

Land East of Barton-le-Clay, Central Bedfordshire

Development Brief Technical Note – Landscape and Visual Matters

edp4205_r015a

1. Introduction

- 1.1 This technical note has been prepared by The Environmental Dimension Partnership Ltd (EDP) on behalf of Taylor Wimpey UK Ltd ('the Applicant') to accompany the Development Brief for Land East of Barton-le-Clay ('the Site').
- 1.2 The Central Bedfordshire Local Plan 2015–2035 was adopted in July 2021. This removed the site from the Green Belt and allocated it for housing. Local Plan Policy HQ9: 'Larger Sites, Development Briefs and Design Codes' and additional policy requirements of relevance to landscape and visual consideration of the site require that:
- A Landscape and Visual Impact Assessment (LVIA) has been undertaken and has informed the Development Brief; and
 - The proposals "*provide appropriate landscape mitigation*":
 - "*in terms of scale and character to protect the setting to and views from the Chilterns AONB*"; and
 - To ensure the proposals are "*integrated with a treed landscape setting to conserve landscape character and views.*"
- 1.3 In April 2021, EDP completed an LVIA (edp4205_r011e) and Landscape and Visual ES Chapter (Chapter 8, which included **Figures 8.1 to 8.9** referred to in this note and provided at the rear of this document) for the Site on behalf of Taylor Wimpey UK Ltd ('the applicant') to inform proposals for the development and to accompany the outline planning application.
- 1.4 This note sets out how the main allocation requirement relating to landscape and visual matters have been met at Land East of Barton-le-Clay, with reference to the LVIA and to accompany the Design Brief.
- 1.5 It provides a summary of the key findings of the LVIA and how these have informed "*appropriate landscape mitigation ... to protect the setting to and views from the Chilterns AONB*"; and ensured that the proposals are "*integrated with a treed landscape setting to conserve landscape character and views.*"



2. Findings of EDP Data Trawl and Policy Review (LVIA Section 3)

2.1 The primary findings of EDP's data trawl and policy review of relevance here are illustrated at **Figure 8.3: Relevant Planning Designations and Considerations** and summarised below:

- Chilterns Area of Outstanding Natural Beauty (AONB) – There are no national or local landscape designations across or adjacent to the site. However, the Site falls some 0.8km north of the Chilterns AONB boundary. The Proposed Scheme will not therefore have the potential to result in direct physical impacts on its characteristics. The Site does, however, fall within the setting of the AONB;
- Public Access and Rights of Way (PRoW) – The John Bunyan Trail local themed route (here comprising bridleway BW23), runs east/west through the southern 'tail' of the Site. A PRoW route (footpaths FP2 and FP58) links north from the John Bunyan Trail through the southern 'tail' of the Site then beyond the site boundary to Higham Road;
- Heritage Considerations – There are 28 listed buildings and Barton-le-Clay Conservation Area located within the 1km study area. (Full details set out in Chapter 9: Cultural Heritage Appendix 9.1: Archaeology and Heritage Assessment (prepared by EDP report ref edp4205_r008));
- Ecological Considerations – No statutory or non-statutory designations are present that would be materially affected by the Proposed Scheme. Habitats on the site comprise mainly intensively managed arable land with boundary habitats comprising hedgerows, a tree lined stream corridor and a block of broad-leaved semi-natural woodland, all of which are of only limited (Local level) intrinsic nature conservation value or less. (Full details set out in the Ecology Assessment (prepared by EDP, report ref edp4205_r009));
- Arboricultural Considerations – There are no TPO trees on or adjacent to the Site. The western boundary backs on to residential properties and features a range of species typical of domestic gardens (e.g. Leyland cypress, apple, etc.). There is one high value (category A) woodland to the north-east of the site, composed of a range of deciduous species. The remainder of the Site is relatively typical of agricultural land, with the hedgerows predominantly composed of hawthorn and the trees primarily formed of ash and field maple. (Full details set out in the Arboricultural Impact Assessment (prepared by EDP, report ref edp4205_r010));
- The Central Bedfordshire Local Plan 2015-2035 was adopted in July 2021. This removed the site from the Green Belt and allocated it for housing. Local Plan Policy HQ9: 'Larger Sites, Development Briefs and Design Codes' and additional policy requirements of relevance to landscape and visual consideration of the site are detailed above; and

- Design guidance appraised within the baseline, and informing the proposals, include:
 - Design Guide and Urban Design (Adopted 2014);
 - Central Bedfordshire Council (CBC) Local Plan (2015-2035) Environmental Framework;
 - Central Bedfordshire Landscape Character Assessment (2015);
 - The Bedfordshire and Luton Strategic Green Infrastructure Plan (2007) covering the whole of Bedfordshire; and
 - The District level Green Infrastructure plan Luton and Southern Bedfordshire Green Infrastructure Plan (2009).

3. LVIA Baseline (LVIA Sections 2, 4 and 5)

The Site (LVIA Section 2)

- 3.1 As shown on **Figures 8.1** and **8.2**, the Site lies adjacent to the modern (predominantly 1970s) residential development north-eastern edge of Barton-le-Clay with intensively farmed agricultural land to the north, beyond the Higham Road, east, and south.
- 3.2 The Site mainly comprises a single irregularly shaped, large, arable field with a short extension to the south to encompass a section of public right of way (footpath FP2) and section of the John Bunyan Trail (bridleway BW23), which provide pedestrian links into the Barton-le-Clay and to the wider countryside.
- 3.3 To the north, the field is bounded by a flailed hedgerow alongside Higham Road. The curved eastern and southern boundary comprises a mixture of both intact and defunct hedgerows as well as mature hedgerow trees and a block of woodland, running along a small ditch and stream, a distinctive but largely hidden feature. These collectively form a defined boundary to the wider area. The western boundary comprises a ditch with a gappy hedge with a few mature trees along the access to Orchard School, to the north, and a more substantial hedge, to the rear of residential properties, to the south. Ordnance Survey shows that the northern section of the eastern boundary marks the parish boundary (see **Figure 8.1**).
- 3.4 The topography of the Site and context is illustrated on **Figure 8.5**, which shows that the Site lies within the vale, with the high ground of the escarpment rising to the south. It is broadly flat and falls gently from south to north.
- 3.5 The Site is at such a distance from the chalk escarpment (c.0.8km) that this prominent physical form is seen in views out from much of the Site and its built and rural context. It is not a unique standalone feature seen from just one particular location. The sense of place across the clay



vale here is anchored by these views to the escarpment, and it draws the general direction of views. There is little intervisibility with the vale landscape to the north or east due to the intervening vegetation the screening effect of which combines in this gently undulating landscape.

- 3.6 A main impact on tranquillity across the Site, and something that sets it apart from the countryside further east, is its proximity to, and intervisibility with, the modern eastern settlement edge of Barton-le-Clay. Additional considerations are the noise and movement apparent from the road to the north of the Site and noise from pupils in the playground at the adjacent school during breaks. This is clearly audible from within the Site, reinforcing the identity of the Site with the settlement.
- 3.7 The perception of the Site is as an indistinct field with urbanising influences from the adjacent 1970s settlement edge with few defining natural characteristics, beyond the site boundaries, and views to the escarpment.

Existing (Baseline) Conditions: Landscape Character (LVIA Section 4)

- 3.8 The site falls within the following published landscape character assessment landscape character units, as illustrated at **Figure 8.4: Published Landscape Character Units**:
- National Character Area (NCA) 110: 'Chilterns', to the south, and NCA 88: 'Bedfordshire and Cambridgeshire Claylands', to the north; and
 - Central Bedfordshire Landscape Character Assessment (CBLCA, 2015);
 - Host Landscape Character Area (LCA) 5B: 'Barton-le-Clay Clay Vale'; and
 - Non-host LCA 9C: 'The Clappers Chalk Escarpment'.
- 3.9 EDP undertook site visits in February 2018, to inform early site proposals, and again in February 2021, to update the original site visit and photography. The site visit also recorded views from within the site (**Figure 8.7**) and determined that the Site is generally – but not uniquely – representative of several characteristics of the host LCA including hedgerows, an area of woodland, and views of the escarpment. However, it does not contain any unique or rare features. In addition, the urbanising influence of the adjacent recent residential settlement edge and traffic detract from its tranquillity and strength of character in comparison with the wider countryside away from the settlement edge. As a result, the Site is attributed a medium to low sensitivity to residential development.

Existing (Baseline) Conditions: Visual Amenity (LVIA Section 5)

Zone of Primary Visibility

3.10 **Figure 8.6** illustrates the findings of the visual appraisal from which it can be seen that the Zone of Primary Visibility (ZPV), where views of the Proposed Scheme would normally be close-ranging and/or open, whether in the public or private domain, on foot, cycling or in a vehicle, is relatively constrained as follows:

- To the north, by the hedgerows lining the Higham Road at the site boundary;
- To the south, it extends to approximately 1.5km from the Site where it is contained by the top of the scarp slope of the Chilterns within the Chilterns AONB;
- To the east, it is contained to within some 0.7km from the Site primarily by the gently rising landform, with further containment provided by the woodland and trees at the eastern site boundary; and
- To the west, it is contained by the eastern settlement edge where it abuts the site boundary.

