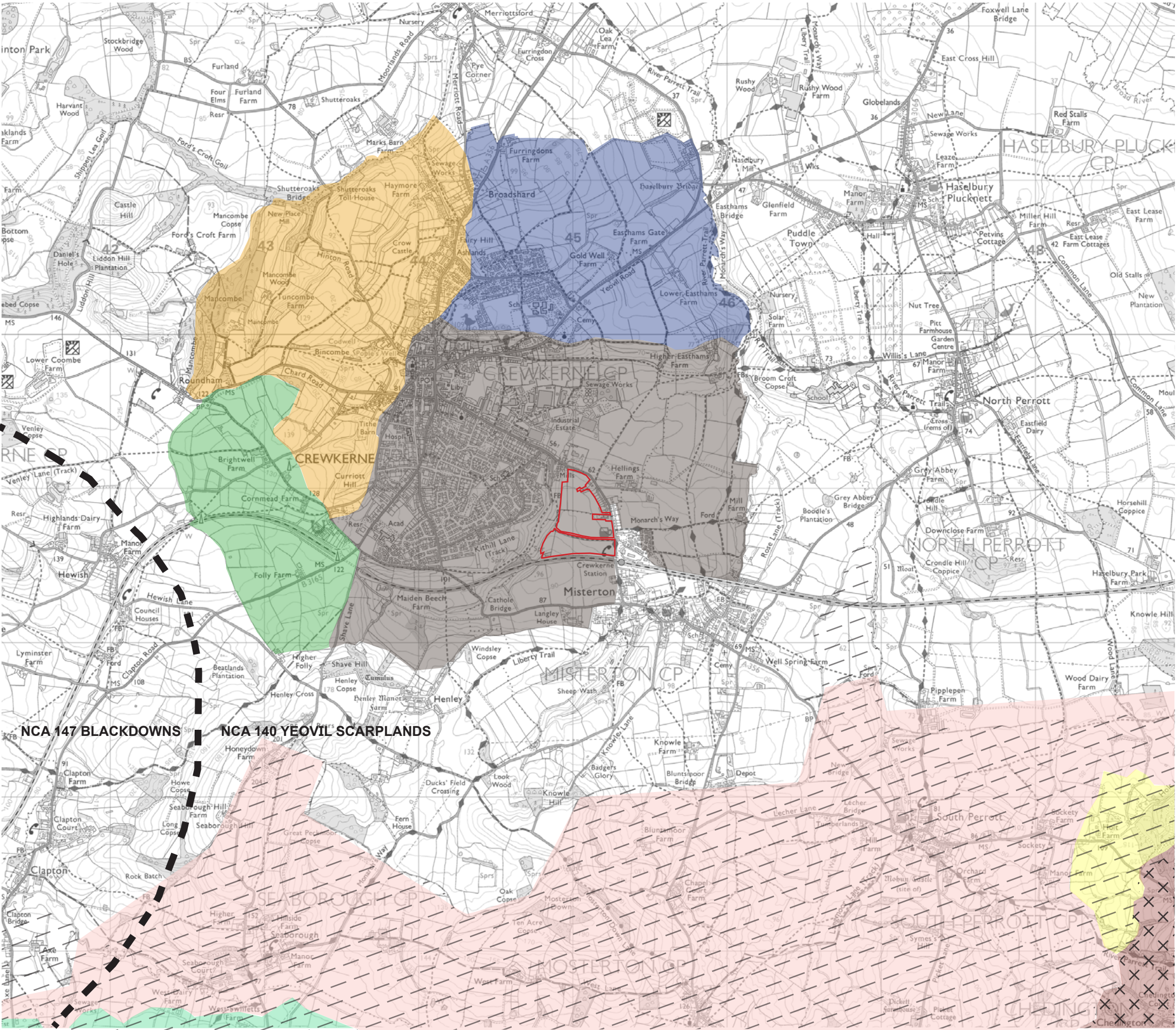
drawn
JUB/KEF

issue date
30 March 2021



drawn / figure number
Figure 2

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 Site Boundary

Landscape of South Somerset 1993

The site is located within Region 5 Ridges and Vales South and West of Yeovil. Due to the quality and scale of the mapping associated with this landscape character assessment it is not possible to reliably replicate the character area boundaries on this plan.

Peripheral Landscape Study - Crewkerne
Conservation and Design Unit South Somerset District Council March 2008





-  A - Western combes
-  B - Northern hillsides
-  C - Escarpment and vale
-  D - Axe headwaters

Dorset Landscape Character Assessment

Landscape Character Areas

-  Axe Valley
-  West Dorset Escarpment

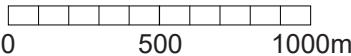
Landscape Character Types

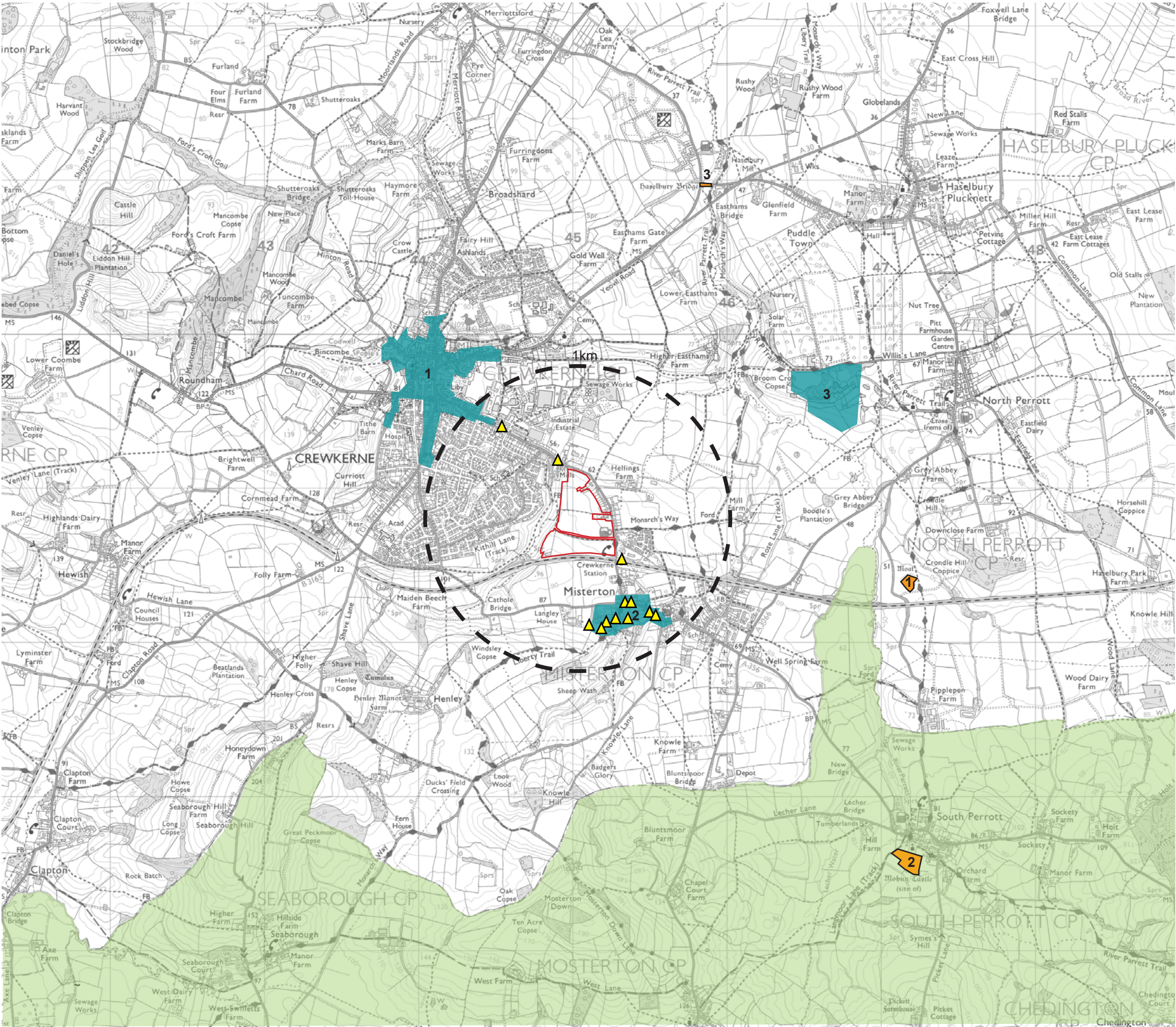
-  Undulating River Valley
-  Clay Vale
-  Chalk Ridge Escarpment
-  Wooded Hills

client
Placeland
project
**Land off Station Road,
Crewkerne**
drawing title
LANDSCAPE CHARACTER

scale
1:25,000 @ A3
drawing / figure number
Figure 3
drawn
JUB/KEF
issue date
30 March 2021
rev



