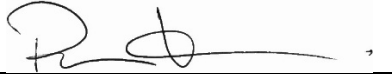

LANDSCAPE AND VISUAL
IMPACT ASSESSMENT

**Whites Farm
Barleylands Road
Basildon, Essex**

CHARTERED
LANDSCAPE
ARCHITECTS 

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Whites Farm, Barleylands Road, Basildon – Landscape and Visual Appraisal

1. Introduction and scope

MHP Design Ltd Chartered Landscape Architects were instructed by Anglo Renewables Ltd to prepare a landscape and visual impact assessment (LVIA) to inform and appraise design proposals for the construction and operation of a battery storage energy facility on land at Whites Farm, Basildon.

This assessment was undertaken in two stages. The first stage (Baseline study) informed on existing landscape and visual sensitivity and potential landscape and visual effects arising from the construction and operation of the development. It was undertaken to inform on mitigation proposals and identify opportunities for landscape enhancement.

The second stage undertook an impact assessment to appraise the potential effects on landscape and visual receptors. This landscape and visual impact assessment has been carried out by Chartered Landscape Architects in accordance with professional guidance provided by Guidelines for Landscape and Visual Impact Assessment (GLVIA) 3rd Edition published by the Landscape Institute & IEMA.

The scope of the assessment area was identified through a combination of desktop assessment and confirmed by site survey. Due to the limited scale and height of the development proposals, the production of a zone of theoretical visibility was not considered necessary in this instance.

2. Site location and features:

The study site is in the County of Essex and lies to the north of Basildon and the south of Billericay in the southern sector of the county. It is in Noak Bridge Civil Parish.. To the North is the ancient Parish of Great Burstead with its urban settlement contiguous with Billericay, to the West is the linear settlement of Noak Hill along the A176 trunk road. To the South, sited between Wash Road and the A127 is the urban settlement of Noak Bridge which lies at the northern edge of Basildon District.

The River Crouch runs west to east approximately 0.23 Kilometres north of the study site with a camp and caravan site along its southern banks. North of the river is Barleylands Farm Park and shopping village approximately 0.60 kilometres north-west of the study site. Surrounding Barleylands Farm is a showground into which Whites Farm is inset. This also continues to the west of Barleylands Road with access from Southend Road.

There are substantial sports playing fields and leisure facilities to the east of the study site and west of Barleylands Road, with a number of football clubs, an archery club and a gliding club.

A footpath (310_200) runs approximately west to east through Whites Farm and alongside a substantial drainage ditch/SuDS system with an adjoining bund. The footpath connects Barleylands Road in the west and the A127 Southend Road in the east passing between extensive football pitches.

To the west of Barleylands Road is a Council depot with recycling centre, and a sports and social club. To the east of Harding's Elms Road, the location of Elms Nursery and Garden Centre is approximately 0.55km east of the study site, with further large-scale commercial activities continuing south along this road.

To the south of the site electricity pylons and overhead cables cross the agricultural landscape west to east.

Further South, dispersed residential property and the small scale business centre of Daniels Farm line the northern side of Wash Road separated from the Showground / farmland by extensively vegetated gardens and grounds with mature treed boundaries.

Immediately adjoining Whites Farm there are two residential properties contained within closeboard fenced grounds. Red Cottage is two storey and situated close to Barleylands Road and is accessed at the entrance to the farm. The larger unnamed property is three storey+ and is set within extensive mature private grounds with substantial trees and vegetation. This is accessed from a gated driveway south of Whites Farm.

There are no further neighbouring properties.

The study site lies to the east of Barleylands Road and is accessed directly from the road via an existing driveway/farm track running along the northern edge of buildings and hard-standing area, which then turns south alongside the site. White's Farm is an Equestrian Centre which comprises numerous large and smaller buildings, a manège and numerous fields subdivided into linear paddock strips. The field pattern is identified as being historic with a significant loss of field hedgerows. (*Basildon Borough Landscape Character Assessment and Green Belt Landscape Capacity Study - December 2014*).

The land is predominantly level with a geometric layout and is generally open and featureless. It consists of extensive hard standing areas and grassed sub-divided paddocks with timber post and bar fencing. Deep drainage ditches border some areas with a grassed bund to the south of the hardstanding alongside the proposed route of connection. There is a parking area to the south of the buildings with numerous large horse boxes and a further area of hardstanding at the north-east corner of the study area where catering trailers/vehicles were observed to be stored aligned to the manège boundary fence.

The main study area is to the east of the manège and consists of a rectangular field which is currently subdivided into six, plus a further adjoining strip of land all presently in equestrian use. This area has timber post and two bar timber fencing with some white fencing tape. The site extends west then south in

a narrow strip alongside an existing drainage ditch prior to connecting to two broadly square areas for underground connections, approximately 0.26 kilometres south-west of the main area.

Please refer to **Figure 1** for Site Locations and Contextual Features

3. Development Proposals being assessed:

The development consists of battery storage facilities/compounds and substation secured by security fencing. The battery storage containers consist of structures similar in form and size to shipping containers located grouped within a compound. The structures will be set on concrete bases with permeable gravel wider surfacing. Power control systems (inverters and transformers) are located alongside the battery units. These are smaller than the battery containers and are dark grey/green in finished colour. The containers are approximately 2.85m in height and have a dark grey/green finish.

Compounds and the substation will be secured behind security palisade fencing. CCTV with pole mounted cameras will be incorporated within the compounds.

These will be accessed from existing stoned farm tracks.

Further underground works will continue to the west and south, parallel to an existing drainage ditch, to a point of connection north of Wash Road.

4. Context & Designations:

Greenbelt	Green Belt (Policy GB1: Strategic Approach to Green Belt Protection; GB2 Green Belt Extent)
Area of Outstanding Natural Beauty	None
Listed buildings	<p>None within the study site.</p> <ul style="list-style-type: none"> To the south of the site there are two listed buildings: Grade II 'Laindon Ponds' is a residential property sited south of Wash Road & contained within private grounds. Grade II 'Daniels Farm' is not visible from outside of the curtilage due to high boundaries. It neighbours Daniels Farm Industrial estate developed in the 1940's – a group of varied characterful size and shape

	commercial units. There are substantial evergreen and deciduous trees surrounding the entire area. It is sited on the north side of Wash Road to the south east of the study site and connection point.
Registered Park and Garden	None
Conservation Area	None
Tree Preservation Orders	None
Open access land/public rights of way	<ul style="list-style-type: none"> • PROW 310_200 runs east from Barleylands Road, through Whites Farm alongside the northern boundary of the study site & connects to the A127 at Whites Bridge; • PROW 310_229 runs west from Barleylands Road, opposite Whites Farm; • PROW 310_62 runs perpendicular to 310_229 connecting to Wash Road; • PROW 306_63 runs west from Southend Road
5. Landscape legislation context	
National Planning Policy Framework (NPPF) February 2019	
13. Protecting Greenbelt land* <i>* This is not a landscape policy but the potential effect on the openness of the Green Belt will be considered in weight given to visual receptors.</i>	147. When located in the Green Belt, elements of many renewable energy products will comprise inappropriate development. In such cases, developers will need to demonstrate very special circumstance . . . Such very special circumstance may include the wider environmental benefits associated with increased production of energy from renewable sources.
Local Planning Authority landscape policies and guidance	
Basildon District Local Plan Saved Policies September 2007 and Compliance Review of the Saved 1998 Local Plan Policies with the Revised National Planning Policy Framework (NPPF) (July 2018) – September 2018	BAS GB1: Definition of the Green Belt; BAS C5: Trees and Woodlands - Protection of Ancient Woodlands; BAS R1: Open space - protection

Neighbourhood Plan Policies	
The site is not in a Neighbourhood Plan area	
6. National Landscape Character Context	
National Character Area	111 Northern Thames Basin: London Clay Lowlands
<p>Strategies and Guidelines relevant to the development: (extracts)</p> <p>Statements of Environmental Opportunity SEO 1: Manage rivers and river valleys to protect and improve water quality and help to alleviate flooding in the downstream urban areas, while also helping to improve aquifer recharge and provide sufficient water to meet future need, especially with predicted climate changes. Conserve the riparian landscapes and habitat, for their recreational and educational amenity for their internationally significant ecological value.</p> <ul style="list-style-type: none"> • Statements of Environmental Opportunity SEO 2: Manage the agricultural landscape and diverse range of soils which allow the Northern Thames Basin to be a major food provider, using methods and crops that retain and improve soil quality, water availability and biodiversity. <i>For example by:</i> • Managing, enhancing and, where appropriate, expanding hedgerows and grass strips as field boundaries as these help to bind the soil, reducing soil erosion, while also providing habitats for pollinating insects as well as various farmland birds, mammals and invertebrates. Hedgerows will also create habitat corridors, connecting habitats and so allowing wildlife to disperse and increase its range, creating a more diverse landscape. • Encouraging a reduction in compaction of clay-based soils in the area which can damage their structure and drainage potential and reduce aquifer recharge. This includes poaching from livestock and careful use of heavy machinery. • Encouraging improvement to water management within agricultural land using boundary features such as hedgerows and grass buffer strips to store water during wet periods and retain during dry periods. • Adopting land management practices, including the use of buffer strips next to watercourses, to reduce diffuse pollution from agricultural sources, prevent contamination of groundwater and safeguard future water quality and availability. <p>Statements of Environmental Opportunity SEO 3: Protect and appropriately manage the historic environment for its contribution to local character and sense of identity and as a framework for habitat restoration and sustainable development, ensuring high standards (particularly in the London green belt)</p>	

which respect the open and built character of the Thames basin. Enhance and increase access between rural and urban areas through good green infrastructure links to allow local communities recreational, health and wellbeing benefits. *For example by:*

- Preserving and enhancing current public access sites including nature reserves, common land, country parks and public footpaths and rights of way to attract the wider community.
- Creating better access to the countryside with an increased number of footpaths and rights of way so that more of the area is open access. Enhancing current public access paths would also be beneficial to make the experience of the countryside more inviting and enjoyable.
- Preserving the open landscape, enhancing geodiversity and biodiversity, for example the iconic species and habitats that attract visitors, to preserve their appeal to the wider community.

Statements of Environmental Opportunity SEO 4: Manage and expand the significant areas of broadleaf woodland and wood pasture, and increase tree cover within urban areas, for the green infrastructure links and important habitats they provide, for the sense of tranquillity they bring, their ability to screen urban influences and their role in reducing heat island effect and sequestering and storing carbon. *For example by:*

- Maintaining the diverse appearance of the landscape and shield developments and infrastructure from the wider landscape. This character should be maintained within any future developments that are built.

(Natural England National Character Area Profile 2013)

7. Local Landscape Character Type/Area -

Local Character Type:	London Clay Lowlands Farmlands
Landscape Character Area:	LCA 9 - Upper Crouch Valley Farmlands
Landscape Character and Green Belt	
Landscape Capacity Study for Basildon	
Borough Council Volumes One and Two	
(December 2014)	

A summary of the key characteristics include:

Volume 1

Low lying landscape crossed in parts by major river corridors. Intensely farmed agricultural land that is in close proximity to well developed, densely populated settlements. Intrusive modern buildings may be a feature and the open character of the allows views to settlements on higher ground.