Visual Receptors

3.11 The LVIA goes on to identify the people ('receptors') likely to experience visual change. These are considered within a number of discernible groups including users of public rights of way (PRoW), roads users, residents, and others. These are listed below.

Rights of Way and Open Access Land Users

3.12 Users of rights of way and open access land likely to experience visual change include those using:

- The John Bunyan Trail – views from this route are represented by **Photoviewpoints EDP 4 and 6**;
- A PRoW (footpath FP2 and FP58) – views from this route are represented by **Photoviewpoints EDP 5 and 6**;
- Sections of routes, and areas of open access, along the 'shoulder' and elevated areas of the escarpment to the south – represented by **Photoviewpoints EDP 1 to 3**; and
- Opportunities for views towards the Site from the north are limited. Where they are available, the Site is partially obscured and seen in the context of Barton-le-Clay – represented by **Photoviewpoint EDP 8**.



Road Users

3.13 Road users likely to experience visual change include those using:

- Higham Road – represented by **Photoviewpoint EDP 7**; and
- Hexton Road.

Residential Dwellings/Groups

3.14 Potential residential receptors are generally confined to properties north of Ivel Close falling adjacent to the Site or set back beyond the access road to Orchard School.

Other Receptors

3.15 Employees, students and visitors at the Orchard School grounds, abutting the western site boundary, are likely to have views into the Site, although these will be filtered to some degree by vegetation at the boundary.

Representative Viewpoints

3.16 Within the ZPV, there are clearly many individual points at which views towards the Site are gained. In accordance with best practice methodology EDP has selected a number of viewpoints that are considered representative of the nature of the views from each of the receptor groups.

3.17 The representation of views is supported by eight representative views or photoviewpoints (PVPs), the locations of which have been agreed with Central Bedfordshire Council's Landscape Planner. Their location is illustrated on **Figure 8.6: Findings of EDP's Visual Appraisal**. Photographs from the selected viewpoints are contained at **Figure 8.8** with night-time views at **Figure 8.9**. The purpose of these viewpoints is to aid assessment of a visual receptor(s).

4. The Proposed Scheme and Mitigation (LVIA Section 6)

The Proposals

4.1 Having defined and appraised the baseline conditions, the LVIA has fed into the design of the Proposed Scheme.

4.2 The proposals for the Site included as a part of the outline planning application (with all matters reserved except access) are for up to 500 homes, a 2.1ha site for a lower/primary school and provision of public open space with associated infrastructure and earthworks. A description of the development, with reference to the parameter plans, is given in ES Chapter 4: The Proposed Scheme.



4.3 The landscape and visual sensitivities of the Site have influenced its design through an iterative process. Thus, the scheme proposals incorporate a degree of integral (or embedded) mitigation designed to avoid or reduce potential landscape and visual effects. These measures are illustrated by the Parameter Plans with further information at ES Chapter 4.

4.4 Primarily these integral (or embedded) mitigation measures include:

- Careful street alignment, connections to access routes, retention of view corridors to the AONB, considered siting of new public open space, and substantial tree planting across the Site and at its periphery, to ensure strong physical, visual, and perceptual links, and integration with, the Site context;
- Retention of views to the elevated slopes and tops of the AONB along the main north/south access route through the development;
- Integration of the proposals in views from the rural vale landscape to the north, east, and south of the Site using green buffers to soften and filter views to the proposals;
- Integration of the proposals in elevated views into the Site from the elevated facing slopes and tops of the AONB through substantial tree planting throughout the development to soften and break up the roofscape; and
- Creation of a multifunctional green infrastructure (GI) that incorporates and enhances existing characteristic landscape features and elements and connects across the Site and to the wider rural and settled site context, as well as providing an attractive green framework for new residents.

Landscape Strategy

4.5 The layout of the Development has been landscape-led, designed to retain the majority of the key dimensions that contribute to landscape character substantially unchanged, resulting in a development with indicators of the former uses that contribute to its integration with its agricultural setting. These dimensions include: topography and hydrology; the majority of the landscape fabric and habitats with the exception of the agricultural land; and historic and cultural landscape considerations, as summarised below:

- Topography and hydrology – The stream along the southern and eastern boundaries will be retained *in situ*, with a minimum 8m green buffer, and enhanced for ecological and visual amenity. Ditches along the other boundaries to be sensitively incorporated into the sustainable drainage system (SuDS) design, where possible, and enhanced and incorporated into the GI. The site topography will remain as a low-lying relatively flat landscape with excavations limited to those required for construction and SuDS;



- Landscape fabric and habitats – The substantial majority of these elements fall at, or adjacent to, the site boundary and will be retained, protected, and enhanced as an integral part of the proposals. Further detail is provided within the Arboricultural Impact Assessment (edp4205_r010) and Ecological Appraisal (edp4205_r009). The Arboricultural Assessment shows that existing vegetation will be substantially retained with the exception of the hedge at the access points from Higham Road and removal of some category U trees. Where hedgerow is removed, replacement with locally native trees and shrubs will be undertaken. Retained vegetation will be managed to provide enhancement, for wildlife, visual amenity, and longevity. Ecological Appraisal shows that the Site has the capacity to deliver a achieve 10% biodiversity net gain; and
- Historic and cultural dimensions – The historic field boundaries, and the pattern that they provide, will be retained and enhanced, as above. The PRoW (footpath FP2) within the southern end of the Site will be retained and connected into the main site area. It will be sympathetically enhanced and designed to retain its rural character. Further detail is provided Chapter 9: Cultural Heritage.

- 4.6 A strong multifunctional GI network will be created across the Site, comprising green corridors and open spaces, incorporating the retained vegetation and water courses. These corridors will link into open space within the Site along streets lined with green SuDS features and trees. The corridors will also provide wildlife and access links to the wider landscape, notably through connection to PRoW (footpath FP2) to the south.
- 4.7 A primary GI feature will be the green space running along the full length of the southern and eastern boundary and wrapping around the northern development edge. This area will incorporate existing GI assets, including the stream and associated vegetation and the woodland, as well as new features. New features include naturalistic SuDS features planted with predominantly locally native tree and shrub planting and species rich grassland to complement and enhance existing retained elements. This approach is consistent with the landscape strategy outlined in the CBLCA. This area will provide a new, defensible settlement edge and visual and ecological integration into the wider landscape creating a more sympathetic settlement edge than currently exists. It will also provide a green corridor for people and wildlife and a buffer to the existing stream.
- 4.8 To the north this area will comprise a large area of undulating naturalistic public open space incorporating a mosaic of SuDS features including permanently wet, marshy and dry basins, species rich grassland, and areas of trees and scrub. This area will be accessed via the eastern pedestrian/cycle/emergency vehicle link and provide informal recreational and play areas for new residents as well as contributing to biodiversity. To the south, it will connect across the stream to the PRoW (footpath FP2) at the southern end of the Site.
- 4.9 Set back of development from the Higham Road beyond this area of POS, increasingly so to the east, will minimise the effect of the proposals on the character of this route and the listed



building to the north-east, while establishing a development frontage closest to the existing settlement.

- 4.10 A green route will be provided along the northern section of the western site boundary, sympathetically planted with trees and shrubs to maximise privacy of existing and new residents and contributing to recreational and ecological amenity. To the south proposed properties back onto, and abut, the site boundary.
- 4.11 The primary and lateral streets, and the two greens/squares provided within the Site, will be lined/planted with native, locally prevalent, tree species of the largest mature size appropriate within the context. These will contribute to the integration of the proposals with its context in views from elevated locations within the AONB as well as contributing to residential amenity.
- 4.12 The green routes at the site periphery and tree lined roads will create a network of destination and recreational routes across the Site that link to the wider PRoW network and hence to the settlement and wider countryside. The connection to the existing PRoW will provide onward connection into the settlement and to the wider rural landscape including to the AONB.
- 4.13 The development will incorporate several SuDS features, such as swales and attenuation basins, whose purpose is to regulate water discharge to water courses. SuDS features are to be visually incorporated within the landscape and designed to maximise ecological enhancement through their shaping and design, wherever possible, rather than appearing as utilitarian engineering structures. Further, through creation of interesting landform, they provide an opportunity to contribute to a strong sense of place to as well as providing visual amenity and informal recreational and play opportunities.
- 4.14 The overall landscape strategy will provide extensive and connected areas of open space and SuDS provision, primarily at the site perimeter but also throughout the development area, for ecological enhancement. Enhancements will include planting of locally prevalent woodland, hedgerows, trees and shrubs and include areas of meadow and marshy grassland and native woodland to a variety of linked habitats that will double as recreational green routes. As outlined in the Ecological Appraisal, the proposed scheme will achieve 10% biodiversity net gain. Sensitive, long-term management of newly created and retained habitats for wildlife and public amenity with management objectives will be controlled by a Landscape and Ecology Management Plan (LEMP).
- 4.15 The LEMP will provide a summary of the habitat creation and landscape works that have been included within the development in accordance with an approved landscape plan and detail the monitoring and management mechanisms that will be undertaken for the retained and newly created ecological habitat features for a minimum five-year period, as well as remedial actions to be undertaken to ensure the biodiversity interest of the Site is maintained in the longer-term. The LEMP will also provide details of the body/-organisation responsible for implementation of the plan and identify the funding resources and mechanisms to ensure the long-term delivery of the plan.



