



Supporting information. Tables of Landscape and Visual Effects

Proof of Evidence of Marc Tomes BA (Hons) DipLA CMLI
Relating to Landscape and Visual issues
On behalf of B.Yond Homes (formally Rydon Homes)

In respect of:
Land East of Albion Road and North of Copper Lane, Marden
Pins Ref:
APP/U2235/W/24/3346817

24th October 2024

Summary table of Landscape Impacts

LANDSCAPE IMPACTS					
	Context	Sensitivity	Magnitude of Change / Impact	Effect (at 1 year)	Effect over time (at year 15) with mitigation
<i>Landscape Features</i>					
Topography & landform	On ridgeline and south sloping land at similar gradient to Thorn Road	Medium	Low to Medium	Minor adverse	Minor adverse
Hedgerows	<p>Most identified as Category C in survey.</p> <p>Most retained.</p> <p>Some removal because of visibility splays and access.</p> <p>New hedgerows included within the proposals.</p> <p>Commitment to protect and enhance.</p>	Medium to High	Low	<p>Minor adverse through the removal of some.</p> <p>However the proposals include new hedgerows through the development resulting in a beneficial change</p>	Minor beneficial brought by additional planting and commitment to retain and enhance existing.
Trees	<p>No TPOs on Site.</p> <p>Almost all Orchard trees removed bar two areas toward the south.</p> <p>Most other trees retained and integrated into proposals.</p> <p>Some removed for access road and housing to the north.</p> <p>Middle section of line of silver birch to be removed.</p> <p>Commitment to plant new trees throughout development.</p> <p>Opportunity to relocate / transplant young oak trees from southern part of Site.</p>	Medium to High	Low	<p>Minor adverse.</p> <p>However the proposals include new trees throughout the development resulting in a beneficial change.</p>	Minor beneficial brought by additional planting and commitment to retain and enhance existing.

<i>Landscape Character</i>					
A: The Site	<p>No designations.</p> <p>Majority of the existing fields and land parcels replaced with residential development.</p> <p>With swathes of open space and a large area of open space retained at the southern / lowest part of the site.</p> <p>Potential for structural landscape.</p>	Varies slightly across the Site but generally Medium to High in the context of edge of settlement.	High	Major adverse	Reducing to Moderate to Major due to minor benefits brought by additional vegetation as it matures.
B: Edge of settlement	<p>New development (Russet Grove) on edge of Marden adjoining Site. Rear of properties and blank façades facing out.</p> <p>Residential homes along Albion/Thorn Road on the outskirts of Marden following topography of Site.</p> <p>New pedestrian connections through the Site.</p> <p>New transitional and verdant edge to settlement created by the development.</p> <p>Commitment to follow local design guides.</p> <p>Proposed materials for footway and access road similar to neighbouring Russet Grove.</p>	Medium	Medium to low	Moderate to Minor adverse	Moderate to Minor adverse.
C: Countryside	<p>Open fields, vegetated boundaries, rural character, country lanes on lower ground to development.</p> <p>The edge of Marden on sloping and higher ground.</p> <p>No AONB, but designation circa 4km south of the Site.</p>	Medium to High in the context of the Site.	Low	Minor adverse	Minor adverse

Summary table of Visual Impacts

VISUAL IMPACTS:					
	Context	Sensitivity	Magnitude of Change	Effect (at year 1)	Effect over time (at year 15) with mitigation
<i>Users of open space / PRoWs etc</i>					
Albion Road	<p>The new access joins Albion Road.</p> <p>New footway link access road to Seymour Drive.</p> <p>Views of housing, roads and footways not necessarily out of character.</p>	Medium	Medium to low	Moderate to Minor adverse	Minor adverse as vegetation matures and development 'settles' in.
Plain Road	<p>Views towards the Site across the intersection between Thorn and Albion Road.</p> <p>Existing boundary vegetation.</p> <p>Neighbouring field and its boundary vegetation provides some distance and screening.</p>	Medium to Low	Low	Minor adverse	Slight reduction as vegetation matures
Thorn Road	West of site beyond neighbouring field	Medium	Low	Minor adverse	Minor adverse to Negligible as vegetation matures
PRoW KM281	West of Site, opposite proposed entrance	Medium to High	Medium to Low	Moderate to Minor adverse	Minor adverse as vegetation matures and development bed in
PRoW KM283	South of the Site through fields with breaks through boundary vegetation with views of edge of Marden	Medium	Low	Minor adverse.	Minor / negligible
PRoW KM278	Southeast of Site across Copper Lane within neighbouring field	Medium	Low	Minor adverse.	Minor / negligible
PRoW KM279	Southeast of Site, adjoins KM278	Medium to Low	Low	Minor adverse to Negligible	Minor / negligible