Key Characteristics:

Gently sloping landform throughout most of area;
Local higher ground at Crays Hill to south east;
Larger scale arable fields to east and west of area with limited hedges and trees particularly along the A129;
Intact historic pattern of medium scale fields with good hedges and mixed arable and pasture to centre of area running north south between Crays Hill and Barrenleys Wood;
Absence of woodland;
Urban fringe uses including playing fields, recycling centre and Barkeylands Farm/Craft Centre with seasonal exhibitions and markets;
Scattered intrusive commercial development in open locations;
Settlement limited to isolated properties and farm buildings;
Panoramic views to north towards Wooded Hills and ridge;
Sense of separation created between Billericay (including Great Burstead/South Green), Wickford and Basildon;
A129 runs through part of the area, elsewhere minor roads and a number of rights of way running north south;

Physical influences (summary):

Heavy London clay to most of the area
meandering River Crouch
Five LoWS in area
Ponds local features e.g. at farmsteads and some modern artificial reservoirs and small lakes
Good hedgerow structure with hedgerow oaks;
Few discrete linear woods along the River Crouch

Visual and sensory characteristics (extract)

Views from Dunton road and Wash Road to the north across the vegetated River Crouch valley and towards little Burstead and Great Burstead:
Abrupt unsympathetic urban edge to south at developments of Noak Bridge, Steeple View and Crays Hill;
Area around Barleylands has strong urban fringe character with Council recycling depot, car boot sale site, playing fields etc all prominent features;

Long term management strategy: Moderate – improve and conserve

Management guidelines (extract):

Promote hedgerow restoration and creation throughout the area
Encourage new native hedgerow planting to historic field boundaries including roads and rights of

<p>way;</p> <p>Promote the use of traditional field enclosure where land is converted to equestrian pasture</p> <p>Retain key viewpoints and vistas to landscape form public roads and rights of way</p> <p>Volume 2:</p> <p>Qualities to be safeguarded:</p> <p>Historic field pattern</p> <p>Field hedgerows and mature trees (where present and reinstatement of hedgerows currently lost);</p> <p>Open views across the area from Wash Road, Barleylands Road, Southend Road and public footpath;</p> <p>Mature vegetation along streams;</p> <p>Daniels Farm – Grade II listed seventeenth century (and later) house;</p> <p>Playing fields and recreational facilities</p> <p>Relationship with adjacent areas:</p> <p>Provide important playing pitch facilities for the Borough;</p> <p>Affords significant open views across the Upper Crouch Valley (highly valued by local community).</p>	
8. Site features	
Natural Elements:	
Landform	Predominantly level
Vegetation	
Trees	None within the site. Two sections of conifers adjacent to Whites Farm buildings
Hedges and hedgerows	None
Landcover	Grassland pasture
Other	
Hydrology	Drainage ditches along some track and field edges
Cultural Elements:	
Land Use	Equestrian agriculture
Boundaries and enclosure pattern	Timber post and two rails with some white tape.
Time depth / Historic landscape	The site and wider study area have some time depth with historic field patterns and period properties, yet influenced by the presence of pylons and overhead cables adjacent to urban fringe development.
Relationship to built form/ settlement	The proposed site area is adjacent to large scale farm/equestrian buildings and hard surfaces. Residential

	<p>neighbours are restricted to two properties to the west of Whites Farm beyond equestrian buildings and yard facilities. Built form to the north and south is distanced by several open fields and the River Crouch vegetated corridor.</p>
<p>Amenity / Recreational use</p>	<p>The study site is an equestrian facility providing a commercial recreational facility.</p> <p>A public right of way footpath crosses close to the site.</p> <p>There is no general public access to the site.</p>
<p>Perceptual qualities</p>	<p>The immediate area around the study site has an open rural character with few distinctive features. There is a perception of spoiled landscape due to the many sports pitches and the presence of many service tracks. The roadside hedgerows are regularly broken to provide showground access and the landscape feels devoid of vegetation. The area has a number of linear PROW often alongside drainage ditches, which provide a perception of historical longevity. The presence of lines of conifers as screening and wind breaks is incongruous in this rural landscape. The proximity to the urban features of the recycling centre and Barleylands, along with the busy roads, further disturb any perceived tranquillity and visual quality of the landscape that forms the immediate site and site context.</p>
<p>9. Summary of landscape character</p>	
<p>Farmlands notably influenced by equestrian and sports usage and showground features. Secondary scale roads with limited footpaths despite being on bus routes and with a high volume of traffic. Hedgerows of varying quality with few trees overall in decline. Suburban features and commercial premises reduce any time depth and intrude on the open field character. Reduced landscape quality due to removal of vegetated field boundaries and discordant elements of electricity pylons and cables and the presence of non-agricultural elements. Overall, a low to medium condition landscape with detractors and features in decline.</p>	
<p>10. Confirmation of landscape receptors and their sensitivity</p>	

Landscape receptors which may be subject to landscape effects arising from the development proposals are set out below:	
London Clay Lowlands Farmland LCT– Upper Crouch Valley Farmlands LCA	District landscape character type - Assessed to have a medium low susceptibility and medium low value with overall medium low landscape sensitivity.
Immediate contextual landscape (Equestrian pasture with disturbed rural agriculture and showground facilities. Dispersed settlement adjoining urban edge, with sports and leisure facilities, electricity power lines and pylons, and network of small scale but busy roads.	Local landscape character element - Assessed to have a medium susceptibility and medium value with overall medium landscape sensitivity.
Site - Agricultural/equestrian grazing with timber fencing adjacent to hard surfaces and disturbed landform	Local landscape character element – Assessed to have a low susceptibility and medium low value with overall medium low sensitivity.
10. Visual context	
<p>The study site has a moderate visual prominence which is influenced by the proximity of existing large-scale built form within a predominantly level topography, limited established vegetation and location of potential visual receptors. The proposed development consists of relatively low-profile elements experienced on the eastern margin of a cluster of existing buildings within a larger scale landscape.</p> <p>Please refer to Figure 2 for Viewpoint locations and Figures 3 to 18 for viewpoint photographs.</p> <p>Visual receptors were identified by a combination of desktop research and site survey. Confirmed potential visual receptors are set out below:</p>	
12. Key Visual Receptors:	
VP1 and VP2 The carpark at Barleylands Farm Park. Visitors to the Farm Park, Camp site and showground	Leisure users – the open vista is likely to be considered a passing amenity for visitors but is unlikely to be the main focus which is the destination facility. The vegetation of the River Crouch provides a natural screening to the south.

	<p>The presence of vehicles in the carpark is dominant with the destination Farm Park and Craft Centre the general focus for visitors.</p> <p>Users are assessed to have high susceptibility and experience medium value views. Overall users are assessed to have medium high sensitivity.</p>
VP3 PROW 306_63 North of the study site	<p>Users of the PROW experience limited views of the study area due to intervening vegetation, built form and ground form.</p> <p>Users are assessed to have high susceptibility and experience medium value views. Overall users are assessed to have medium high sensitivity.</p>
VP4 The entrance of the Forest Glades Sports Club and playing fields	<p>Visitors to the sports fields and social club will be aware of Whites Farm when using Barleylands Road to reach their destination. Most people will be travelling in a vehicle. Those arriving on foot will be unlikely to look around due to the lack of footpaths and the high number of vehicles.</p> <p>From carpark access, the roof tops of Red Cottage, at the entrance of Whites Farm, are visible but filtered through roadside hedgerows.</p> <p>Users are assessed to have medium susceptibility and experience medium low value views. Overall users are assessed to have medium low sensitivity.</p>
VP5A and VP5B junction of Barleylands Rd. and the access drive to the dwelling at Whites Farm	<p>Residents and visitors of the dwelling experience glimpses of the equestrian facilities at Whites Farm through fenced boundaries. The approach to the dwelling is screened by establishing hedging and vegetation within the curtilage. Beyond this the higher levels of the large-scale buildings of the equestrian centre are visible but these are likely to screen views of the study site beyond.</p> <p>The dwelling appears to be three storey therefore it is possible that some views of construction works will be experienced from the top floors.</p>

	<p>Users are assessed to have high susceptibility and experience medium value views. Overall users are assessed to have medium high sensitivity.</p>
<p>VP6 and VP7 PROW 310_229 VP8 PROW 310_62</p>	<p>These viewpoints represent users of footpaths to the west of the study site. The network of footpaths are believed to follow old field boundaries and often run in straight lines alongside drainage ditches and remnants of hedges with some hedgerow trees remaining.</p> <p>Users of these footpaths experience few views of the study site due to intervening vegetation, existing built form and level ground. The electricity pylons are a feature of the skyline from all of these viewpoints.</p> <p>VP6 represents the junction of the PROW and Barleylands Road. Views are foreshortened due to the proximity of roadside vegetation which also restrict views of the study site.</p> <p>VP7 has open views to the east as the path runs along a wide stoned track. The field boundary vegetation has been reduced to a few sections of scrub and hedgerow trees. Whilst the dwelling and large equestrian building at Whites Farm is visible the study site area is well screened by intervening vegetation.</p> <p>VP8 distance views are afforded of the large-scale buildings of the equestrian centre alongside side views of the roofs of tall parked vehicles. Beyond these the storage units on the sports pitches are visible. These elements are predominantly experienced in the context of the wider landscape with partial screening from intervening vegetation and the level ground form.</p> <p>The urban edge to the south along Wash Rd. is in closer proximity and experienced beyond well-trimmed hedgerows, along with a telecoms transmitter and security fencing directly adjacent to the path.</p> <p>Users are assessed to have high susceptibility and experience medium value views. Overall users are assessed to have medium high sensitivity.</p>

VP9 PROW 310_200 and visitors to Whites Farm equestrian Centre	<p>These receptors experience views of the access to the study site and are likely to experience construction traffic movements. The access drive is currently used by domestic vehicles along with larger farm and commercial vehicles and horse boxes. However, the main study site is obscured by existing built form.</p> <p>Users are assessed to have high susceptibility and experience low value views. Overall users are assessed to have medium sensitivity.</p>
VP10 and VP11 PROW 310_200	<p>The footpath runs adjacent to the northern site boundary and clear views across the whole of the main study site are experienced. Users of this stretch of footpath, when travelling east will have views both across the main site and to the north towards the route of access. Between viewpoints 9 and 10 the footpath crosses the stable yard with large buildings in close proximity restricting views. The manège is a further distraction with a strip of scrub to the east between it and the study site area.</p> <p>VP11 is approximately where the access track will connect with the main site.</p> <p>Built form within the study site area will constrain the currently experienced mid distance views of properties along Wash Road. It will also restrict views experienced of the vehicle parking to the south of the equestrian centre.</p> <p>Users are assessed to have high susceptibility and experience low value views. Overall users are assessed to have medium sensitivity.</p>
VP12 and VP13 PROW 310_200	<p>Users of this footpath travelling west experience distance views across the flat landscape with the urban edge and electricity pylons lining the horizon.</p> <p>VP12 represents closer to the study site and the large-scale equestrian buildings and vehicles are a prominent feature in the mid-distance. This is countered by the distinct contrast</p>

	<p>between the cropped pasture of the paddock and timber fences, with the naturalised feature of the ditch vegetation which runs alongside the path. The presence of trees and a more varied vegetation, combined with the uneven ground surface in this area, results in a focus on the immediate setting when traversing this stretch of path.</p> <p>VP13 represents users in close proximity to the multiple sports fields. The views are dominated by the very open improved grassland of the pitches in the foreground. There is little of particular interest in the view with the ditch landscape feature hidden unless in close proximity and historic field pattern boundaries predominantly absent. A narrow strip of built form, including the equestrian buildings and the few mature trees, forms the mid-distance views.</p> <p>It is likely that users of this section of the footpath will focus on the sports activities if lingering.</p> <p>Users of these footpaths will have experience the addition of greater vehicular movements in the mid-distance during the construction period. This, along with the accompanying noise is likely to draw attention to the study site at this time only.</p> <p>Users are assessed to have high susceptibility and experience medium value views. Overall users are assessed to have medium high sensitivity.</p>
VP14 Junction of Barleylands Road and Wash Road	<p>This viewpoint represents receptors travelling east along Wash Road as it reaches Barleylands Road, where views towards the study site are afforded through gaps in the roadside vegetation at the traffic island. Large scale advertising banners are fixed to the fence here arresting the receptors attention to the foreground.</p> <p>This viewpoint is located at the edge of the urban fringe, close to recent development and is likely to represent a worse-case scenario of views from upper-storeys within these dwellings. Receptors are predominantly travelling in vehicles or are pedestrians on the single footway on the south side of Wash</p>