- 4.16 Measures to minimise the impact of lighting on the Site context are set out in Chapter 4: The Proposed Scheme Table 4.4. Obtrusive light emissions during construction activities at night-time, for example during the winter months, would be controlled through the implementation of a Construction Environmental Management Plan (CEMP). Operational effects from light would be minimised through the mitigation measures targeting the limitations for exterior lighting established in the Institution of Lighting Professionals Guidance¹. CBC requires the ability for street lighting to be controlled through internal programming or a Central Management System (CMS). CMS will be used to reduce light intensity, acknowledged to save energy and reduce effects to residential amenity and wildlife.

Consistency with Published Guidance

- 4.17 Proposed landscape enhancements are in line with the advisory guidelines for new development detailed within the Landscape Strategy for the LCT: 5B 'Barton-le-Clay Clay Vale' published in the CBLCA. The Strategy provides an overall objective (emphasis added):

“Enhancement/renewal of the landscape. *Enhancing the condition of the landscape by restoring and repairing elements that have been lost or degraded (such as the hedgerow network) could significantly strengthen the character of the vale. In addition, there is scope for introducing new landscape elements such as woodland creation particularly aligning the main transport corridors. Also to conserve and enhance the setting of significant historic landscape assets such as Wrest Park.”*

“Woodland planting should ensure views across the flat, open vale are retained, and reflect the historic grain of the landscape, reinforcing former hedgerow lines and field patterns.”

- 4.18 The proposals allow for the retention and reinforcement of existing boundary hedgerows with additional tree and hedgerow planting. The combination of new woodland and hedgerows with new grassland habitat will directly address the opportunities to enhance *“the ecological value and visual presence of and access to”* the tributary stream along the perimeter of the Site.
- 4.19 The development could reinforce local landscape and settlement identity (*“Retain individual settlement identity and consider appropriate limits to expansion of Barton and Chalton at the base of the scarp and seek to enhance integration of these settlements within the vale setting.”*)
- 4.20 The development could easily restore and invigorate the tree stock and reinforce the hedgerow pattern and how it reads as a legible interface between the settlement and the wider landscape (*“Restore and improve the condition and structure of hedgerow boundaries, particularly adjacent to the transport corridors and promote a new generation of hedgerow trees.”*)
- 4.21 The transition between boundary hedgerows and the wider arable landscape could be enhanced by appropriate buffering to these landscape features and establishment and management of a

¹ Institution of Lighting Professionals (2020). Guidance Note 01/20: *Guidance Notes for the reduction of obtrusive light*.



diverse wildflower and grass mix and to increase species diversity of boundary hedgerows (*“Seek to improve arable farmland habitats, for example by managing arable field margins, overwintering stubbles, etc.”*).

- 4.22 It is relevant that, to achieve a sensitive design through appropriate masterplanning, there is the need for consideration of public open space and habitat requirements, and to consider how these might respond to the opportunities and considerations presented by the Site.

5. Effects on Landscape Character and Visual Amenity

- 5.1 The only significant effect predicted on the landscape character of the Site and context is on the character of the Site itself. There will be a less than significant effect on NCA 110: ‘Chilterns’ and LCA 5B: ‘Barton-le-Clay Clay Vale’, the host landscape character units, and on LCA 9C: ‘The Clappers Chalk Escarpment’, the non-host landscape character unit.
- 5.2 With no predicted significant adverse effect on the host character units within the setting of the AONB, on the character of the non-host character areas within the AONB, or on the special qualities of the AONB, it is concluded that there will be no significant effect on the AONB or its setting.
- 5.3 The significant level of effect on the landscape character across the Site is inevitable following the proposed change in land use. Clearly the change of use of any green field site to residential and associated land uses will result in very large change to its visual and perceptual character. This fundamental change to the visual and perceptual aspects of the character of the Site would be expected for any such development on a greenfield site, albeit one with existing urban influences and with the proposals forming a part of the adjoining built settlement. But this level of effect should not be a detriment to the enjoyment and appreciation of the landscape. Such a change in the context of residential development within green field locations is unavoidable, and should not, in and of itself, be a reason to raise an objection.
- 5.4 Furthermore, as set out in **Section 4**, the Proposed Scheme would ensure the retention, enhancement, and long term management of existing characteristic landscape dimensions that contribute to landscape character substantially unchanged resulting in a development with indicators of the former uses. Enhancement and addition to the retained landscape fabric will contribute positively to the character and biodiversity of the area.
- 5.5 The proposals go further than merely retaining and enhancing existing features. They have been sympathetically designed to create a new character that will integrate with, and make a positive contribution to, the north-eastern settlement edge. Design and mitigation measures are set out in **Section 4** – including careful street alignment, connections to access routes, retention of view corridors to the AONB, the considered siting of new public open space, and substantial tree planting across the Site and at its periphery – will ensure strong physical, visual, and perceptual links, and integration with, the Site context.



- 5.6 The not significant effect across the wider vale landscape is due, primarily, to the degree to which settlement, vegetation, and small changes in topography, at the site boundary and beyond, close down views from the flat lying vale landscape. The less than significant effect across the scarp slope of the AONB is due, primarily, to the settlement context of the Site, distance, and the relatively limited opportunities for views to the Site due to the convoluted nature of the slope and mosaic of open slopes and tree cover.

Effects on Visual Amenity

- 5.7 A range of adverse effects are predicted for PRow, roads, and residential and education receptors immediately adjacent to the Site and on the closest point of the elevated escarpment immediately to the south. Contextually, for the most part, the effects only affect short sections of these routes and for limited numbers of residents and from the rear of their properties and, these are experienced within the context of Barton-le-Clay.
- 5.8 The degree to which intervening hedgerows close down views within the flatter lying vale landscape ensures that the potential for adverse visual effects to influence the wider area beyond the immediate environs of the Site is very limited.

6. Conclusions

- 6.1 The LVIA has demonstrates that the Site is well located. It abuts the settlement of Barton-le-Clay where the character of the landscape has been weakened by the urbanising influence of the recent settlement edge and the degradation of characteristic landscape elements. Further, the Site is visually contained by vegetation and topography that limit views from within the vale. There are views to the Site from elevated facing open slopes of the scarp slope of the AONB to the south however, in these views, the Site is seen in the context of, and as an extension to, the existing settlement. In essence, in landscape and visual terms, the Site is a logical and easily assimilated extension to the existing settlement.
- 6.2 From this starting point, the LVIA informed and reviewed the emerging masterplan for the Proposed Scheme. This assessment demonstrates the extent to which sensitive layout and strategic planting proposed in the masterplan would mitigate views, retain and reinforce the characteristic landscape fabric and pattern of the Site, and assimilate the Proposed Scheme into the settled and rural landscape of the Site context east of Barton-le-Clay. In addition, the LVIA shows how the Proposed Scheme would make a positive contribution to enhancement of the settlement edge, to recreational resources, and to biodiversity.
- 6.3 The LVIA finds that the Site has the capacity for the development as proposed on the parameter plans, and that there is no 'in principle' or policy landscape or visual reason why the Site should not be developed.