Scale: 1:25000 @ A3






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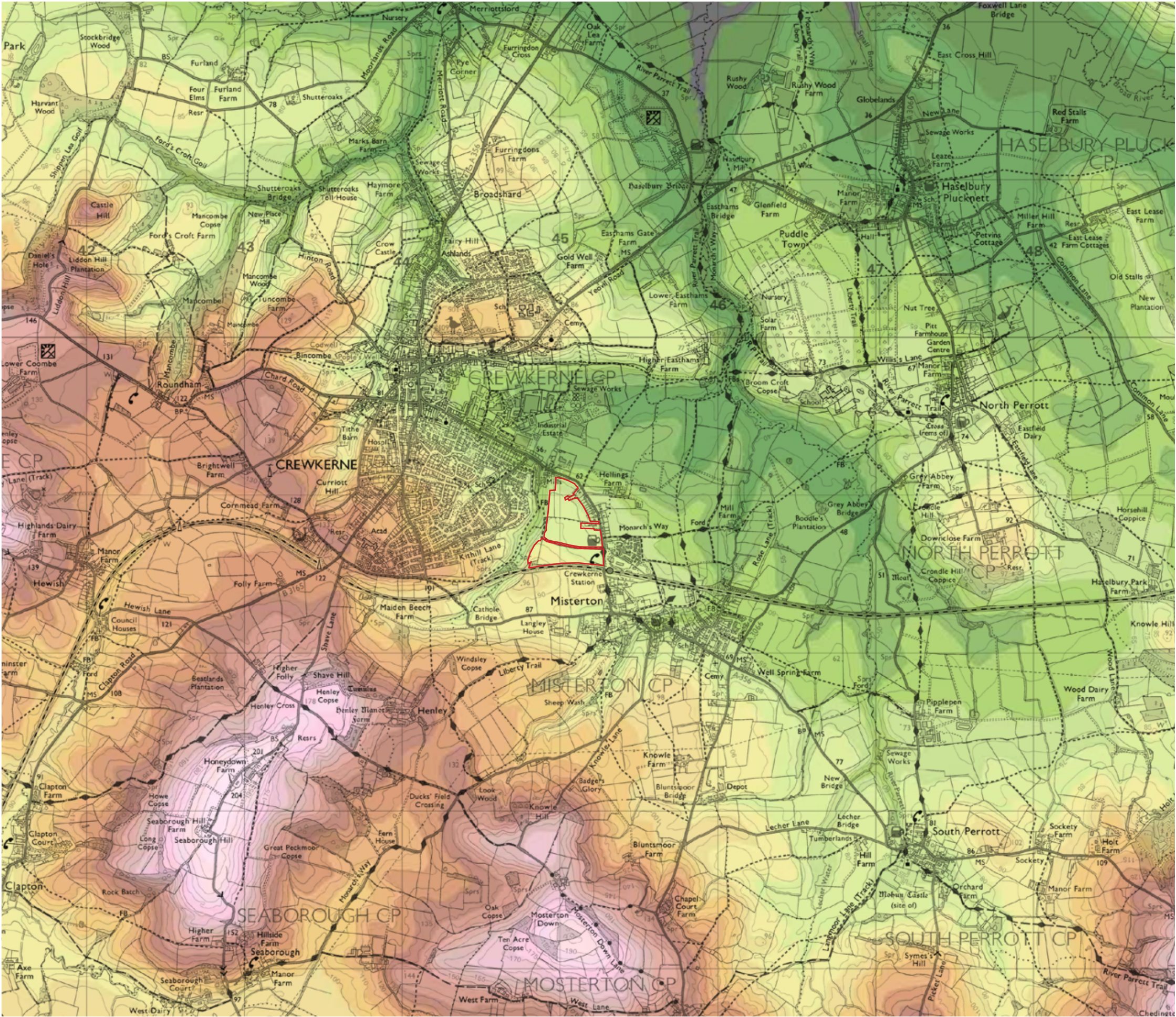
-  Site Boundary
-  Distance Radii
[taken from centre of site]

Landscape Designations

-  Area of Outstanding Natural Beauty (AONB)
- Dorset AONB

Historic Designations

-  Scheduled Monuments
 1. Moated site 800m NNW of Pipplepen Farmhouse
 2. Mohun Castle (site of)
 3. Haselbury Bridge
-  Conservation Area
 - 01- Crewkerne
 - 02- Misterton
 - 03- North Perrott (whole extent not available online)
-  Listed Buildings
[within the 1km of the site]



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Site Boundary

Elevation Range

175-200m AOD

150-175m AOD

125-150m AOD

100-125m AOD

75-100m AOD

50-75m AOD

25-50m AOD

0-25m AOD



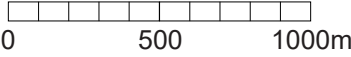
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drawing title
TOPOGRAPHY PLAN

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**Site Boundary**

**Photo Viewpoint Location**

**Visual Receptor**

- A:** Users of section of Station Rd to north of site
- B:** Users of section of Station Rd to east of site
- C:** Users of section of Station Rd near start of PROW CH 20/2
- D:** Users of a Station Rd on railway bridge
- E:** Users of a section of PROW CH 20/1 passing through site
- F:** Users of a section of PROW CH 20/1 to immediate west of site
- G:** Users of a section of PROW CH 33/66 to west of site
- H:** Users of a section of PROW CH 33/66 to southwest of site
- I:** Users of section of Kithill Lane
- J:** Users of Yeovil Road at Mount Pleasant.
- K:** Users of section of Butts Quarry Lane PROW CH 33/35
- L:** Users of section of PROW Y 19/17 near to North Perrott Fruit Farm
- M:** Users of PROW Y 19/15 at North Perrott
- N:** Users of section of PROW CH 20/17 south of Misterton
- O:** Users of section of PROW CH 20/18 on Knowle Hill
- P:** Residents in properties on the western side of Station Road




Visual Envelope

The Visual Envelope has been prepared through the field-work analysis of the LVA.

The Visual Envelope illustrates the potential area of the landscape in which the Proposed Development (i.e. the built development) is likely to be visible at Year 1 (i.e. the development completed during the winter months). Views of the proposed development may be full, partial, minimal or negligible. There will be elements such as landform, tree groups, hedgelines and buildings, or combinations of these elements that will restrict the extent of visibility within the Visual Envelope.

Further views may potentially occur outside the Visual Envelope, although it is considered that the significance of these on receptors is likely to be limited given that the visibility of the Proposed Development would generally be difficult to clearly distinguish because of distance and/or by intervening elements within the landscape that filter or restrict the view.

At Year 15, visibility of the Proposed Development would reduce on account of the maturing green infrastructure framework of the Proposed Development and this would continue beyond Year 15.