	<p>Road. Views are restricted to a short stretch of open fencing, framed between hedgerows.</p> <p>There is a clear view through to the study site across the fields of the showground, where additional built form will be seen in the context of the existing large-scale equestrian development and electricity pylon in front of a strip of higher ground in the long-distance.</p> <p>During the construction period additional vehicle movements will be experienced, however these will be at a greater distance than those experienced during show days.</p> <p>This view is further filtered by the industrial style concrete post and wire fencing with an inner fence of timber post and bar in the immediate foreground.</p> <p>Users are assessed to have medium susceptibility and experience medium value views. Overall users are assessed to have medium sensitivity.</p>
<p>VP15 Access to the showground from Wash Road adjacent to residential property</p>	<p>This viewpoint represents receptors along Wash Road directly south of Whites Farm. Receptors are distanced from the study site by the open fields/paddocks of the show ground and equestrian centre. Neighbouring dwellings to the east of the viewpoint are set close to the north side of the road, within extensive private curtilages which have mature trees and shrubs.</p> <p>The Grade II Listed building Laindon Ponds is on the south side of the road a short distance to the east of the viewpoint. It is sited behind a hedgerow enclosed frontage with extensive mature trees within its grounds. Either side of this property are access drives to the mineral extraction site and commercial premises that lie to the south and east of the property.</p> <p>There are no footpaths along this stretch of main road and pedestrians and cyclists are focussed on direction of travel with little opportunity to experience the landscape on either side.</p> <p>The break in the roadside hedgerow is at the southern access to the showground and the straight access track is set beyond</p>

	<p>a heavy metal gate. Both the gate and wire fencing alongside are topped by barbed wire and don't invite passers-by to linger.</p> <p>The electricity pylon and overhead wires are a dominant feature in the mid distance with level views beyond to the dwelling at Whites Farm and the equestrian buildings.</p> <p>Activity related to construction will be visible en-route and around the connection point.</p> <p>The main study site is hidden behind the established vegetation associated with the plot of land adjacent to the viewpoint track. Receptors are unlikely to notice any changes in their experience of the degrees of activity or view associated with the development.</p> <p>Users are assessed to have medium susceptibility and experience medium value views. Overall users are assessed to have medium sensitivity.</p>
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Receptors unable to visit at the time of survey

Grade II Listed Daniels Farm	This receptor is completely contained within high boundary features and neighbouring property. It is further separated from the study site by mature vegetation and has no potential views of the study site.
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13. Summary of visual receptors and potential views

Overall, potential visual receptors are evenly distributed with the wider context of the development site but are limited in the immediate vicinity to walkers using PRoW 310_200 north of the site. A combination of level landform with existing farm structures and established vegetation within the wider contextual area generally limit views of the development site. The scale of the proposed development in the context of the existing farm structures will also limit the potential magnitude of change experienced in potential views, however, mitigation is considered helpful to further reduce potential visual effects experienced by local visual receptors.

14. Mitigation measures

The study site is experienced directly by a limited number of potential visual receptors. The views experienced of the study site are inherently mitigated by the level ground form which restricts views from

distant receptors to a narrow strip against the horizon. The openness of the study site landscape and the absence of established vegetation along field boundaries, results in potential visibility of new built form seen in the context of the existing building cluster and activity of the equestrian centre.

The introduction of hedgerow planting close to the boundaries of the main site will assist with screening views of the study site.

New native hedge planting in this location, is assessed to have capacity for rapid establishment and is likely to achieve intended screening within 5 to 8 years.

Mitigation in the development proposals may also include:

- A darker coloured/tone security fence, combined with advance planting of new hedges, along the east and south boundaries would filter direct views from the south and east. Introduced prior to construction, this would potentially visually combine with the existing built form;
- The colour of introduced man-made elements should be varied where possible to break up outlines in the landscape. Elements should be dark coloured so that they don't stand out;
- Where possible, hedgerow planting to the south of PROW 310_200 between viewpoints 11 & 12 will further comply with recommended long-term management strategy* and mitigate potentially negative views from this section whilst increasing bio-diversity and strengthening the wildlife corridor close to the field ditch

** Landscape Character and Green Belt Landscape Capacity Study for Basildon Borough Council Volumes One and Two (December 2014)*

A strategy for mitigation is illustrated in **Figure 19**.

15. Potential landscape effects

Potential landscape effects are assessed to be limited due to the smaller scale of the development proposals and location of existing screening built form within the landscape. Mitigation will introduce new mixed species native hedge which part follows existing field patterns which will reduce the extent to which new structures are prominent in the landscape. This will help to restore the historic field patterns and increase hedgerows assessed as desirable in the Local Character Report and further increase wild-life corridors. There will be a local increase in energy utility features which will have an adverse impact on the character of the site but it is assessed that this adverse effect will be limited and contained to the site and its immediate context. It is also assessed that there would be very limited change experienced to the landscape character north and west of Whites Farm and to the due to the scale of the development proposals and potential effectiveness of mitigation measures to conserve the overall rural setting.

A summary of likely landscape effects is set out in the table below:

Landscape Effects (Operational Phase)		
Landscape receptor	Magnitude of change	Landscape Effect
London Clay Lowlands Farmland – LCA Upper Crouch Valley Farmlands	Negligible	Negligible
Immediate Contextual Landscape	Low	Slight adverse due to loss of openness and introduction of urbanising features.
Site	Medium	Moderate adverse due to loss of openness and introduction of urbanising features.
Landscape Effects (Construction Phase)		
<p>Landscape effects during the construction phase are predicted to have an effect on tranquillity of both the site and its access. Activity will be seen on site and an increase in vehicles will impact on the rural character of the site and its contextual area. Construction effects are assessed to result in a slight to moderate adverse harm which will be temporary and contained to the site and the contextual landscape area.</p>		
16. Potential visual effects		
<p>The primary potential visual receptors are users of the Public Right of Way 310_200 in close proximity to the study site and the users of the equestrian centre manège.</p> <p>These receptors will have views of the built form in close proximity, which has potential to be mitigated by the introduction of boundary hedgerows following the existing straight lines of the field boundaries</p> <p>Other receptors will experience little if any change to their visual experience with any development forming a small proportion of the open landscape.</p> <p>Users of the manège are likely to be focussed on their activity within the enclosure. Any change to their experience to the east will be filtered by the measures mentioned above.</p> <p>No views are predicted from wider dispersed settlement to the south of the study site or from Barleylands Farm Park or show-ground to the north.</p> <p>A summary of likely visual effects is set out in the table below:</p>		
Visual Effects (Operational Phase)		
Visual receptor	Magnitude of change	Visual Effect
VP1 & VP2 Carpark at Barleyfields	Negligible	Negligible
VP3 PROW 306_63 north of the study site	Negligible	Negligible
VP4 Entrance to sports club and playing fields	Negligible	Negligible

VP5A and VP5B entrance to the dwelling adjacent to Whites Farm equestrian centre	Low	Slight to moderate adverse
VP6, VP7 & VP8 Users of the PROW 310_62	Low to medium	Moderate adverse
VP9 Users of PROW 310_200 at the entrance to Whites Farm and visitors to the equestrian centre	Low	Slight adverse
VP10 & VP11 Users of PROW 310_200 adjacent to the north boundary of the main study site	Medium-high	Substantial adverse
VP12 & VP13 Users of PROW 310_200 east of the study site	Medium-low	Moderate adverse
VP14 the junction of Wash Road and Barleylands Road south west of the study site	Low	Slight adverse
VP15 Receptors on Wash Road adjacent and opposite to access to the showground south of the study site including Grade II Laindon Ponds	Negligible	Negligible

Visual Effects (Construction Phase)

Visual effects during the construction phase will introduce activity and temporary construction features to the site which would not normally be experienced by visual receptors. Construction traffic may cause a temporary reduction in tranquillity of local Public Rights of Way and the site itself. These construction effects are assessed to result in slight adverse harm which will be temporary and contained to the site and its contextual area.

17. Cumulative and in-combination effects

No additional developments have been identified which would give rise to landscape or visual effects that would be experienced by landscape and visual receptors in combination with the development proposals. It is assessed that the magnitude of change arising from the introduction of further energy utilities in this location will be limited by the existing features of the pylons and overhead power cables as they already exert an influence on landscape character and local visual amenity.

18. Summary of potential visual effects and effectiveness of mitigation

The visual effects are identified to be limited other than to walkers on PROW 310_200 when immediately approaching and passing the proposed development. A substantial adverse effect is assessed due to the introduction of urbanising energy features and associated loss of open field. The introduction of new native hedges to the boundaries of the development will provide mitigation when reaching a height of approximately 2 metres but energy features will still be seen over the hedge so visual effects cannot be fully mitigated. The extent of the PROW that would be effected is illustrated in Figure 2. This is a limited length of footpath that already focused on farm structures and equestrian activities. It is assessed that with established new hedges a moderate adverse visual effect can be achieved for walkers using the PROW within the immediate proximity of the development.

19. SUMMARY AND CONCLUSION:

The development proposals introduce new energy utility features to a location where pylons and overhead power lines already exert an influence on local landscape character and visual amenity.

The local landscape character is rural with strong agricultural elements present but dispersed settlement and commercial and leisure usage are notably influential on local landscape character. The agricultural landscape is identified as generally being in decline and this has been confirmed by site survey of local field hedges. Even though this is a landscape of only moderate value and without designation, it retains an attractiveness through its generally open character which can be appreciated from local public rights of way.

To limit both landscape and visual effects, mitigation measures are proposed to include new native hedge to screen the general compound formed by the development proposals. This will better conserve the open character of the wider equestrian facility / showground fields that lie between Whites Farm and Wash Road. It is accepted that some of the elements of the proposed development may be seen over new native hedges but these will be less distinctive and experienced in the context of the existing large-scale equestrian buildings and existing energy features. As such this existing setting reduces the potential magnitude of change that will be experienced by visual receptors.

Construction effects are predicted to be moderate adverse both for landscape and visual receptors but these will be limited by both the scale of the development proposals and the temporary nature of the construction period.

Overall, the development proposals will cause some landscape and visual harm but this will be contained and limited. In the context of the undesignated landscape this harm will fall below the threshold of substantial harm with establishment of mitigation hedge planting. Harm will be very localised and generally limited to be experienced by users of the public footpaths close to the study site. Potential effects on landscape receptors has been identified to be low and to fall well below the threshold of unacceptable harm when considered in the context of national and local landscape policy that seeks to conserve distinctiveness of the local landscape character.

APPENDIX A - ASSESSMENT METHODOLOGY

1.1 Assessment Guidelines

The methodology used to identify and assess the landscape and visual effects of proposed development and their significance is based on the following recognised guidance:

- Guidelines for Landscape and Visual Impact Assessment (GLVIA), Third Edition (Landscape Institute and Institute of Environmental Management and Assessment)
- Photography and Photomontage in Landscape and Visual Impact Assessment, Advice Note 01/11 (Landscape Institute)

1.2 LVIA Methodology

The Landscape and visual impact assessment is a tool used to identify and assess the effects of change, resulting from development, and their significance on the landscape as a resource and people's views and visual amenity. It is an iterative process intended to inform design decisions so that new development can avoid or reduce significant negative (adverse) effects on the landscape and visual environment.

It is recognised as important to draw distinctions between landscape and visual effects during the assessment; treating them independently although related. GLVIA sets out the recommended process for assessing the significance of effects by comparing the sensitivity of the visual or landscape receptor with the magnitude of change resulting from development.