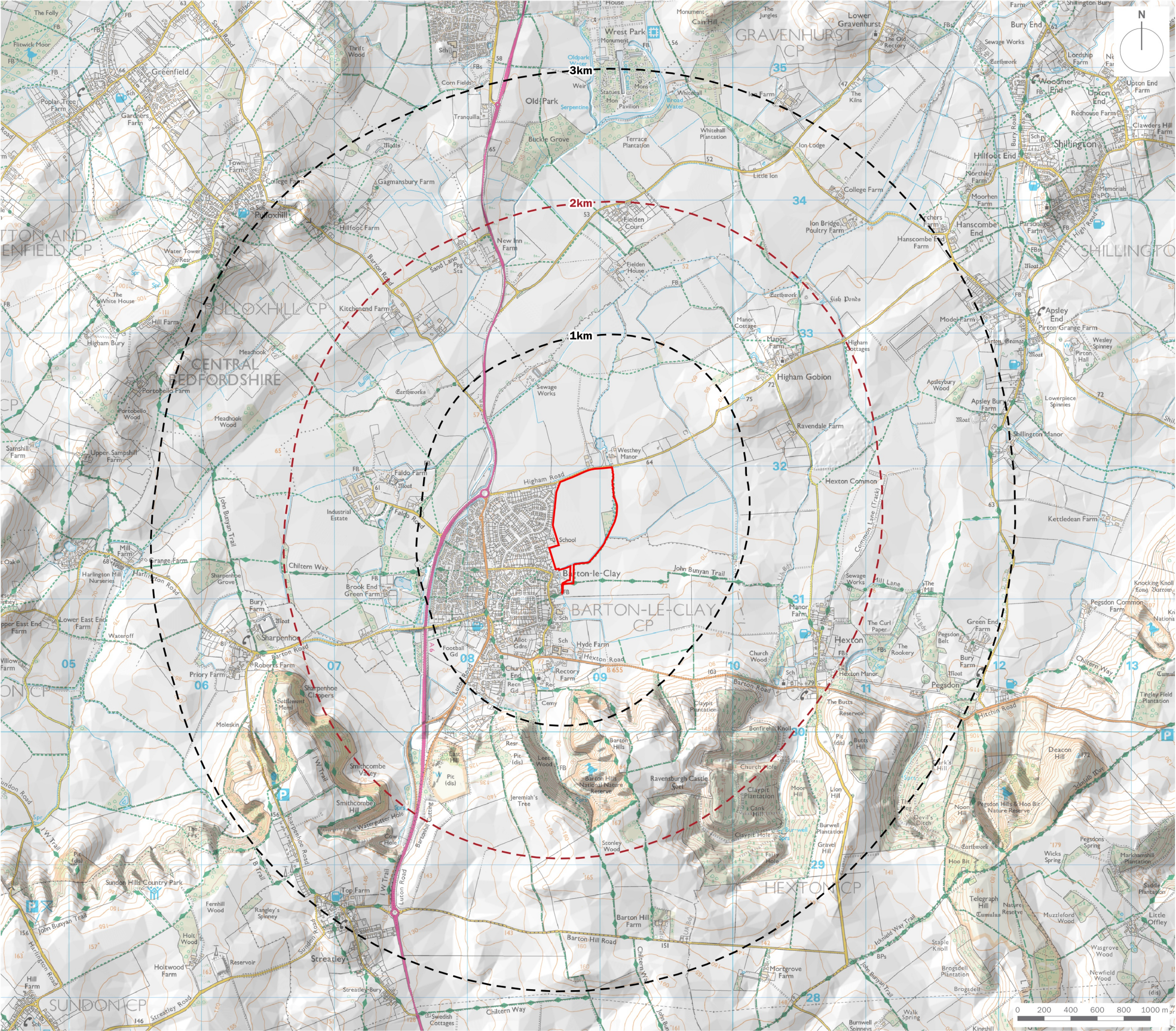


6.4 Accordingly, this note concludes that, in accordance with the site allocation requirements that:

- An LVIA has been undertaken and has informed the Development Brief;
- The proposals “*provide appropriate landscape mitigation*”, which:
 - “*...in terms of scale and character*” protects “*the setting to and views from the Chilterns AONB*”; and
 - Ensures that the site is ‘integrated with a treed landscape setting to conserve landscape character and views.’

Figures

- Figure 8.1** Site Location and Boundary
(edp4205_d009e 22 March 2021 LB/TR)
- Figure 8.2** Site Character and Local Context
(edp4205_d039a 22 March 2021 GY/TR)
- Figure 8.3** Relevant Planning Designations and Considerations
(edp4205_d010g 31 March 2021 GY/TR)
- Figure 8.4** Published Landscape Character Units
(edp6170_d042b 31 March 2021 EB/TR)
- Figure 8.5** Topography
(edp6170_d040b 31 March 2021 EB/TR)
- Figure 8.6** Findings of EDP's Visual Appraisal
(edp4205_d041b 31 March 2021 GY/TR)
- Figure 8.7** Panoramas from Within the Site
(edp4205_d043c 06 April 2021 RB/TR)
- Figure 8.8** Photoviewpoints - Winter
(edp4205_d044b 31 March 2021 GY/TR)
- Figure 8.9** Photoviewpoints - Night-time
(edp4205_d045b 31 March 2021 GY/TR)