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project
**Land off Station Road,
Crewkerne**

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VISUAL APPRAISAL

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Figure 6

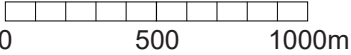




Photo Viewpoint 1: View southeast from Station Road



Photo Viewpoint 2: View west from Station Road

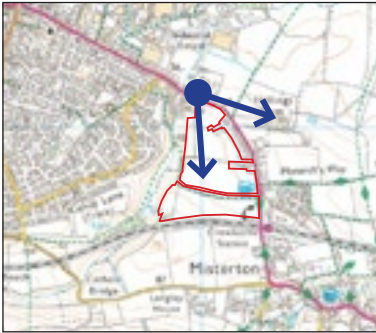


Photo Viewpoint 1
Date & time of photo: 31 March 2021,am
Camera make & model, & sensor format:
Canon EOS 6D, FFS
Horizontal Field of View: 87°
Direction of View: 45°, bearing from North

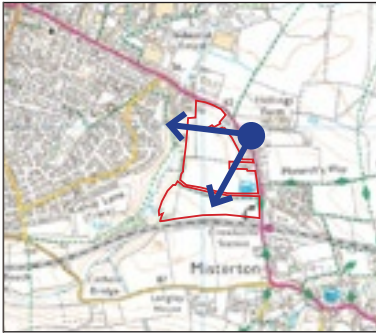


Photo Viewpoint 2
Date & time of photo: 31 March 2021,am
Camera make & model, & sensor format:
Canon EOS 6D, FFS
Horizontal Field of View: 87°
Direction of View: 225°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
Projection: Cylindrical
Enlargement factor: 100%

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Photo Viewpoint 3: View west from Station Rd at point near to PROW 20/2



Photo Viewpoint 4: View northwest from railway bridge on Station Rd

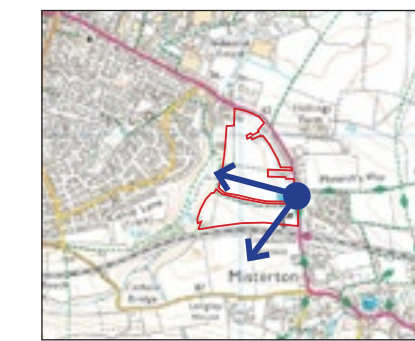


Photo Viewpoint 3
Date & time of photo: 31 March 2021, am
Camera make & model, & sensor format:
Canon EOS 6D, FFS
Horizontal Field of View: 87°
Direction of View: 270°, bearing from North

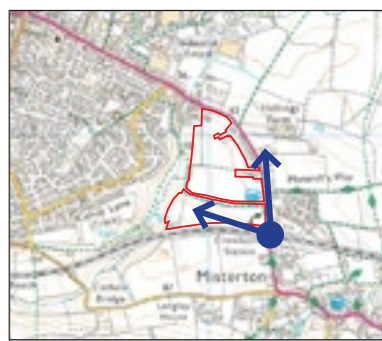


Photo Viewpoint 4
Date & time of photo: 31 March 2021, am
Camera make & model, & sensor format:
Canon EOS 6D, FFS
Horizontal Field of View: 87°
Direction of View: 315°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
Projection: Cylindrical
Enlargement factor: 100%

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Photo Viewpoint 5: View east from PROW CH 20/1 crossing site



Photo Viewpoint 5: continued

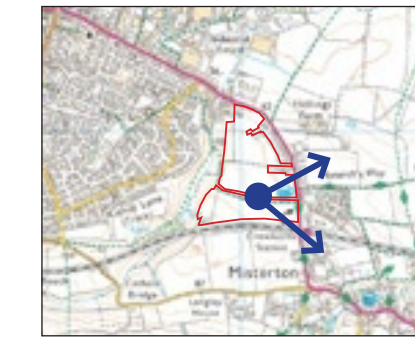


Photo Viewpoint 5
Date & time of photo: 31 March 2021,am
Camera make & model, & sensor format:
Canon EOS 6D, FFS
Horizontal Field of View: 87°
Direction of View: 90°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
Projection: Cylindrical
Enlargement factor: 100%

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Photo Viewpoint 6: View east from PROW CH 20/1 at a point immediately west of the site



Photo Viewpoint 6: Continued

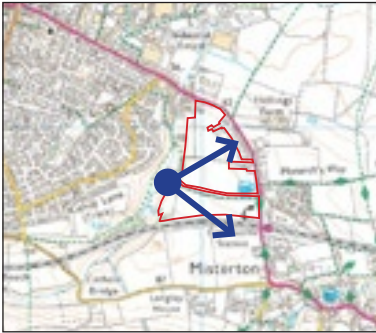


Photo Viewpoint 6
Date & time of photo: 31 March 2021,am
Camera make & model, & sensor format:
Canon EOS 6D, FFS
Horizontal Field of View: 87°
Direction of View: 90°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
Projection: Cylindrical
Enlargement factor: 100%

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project
Land off Station Road,
Crewkerne

drawing title
PHOTO VIEWPOINT 6

drawn
JUB/KEF

issue date
30 March 2021

drawing / figure number
Figure 10



Photo Viewpoint 7: View southeast from PROW CH 33/66 at a point in combe near Henley Brook



Photo Viewpoint 8: View east from Kithill Lane

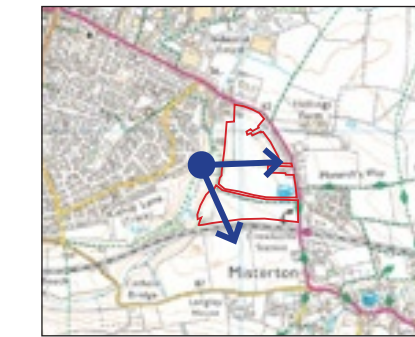


Photo Viewpoint 7
Date & time of photo: 31 March 2021,am
Camera make & model, & sensor format:
Canon EOS 6D, FFS
Horizontal Field of View: 87°
Direction of View: 135°, bearing from North

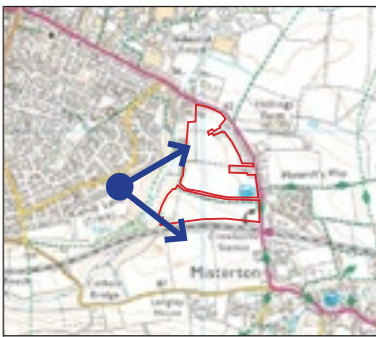


Photo Viewpoint 8
Date & time of photo: 31 March 2021,am
Camera make & model, & sensor format:
Canon EOS 6D, FFS
Horizontal Field of View: 87°
Direction of View: 90°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
Projection: Cylindrical
Enlargement factor: 100%

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Photo Viewpoint 9: View northeast from PROW CH 33/66 at a point in combe near Henley Brook



Photo Viewpoint 10: This is NOT a publicly accessible viewpoint but was taken to illustrate the intervisibility between the site and the backs of properies on Station Road

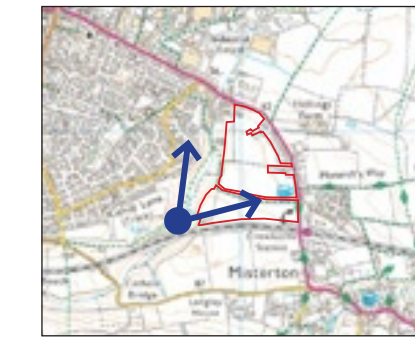


Photo Viewpoint 9
Date & time of photo: 31 March 2021,am
Camera make & model, & sensor format:
Canon EOS 6D, FFS
Horizontal Field of View: 87°
Direction of View: 45°, bearing from North

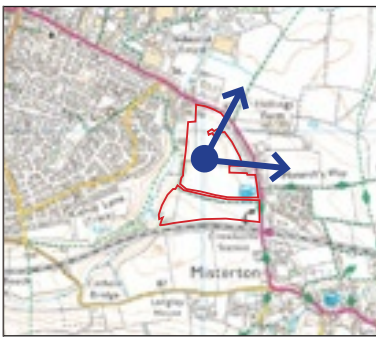


Photo Viewpoint 10
Date & time of photo: 31 March 2021,am
Camera make & model, & sensor format:
Canon EOS 6D, FFS
Horizontal Field of View: 87°
Direction of View: 45°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
Projection: Cylindrical
Enlargement factor: 100%