Copper Lane	South of Site. Links to proposed pedestrian access. View through gaps in hedgerow and gate access.	Medium to High	Medium to high	Moderate to Major adverse. Mainly during winter months and through gaps in hedgerows.	Moderate to Minor adverse as vegetation matures and development beds in.
<i>Residents</i>					
The Howlands	Directly adjacent to the northwest corner of the Site. Proposed access road cuts through land. Property in same land ownership as Site.	Medium	Medium	Moderate adverse	Moderate to Minor adverse
Dwellings along Albion Road	Opposite new access road.	Medium	Medium to low	Moderate to Minor adverse	Minor adverse as vegetation matures and development 'settles' in.
Dwellings along Thorn Road	Direct windows have views directly towards the west side of the Site	Medium	Medium to low	Moderate to Minor adverse	Minor adverse as vegetation matures and development 'settles' in.
Dwellings to the North within Russet Grove	Rear gardens abut the northern boundary	Medium to High	Medium to High	Moderate to Major adverse	Moderate adverse as new vegetation matures.
Listed Building – Bishop House Jewel House	Potential views	Medium	Low	Minor adverse	Negligible

Summary table of Mitigation

Significant Landscape Effects	Mitigation
The loss of the Orchard fields within the Site to housing development and the resulting change in landscape character.	<p>This is a permanent effect and one that cannot be mitigated although is one essentially the same for any other greenfield site.</p> <p>The development includes several landscape enhancements which will help to mitigate this loss including a new trees, hedgerow and open space throughout the Site. Two areas of the existing orchard are to be retained along with many of the existing hedgerows and mature trees, with scope to be enhanced over time.</p> <p>A network of pedestrian footpaths connect the Site internally as well as to the external network of PRoWs and countryside beyond.</p> <p>The development also illustrates substantial space for meaningful street tree planting, swales and other structural landscape features which will help to mitigate the landscape effects.</p> <p>The magnitude of change will reduce over time as these features mature and embed the development within its context through following the OLEMP or a subsequent LEMP which can be prepared as part of reserve matters.</p> <p>A scheme which is of a local scale and seeks to knit in to its context helps to minimise wider effects outside of the Site itself. Such that beyond the immediately adjoining areas there is little impact on wider landscape character.</p>

Significant Visual Effects	Mitigation
Private views from nearby residential properties that face onto the Site.	<p>The proposed layout includes a number of measures to help minimise the potential visual impact of development for those receptors who have views towards the Site from private residential housing. This includes:</p> <ul style="list-style-type: none"> • Retained boundary vegetation where possible • Careful consideration of the proposed orientation of windows / aspect of new buildings • Opportunity for new tree planting
Views of the development through breaks in the vegetation or during winter from along Copper Lane	<p>The proposed layout includes a number of measures to help minimise the potential visual impact of development for those receptors who use Copper Lane. This includes:</p> <ul style="list-style-type: none"> • Retained boundary vegetation and bulking this out / growing this to help with screening. • Opportunity for new tree planting.

Significant Visual Effects	Mitigation
<p>Although borderline significant: Views from Albion Road</p>	<p>The proposed layout includes a number of measures to help minimise the potential visual impact of development for those receptors using Albion Road. This broadly follows those measures to mitigate any potential impact on the wider landscape character, but also:</p> <ul style="list-style-type: none"> • Setting the new buildings back from the boundary • Providing space for extra tree planting along the access road • Enhanced / additional planting of the existing hedgerow • A commitment to ongoing management and maintenance of the boundary planting and street trees. • A commitment to follow local design guidance and enhance Marden's sense of place. <p>With these measures in place, and given the context of existing nearby houses and the new development of Russet Grove, views towards the Site from Albion Road will not be out of context and not necessarily adverse. Particularly in time (say 10 to 15 years) when the new vegetation has time to establish / mature.</p>