-  Site Boundary
-  Range Rings (at 1km intervals)
-  2km Detailed Study Area

client

Taylor Wimpey Strategic Land and Chamberlain Holdings

project title

Land East of Barton-le-Clay, Central Bedfordshire

drawing title

Figure 8.1: Site Location and Boundary

date

22 MARCH 2021

drawn by

LB

drawing number

edp4205_d009e

checked

TR

scale

1:28,000 @ A3

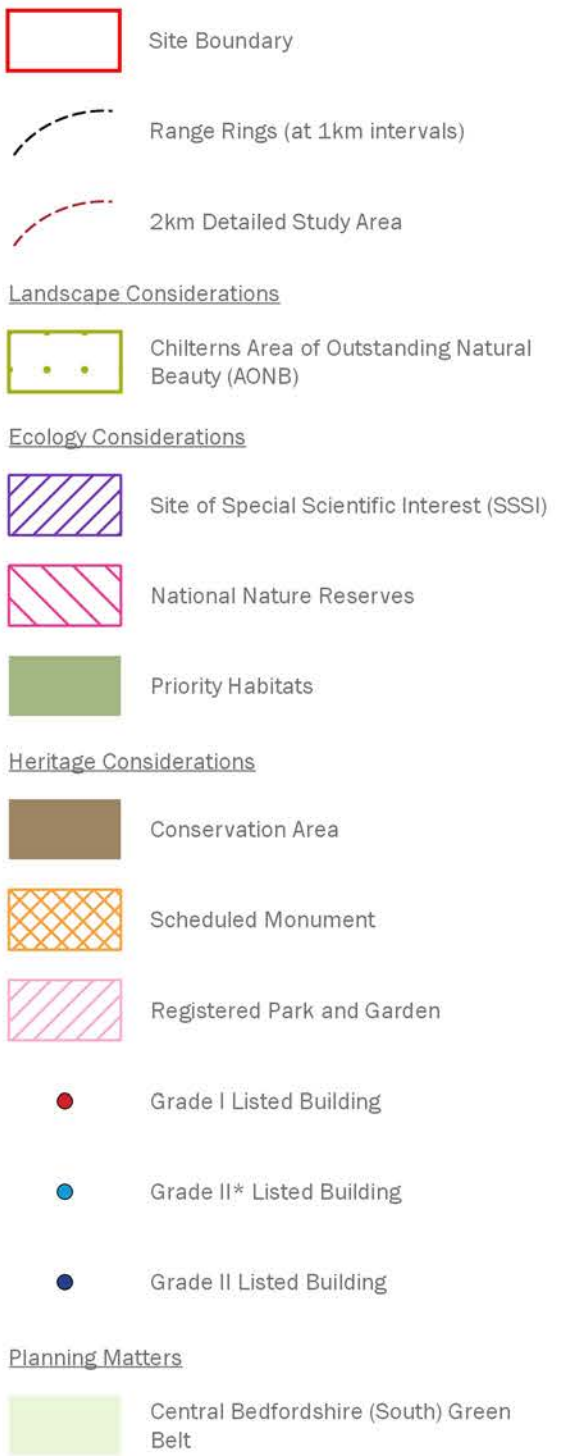
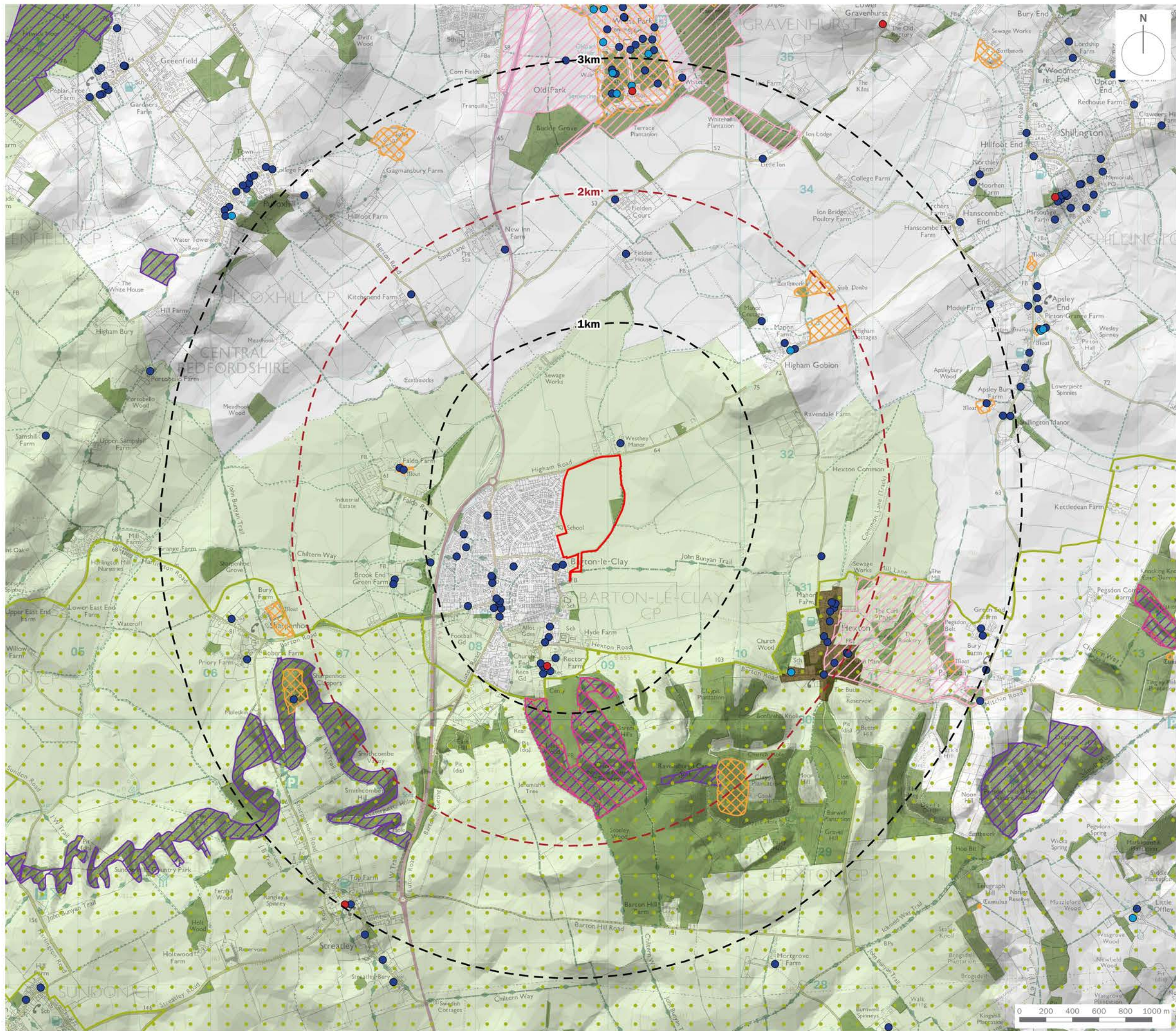
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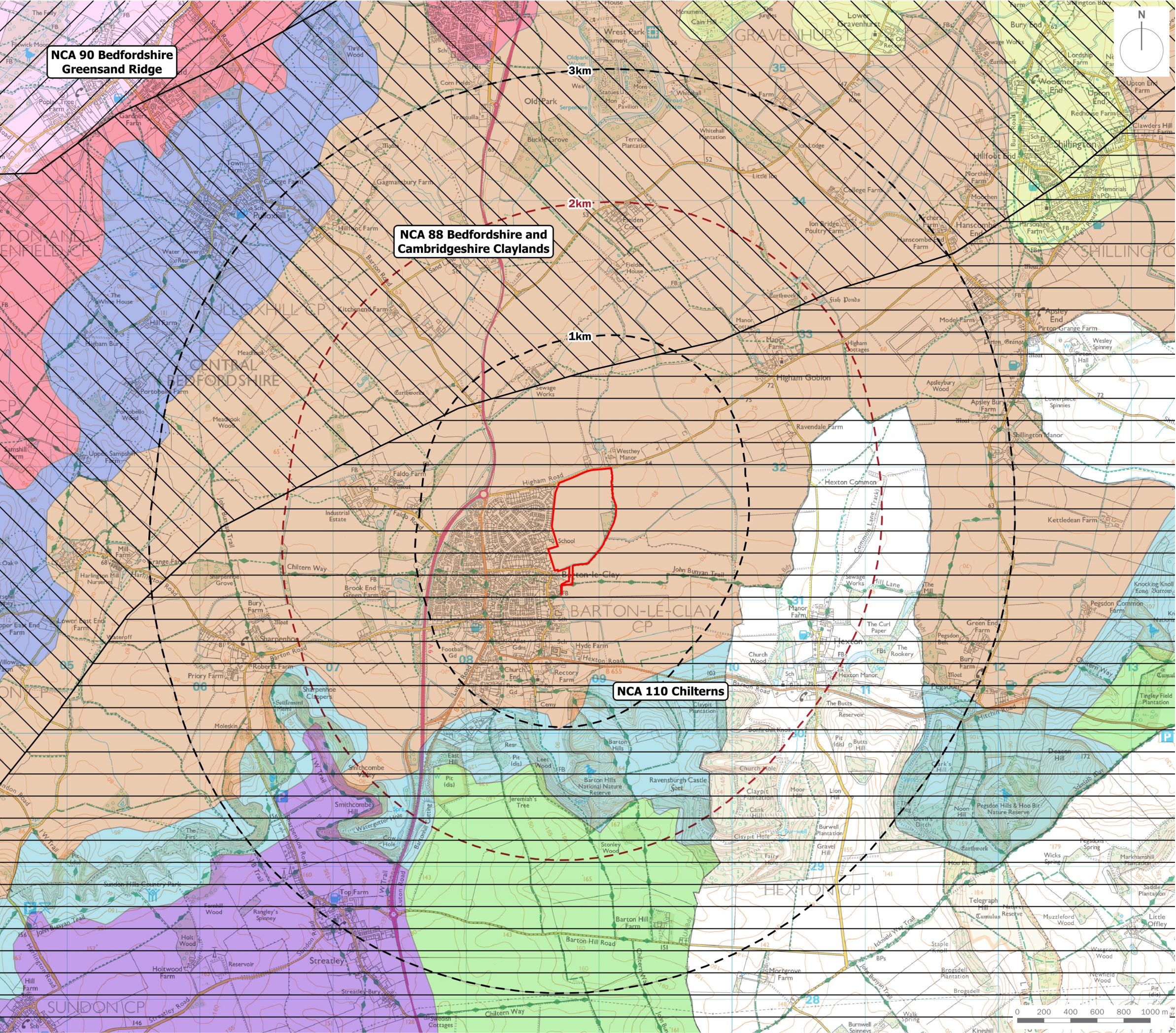


- Site Boundary
- 500m Range Ring
- Contours (at 5m intervals)
- Public Rights of Way
- Recreational Route

client	Taylor Wimpey Strategic Land and Chamberlain Holdings		
project title	Land East of Barton-le-Clay, Central Bedfordshire		
drawing title	Figure 8.2: Site Character and Local Context		
date	22 MARCH 2021	drawn by	GY
drawing number	edp4205_d039a	checked	TR
scale	1:10,000 @ A3	QA	JTF



client	Taylor Wimpey Strategic Land and Chamberlain Holdings		
project title	Land East of Barton-le-Clay, Central Bedfordshire		
drawing title	Figure 8.3: Relevant Planning Designations and Considerations		
date	31 MARCH 2021	drawn by	GY
drawing number	edp4205_d010g	checked	TR
scale	1:28,000 @ A3	QA	RB