The GLVIA states that the assessment should cover the following stages:

- Project description: description of the proposed development for the purpose of assessment; main features of proposals and establish parameters
- Baseline studies: establishes existing nature of landscape and visual environment in the study area, includes information of the value attached to different resources
- Identification and description of effects: that are likely to occur including whether they are adverse or beneficial
- Assess significance of effects: systematic assessment of the likely significance of the effects identified

- Mitigation: proposes measures designed to avoid/prevent, reduce or offset (or compensate for) any significant negative (adverse) effects

Method of Desk Study

Assessment of Ordnance Survey map data, aerial photographs, landscape designations and landscape planning policies are undertaken at the outset to inform the extent of the study area and identify sensitive visual receptors and likely sensitivity of the landscape. Liaison with the Local Planning Authority landscape officer is also undertaken to agree landscape resources and visual receptors of potential sensitivity to be included within the assessment.

Method of Field Work

Site survey is undertaken by at least one chartered landscape architect. Visual and landscape receptors are checked and refined initially from the study site. Visual receptors are then visited from the nearest publicly accessible location to select the most suitable and representative viewpoint. Assessment is undertaken on site; locations and notes recorded on maps and photographs taken from viewpoints. Photographs are taken using a digital SLR set to the equivalent of a 50mm SLR lens; which best represents the view experienced by the human eye.

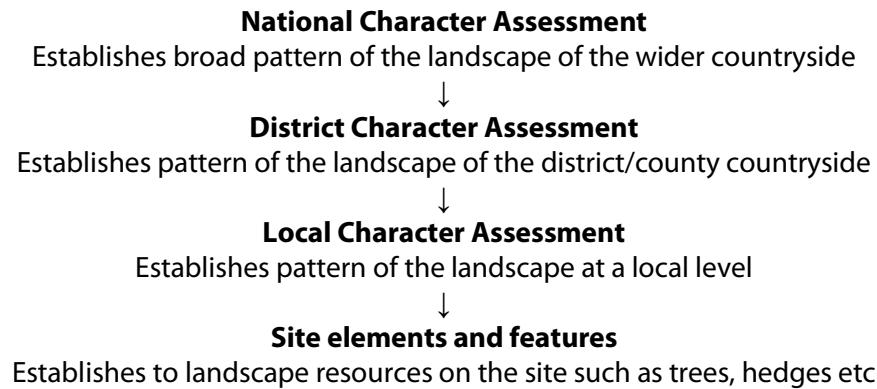
1.3 Method for Assessing Landscape

Landscape Character and Characterisation

Landscape Character Assessment Guidance defines 'landscape' as consisting of the following elements:

- Natural: Geology, landform, air and climate, soils, flora and fauna
- Cultural/Social: land use, settlement, enclosure
- Perceptual and Aesthetic: memories, associations, preferences, touch and feel, smells, sounds and sight

Landscape Character Assessment Guidance encourages assessment at different scales that fit together as a hierarchy of landscape character areas and types so that each level can provide more detail to the one above. Identifying the existing landscape character is part of establishing the baseline conditions of a study site and its study area.



Value of the landscape receptor

Value can apply to areas of landscape as a whole, or to the individual elements, features and aesthetic or perceptual dimensions which contribute to the character of the landscape. Value is determined by some or all the following aspects:

- Importance applied to landscape by designation or planning policy and the level of this importance in terms of local, regional or national importance
- The views of the local consultees including the local planning authority, members of the public, special interest groups such as Parish Council, wildlife or walking groups
- The rarity, importance and condition of the landscape resource as judged objectively by the landscape professional

International and Nationally designated landscapes tend to be of the highest value, locally designated landscapes are most likely to be of moderate value and undesignated landscapes can either be of lower to moderate value depending on an assessment taking into account the following factors:

- Condition of the local landscape
- Scenic quality
- Rarity
- Representativeness
- Conservation interests
- Recreation value
- Perceptual aspects
- Associations

The definitions of value used are as follows:

- **International:** such as World Heritage Sites
- **National:** such as National Parks, AONB, Conservation Areas, Listed Buildings
- **District:** such as Special Landscape Areas, Areas of Great Landscape Value, several protected features such as Tree Preservation Orders, site may be mentioned in literature, art, tourism or in district/county landscape character assessments or sensitivity assessments.
- **Local:** generally undesignated, may have value at a community level by tourism, literature, art, village greens or allotments, may have a small number of protected features
- **Site:** no designated features or landscape, limited value, no protected features

Susceptibility of the landscape receptor to the proposed change

This relates to the ability of the landscape receptor (whether it be the overall character or quality/condition of a particular landscape type or area, or an individual element and/or feature, or a particular aesthetic and perceptual aspect) to accommodate the proposed development without undue consequences for the maintenance of the baseline situation and/or the achievement of the of landscape planning policies.

The definitions of susceptibility of the proposed change to landscape used are as follows:

- **High:** Elements, features or whole landscapes that are susceptible to change, with limited opportunities to accommodate change based on the strength of the existing landform, pattern, land cover, settlement pattern, sense of enclosure, visual context, tranquillity
- **Medium:** Elements, features or whole landscapes that are partially susceptible to change, with some opportunities to accommodate change based on the strength of the existing landform, pattern, land cover, settlement pattern, sense of enclosure, visual context, tranquillity
- **Low:** Elements, features or whole landscapes that have limited susceptibility to change, with opportunities to accommodate change based on the strength of the

existing landform, land use pattern, land cover, settlement pattern, sense of enclosure, visual context, tranquillity

Definition of Landscape Sensitivity

Landscape **sensitivity** is determined by combining judgements of the **susceptibility** to the proposed change and the **value** of the receptor. Refer to Table A.

Table A: Definition of Landscape Sensitivity:	
Sensitivity	Definition
High	<ul style="list-style-type: none"> - High susceptibility to proposed change - May be a designated landscape valued at a National or International level - Landscape characteristics are vulnerable and unable to accommodate change - Development may result in significant changes to landscape character
Medium-High	<ul style="list-style-type: none"> - Medium or high susceptibility to proposed change - May be a designated landscape valued at a local or national level - Landscape characteristics are vulnerable with limited ability to accommodate change - Development may result in moderate changes to landscape character
Medium	<ul style="list-style-type: none"> - Medium susceptibility to proposed change - Some designated features and/or valued at a local level - Landscape characteristics are able to accommodate some change - Development may not result in significant changes to landscape character
Medium-Low	<ul style="list-style-type: none"> - Low or medium susceptibility to proposed change - Likely to be an undesignated landscape but possibly some designated features and/or valued at a local level - Landscape characteristics are resilient to accommodating change - Development may not result in significant changes to landscape character
Low	<ul style="list-style-type: none"> - Low susceptibility to proposed change - Undesignated landscape and/or valued at a community level - Landscape characteristics are robust and able to accommodate change - Development may not result in significant changes to landscape character
Negligible	<ul style="list-style-type: none"> - No susceptibility to proposed change - Undesignated, valued at a site level - Landscape characteristics that are degraded or discordant with landscape character - Development may result in an improvement to landscape character

Landscape Receptor – Overall Magnitude of Effect

The magnitude of the effect is determined by combining the professional judgements about the **size or scale** of the landscape effect, the **geographical extent** over the area which the effect occurs, its **reversibility** and its **duration**.

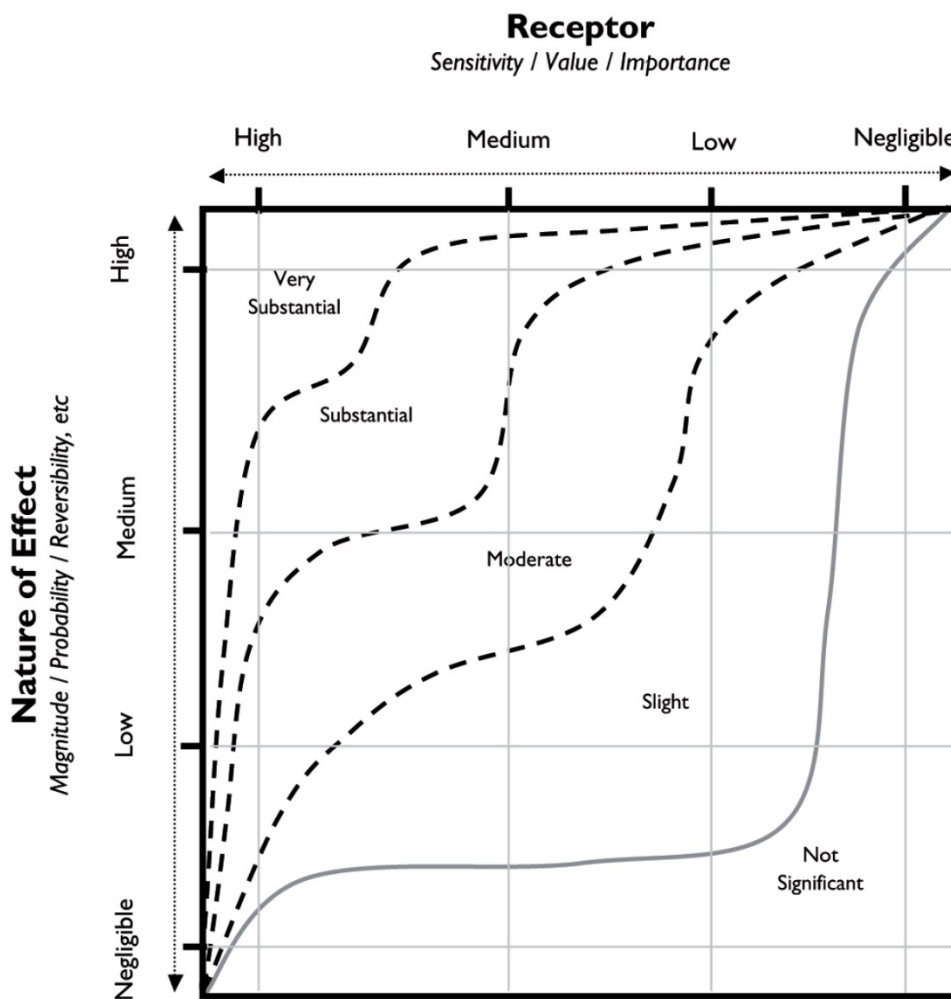
Refer to table B:

- The scale of the effect – for example, whether there is complete loss of a particular element/feature/characteristic or partial loss or no loss; proportion of key elements or features of the baseline that will be lost, the value/importance of these elements to the landscape character and the degree of contrast between the development and the landscape character
- The geographical extent of the area affected relative to the receptor; this will range from the site itself, a short distance comprising the immediate local area, a medium distance comprising the local and middle landscape and long distance comprising the wider landscape
- The duration of the effect; 0-1 year for the construction period is considered short term duration, 1-10 years for mitigation to establish is considered medium term duration, 10 years and beyond is considered long term duration
- Reversibility; the extent to which the development could be removed and the land reinstated. Reversible and temporary development would include solar farms and wind turbines. Other development such as housing would be considered irreversible and permanent

Table B: Definition of Landscape Magnitude of Effect:	
Magnitude of change:	Predicted landscape effects:
High	- Very substantial loss of landscape elements of the landscape, and/or the lost elements make a substantial contribution to landscape character, and/or change affects a large geographical area, and/or the development introduces a dominating and contrasting characteristic to the landscape
Medium-High	- Substantial loss of landscape elements of the landscape, and/or the lost elements make a large contribution to landscape character, and/or change affects a moderate to large geographical area, and/or the development introduces a prominent and partially uncharacteristic feature to the landscape
Medium	- Moderate loss of landscape elements of the landscape, and/or the lost elements make a moderate contribution to landscape character, and/or change affects a moderate geographical area, and/or the development becomes an identifiable feature but not wholly uncharacteristic to the landscape
Medium-Low	- Partial loss of landscape elements of the landscape, and/or the lost elements make a moderate to small contribution to landscape character, and/or change affects a small to moderate geographical area, and/or the development is perceptible but not wholly uncharacteristic to the landscape
Low	- Minor loss of landscape elements of the landscape, and/or the lost elements make a small contribution to landscape character, and/or change affects a small geographical area, and/or the development introduces elements not uncharacteristic to the landscape
Negligible	- Negligible or no loss of landscape elements of the landscape, and/or the lost elements make a limited contribution to landscape character, and/or change affects a very small geographical area, and/or the development introduces characteristics that are consistent with or enhance the landscape, and/or effects may be short term, temporary or reversible

Assessment criteria used to assess landscape effects

Landscape effects are judged by assessing the overall sensitivity (susceptibility to change and value of receptor) of the existing landscape and the overall magnitude of effect predicted as a result of the development (size/scale, geographical extent, duration and reversibility of effect). The diagram below, produced by IEMA for Environmental Impact Assessment, is utilised to judge the effect.