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Photo Viewpoint 11: View south from Mount Pleasant



Photo Viewpoint 12: View south from Butts Quarry Lane

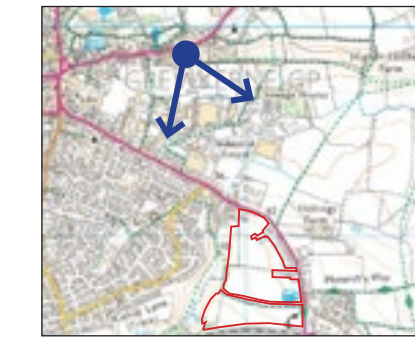


Photo Viewpoint 11
Date & time of photo: 31 March 2021, am
Camera make & model, & sensor format:
Canon EOS 6D, FFS
Horizontal Field of View: 87°
Direction of View: 170°, bearing from North

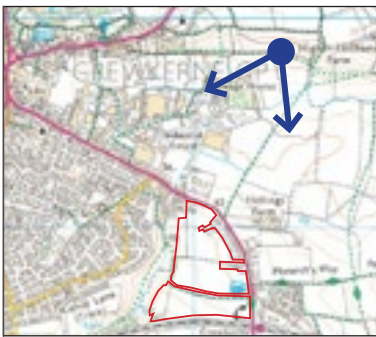


Photo Viewpoint 12
Date & time of photo: 31 March 2021, am
Camera make & model, & sensor format:
Canon EOS 6D, FFS
Horizontal Field of View: 87°
Direction of View: 190°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
Projection: Cylindrical
Enlargement factor: 100%

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Photo Viewpoint 13: View from PROW 19/17 near to North Perrott Fruit Farm



Photo Viewpoint 14: View from PROW 19/15 at North Perrott

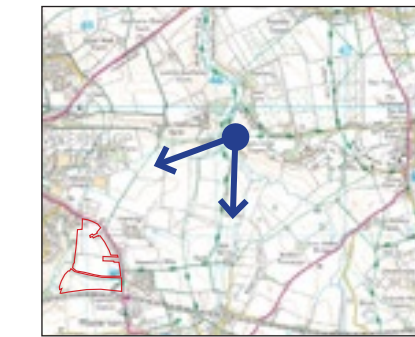


Photo Viewpoint 13Date & time of photo: 31 March 2021,am
Camera make & model, & sensor format: Canon EOS 6D, FFS
Horizontal Field of View: 87°
Direction of View: 225°, bearing from North

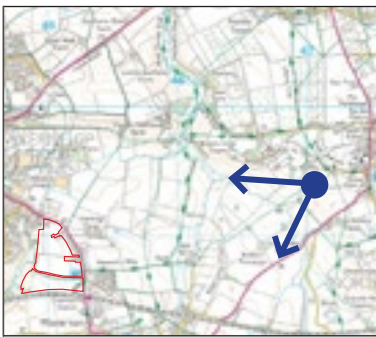


Photo Viewpoint 14
Date & time of photo: 31 March 2021,am
Camera make & model, & sensor format: Canon EOS 6D, FFS
Horizontal Field of View: 87°
Direction of View: 260°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
Projection: Cylindrical
Enlargement factor: 100%

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Photo Viewpoint 15: View from PROW 20/17 near Misterton



Photo Viewpoint 16: View from PROW 20/18 on Knowle Hill

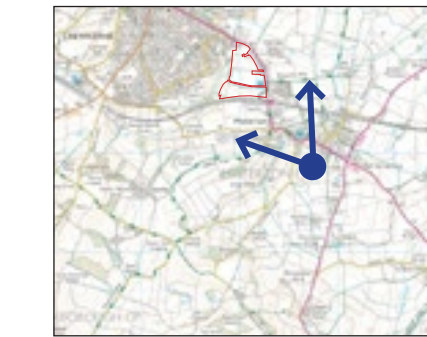


Photo Viewpoint 15
Date & time of photo: 31 March 2021,pm
Camera make & model, & sensor format:
Canon EOS 6D, FFS
Horizontal Field of View: 87°
Direction of View: 315°, bearing from North

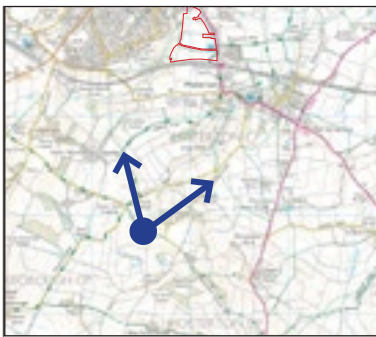


Photo Viewpoint 16
Date & time of photo: 31 March 2021,am
Camera make & model, & sensor format:
Canon EOS 6D, FFS
Horizontal Field of View: 87°
Direction of View: 10°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
Projection: Cylindrical
Enlargement factor: 100%

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APPENDIX A

Appendix A

Landscape and Visual Appraisal – Methodology and Assessment Criteria

Introduction

- 1.0 The methodology for the Landscape and Visual Appraisal (LVA) undertaken for the proposed development is detailed in the LVA report. The following information should be read in conjunction with this methodology.
- 1.1 As advised in the Guidelines for Landscape and Visual Impact Assessment (3rd Edition) (GLVIA3), the judgements made in respect of both landscape and visual effects are a combination of an assessment of the sensitivity of the receptor and the magnitude of the landscape or visual effect. The following details the definitions and criteria used in assessing sensitivity and magnitude for landscape and visual receptors.
- 1.2 Where it is determined that the assessment falls between or encompasses two of the defined criteria terms, then the judgement may be described as High/ Medium or Moderate/ Minor etc. This indicates that the assessment lies between the respective definitions or encompasses aspects of both.

Landscape

Landscape Sensitivity

- 1.3 Landscape receptors are assessed in terms of their 'Landscape Sensitivity'. This combines judgements on the value to be attached to the landscape and the susceptibility to change of the landscape from the type of change or development proposed. The definition and criteria adopted for these contributory factors is detailed below.
- 1.4 There can be complex relationships between the value attached to landscape receptors and their susceptibility to change which can be especially important when considering change within or close to designated landscapes. For example, an internationally, nationally or locally valued landscape does not automatically or by definition have a high susceptibility to all types of change. The type of change or development proposed may not compromise the specific basis for the value attached to the landscape.

Landscape Value

- 1.5 Value can apply to a landscape area as a whole, or to the individual elements, features and aesthetic or perceptual dimensions which contribute to the character of the landscape. The following criteria have been used to categorise landscape value. Where there is no clear existing evidence on landscape value, an assessment is made based on the criteria/ factors identified below (based on the guidance in GLVIA3 paragraph 5.28, Box 5.1).
- | | |
|---------------------------------|-------------------------|
| • Landscape quality (condition) | • Conservation interest |
| • Scenic quality | • Recreation value |
| • Rarity | • Perceptual aspects |
| • Representativeness | • Associations |

Landscape Value	Definition
High	Landscape receptors of high importance based upon factors of quality, rarity, representativeness, conservation interest, recreational value, perceptual qualities and associations.
Medium	Landscape receptors of medium importance based upon factors of quality, rarity, representativeness, conservation interest, recreational value, perceptual qualities and associations.
Low	Landscape receptors of low importance based upon factors of quality, rarity, representativeness, conservation interest, recreational value, perceptual qualities and associations.