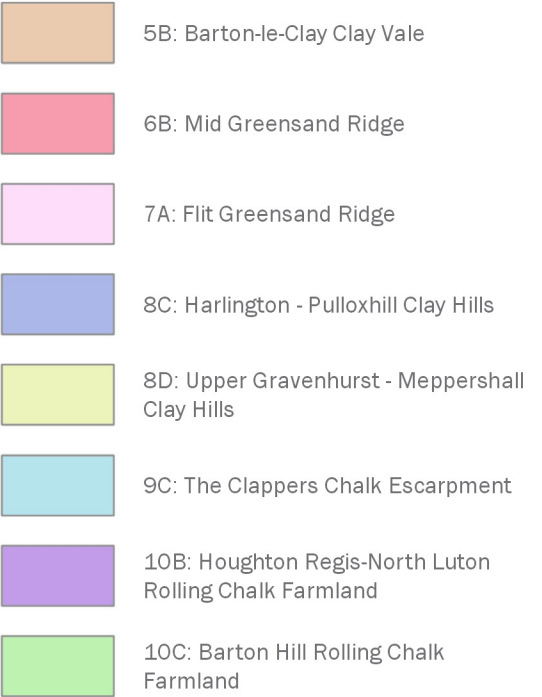


Published Landscape Character Areas

National Character Areas



Central Bedfordshire Landscape Character Assessment - Landscape Character Areas



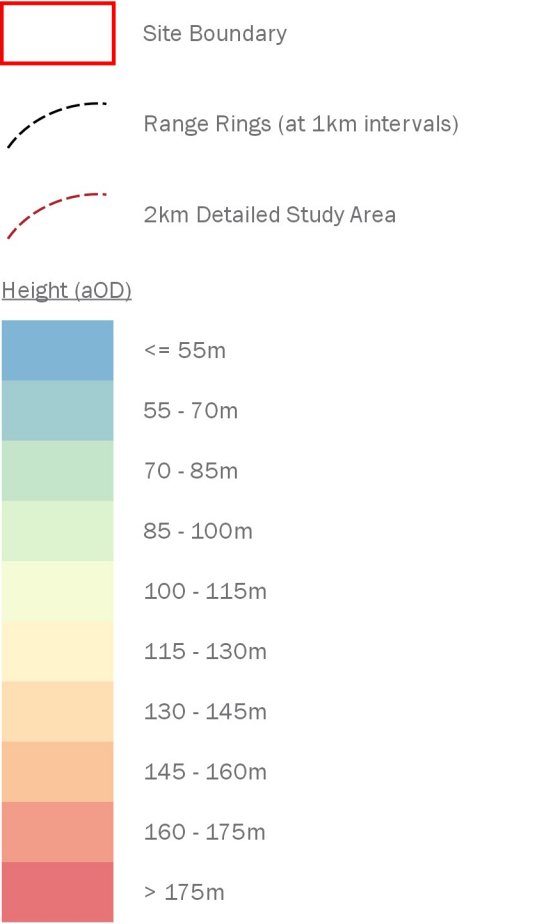
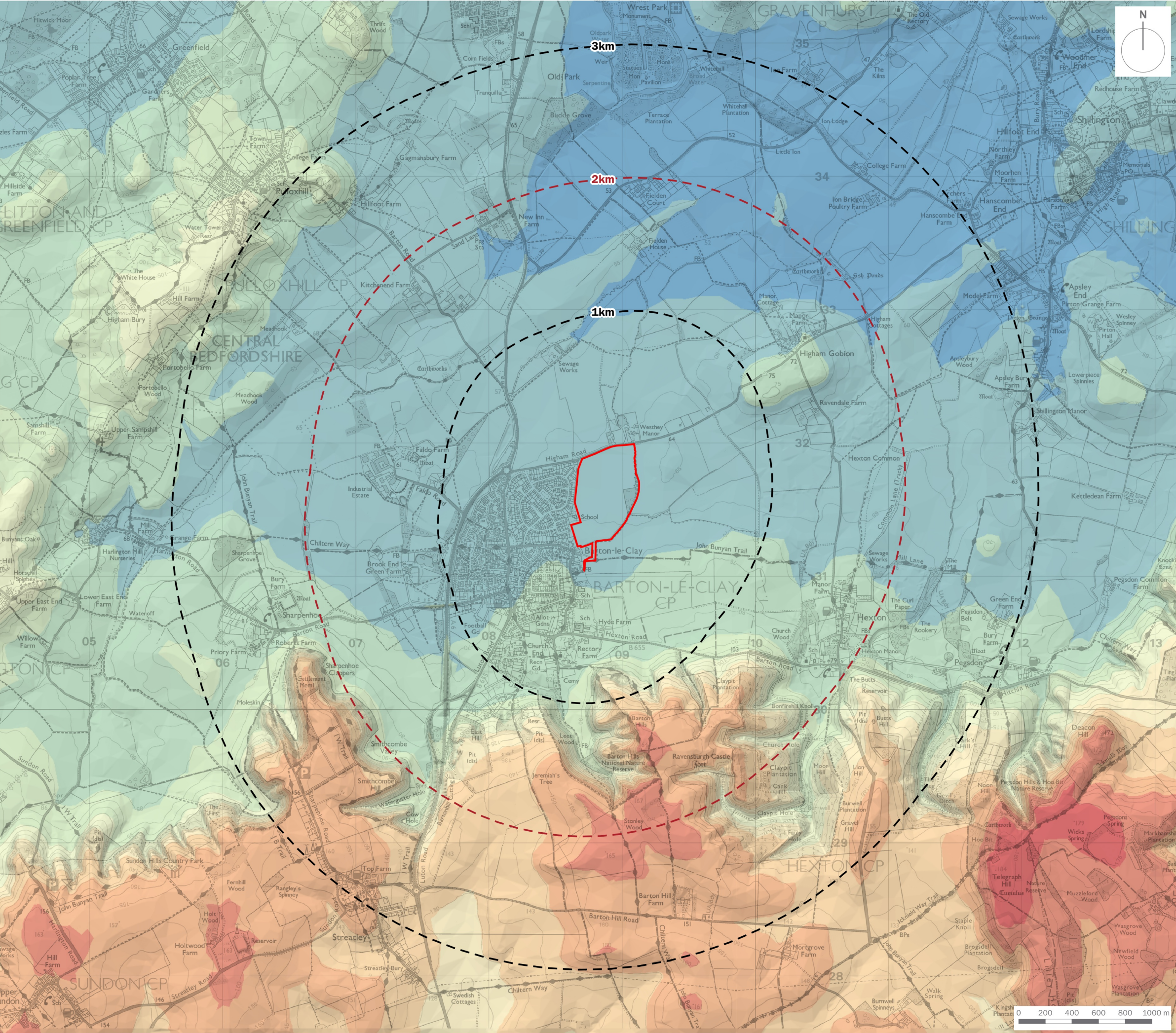
Note: Landscape Character Area (LCA) boundaries approximate only.

client
Taylor Wimpey Strategic Land and Chamberlain Holdings

project title
Land East of Barton-le-Clay, Central Bedfordshire

drawing title
Figure 8.4: Published Landscape Character Units

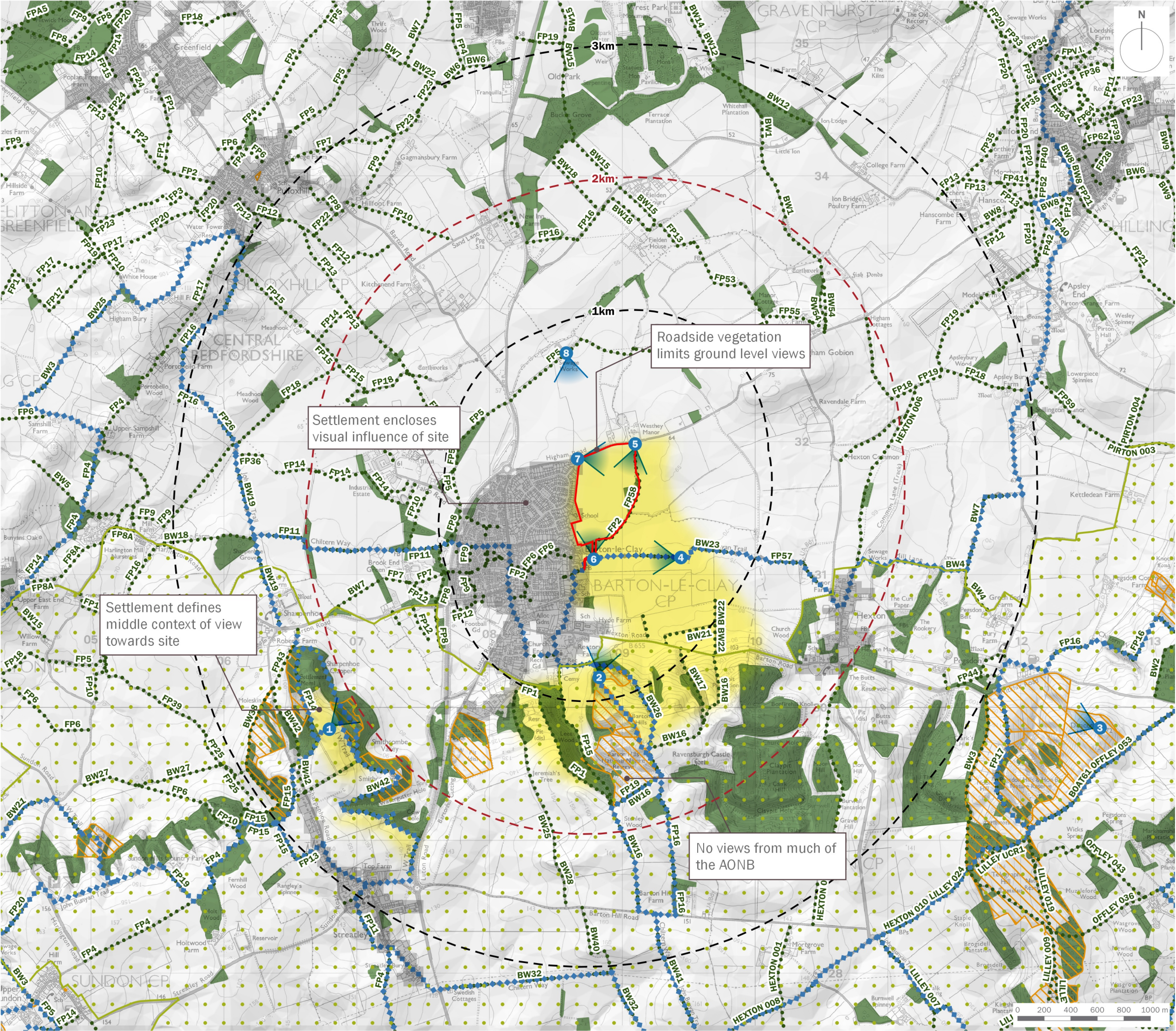
date	31 MARCH 2021	drawn by	EB
drawing number	edp4205_d042b	checked	TR
scale	1:28,000 @ A3	QA	RB



client	Taylor Wimpey Strategic Land and Chamberlain Holdings		
project title	Land East of Barton-le-Clay, Central Bedfordshire		
drawing title	Figure 8.5: Topography		
date	31 MARCH 2021	drawn by	GY
drawing number	edp4205_d040b	checked	TR
scale	1:28,000 @ A3	QA	JTF