1.4 Method for Assessing Views

A Zone of Theoretical Visibility (ZTV) is often produced as an initial desktop tool to inform the extent of the study area based on the theoretical visibility of the development. The (ZTV) illustrates the extent to which the proposed development site as a whole is potentially visible from the surrounding area. ZTV's are prepared using GIS software (Global Mapper) by carrying out an analysis of the visibility of the site from the surrounding area up to 5km using a digital terrain model from OS Landform DTM profile and OS Panorama DTM data. Calculations are based on bare earth survey OS height data with a viewer height set at 1.7m. The digital terrain model and subsequent output are based on bare earth modelling and as such do not take into account any screening from land cover such as buildings, hedgerows and trees. ZTV mapping therefore represents a 'worst case' scenario assuming 100% visibility, where the actual extents of visibility are likely to be less extensive. ZTV's are used to determine where there may be potential views of the development which are then further verified with site visits. The ZTV is then used to identify potential key views of the development which are then verified by field work to further identify and visit visual receptors. Where a ZTV is not produced, the study area is determined by reviewing land use and landform shown on OS maps and aerial photos. Field work is then undertaken to refine the extent of views.

Viewpoints selected for inclusion in the assessment and for illustration of the visual effects fall broadly into three groups:

- **Representative viewpoints**, selected to represent the experience of different types of visual receptor, where larger numbers of viewpoints cannot all be included individually and where the significant effects are unlikely to differ – for example, certain points may be chosen to represent the views of particular public footpaths and bridleways
- **Specific viewpoints**, chosen because they are key and sometimes promoted viewpoints within the landscape, including for example specific local visitor attractions, viewpoints in areas of particularly noteworthy visual and/or recreational amenity such as landscapes with statutory landscape designations, or viewpoints with particular cultural landscape associations
- **Illustrative viewpoints**, chosen specifically to demonstrate a particular effect or specific issues, which might, for example, be restricted visibility at certain locations

Visual effects are determined through a process of identifying which visual receptors are likely to experience significant visual effects. The process of identifying effects involves determining the **sensitivity** of each visual receptor and **magnitude** of change experienced at each which leads to a professional judgement of the **visual effects**.

Value attached to views

Visual sensitivity is partially determined by judgements made attributing value to views.

Judgements take account of:

- Recognition of the value attached to particular views, for example in relation to heritage assets, or through planning designations
- Indicators of the value attached to views by visitors, for example through appearances in guidebooks or on tourist maps, provision of facilities for their enjoyment (such as parking places, sign boards and interpretive material) and reference to them in literature or art

The value of views is defined as follows:

- **High**; Recognition of the view by its relation to a heritage asset or national planning designation (AONB, National Park, National Trail). Appearance in guide books, tourist maps or featured in well-known art works. Provision of facilities such as interpretation panels, parking places & signage. Views enjoyed at a local or national level.
- **Medium**; Local planning designation (Country Park, AGLV) or valued locally by village design statement or sensitivity assessment. May be some detractor elements, views enjoyed at a local level.
- **Low**; No specific value placed by designation or publication, may be a large proportion of detractor elements within the view, views enjoyed at a community or site level.

Susceptibility of visual receptors to change

Visual sensitivity is partly determined by the susceptibility to change of each visual receptor. The susceptibility of different visual receptors to changes in views and visual amenity is mainly a function of:

- The occupation or activity of people experiencing the view at particular locations; and
- The extent to which their attention is focussed on the views and visual amenity they experience at particular locations

The susceptibility of visual receptors to change in views and visual amenity is defined broadly as follows:

- **High**; residents at home (generally rooms occupied during daylight hours), people engaged in outdoor recreation (public rights of way or where attention is focussed on the landscape or particular views), visitors to heritage assets or other attractions where the surroundings are important to the experience, communities where views contribute to the landscape setting enjoyed by residents in the area
- **Medium**; travellers on road, rail or other transport modes such as cyclists
- **Low**; people engaged in outdoor sport or recreation which does not involve or depend upon appreciation of views, people at their place of work whose attention may be focused on their work or activity

Combining judgements regarding the **susceptibility of change** with the **value** attached to views leads to a professional judgement of **sensitivity** of each visual receptor.

Table C: Definition of Visual Sensitivity	
Sensitivity rating:	Definition:
High	Receptor may have high susceptibility to changes in view/visual amenity, views experienced may be of a high value designated landscape or at a defined publicised viewing point/attraction, receptors may include residents at home (from rooms generally occupied in daylight hours), users of national or long distance trails or visitors to listed parks/gardens.
Medium-High	Receptor may have medium or high susceptibility to changes in view, views experienced may be of a high or medium value designated landscape, receptors may include travellers on scenic road routes, residents at home (from rooms not facing the development or generally not occupied in daylight hours), users of public rights of way.
Medium	Receptors may have medium susceptibility to changes in view/visual amenity, views experienced may be within medium value locally designated landscape, receptors may include travellers on roads, pedestrians or cyclists.

Medium-Low	Receptors may have with low or medium susceptibility to changes in view/visual amenity, views experienced may be of a medium or low value locally designated landscape where there maybe be some detractors, receptors may include commuters on busy roads such as motorways or urban roads, users may be involved in passive outdoor sport such as golf.
Low	Receptors may have low susceptibility to change in views/visual amenity, views experienced are likely to be of low value undesignated landscape with several detractors, receptors may include people at work, people engaged in outdoor sport or recreation which does not depend on landscape as a setting
Negligible	Receptors may have low or negligible susceptibility to change in views/visual amenity, views experienced are likely to be of low value undesignated landscape dominated by detractors where there are low numbers of receptors engaged in indoor active work

Visual Receptor – Overall Magnitude of Effect

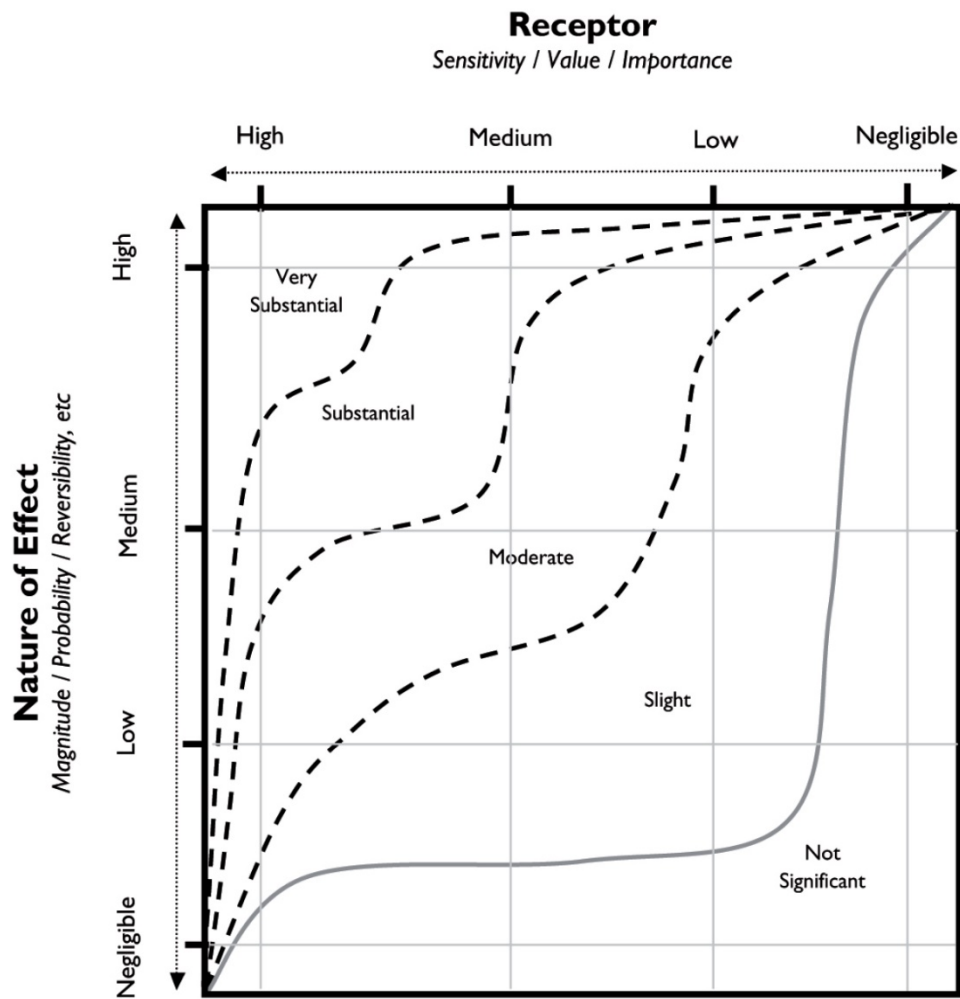
The magnitude of the effect is determined by combining the professional judgements about the **size or scale** of the visual effect, the **geographical extent** over the area which the effect occurs, its **reversibility** and its **duration**. Refer to table D:

Table D: Definition of Visual Magnitude of Effect	
Magnitude of change:	Predicted visual effects:
High	Total loss or very substantial alteration of key views, and/or site may form a very large proportion of the view, and/or all of the site may be visible, and/or views of the site may be experienced over a long distance by high numbers of receptors, and/or views may be permanent and irreversible
Medium-High	Substantial alteration of key views, and/or site may form a medium to large proportion of the view, and/or most of the site may be visible, and/or views of the site may be experienced over a moderate to long distance by moderate to high numbers of receptors, and/or views may be permanent and irreversible
Medium	Moderate alteration of key views, and/or site may form moderate proportion of the view, and/or around half of the site may be visible, and/or views of the site may be experienced over a moderate distance by moderate numbers of receptors, and/or views may be permanent and irreversible
Medium-Low	Moderate to minor alteration of key views, and/or site may form moderate to minor proportion of the view, and/or partial views of the site, and/or views of the site may be experienced over a moderate to

	short distance by moderate to low numbers of receptors, and/or views may be permanent and irreversible
Low	Minor alteration of key views, and/or site may form small proportion of the view, and/or partial or obscured views of the site, and/or views of the site may be experienced over a short/local distance by low numbers of receptors, and/or views may be permanent and irreversible
Negligible	Limited alteration of key views, and/or site may form very small proportion of the view, and/or limited views of the site, and/or views of the site may be experienced over a very short distance by a limited number of receptors, and/or views may be temporary, reversible, permanent or irreversible

Assessment criteria used to assess visual effects

Visual effects are judged by assessing the overall sensitivity (susceptibility to change and value of receptor) of the existing landscape and the overall magnitude of effect predicted as a result of the development (size/scale, geographical extent, duration and reversibility of effect). The diagram below, produced by IEMA for Environmental Impact Assessment, is utilised to judge the effect.