Landscape Susceptibility to Change

- 1.6 This means the ability of the landscape receptor (overall character type/ area or individual element/ feature) to accommodate the change (i.e. the proposed development) without undue consequences for the maintenance of the baseline position and/ or the achievement of landscape planning policies and strategies. The definition and criteria for the assessment of Landscape Susceptibility to Change is as follows:

Landscape Susceptibility to Change	Definition
High	A highly distinctive and cohesive landscape receptor, with positive characteristics and features with no or very few detracting or intrusive elements. Landscape features intact and in very good condition and/ or rare. Limited capacity to accept the type of change/ development proposed.
Medium	Distinctive and more commonplace landscape receptor, with some positive characteristics/ features and some detracting or intrusive elements. Landscape features in moderate condition. Capacity to accept well planned and designed change/ development of the type proposed.
Low	Landscape receptor of mixed character with a lack of coherence and including detracting or intrusive elements. Landscape features that may be in poor or improving condition and few that could not be replaced. Greater capacity to accept the type of change/ development proposed.

Magnitude of Landscape Effects

- 1.7 The magnitude of landscape effects is the degree of change to the landscape receptor in terms of its size or scale of change, the geographical extent of the area influenced and its duration and reversibility. The table below sets out the categories and criteria adopted in respect of the separate considerations of Scale or Size of the Degree of Change and Reversibility. The geographical extent and duration of change are described where relevant in the appraisal.

Scale or Size of the Degree of Landscape Change

Scale or Size of the Degree of Landscape Change	Definition
High	Total loss of or substantial alteration to key characteristics / features and the introduction of new elements totally uncharacteristic to the receiving landscape. Overall landscape receptor will be fundamentally changed.
Medium	Partial loss of or alteration to one or more key characteristics / features and the introduction of new elements that would be evident but not necessarily uncharacteristic to the receiving landscape. Overall landscape receptor will be obviously changed.
Low	Limited loss of, or alteration to one or more key characteristics/ features and the introduction of new elements evident and/ or characteristic to the receiving landscape. Overall landscape receptor will be perceptibly changed.
Negligible	Very minor alteration to one or more key characteristics/ features and the introduction of new elements characteristic to the receiving landscape. Overall landscape receptor will be minimally changed.
None	No loss or alteration to the key characteristics/ features, representing 'no change'.

Reversibility

Reversibility	Definition
Irreversible	The development would be permanent and the assessment site could not be returned to its current/ former use.
Reversible	The development could be deconstructed/ demolished and the assessment site could be returned to broadly its current/ historic use (although that may be subject to qualification depending on the nature of the development).

Visual

Sensitivity of Visual Receptors

- 1.8 Visual sensitivity assesses each visual receptor in terms of their susceptibility to change in views and visual amenity and also the value attached to particular views. The definition and criteria adopted for these contributory factors is detailed below.

Visual Susceptibility to Change

- 1.9 The susceptibility of different visual receptors to changes in views and visual amenity is mainly a function of; firstly, the occupation or activity of people experiencing the view at particular locations; and secondly, the extent to which their attention or interest may therefore be focussed on the views and visual amenity they experience.

Visual Susceptibility to Change	Definition
High	Residents at home with primary views from ground floor/garden and upper floors. Public rights of way/ footways where attention is primarily focussed on the landscape and on particular views. Visitors to heritage assets or other attractions whose attention or interest is likely to be focussed on the landscape and/ or on particular views. Communities where views make an important contribution to the landscape setting enjoyed by residents. Travellers on recognised scenic routes.
Medium	Residents at home with secondary views (primarily from first floor level). Public rights of way/ footways where attention is not primarily focussed on the landscape and/ or particular views. Travellers on road, rail or other transport routes.
Low	Users of outdoor recreational facilities where the view is less important to the activities (e.g. sports pitches). Travellers on road, rail or other transport where views are primarily focussed on the transport route. People at their place of work where views of the landscape are not important to the quality of the working life.

Value of Views

- 1.10 The value attached to a view takes account of any recognition attached to a particular view and/ or any indicators of the value attached to views, for example through guidebooks or defined viewpoints or references in literature or art.

Value of Views	Definition
High	A unique or identified view (e.g. shown as such on Ordnance Survey map, guidebook or tourist map) or one noted in literature or art. A view where a heritage asset makes an important contribution to the view.
Medium	A typical and/ or representative view from a particular receptor.
Low	An undistinguished or unremarkable view from a particular receptor.

Magnitude of Visual Effects

- 1.11 Magnitude of Visual Effects evaluates each of the visual effects in terms of its size or scale, the geographical extent of the area influenced and its duration and reversibility. The table below sets out the categories and criteria adopted in respect of the Scale or Size (including the degree of contrast) of Visual Change. The distance and nature of the view and whether the receptor's view will be stationary or moving are also detailed in the Visual Effects Table.

Scale or Size of the Degree of Visual Change	Definition
High	The proposal will result in a large and immediately apparent change in the view, being a dominant and new and/ or incongruous feature in the landscape.
Medium	The proposal will result in an obvious and recognisable change in the view and will be readily noticed by the viewer.
Low	The proposal will constitute a minor component of the wider view or a more recognisable component that reflects those apparent in the existing view. Awareness of the proposals will not have a marked effect on the overall nature of the view.
Negligible/ None	Only a very small part of the proposal will be discernible and it will have very little or no effect on the nature of the view.

Level of Effect

- 1.12 The final conclusions on effects, whether adverse or beneficial, are drawn from the separate judgements on the sensitivity of the receptors and the magnitude of the effects. This overall judgement is formed from a reasoned professional overview of the individual judgements against the assessment criteria.
- 1.13 GLVIA3 notes, at paragraphs 5.56 and 6.44, that there are no hard and fast rules with regard to the level of effects, therefore the following descriptive thresholds have been used for this appraisal:
- **Major**
 - **Moderate**
 - **Minor**
 - **Negligible**
- 1.14 Where it is determined that the assessment falls between or encompasses two of the defined criteria terms, then the judgement may be described as, for example, Major/ Moderate or Moderate/ Minor. This indicates that the effect is assessed to lie between the respective definitions or to encompass aspects of both.

APPENDIX B

APPENDIX B: LANDSCAPE EFFECTS TABLE (LET)									
Landscape Receptor and Reference	Judged Sensitivity of Landscape			Judged Magnitude of Landscape Effect		Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion	Overall Effect at 15 Years Post Completion
	Susceptibility to Change	Landscape Value	Overall Sensitivity	Scale or Size of the Degree of Change including degree of contrast/ integration) at Stages of Project	Where applicable, are the Effects Reversible?		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
	High Medium Low	High Medium Low	High Medium Low	High Medium Low Negligible None	Yes No N/A		Adverse Beneficial	Adverse Beneficial	Adverse Beneficial
National Landscape Character									
Natural England, National Character Area Profile (NCA) NCA 140 Yeovil Scarplands	Varies: Medium	Varies: Medium	Varies: Medium	Construction:Low Completion: Low Year 15: Low/Negligible	No	It is considered that the changes on the site represent a small change in the context of this large landscape area with broadly defined characteristic that will vary across the area .	Minor/Negligible Adverse	Minor/Negligible Adverse	Negligible Adverse
Landscape Character Assessment (LCA): County/District									
<u>Landscape of South Somerset 1993 South Somerset District Council Planning Environment Unit</u> Ridges and Vales South and West of Yeovil	Medium	Medium	Medium	Construction:Medium/ Low Completion: Medium/Low Year 15:Low	No	No specific issues or guidance is given that would have direct relevance to a residential scheme of this type but it is considered that the landscape changes that this scheme represent would be small in the context of a residential development of this type in the context of a settlement edge in relatively extensive character area such as this. The mitigation measures comprising reinforcing existing hedgerows and POS native tree planting within landscape buffers as well as street tree planting will, over time, lessen the landscape effects such that they will reduce to Minor/Negligible Adverse by Year 15.	Moderate Adverse	Moderate/Minor Adverse	Minor/Negligible Adverse
<u>Dorset Landscape Character Assessment</u> Landscape Character Area: Axe Valley	Medium	Medium	Medium	Construction:Low Completion: Low Year 15: Low/Negligible	No	This Landscape Character Area lies some 1.5km to the south of the site and has no immediate connection save from the potential to influence the setting or views out of the Character Area. There are no specific recommendations in the Dorset Character Assessment that refer to maintaining views or regarding influences from nearby landscapes on this Character Area, however, there is a general aim to reduce influences on surrounding landscapes and the mitigation measures comprising reinforcing existing hedgerows and POS native tree planting within landscape buffers as well as street tree planting will, over time, lessen the landscape effects such that they will reduce to Negligible by Year 15.	Minor/Negligible Adverse	Minor/Negligible Adverse	Negligible Adverse