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Site Boundary

Range Rings (at 1km intervals)

2km Detailed Study Area

Zone of Primary Visibility (ZPV)

Photoviewpoint Locations

Landscape Designations

Chilterns Area of Outstanding Natural Beauty (AONB)

Access

CRoW act 2000 Access Layer

Public Rights of Way
(data source: www.rowmaps.com)

Recreational Route

Surface Features

National Forest Inventory

Settlement Area

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drawing title			
Figure 8.6: Findings of EDP's Visual Appraisal			
date	31 MARCH 2021	drawn by	GY
drawing number	edp4205_d041b	checked	TR
scale	1:28,000 @ A3	QA	JTF

360 Degree Panorama From Within the Site: View North



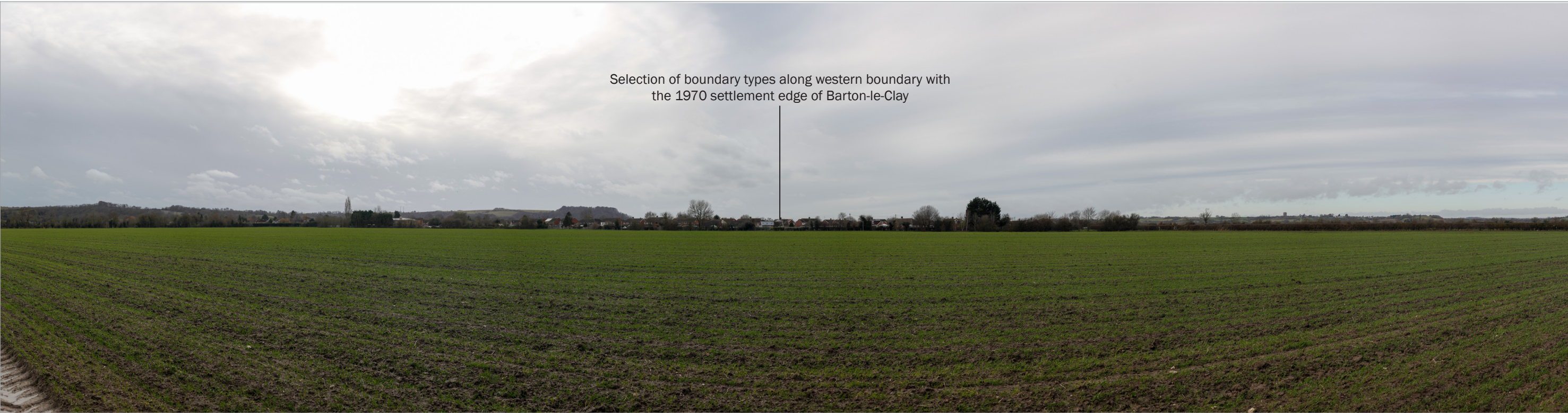
360 Degree Panorama From Within the Site: View East



360 Degree Panorama From Within the Site: View South



360 Degree Panorama From Within the Site: View West



Approximate extent of Site seen beyond Barton-le-Clay



To be viewed at comfortable arm's length



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Registered office: 01285 740427
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Grid Coordinates: **506805, 229848**
Date and Time: **21/01/2020 @ 14:44**
Projection: **Planar**
Visualisation Type: **1**

Horizontal Field of View: **39.6°**
Height of Camera: **1.6m**
Make, Model, Sensor: **Canon 5D MK2, FFS**
Enlargement Factor: **100% @ A3**

Direction of View: **NE**
Distance: **2.3km**
aOD: **159m**
Focal Length: **50mm**

date
drawing number
drawn by
checked
QA
31 MARCH 2021
edp4205_d044b
GY
TR
JTF

client
project title
drawing title
Taylor Wimpey Strategic Land and Chamberlain Holdings
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Figure 8.8: Photoviewpoint EDP 1 - Winter

Photoviewpoint EDP 1: Smithcombe Hill/Chiltern Hills AONB south-west of Site



Photoviewpoint EDP 1: Smithcombe Hill/Chiltern Hills AONB south-west of Site



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Grid Coordinates: **506805, 229848**
Date and Time: **21/01/2020 @ 14:44**
Projection: **Cylindrical**
Visualisation Type: **1**

Horizontal Field of View: **60°**
Height of Camera: **1.6m**
Make, Model, Sensor: **Canon 5D MK2, FFS**
Enlargement Factor: **For context only**

Direction of View: **NE**
Distance: **2.3km**
aOD: **159m**
Focal Length: **50mm**

date
drawing number
drawn by
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JTF

client **Taylor Wimpey Strategic Land and Chamberlain Holdings**
project title **Land East of Barton-le-Clay, Central Bedfordshire**
drawing title **Figure 8.8: Photoviewpoint EDP 1 - Winter**

Approximate extent of Site seen in the context of Barton-le-Clay and partially obscured by foreground vegetation



To be viewed at comfortable arm's length



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Grid Coordinates: **508842, 230197**
Date and Time: **21/01/2020 @ 13:54**
Projection: **Planar**
Visualisation Type: **1**

Horizontal Field of View: **39.6°**
Height of Camera: **1.6m**
Make, Model, Sensor: **Canon 5D MK2, FFS**
Enlargement Factor: **100% @ A3**

Direction of View: **N**
Distance: **1.0km**
aOD: **123m**
Focal Length: **50mm**

date
drawing number
drawn by
checked
QA
31 MARCH 2021
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GY
TR
JTF

client
project title
drawing title
Taylor Wimpey Strategic Land and Chamberlain Holdings
Land East of Barton-le-Clay, Central Bedfordshire
Figure 8.8: Photoviewpoint EDP 2 - Winter

Photoviewpoint EDP 2: View from Barton Hills Nature Reserve/Chiltern Hills AONB south of Site



Photoviewpoint EDP 2: View from Barton Hills Nature Reserve/Chiltern Hills AONB south of Site



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Grid Coordinates: **508842, 230197**
Date and Time: **21/01/2020 @ 13:54**
Projection: **Cylindrical**
Visualisation Type: **1**

Horizontal Field of View: **60°**
Height of Camera: **1.6m**
Make, Model, Sensor: **Canon 5D MK2, FFS**
Enlargement Factor: **For context only**

Direction of View: **N**
Distance: **1.0km**
aOD: **123m**
Focal Length: **50mm**

date
drawing number
drawn by
checked
QA
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edp4205_d044b
GY
TR
JTF

client **Taylor Wimpey Strategic Land and Chamberlain Holdings**
project title **Land East of Barton-le-Clay, Central Bedfordshire**
drawing title **Figure 8.8: Photoviewpoint EDP 2 - Winter**

Approximate extent of Site seen in the context of Barton-le-Clay and partially obscured by vegetation at the Site boundary



To be viewed at comfortable arm's length



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Registered office: 01285 740427
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Grid Coordinates: **512012, 229619**
Date and Time: **21/01/2020 @ 13:07**
Projection: **Planar**
Visualisation Type: **1**

Horizontal Field of View: **39.6°**
Height of Camera: **1.6m**
Make, Model, Sensor: **Canon 5D MK2, FFS**
Enlargement Factor: **100% @ A3**

Direction of View: **NW**
Distance: **3.5km**
aOD: **103m**
Focal Length: **50mm**

date **31 MARCH 2021**
drawing number **edp4205_d044b**
drawn by **GY**
checked **TR**
QA **JTF**

client **Taylor Wimpey Strategic Land and Chamberlain Holdings**
project title **Land East of Barton-le-Clay, Central Bedfordshire**
drawing title **Figure 8.8: Photoviewpoint EDP 3 - Winter**

Photoviewpoint EDP 3: View from Deacon Hill/Chiltern Hills in the AONB south-east of Site



Photoviewpoint EDP 3: View from Deacon Hill/Chiltern Hills in the AONB south-east of Site



To be viewed at comfortable arm's length



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Registered office: 01285 740427
www.edp-uk.co.uk
info@edp-uk.co.uk

Grid Coordinates: **512012, 229619**
Date and Time: **21/01/2020 @ 13:07**
Projection: **Cylindrical**
Visualisation Type: **1**

Horizontal Field of View: **60°**
Height of Camera: **1.6m**
Make, Model, Sensor: **Canon 5D MK2, FFS**
Enlargement Factor: **For context only**