1.5 Assessment criteria used to assess significance of effects

Following identification of the sensitivity, extent and significance of the individual landscape and visual effects the overall effects are combined with each other. A judgement is then made by identifying the most significant effects, after mitigation, resulting in the likely impacts of the proposed development. The definitions of the final statement of significance are shown in **Table E**.

Table E: Definition of significance	
Significance of impact:	Definition of predicted effects:
Substantial beneficial (positive) effect	The proposals would result in: the scheme causing a significant improvement to the existing view

	successful mitigation providing significant improvements to landscape quality and character fitting in very well with the scale, landform and pattern of the existing landscape
Moderate beneficial (positive) effect	The proposals would result in: the scheme causing a noticeable improvement to the existing view successful mitigation providing noticeable improvements to landscape quality and character fitting in well with the scale, landform and pattern of the existing landscape
Slight beneficial (positive) effect	The proposals would result in: the scheme causing perceptible improvement in the existing view successful mitigation providing slight improvements to landscape quality and character fitting in with the scale, landform and pattern of the existing landscape
Not significant	The proposals would result in: the scheme causing no discernible deterioration or improvement to the existing view mitigation that neither deteriorates or improves landscape the scale, landform and pattern of the current landscape is broadly retained
Slight adverse (negative) effect	The proposals would result in: the scheme causing a slight perceptible deterioration to the existing view almost wholly success in mitigating adverse effects not quite fitting the landform and scale of the landscape
Moderate adverse (negative) effect	The proposals would result in: the scheme causing a noticeable deterioration to the existing view only partial mitigation of adverse effects variance to the existing landscape, out of scale or at odds with the local pattern and landform
Substantial adverse (negative) effect	The proposals would result in: the scheme being immediately apparent causing significant deterioration to the existing view no way of fully mitigating adverse effects considerable variance to the existing landscape, degrading the integrity of its overall character

APPENDIX B – GLOSSARY OF TERMS

Some of the terms listed below may not have been used within the document.

Characterisation	The process of identifying areas of similar landscape character, classifying and mapping them and describing their character.
Designated landscape	Areas of landscape identified as being of importance at international, national or local levels, either defined by statute or identified in development plans or other documents.
Elements	Individual parts which make up the landscape, such as, for example, trees, hedges and buildings.
Geographical Information System (GIS)	A system that captures, stores, analyses, manages and presents data linked to location. It links spatial information to a digital database.
Green Infrastructure (GI)	Network of green spaces and watercourses and water bodies that connect rural areas, villages, towns and cities.
Indirect effects	Effects that result indirectly from the proposed project as a consequence of the direct effects, often occurring away from the site, or as a result of a sequence of interrelationships or a complex pathway. They may be separated by distance or in time from the source of the effects.
Iterative design process	The process by which project design is amended and improved by successive stages of refinement which respond to growing understanding of environmental issues.
Key characteristics	Those combinations of elements which are particularly important to the current character of the landscape and help to give an area its particularly distinctive sense of place.
Land use	What land is used for, based on broad categories of functional land cover, such as urban and industrial use and the different types of agriculture and forestry.
Landform	An area, as perceived by people, the character of which is the result of the action and interaction of natural and /or human factors.
Landscape and Visual Impact Assessment (LVIA)	A tool used to identify and assess the likely significance of the effects of change resulting from development both on the landscape as an environmental resource in its own right and on people's views and visual amenity.
Landscape Character	A distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse.
Landscape Character Areas (LCA's)	These are single unique areas which are the discrete geographical areas of a particular landscape type.
Landscape Character Assessment	The process of identifying and describing variation in the character of the landscape, and using this information to assist in managing change in the landscape. It seeks to identify and explain the unique combination of elements and features that make landscape distinctive. The process results in the production of a Landscape Characterisation Assessment.
Landscape Effects	Effects on the landscape as a resource in its own right.
Landscape quality (condition)	A measure of the physical state of the landscape. It may include the extent to which typical character is represented in individual

	areas, the intactness of the landscape and the condition of individual elements.
Landscape receptors	Defined aspects of the landscape resource that have the potential to be affected by a proposal.
Landscape value	The relative value that is attached to different landscape by society. A landscape may be valued by different stakeholders for a whole variety of reasons.
Magnitude (of effect)	A term that combines judgements about the size and scale of the effect, the extent of the area over which it occurs, whether it is reversible or irreversible and whether it is short or long term in duration.
Photomontage	A visualisation which superimposes an image of a proposed development upon a photograph or series of photographs.
Scoping	The process of identifying the issues to be addressed by an EIA. It is a method of ensuring that an EIA focuses on the important issues and avoids those that are considered to be less significant.
Sensitivity	A term applied to specific receptors, combining judgements of the susceptibility of the receptor to the specific type of change or development proposed and the value related to that receptor.
Significance	A measure of the importance or gravity of the environmental effect, defined by significance criteria specific to the environmental topic.
Susceptibility (or vulnerability)	How susceptible or vulnerable the landscape receptor is to accommodate the proposed development without undue negative consequences for the maintenance of the baseline situation
Time depth	Historical layering – the idea of a landscape as a ‘palimpsest, a much written –over manuscript.
Tranquillity	A state of calm and quietude associated with peace, considered to be a significant asset of landscape.
Visual amenity	The overall pleasantness of the views people enjoy of their surroundings, which provides an attractive visual setting or backdrop for the enjoyment of activities of the people living, working, recreating, visiting or travelling through an area.
Visual effects	Effects on specific views and on the general visual amenity experienced by people.
Visual receptors	Individuals and/or defined groups of people who have the potential to be affected by a proposal.
Visualisation	A computer simulation, photomontage or other technique illustrating the predicted appearance of a development
Zone of Theoretical Visibility (ZTV)	A map, usually digitally produced, showing areas of land within which a development is theoretically visible.

APPENDIX C – FIGURES AND PLANS



KEY

- Study Site - indicative red line
- Public Rights of Way
- Listed Building
- Key Route / Main road
- Secondary main road
- A** Agricultural landscape
- B** Dispersed settlement
- C** Urban fringe settlement
- D** River Crouch corridor
- E** Established hedgerows and ribbon vegetation
- F** Sports pitches and leisure facilities
- G** Showground / agriculture / equestrian
- H** Showground / Barleylands Farm Park
- I** Barleylands Farm Park
- J** Camping and caravan park
- K** Council depot / Industrial / Commercial use/Retail
- L** Sports & social club

Base Image source: **Google Earth Pro.**
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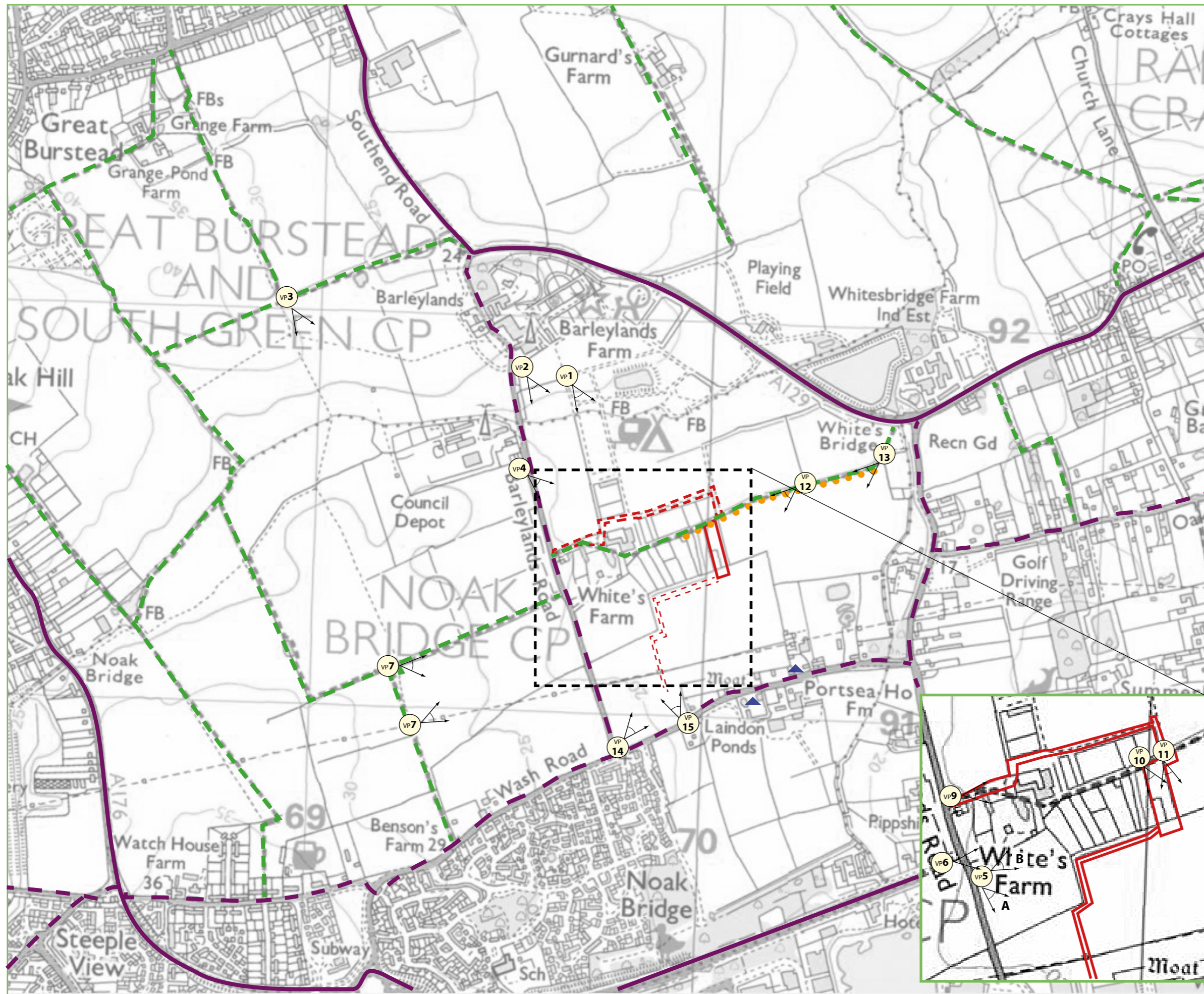
Project Name:
Whites Farm, Basildon










MHP Reference:
21317

Revision: **B** Status: **FOR PLANNING** Date: **01/03/2022**

N
SCALE: NTS

Figure 1 Site location and contextual features
21317 Whites Farm, Barleylands Road, Basildon



- KEY**
-  Study Site - indicative red line
 -  Study site access
 -  Study site underground connection works
 -  Public Rights of Way
 -  Listed Building
 -  Key Route / Main road
 -  Secondary main road
 -  Viewpoint Location/Direction
 -  Transient/Sequence of Views

Base map reproduced from OS Explorer 1:25000

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Project Name:
Whites Farm, Basildon

MHP Reference:
21317

Revision: **B** Status: **FOR PLANNING** Date: **01/03/2022**

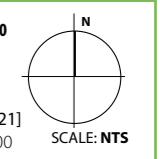


Figure 2 Viewpoint Photograph Locations
21317 Whites Farm, Barleylands Road, Basildon