[illegible]

APPENDIX B: LANDSCAPE EFFECTS TABLE (LET)									
Landscape Receptor and Reference	Judged Sensitivity of Landscape			Judged Magnitude of Landscape Effect		Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion	Overall Effect at 15 Years Post Completion
	Susceptibility to Change	Landscape Value	Overall Sensitivity	Scale or Size of the Degree of Change including degree of contrast/ integration) at Stages of Project	Where applicable, are the Effects Reversible?		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
	High Medium Low	High Medium Low	High Medium Low	High Medium Low Negligible None	Yes No N/A		Adverse Beneficial	Adverse Beneficial	Adverse Beneficial
Landscape Character: Site and Immediate Context									
Site and Immediate Context	Medium	Varies: Medium to Low	Medium	Construction:High Completion:Medium Year 15:Medium/Low	No	<p>The site and immediate context falls within the area described in the Peripheral Landscape Study as C Escarpment and Vale sub division: <i>b. The open vale to the east of the town, south to Misterton:</i></p> <p><i>‘a ‘moderate’ grading is informed, as it is opposite Crewkerne station, where heavily flailed hedgerows and minimal tree presence has eroded local character’.</i></p> <p><i>‘Two further areas are graded ‘low’ sensitivity, where the urban presence of ribbon development along Station Road has impacted both on the field pattern, and upon the dividing boundary features, to thus allow a pervasive urban character over this adjacent land’.</i></p> <p>This classification is shown in <i>Figure 2</i> of the <i>Peripheral Landscape Study: Landscape Sensitivity</i>.</p> <p>The assessment of this report accords with these findings in the sense of the urban influences and detracting elements associated with Station Road. The southern and western parts of the site have less influences from Station Road and the ill-formed existing edge formed by gardens backing onto the site.</p> <p>The proposals aim to respond to the above assessment in terms of creating a softer, more sympathetic settlement edge than exists at present with housing fronting onto areas of Public Open Space. As the proposed vegetation matures the green infrastructure network will help to integrate the development into the surroundings reducing the landscape effects to Moderate/Minor Adverse by Year 15.</p>	Major/Moderate Adverse	Moderate Adverse	Moderate/ Minor Adverse

APPENDIX C

APPENDIX C: VISUAL EFFECTS TABLE (VET)												
Ref	Receptor Type, Location and photographs	Judged Sensitivity of Visual Receptor			Judged Magnitude of Visual Effects				Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion (Winter)	Overall Effect at 15 Years Post Completion (Summer)
		Susceptibility to Change	Value	Overall Sensitivity	Distance from Site Boundary (or Built Development where stated) (approx. m/km)	Nature of View	Is the View Temporary or permanent?	Size/Scale of Visual Effect (including degree of contrast/ integration) at Stages of Project		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
		High Medium Low	High Medium Low	High Medium Low		Full Partial Glimpse None		High Medium Low Negligible/ None		Adverse or Beneficial	Adverse or Beneficial	Adverse or Beneficial
A	Users of section (approx. 300m) of Station Rd to north of site	Medium/Low	Medium	Medium	0-5m	Partial	Temporary	Construction:High Completion: Medium Year 15:Low	<p>New development will be apparent adjacent to and rising above the road although the existing line of Lime trees and scrubby tree cover provides some softening of the built form.</p> <p>New development would not appear out of place and would be read as a continuation/infilling of the existing frontage that runs along Station Road.</p> <p>Proposals would seek to set the development back from Station Road, avoiding steeper slopes and setting the houses beyond an area of green space, softening but still retaining intervisibility and an active frontage.</p> <p>As the landscape planting matures the built form will be further softened and it is anticipated that the proposals would create a positive frontage onto Station Road and would form an attractive gateway to the main settlement area of Crewkerne thus it is anticipated that the visual effects would reduce from Moderate on completion to Minor/Negligible at worst after 15 years.</p>	Major/Moderate Adverse	Moderate Adverse	Minor/Negligible Adverse
B	Users of section of Station Rd (approx. 250m) to east of site	Medium/Low	Medium	Medium	50m	Glimpse	Temporary	Construction: Negligible Completion:Negligible /None Year 15: Negligible/None	There are only glimpses possible through occasional gaps between houses on Station Road. The visual effects are minimal but the proposals would include longer back gardens backing onto existing properties on Station Road which will further reduce the effects to Negligible/None by Year 15.	Negligible Adverse	Negligible Adverse /None	Negligible Adverse /None
C	Users of section of Station Rd near start of PROW CH 20/2	Medium	Medium	Medium	0m	Full	Temporary	Construction:High Completion: High/Medium	Users of this 250m or so of Station Road will experience close range views of the development looking west over an area that previously was open fields. Thus it is judged that the visual effects are inevitable Major/Moderate on completion but reducing	Major Adverse	Major/Moderate Adverse	Moderate Adverse

								Year 15:Medium	over time to Moderate as planting along the frontage matures.			
D	Users of a Station Rd on railway bridge	Medium	Medium	Medium	10m	Full	Temporary	Construction:High/ Medium Completion: Medium Year 15:Medium/Low	Users of the railway bridge will experience full, close range views over the site from this elevated position but the development would be seen in conjunction with the existing settlement along Station Road. Although the visual effects are judged to be Moderate Adverse on completion the effects would be expected to reduce over time as the built form would be softened to some degree by structural tree planting around the site perimeter as well as street tree planting, to the extent that visual effects are judged to reduce to Moderate/Minor Adverse by Year 15 as the planting begins to mature.	Major/Moderate Adverse	Moderate Adverse	Moderate/Minor Adverse
E	Users of a section of PROW CH 20/1 passing through site	High	Medium	High	0m	Full	Temporary	Construction:High Completion: High/Medium Year 15:Medium	Users of this PROW would already experience mid-distance views of the settlement edge of Crewkerne but they will experience close-up views of the built form as they cross the site and the magnitude of change would inevitably be high. However, reinforcement of the existing hedgerow that bounds the path, gapping -up and hedgerow tree planting as well as setting back the housing from the hedgerow will lessen these effects and soften views of the built form. It is judged that the visual effects will reduce from Major/Moderate on completion to Moderate by year 15 as the mitigation planting matures	Major Adverse	Major/Moderate Adverse	Moderate Adverse
F	Users of a section of PROW CH 20/1 to immediate west of site	High	Medium	High	20m	Full	Temporary	Construction:High Completion: High/Medium Year 15:Medium	Users of this PROW would already experience mid-distance views of the settlement edge of Crewkerne as they use this footpath, but they will experience views of the built form as they enter the site and the magnitude of change would inevitably be high. However, reinforcement of the existing hedgerow that bounds the site will lessen these effects. The development would also be set back by and seen in the context of a new area of green space/ green edge to the development and planting within this area will further filter views of the development. It is judged that the visual effects will be Major/ Moderate on completion but will reduce to Moderate as the tree planting starts to mature by year 15.	Major Adverse	Major/Moderate Adverse	Moderate Adverse
G	Users of a section of PROW CH 33/66 to west of site	High	Medium	High	70m	Partial/ Glimpse	Temporary	Construction:Medium Completion: Medium/Low Year 15:Low	Users of this PROW would already experience views of the settlement edge of Crewkerne at Kithill to the west as they traverse the path but the proposed development would also be see looking to the east but due to the low elevation of the path relative to the site and the bounding hedgerow (that is overgrow in places) there are likely to only be partial views or glimpses of the upper storeys of development. The inclusion public open space with associated planting, reinforcement of the boundary hedgerows and setting back the development edge from the western boundary will all serve to lessen these effects and to the extent that it is judged that the visual effect	Moderate Adverse	Moderate/Minor Adverse	Minor Adverse