Direction of View: **NW**
Distance: **3.5km**
aOD: **103m**
Focal Length: **50mm**

date
drawing number
drawn by
checked
QA
31 MARCH 2021
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TR
JTF

client **Taylor Wimpey Strategic Land and Chamberlain Holdings**
project title **Land East of Barton-le-Clay, Central Bedfordshire**
drawing title **Figure 8.8: Photoviewpoint EDP 3 - Winter**



Approximate extent of Site seen in the context of Barton-le-Clay
and partially obscured by vegetation at the Site boundary



To be viewed at comfortable arm's length



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Registered office: 01285 740427
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info@edp-uk.co.uk

Grid Coordinates: 509098, 231992
Date and Time: 21/01/2020 @ 15:24
Projection: Cylindrical
Visualisation Type: 1

Horizontal Field of View: 90°
Height of Camera: 1.6m
Make, Model, Sensor: Canon 5D MK2, FFS
Enlargement Factor: 96% @ A1 width

Direction of View: SW°
Distance: 5m
aOD: 61m
Focal Length: 50mm

date
drawing number
drawn by
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QA
31 MARCH 2021
edp4205_0044b
GY
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project title
drawing title
Taylor Wimpey Strategic Land and Chamberlain Holdings
Land East of Barton-le-Clay, Central Bedfordshire
Figure 8.8: Photoviewpoint EDP 5 - Winter

Photoviewpoint EDP 6: View from junction of John Bunyan Trail and PRow (footpath, ref. FP2) south of Site

Approximate extent of Site seen in the context of Barton-le-Clay and partially obscured by settlement and vegetation at and beyond the Site boundary



To be viewed at comfortable arm's length



Approximate extent of Site seen in the context of Barton-le-Clay and partially obscured by vegetation at and beyond the Site boundary



To be viewed at comfortable arm's length



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Registered office: 01285 740427
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Grid Coordinates: 508547, 232632
Date and Time: 21/01/2020 @ 16:26
Projection: Planar
Visualisation Type: 1

Horizontal Field of View: 39.6°
Height of Camera: 1.6m
Make, Model, Sensor: Canon 5D MK2, FFS
Enlargement Factor: 100% @ A3

Direction of View: S
Distance: 770m
aOD: 56m
Focal Length: 50mm

date
drawing number
drawn by
checked
QA
31 MARCH 2021
edp4205_d044b
GY
TR
JTF

client
project title
drawing title
Taylor Wimpey Strategic Land and Chamberlain Holdings
Land East of Barton-le-Clay, Central Bedfordshire
Figure 8.8: Photoviewpoint EDP 8 - Winter

Photoviewpoint EDP 8: View from PRoW (footpath, ref. FP5) north of Site



Photoviewpoint EDP 8: View from PRoW (footpath, ref. FP5) north of Site



To be viewed at comfortable arm's length

Approximate extent of Site seen beyond Barton-le-Clay



To be viewed at comfortable arm's length. Accuracy within the limits of photostitching software at low light levels.



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Grid Coordinates: **506805, 229848**
Date and Time: **21/01/2020 @ 19:46**
Projection: **Planar**
Visualisation Type: **1**

Horizontal Field of View: **39.6°**
Height of Camera: **1.6m**
Make, Model, Sensor: **Canon 5D MK2, FFS**
Enlargement Factor: **100% @ A3**

Direction of View: **NE**
Distance: **2.3km**
aOD: **159m**
Focal Length: **50mm**

date
drawing number
drawn by
checked
QA
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client **Taylor Wimpey Strategic Land and Chamberlain Holdings**
project title **Land East of Barton-le-Clay, Central Bedfordshire**
drawing title **Figure 8.9: Photoviewpoint EDP 1 - Night**

Photoviewpoint EDP 1: Smithcombe Hill/Chiltern Hills AONB south-west of Site



Photoviewpoint EDP 1: Smithcombe Hill/Chiltern Hills AONB south-west of Site



To be viewed at comfortable arm's length. Accuracy within the limits of photostitching software at low light levels.



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info@edp-uk.co.uk

Grid Coordinates: 506805, 229848
Date and Time: 21/01/2020 @ 19:46
Projection: Cylindrical
Visualisation Type: 1

Horizontal Field of View: 60°
Height of Camera: 1.6m
Make, Model, Sensor: Canon 5D MK2, FFS
Enlargement Factor: For context only

Direction of View: NE
Distance: 2.3km
aOD: 159m
Focal Length: 50mm

date
drawing number
drawn by
checked
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client Taylor Wimpey Strategic Land and Chamberlain Holdings
project title Land East of Barton-le-Clay, Central Bedfordshire
drawing title Figure 8.9: Photoviewpoint EDP 1 - Night

Approximate extent of Site seen in the context of Barton-le-Clay
and partially obscured by foreground vegetation



To be viewed at comfortable arm's length. Accuracy within the limits of photostitching software at low light levels.



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info@edp-uk.co.uk

Grid Coordinates: 508842, 230197
Date and Time: 21/01/2020 @ 19:04
Projection: Planar
Visualisation Type: 1

Horizontal Field of View: 39.6°
Height of Camera: 1.6m
Make, Model, Sensor: Canon 5D MK2, FFS
Enlargement Factor: 100% @ A3

Direction of View: N
Distance: 1.0km
aOD: 123m
Focal Length: 50mm

date 31 MARCH 2021
drawing number edp4205_d045b
drawn by GY
checked TR
QA JTF

client Taylor Wimpey Strategic Land and Chamberlain Holdings
project title Land East of Barton-le-Clay, Central Bedfordshire
drawing title Figure 8.9: Photoviewpoint EDP 2 - Night



Photoviewpoint EDP 4: View from John Bunyan Trail east of Site

Approximate extent of Site seen in the context of Barton-le-Clay
and partially obscured by vegetation at the Site boundary



To be viewed at comfortable arm's length. Accuracy within the limits of photostitching software at low light levels.



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Registered office: 01285 740427
www.edp-uk.co.uk
info@edp-uk.co.uk

Grid Coordinates: 509429, 231139
Date and Time: 21/01/2020 @ 20:28
Projection: Cylindrical
Visualisation Type: 1

Horizontal Field of View: 90°
Height of Camera: 1.6m
Make, Model, Sensor: Canon 5D MK2, FFS
Enlargement Factor: 96% @ A1 width

Direction of View: NW
Distance: 0.5km
aOD: 72m
Focal Length: 50mm

date: 31 MARCH 2021
drawing number: edp4205_d045b
drawn by: GY
checked: TR
QA: JTF

client: Taylor Wimpey Strategic Land and Chamberlain Holdings
project title: Land East of Barton-le-Clay, Central Bedfordshire
drawing title: Figure 8.9: Photoviewpoint EDP 4 - Night

Approximate extent of Site seen in the context of Barton-le-Clay
and partially obscured by vegetation at the Site boundary

To be viewed at comfortable arm's length. Accuracy within the limits of photostitching software at low light levels.

Approximate extent of Site seen in the context of Barton-le-Clay and partially obscured by vegetation at and beyond the Site boundary



To be viewed at comfortable arm's length. Accuracy within the limits of photostitching software at low light levels.



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Grid Coordinates: 508547, 232632
Date and Time: 21/01/2020 @ 21:26
Projection: Planar
Visualisation Type: 1

Horizontal Field of View: 39.6°
Height of Camera: 1.6m
Make, Model, Sensor: Canon 5D MK2, FFS
Enlargement Factor: 100% @ A3

Direction of View: S
Distance: 770m
aOD: 56m
Focal Length: 50mm

date 31 MARCH 2021
drawing number edp4205_d045b
drawn by GY
checked TR
QA JTF

client Taylor Wimpey Strategic Land and Chamberlain Holdings
project title Land East of Barton-le-Clay, Central Bedfordshire
drawing title Figure 8.9: Photoviewpoint EDP 8 - Night

Photoviewpoint EDP 8: View from PRoW (footpath, ref. FP5) north of site



Photoviewpoint EDP 8: View from PRoW (footpath, ref. FP5) north of site



To be viewed at comfortable arm's length. Accuracy within the limits of photostitching software at low light levels.



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www.edp-uk.co.uk
info@edp-uk.co.uk

Grid Coordinates: 508547, 232632
Date and Time: 21/01/2020 @ 21:28
Projection: Cylindrical
Visualisation Type: 1

Horizontal Field of View: 60°
Height of Camera: 1.6m
Make, Model, Sensor: Canon 5D MK2, FFS
Enlargement Factor: For context only

Direction of View: S
Distance: 770m
aOD: 56m
Focal Length: 50mm

date
drawing number
drawn by
checked
QA
31 MARCH 2021
edp4205_d045b
GY
TR
JTF

client
project title
drawing title
Taylor Wimpey Strategic Land and Chamberlain Holdings
Land East of Barton-le-Clay, Central Bedfordshire
Figure 8.9 : Photoviewpoint EDP 8 - Night