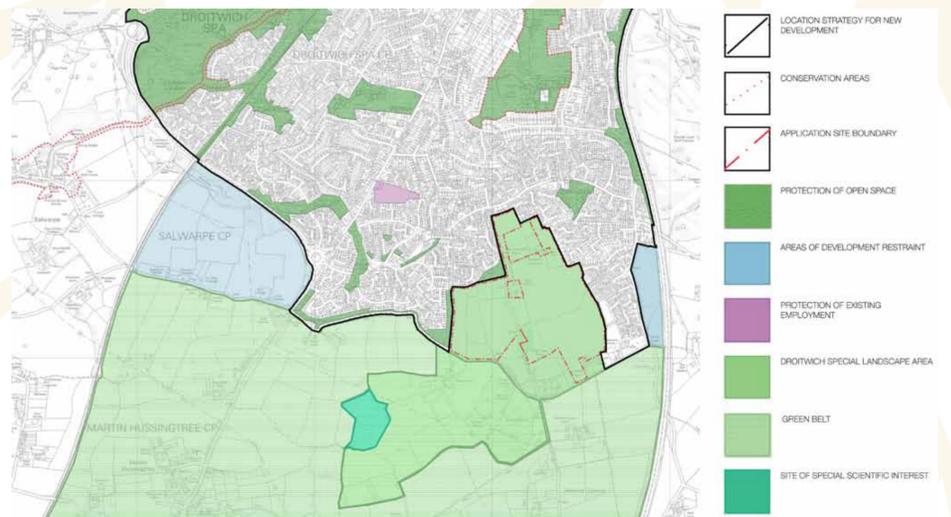


LANDSCAPE / VISUAL

A Landscape and Visual Impact Assessment (LVIA) has been prepared by Chartered Landscape Architects, using methodology published by the Landscape Institute and the Institute of Environmental Management and Assessment, widely regarded by the landscape profession as the ‘industry standard’. It is the culmination of a 3 year appraisal process to establish the most appropriate locations for development and how the scheme can be integrated harmoniously into its landscape setting.

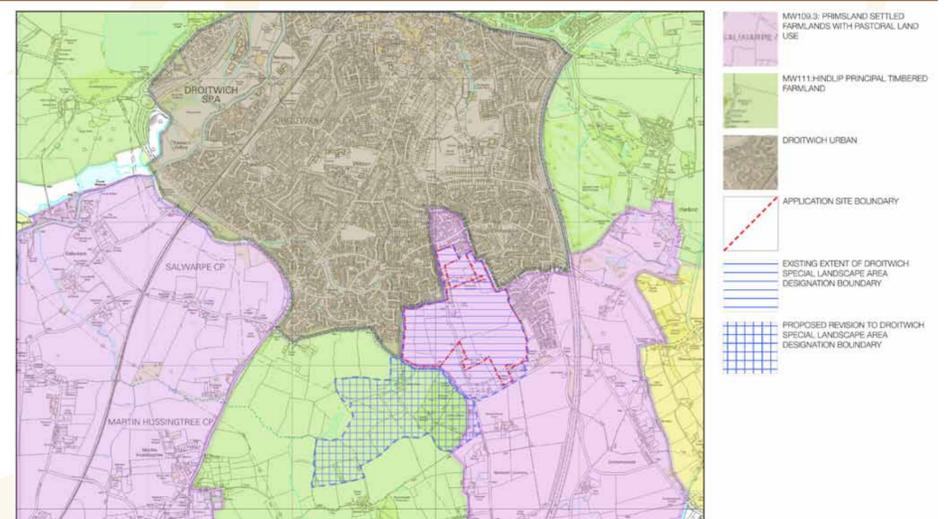
LANDSCAPE PLANNING DESIGNATIONS

- There are few statutory designations attached to the site. There is a local Special Landscape Area (SLA) designation and a blanket Tree Preservation Order (TPO).
- The site sits outside the Green Belt and has no conservation or heritage designations attached to it.
- We believe that the boundary of the local SLA designation is likely to be reviewed.



VEGETATION

- Predominantly hedgerows along field boundaries, limited tree cover confined to sporadic hedgerow trees with occasional tree lines. Many hedgerows across the site are gappy and poorly managed. A number are dense and tall and provide visual screening and containment.
- The northern section of Newland Road is characterised by a canopy of mature trees, but many on the eastern slope are in poor condition due to the unstable nature of the embankments.
- All trees on the site are protected by Tree Preservation Order (TPO).



LANDSCAPE CHARACTER

- The site falls within the local landscape character type: LDU MW109.3 - Primsland Settled Farmlands with Pastoral use - characterised as: an agricultural landscape with thinly scattered hedgerows and trees, lack of woodland with groups of trees around settlements. Intensive arable farming has diluted its quality with larger fields, loss of hedgerows and poor condition field boundaries. Settlements include groups of wayside dwellings and scattered farmsteads, with the high impact of urban development on the northern boundary.
- The landscape character of land south of Pulley Lane falls within a different landscape description unit MW111:Hindlip Principal Timbered Farmland - characterised as: a complex and in places intimate landscape with irregularly shaped, small/medium scale fields, winding lanes, rolling topography, mosaic of pastureland, wetland, hedgerow field boundaries and densely scattered hedgerow oaks, streamside trees and relic patches of ancient woodland.



Typical landscape character of the site - LDU MW109.3 - Primsland Settled Farmlands with Pastoral use



Typical landscape character of the site - LDU MW109.3 - Primsland Settled Farmlands with Pastoral use



Typical landscape character south of Pulley Lane - MW111: Hindlip Principal Timbered Farmland



Typical landscape character south of Pulley Lane - MW111: Hindlip Principal Timbered Farmland