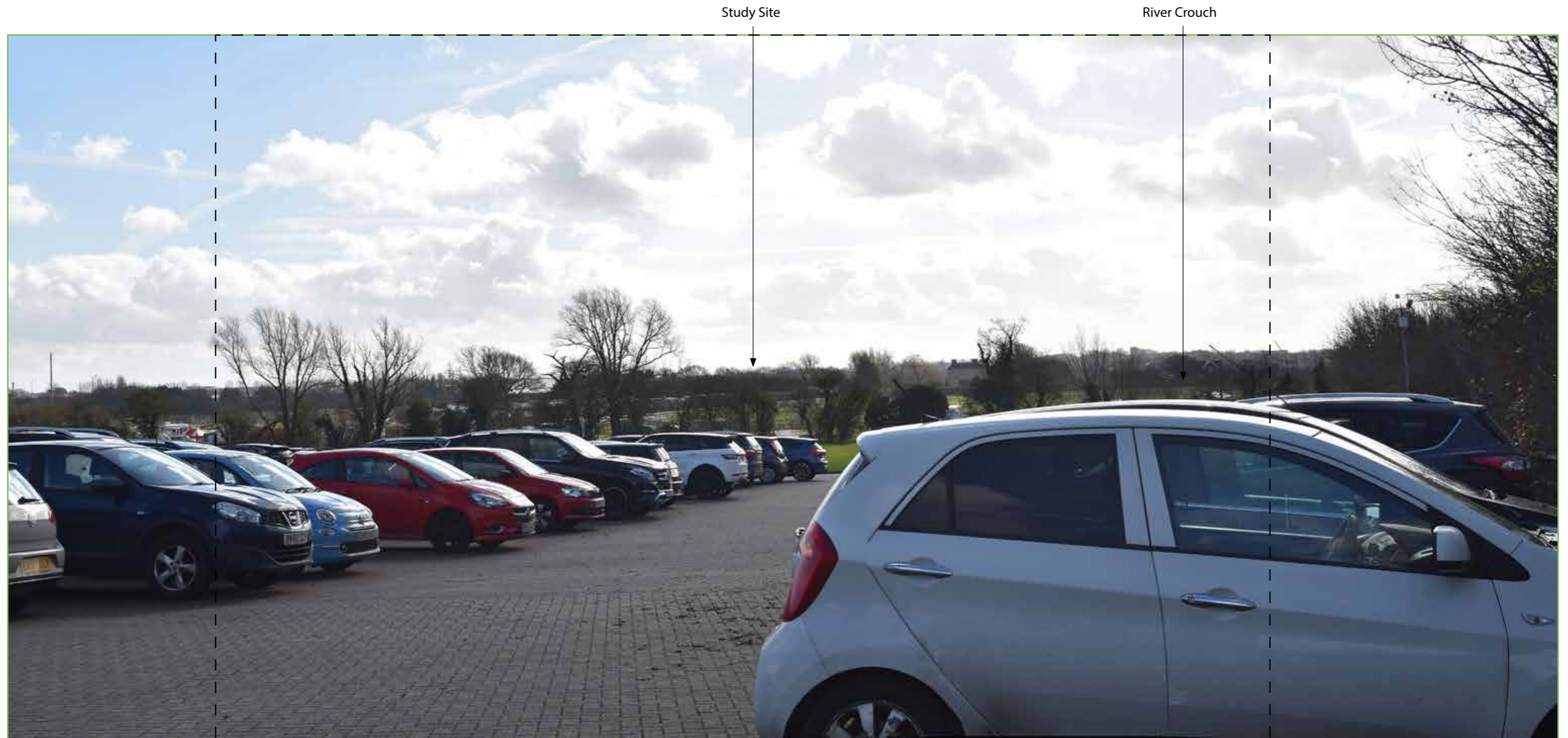


Extent of Single Frame View

Figure 3 Viewpoint Photograph 1 - Panoramic View for Context
21317 Whites Farm, Barleylands Road, Basildon

Visualisation Type: **Type 1**
Projection: **Planar**
Enlargement factor: **100% @A3**
Image captured: **23/02/2022**

Camera Make/Model: **Nikon D350**
Camera Lens: **Nikon AF-5 NIKKOR 35mm**
HFoV: **N/A**
Direction of view: **Looking south east**



Extent of Single Frame View

Figure 4 Viewpoint Photograph 2 - Panoramic View for Context
21317 Whites Farm, Barleylands Road, Basildon

Visualisation Type: **Type 1**
Projection: **Planar**
Enlargement factor: **100% @A3**
Image captured: **23/02/2022**

Camera Make/Model: **Nikon D350**
Camera Lens: **Nikon AF-5 NIKKOR 35mm**
HFoV: **N/A**
Direction of view: **Looking south east**

Dwelling at north end
of Barleylands Road

Study Site

Noak Bridge Christian Centre, Wash Road

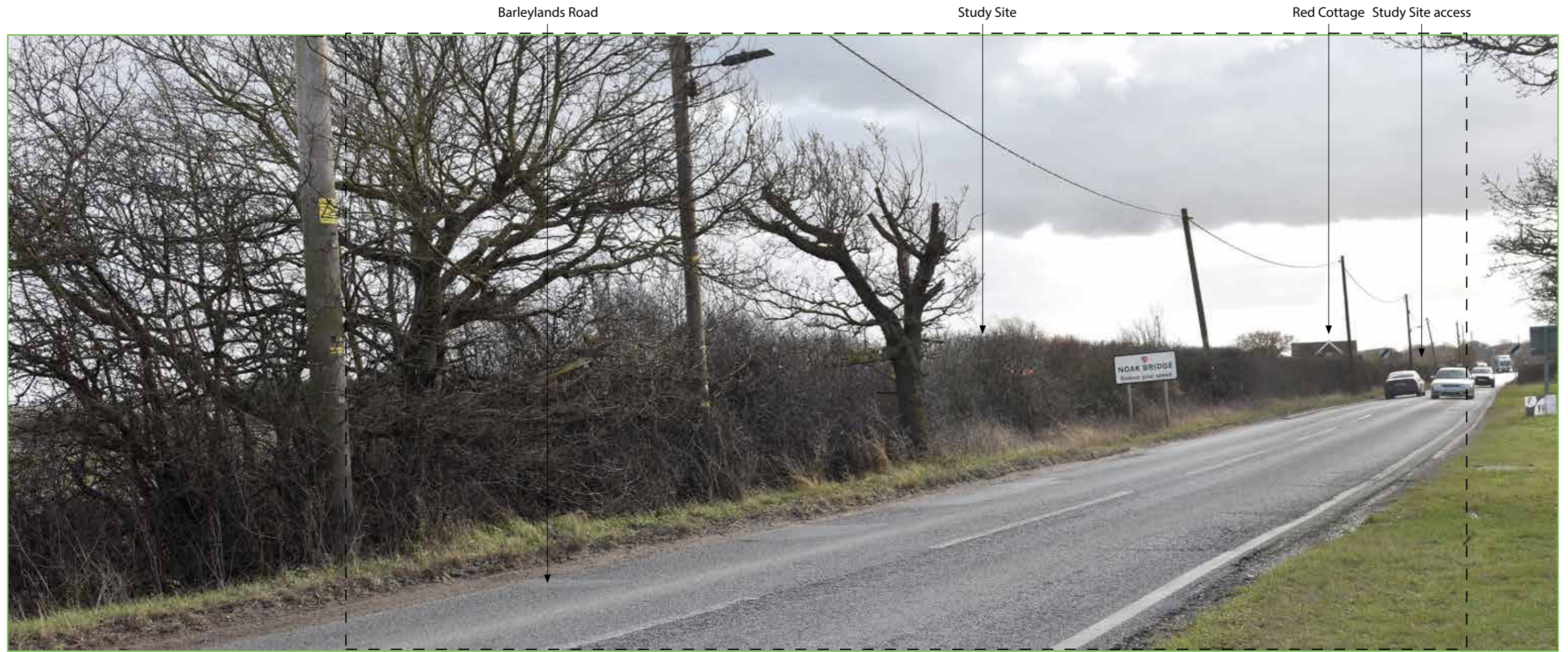


Extent of Single Frame View

Figure 5 Viewpoint Photograph 3 - Panoramic View for Context
21317 Whites Farm, Barleylands Road, Basildon

Visualisation Type: **Type 1**
Projection: **Planar**
Enlargement factor: **100% @A3**
Image captured: **23/02/2022**

Camera Make/Model: **Nikon D350**
Camera Lens: **Nikon AF-5 NIKKOR 35mm**
HFoV: **N/A**
Direction of view: **Looking east south east**



Extent of Single Frame View

Figure 6 Viewpoint Photograph 4 - Panoramic View for Context
21317 Whites Farm, Barleylands Road, Basildon

Visualisation Type: **Type 1**
 Projection: **Planar**
 Enlargement factor: **100% @A3**
 Image captured: **23/02/2022**

Camera Make/Model: **Nikon D350**
 Camera Lens: **Nikon AF-5 NIKKOR 35mm**
 HFoV: **N/A**
 Direction of view: **Looking south**

Study Site



Extent of Single Frame View

Figure 7 Viewpoint Photograph 5A - Panoramic View for Context
21317 Whites Farm, Barleylands Road, Basildon

Visualisation Type: **Type 1**
Projection: **Planar**
Enlargement factor: **100% @A3**
Image captured: **23/02/2022**

Camera Make/Model: **Nikon D350**
Camera Lens: **Nikon AF-5 NIKKOR 35mm**
HFoV: **N/A**
Direction of view: **Looking east north east**

Study Site



Extent of Single Frame View

Figure 8 Viewpoint Photograph 5B - Panoramic View for Context
21317 Whites Farm, Barleylands Road, Basildon

Visualisation Type: **Type 1**
Projection: **Planar**
Enlargement factor: **100% @A3**
Image captured: **23/02/2022**

Camera Make/Model: **Nikon D350**
Camera Lens: **Nikon AF-5 NIKKOR 35mm**
HFoV: **N/A**
Direction of view: **Looking east**



Extent of Single Frame View

Figure 9 Viewpoint Photograph 6 - Panoramic View for Context
21317 Whites Farm, Barleylands Road, Basildon

Visualisation Type: **Type 1**
Projection: **Planar**
Enlargement factor: **100% @A3**
Image captured: **23/02/2022**

Camera Make/Model: **Nikon D350**
Camera Lens: **Nikon AF-5 NIKKOR 35mm**
HFoV: **N/A**
Direction of view: **Looking east**

Study Site

Approximate connection point



Extent of Single Frame View

Figure 10 Viewpoint Photograph 7 - Panoramic View for Context
21317 Whites Farm, Barleylands Road, Basildon

Visualisation Type: **Type 1**
Projection: **Planar**
Enlargement factor: **100% @A3**
Image captured: **23/02/2022**

Camera Make/Model: **Nikon D350**
Camera Lens: **Nikon AF-5 NIKKOR 35mm**
HFoV: **N/A**
Direction of view: **Looking east**

Red Cottage

Approximate connection point

Properties on Wash Road



Extent of Single Frame View

Figure 11 Viewpoint Photograph 8 - Panoramic View for Context
21317 Whites Farm, Barleylands Road, Basildon

Visualisation Type: **Type 1**
Projection: **Planar**
Enlargement factor: **100% @A3**
Image captured: **23/02/2022**

Camera Make/Model: **Nikon D350**
Camera Lens: **Nikon AF-5 NIKKOR 35mm**
HFoV: **N/A**
Direction of view: **Looking east north east**

Study site access drive

Red Cottage



Extent of Single Frame View

Figure 12 Viewpoint Photograph 9 - Panoramic View for Context
21317 Whites Farm, Barleylands Road, Basildon

Visualisation Type: **Type 1**
Projection: **Planar**
Enlargement factor: **100% @A3**
Image captured: **23/02/2022**

Camera Make/Model: **Nikon D350**
Camera Lens: **Nikon AF-5 NIKKOR 35mm**
HFoV: **N/A**
Direction of view: **Looking east north east**



Extent of Single Frame View

Figure 13 Viewpoint Photograph 10 - Panoramic View for Context
 21317 Whites Farm, Barleylands Road, Basildon

Visualisation Type: **Type 1**
 Projection: **Planar**
 Enlargement factor: **100% @A3**
 Image captured: **23/02/2022**

Camera Make/Model: **Nikon D350**
 Camera Lens: **Nikon AF-5 NIKKOR 35mm**
 HFoV: **N/A**
 Direction of view: **Looking south**