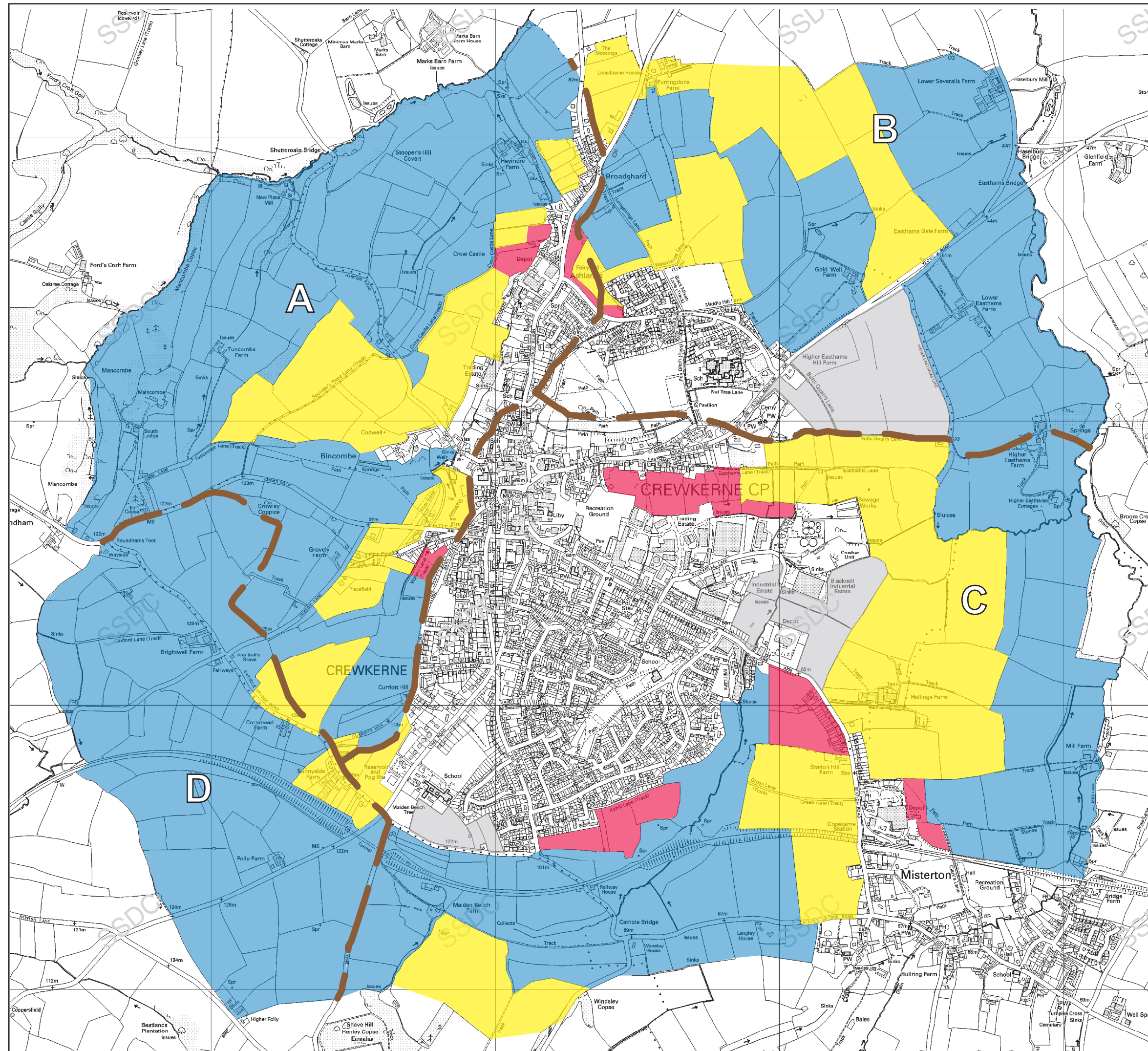
									will have reduced to Minor Adverse by year 15 as the planting on the boundary matures.			
H	Users of a section of PROW CH 33/66 to southwest of site	High	Medium	High	70m	Partial/ Glimpse	Temporary	Construction:Medium Completion: Medium/Low Year 15:Low	<p>Users of this PROW would already experience views of the settlement edge of Crewkerne at Kithill to the west as they traverse the path but the proposed development would also be see looking to the east but due to the low elevation of the path relative to the site and the bounding hedgerow (that is overgrow in places) there are likely to only be partial views or glimpses of the upper storeys of development.</p> <p>The inclusion public open space with associated planting, reinforcement of the boundary hedgerows and setting back the development edge from the western boundary will all serve to lessen these effects and to the extent that it is judged that the visual effect will have reduced to Minor Adverse by year 15 as the planting on the boundary matures.</p>	Moderate Adverse	Moderate/Minor Adverse	Minor Adverse
I	Users of section of Kithill Lane	Medium	Medium	Medium	300m	Partial	Temporary	Construction: Medium Completion: Medium/Low Year 15:Low	<p>Views from this track are almost entirely curtailed as the path runs between a hedge to the east and back gardens in Kithill to the west. There are only very occasional views through gateways, such as that represented by Photoviewpoint 8.</p> <p>The setting of this view is the built edge of Crewkerne and houses on Station Road are seen as the backdrop to the view. The design of the western edge of the development with setbacks and green buffers on the western edge of the site will lessen visual effects over time, and ass the vegetation matures by year 15 it is anticipated that the visual effects will reduce to Minor Adverse.</p>	Moderate Adverse	Moderate/Minor Adverse	Minor Adverse
J	Users of Yeovil Rd at Mount Pleasant	Medium	Medium	Medium	800m	Partial	Temporary	Construction:Medium Completion:Medium /Low Year 15:Low	<p>Users of a short section of Yeovil Road at Mount Pleasant are afforded views south across the vale and Crewkerne. The site is seen as a mid-distance element beyond the town. The site would be seen in this context, as an extension to the southern edge of Crewkerne and would follow the existing settlement pattern, relating to the settlement area that runs along Station Road and defined to the east by the steep combe associated with Henley Brook. The site is on gently rising land that continues to rise beyond the site. Hence, potential development would not create any skyline effects.</p> <p>The proposals would mirror the development on the opposite side of the combe at Kithill but would be designed with a well designed and articulated built edge creating a sympathetic roofscape and with development fronting onto greenspace and green elements on the western edge of the site. Development would be avoided in the far southwestern corner of the site as this is the most visually prominent part of the site, both in terms of heigh and in terms of the views that are channelled down the valley towards Knowle Hill in the distance.</p> <p>Careful design of the western edge of the site with a green edge fronted onto by housing as well as a well articulated edge would present an initial Moderate/Minor Adverse effect at completion, but this</p>	Moderate Adverse	Moderate/Minor Adverse	Minor Adverse