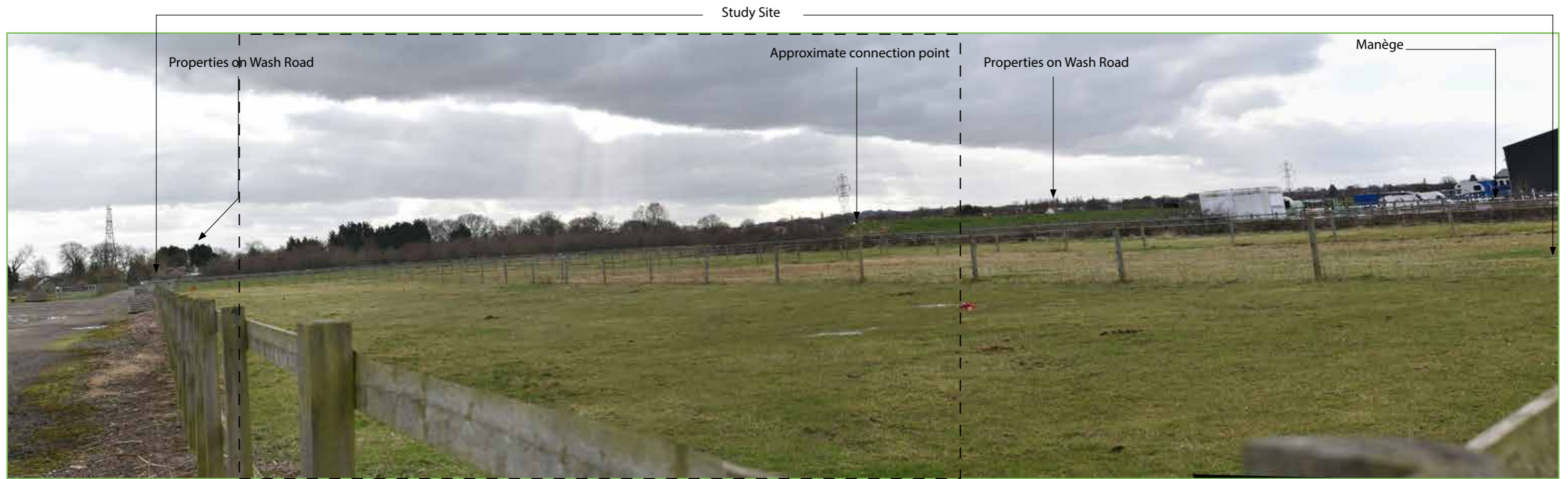


Figure 14 Viewpoint Photograph 11- Panoramic View for Context
 21317 Whites Farm, Barleylands Road, Basildon

Visualisation Type: **Type 1**
 Projection: **Planar**
 Enlargement factor: **100% @A3**
 Image captured: **23/02/2022**

Camera Make/Model: **Nikon D350**
 Camera Lens: **Nikon AF-5 NIKKOR 35mm**
 HFoV: **N/A**
 Direction of view: **Looking south**



Extent of Single Frame View

Figure 15 Viewpoint Photograph 12- Panoramic View for Context
 21317 Whites Farm, Barleylands Road, Basildon

Visualisation Type: **Type 1**
 Projection: **Planar**
 Enlargement factor: **100% @A3**
 Image captured: **23/02/2022**

Camera Make/Model: **Nikon D350**
 Camera Lens: **Nikon AF-5 NIKKOR 35mm**
 HFoV: **N/A**
 Direction of view: **Looking west south west**



Extent of Single Frame View

Figure 16 Viewpoint Photograph 13- Panoramic View for Context
 21317 Whites Farm, Barleylands Road, Basildon

Visualisation Type: **Type 1**
 Projection: **Planar**
 Enlargement factor: **100% @A3**
 Image captured: **23/02/2022**

Camera Make/Model: **Nikon D350**
 Camera Lens: **Nikon AF-5 NIKKOR 35mm**
 HFoV: **N/A**
 Direction of view: **Looking south**



Extent of Single Frame View

Figure 17 Viewpoint Photograph 14- Panoramic View for Context
21317 Whites Farm, Barleylands Road, Basildon

Visualisation Type: **Type 1**
 Projection: **Planar**
 Enlargement factor: **100% @A3**
 Image captured: **23/02/2022**

Camera Make/Model: **Nikon D350**
 Camera Lens: **Nikon AF-5 NIKKOR 35mm**
 HFOV: **N/A**
 Direction of view: **Looking north east**



Extent of Single Frame View

Figure 18 Viewpoint Photograph 15 - Panoramic View for Context
21317 Whites Farm, Barleylands Road, Basildon



Visualisation Type: **Type 1**
Projection: **Planar**
Enlargement factor: **100% @A3**
Image captured: **23/02/2022**

Camera Make/Model: **Nikon D350**
Camera Lens: **Nikon AF-5 NIKKOR 35mm**
HFoV: **N/A**
Direction of view: **Looking north**



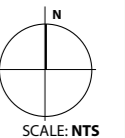
SITE RED LINE CONTINUES SOUTH TO UNDERGROUND CONNECTION POINT

KEY

-  Study Site - indicative red line
-  Proposed substantial native species mixed hedgerows allowed to mature to greater than 2.4m high and 2m wide. Following establishment hedge cutting to be constrained to 3 year cycles and to be cut 10cm higher and wider than previous cut to encourage blossom, fruiting & diversity

Hedgerow alignment additional to existing field boundary pattern to enable partial screening

Base Image source: **Google Earth Pro.**
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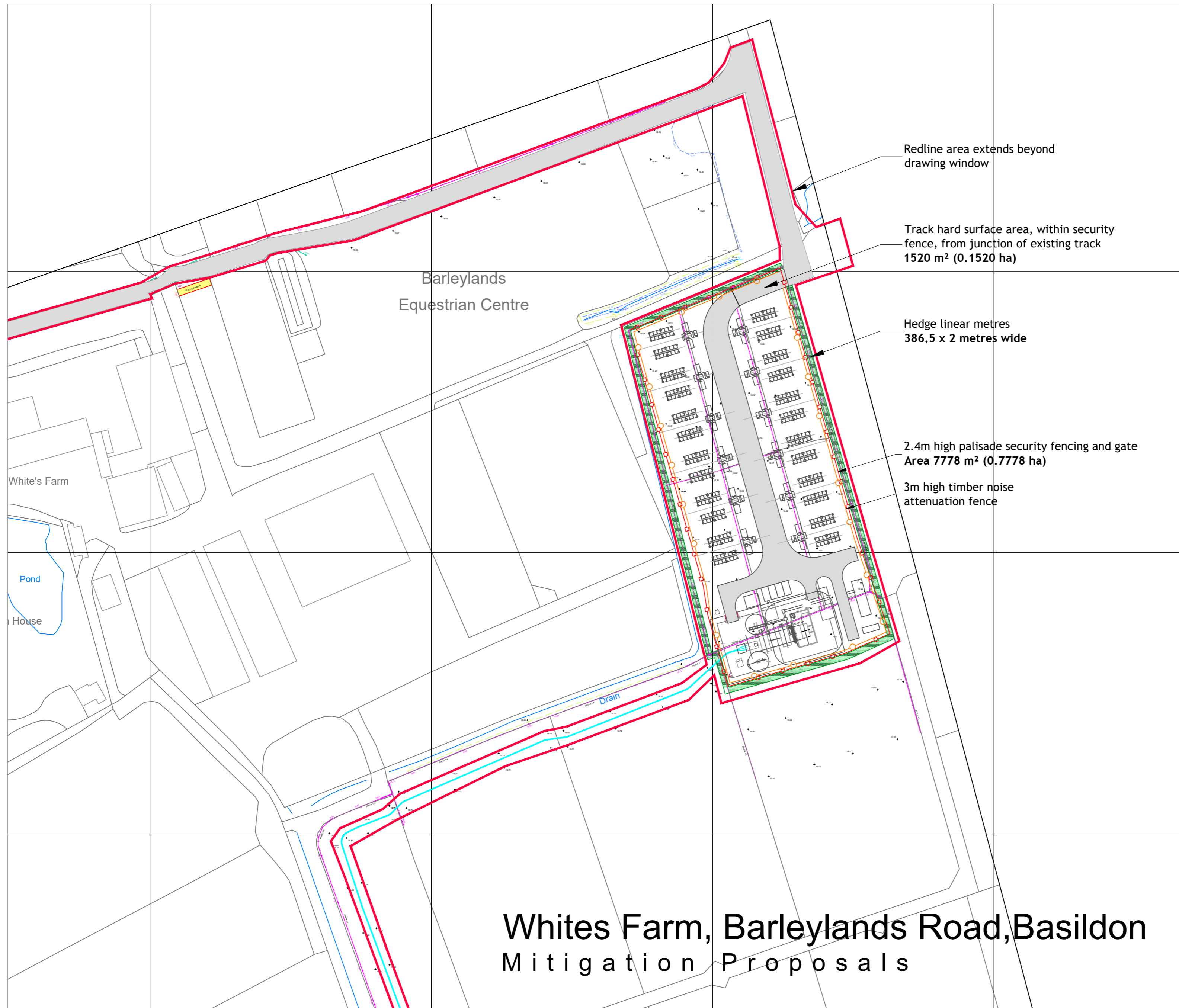


Project Name:
Whites Farm, Basildon

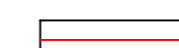

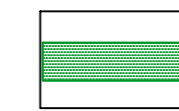
MHP Reference:
21317

Revision:	Status:	Date:
B	FOR PLANNING	09/03/2022

Figure 20 Mitigation Proposals
21317 Whites Farm, Barleylands Road, Basildon



KEY

-  2.4m palisade fence and gate
-  3m timber noise attenuation fence
-  Proposed substantial native species mixed hedgerows allowed to mature to greater than 2.4m high and 2m wide. Following establishment, hedge cutting to be constrained to 3 year cycles and to be cut 10cm higher and wider than previous cut to encourage blossom, fruiting and diversity

Native Hedge

Mix %	Name	Form	Age/condition or x transplanted	Overall height (cm)	Root condition	Habit
5	Acer campestre	Transplant	1+1	60-80	Bare	-
5	Cornus sanguinea	Transplant	1+1	60-80	Bare	Branched: 3 breaks
5	Corylus avellana	Transplant	1+2	60-80	Bare	Branched: 3 breaks
40	Crataegus monogyna	Transplant	1+1	60-80	Bare	-
10	Ligustrum vulgare	Cutting	0/2	60-80	Bare	Branched: 3 breaks
35	Prunus spinosa	Transplant	1+1	60-80	Bare	Branched: 2 breaks

1.5 metres wide hedge consisting of 4 staggered rows, 500mm between rows and 500mm centres between plants (8 plants per linear metre) Species to be mixed evenly along length of hedge.

Reduce height by 30% immediately upon planting to provide increased vigour and encourage branching out during the first planting season.

Notes

- 1) Do not scale directly from this drawing.
- 2) This drawing is to be read in conjunction with all other relevant MHP drawings and information supplied by other consultants.
- 3) Hatch patterns displayed on this drawing are indicative only and do not represent actual paving units or material sizes.
- 4) All tree planting in proximity to buildings to be checked by engineers to ensure foundation detailing is appropriate.

C	Update of redline area	21-07-22	LJK	PSH
B	Update of redline area	08-07-22	LJK	PSH
A	Revision of hedges. Removal of bunds with willflowers	04-07-22	LJK	PSH
Rev:		Date:	Drawn:	Checked:

Revisions:

Project: Whites Farm, Basildon

Client: Anglo Renewables

Title: Mitigation Proposals

Drawing number: 21317-101 Rev: C

Status: FOR DISCUSSION

Drawn By: LJK Checked By: PH Date: 01/06/22 Scale @ A2: 1:1000

Whites Farm, Barleylands Road, Basildon Mitigation Proposals