									would reduce to Minor Adverse visual effect by year 15 as the greenscape elements mature and develop filtering and softening the development edge.			
K	Users of section of Butts Quarry Lane PROW CH 33/35	High	Medium	High	800m	Partial	Temporary	Construction:Medium Completion:Medium /Low Year 15:Low	Users of Butts Quarry Lane experience similar views to Group J receptors above but views of the middle parcels of the site are more curtailed from this viewpoint by vegetated elements and houses along Station Road. The development is seen from the context of a rural setting but is seen beyond built elements in Crewkerne at Station Road, with levels of screening from trees in the surroundings. It is judged that there would be Moderate/Minor Adverse effects on completion but that these would reduce to Minor Adverse as the development is softened by the developing green infrastructure.	Moderate Adverse	Moderate/Minor Adverse	Minor Adverse
L	Users of section of PROW Y 19/17 near to North Perrott Fruit Farm	High	Medium	High	1.3km	Partial	Temporary	Construction:Medium/ Low Completion:Low Year 15:Low/ Negligible	The site is seen at a distance of 1.3km and its setting is the settlement edge of Crewkerne. Intervening vegetation and housing on Station Road largely obscure views of the site but the rising land in the far southwestern corner of the site is seen more prominently. This area would not be developed and the other areas of the site benefit from existing screening and this would be enhanced with tree planting between the blocks of development and this would further reduce visual effects to Minor by year 15 as the planting develops.	Moderate Adverse	Moderate/Minor Adverse	Minor Adverse
M	Users of PROW Y 19/15 at North Perrott	High	Medium	High	1.9km	Partial	Temporary	Construction:Medium/ Low Completion:Low Year 15:Low/ Negligible	The site is seen at a distance of 1.9km and its setting is the settlement edge of Crewkerne. Intervening vegetation and housing on Station Road largely obscure views of the site but the rising land in the far southwestern corner of the site is seen more prominently. This area would not be developed and the other areas of the site benefit from existing screening, but this would be enhanced with planting between the blocks of development and this would further reduce visual effects to Minor by year 15 as the planting develops.	Moderate Adverse	Moderate/Minor Adverse	Minor Adverse
N	Users of section of PROW CH 20/17 south of Misterton	High	Medium	High	850m	None	Temporary	Construction:None Completion: None Year 15: None	Intervening tree cover prevents views of the site	None	None	None
O	Users of section of PROW CH 20/18 on Knowle Hill	High	Medium	High	1.8km	None	Temporary	Construction: Negligible/None Completion: Negligible/None Year 15: Negligible/None	The site lies on land sloping away to the north and cannot be seen directly. There is the possibility of seeing the tops of buildings rising above intervening ground but this is mitigated by avoiding development on the highest point of the site. Therefore it is judged that these visual effects will be Low/Negligible at most.	Low/Negligible Adverse	Low/Negligible Adverse	Low/Negligible Adverse

P	Residents in properties on the western side of Station Road	High	Medium	High	30m	Full/ Partial	Permanent	Construction: High Completion: Medium Year 15: Medium	<p>The gardens of properties backing onto the site are generally long at approximately 30m in length. Depending on boundary treatments at particular points views are likely to vary to some extent with full, unimpeded views from first floor level but views largely curtailed at ground floor levels due to garden walls and vegetation within the gardens.</p> <p>There would inevitably be adverse visual effects experienced by residents in these properties as at the moment they look out over undeveloped agricultural fields and wider views would be curtailed by the proposals. However, the proposal would be to back new housing onto the existing gardens creating back-to back development. The provision of long back gardens would create additional offset between the existing houses and those proposed reducing visual effects.</p>	Major Adverse	Moderate Adverse	Moderate Adverse

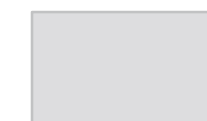
APPENDIX D


Figure 2 - Landscape Sensitivity Crewkerne





 Local Landscape Character Areas

- A - Western combes
- B - Northern hillsides
- C - Escarpment and vale
- D - Axe headwaters

 Local Plan Housing & Employment allocations

 Area of low landscape sensitivity

 Area of moderate landscape sensitivity

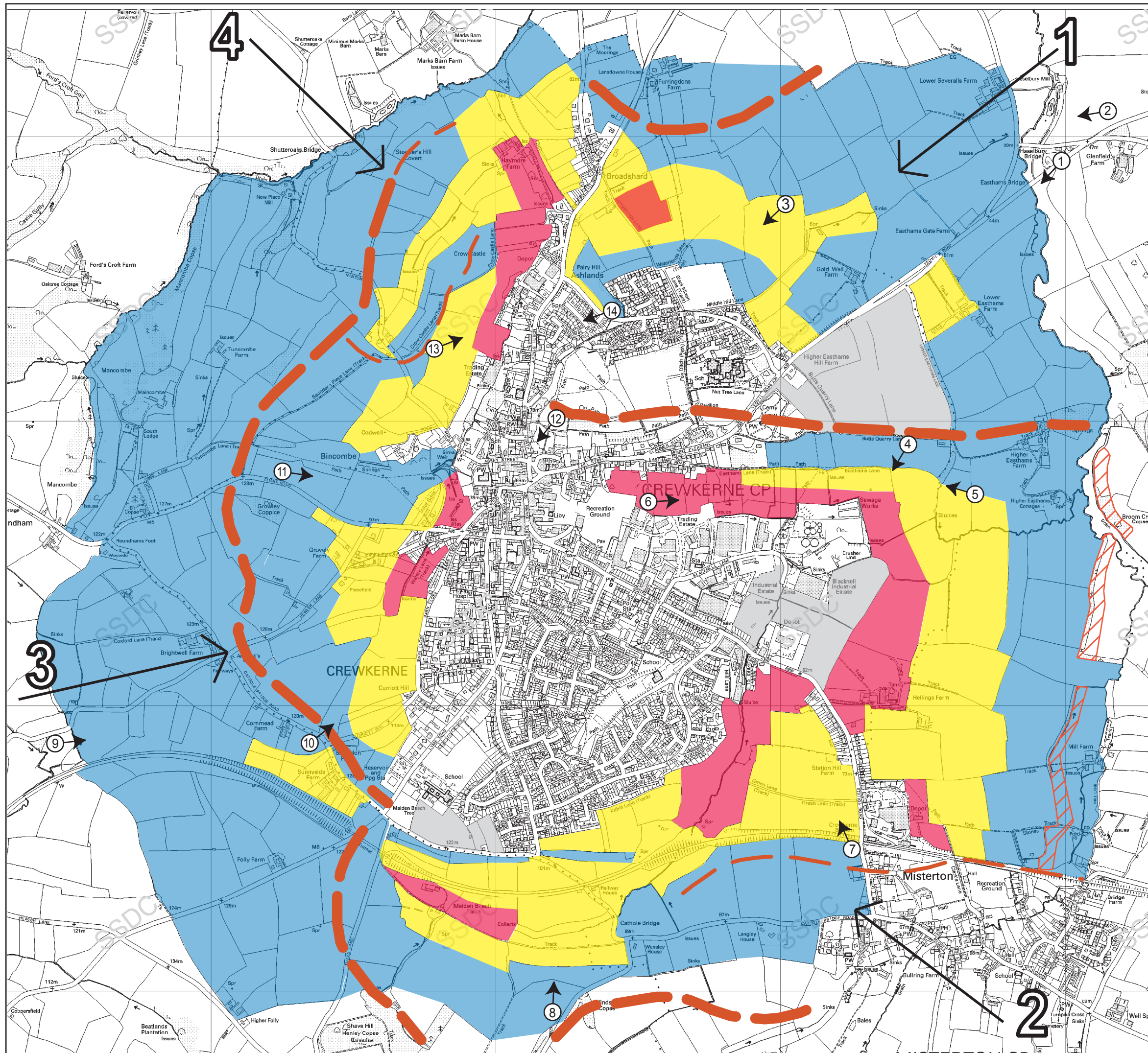
 Area of high landscape sensitivity






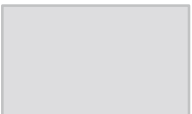



scale 1:13,000 @ A3



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Figure 3 - Visual Sensitivity Crewkerne



-  Prime Line of Visual Containment
-  Secondary Line of Visual Containment
-  Diffuse Visual Containment
-  Photo Vantage Points
-  Long distance views from:
 - 1 Ham Hill
 - 2 Dorset Hills
 - 3 Windwhistle Hill
 - 4 Hinton St George
-  Local Plan Housing & Employment allocations
-  Area of low visual sensitivity
-  Area of moderate visual sensitivity
-  Area of high visual sensitivity

scale 1:13,000 @ A3

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