



Hallam Land Management Ltd

Land at Sandy Lane, Codsall
Review of Landscape Character and Visual Amenity

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CONTENTS

1.0 EXECUTIVE SUMMARY

2.0 INTRODUCTION

3.0 PLANNING CONTEXT

4.0 LANDSCAPE CONTEXT

5.0 BASELINE LANDSCAPE CHARACTER & VISUAL AMENITY

6.0 DESIGN APPROACH & POTENTIAL DEVELOPMENT

7.0 SUMMARY

FIGURES

- Figure 1: Site Location Plan
- Figure 2: Aerial Photograph
- Figure 3: Landform
- Figure 4: Landscape Character
- Figure 4a: Extract from South Staffordshire Green Belt Review
- Figure 5: Designations
- Figure 6: Viewpoints
- Figure 7-10: Photographs

Appendix A: Methodology

1.0 EXECUTIVE SUMMARY

- 1.1 This is a Review Landscape Character and Visual Amenity report prepared by FPCR Environment & Design Ltd on behalf of Hallam Land Management Ltd.
- 1.2 The report considers the land north of Sandy Lane, Codsall as a site for potential housing development. (**Figures 1-2**). Codsall lies with the local planning authority of South Staffordshire.

2.0 INTRODUCTION

- 2.1 The purpose of this report is to explore landscape character¹ and visual amenity². It also considers the ability of the landscape to absorb change in the form of new development.
- 2.2 Whilst the Green Belt is principally a spatial planning matter, the report explores this from a landscape perspective due to the visual considerations which are relevant to the defined purposes of the Green Belt.
- 2.3 The report includes a series of design principles that can guide any future development upon the site. These principles are focused upon minimising landscape and visual impacts through well-designed mitigation strategies and by providing landscape enhancement through the means of green infrastructure. It is expected that any future planning application for development on the site would include further analysis through the means of a Landscape & Visual Appraisal (LVA). The LVA, alongside other environmental, planning and technical work would guide the masterplanning process to ensure an appropriate and sympathetic development can be delivered.

METHODOLOGY

- 2.4 This report has been prepared using the guidance contained within the Guidelines for Landscape and Visual Impact Assessment GLVIA3 (2013)³. The FPCR Methodology is contained in **Appendix A**.
- 2.5 The report provides an understanding of the landscape that would potentially be affected, in terms of constituent elements, character, condition and value. For the visual baseline this includes an understanding of the area in which people experience views of the site, and the nature of these views.

Landscape Character

- 2.6 The baseline landscape is described by reference to existing landscape character assessments and by a description of the site and the landscape through the field work assessment.
- 2.7 The characteristics of the existing landscape resource is considered in respect of the susceptibility of the landscape to accommodate change arising from development. The value of the landscape is also considered.

¹ 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 [GLVIA3 definition]

² 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 people living, working, recreating, visiting or travelling through an area [GLVIA3 definition]

³ Guidelines for Landscape and Visual Impact Assessment, Third Edition, Landscape Institute and the Institute of Environmental Management and Assessment, April 2013

Visual Amenity

- 2.8 A series of preliminary viewpoints are included which provide representative views towards the site for some of the principal visual receptors. The views typically represent what can be seen from a variety of distances and different viewing experiences.
- 2.9 The visual receptors most susceptible to change are generally likely to include:
- Residents at home;
 - People engaged in outdoor recreation, including use of public rights of way, whose attention or interest is likely to be focused on the landscape or particular views;
 - Visitors to heritage assets or other attractions, where views of surroundings are an important contributor to the experience; and
 - Communities where views contribute to the landscape setting enjoyed by residents in the area.
- 2.10 Visual receptors likely to be less sensitive to change include:
- People engaged in outdoor sport or recreation which does not involve or depend upon appreciation of views of the landscape; and
 - People at their place of work whose attention may be focused on their work or activity, not on their surroundings.

3.0 PLANNING CONTEXT

- 3.1 The following provides a summary in relation to landscape matters.

National Context

National Planning Policy Framework (NPPF 2018)⁴

- 3.2 The NPPF sets out the Government's planning policies and how these are expected to be applied. At the heart of the NPPF is the presumption in favour of sustainable development.

"Planning policies and decisions should contribute to and enhance the natural and local environment by:

- a) Protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identifies quality in the development plan)*
- b) Recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services- including the economic other benefits of the best and most versatile agricultural land, and of trees and woodland" (§ 174)*

"Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environment or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries." (§ 175)

⁴ National Planning Policy Framework, Communities & Local Government, July 2018

Planning Practice Guidance (PPG 2014)

- 3.3 The PPG is an online planning resource that provides guidance on the NPPF. The PPG states that:
- Regarding landscape issues, the NPPG records within the Natural Environment chapter that:*
- "The National Planning Policy Framework is clear that plans should recognise the intrinsic character and beauty of the countryside, and that strategic policies should provide for the conservation and enhancement of landscapes. This can include nationally and locally-designated landscapes but also the wider countryside.*
- Where landscapes have a particular local value, it is important for policies to identify their special characteristics and be supported by proportionate evidence. Policies may set out criteria against which proposals for development affecting these areas will be assessed. Plans can also include policies to avoid adverse impacts on landscapes and to set out necessary mitigation measures, such as appropriate design principles and visual screening, where necessary. The cumulative impacts of development on the landscape need to be considered carefully."* (036 Reference ID: 8-036-20190721. Revision date: 21 07 2019)

Local Context

Core Strategy, South Staffordshire Council, (Dec 2012)

Site Allocations Document (SAD), Consultation Document, South Staffordshire Council, (Sept 2018)

- 3.4 South Staffordshire's Local Plan is made up of the Core Strategy (Dec 2012), the Site Allocations Document (SAD) (Sept 2018). A Local Plan Review is currently taking place.
- 3.5 Adopted Local Plan policies that are relevant to landscape matters comprise, Core Policy 2: Protecting and Enhancing the Natural and Historic Environment; Policy EQ4: Protecting and Enhancing the Character and Appearance of the Landscape; Core Policy 4: Promoting High Quality Design Policy; EQ12: Landscaping; Policy HWB2: Green Infrastructure.

Partial Green Belt Review Method Statement, South Staffordshire Council (Nov 2016)

- 3.6 Whilst the Green Belt is principally a spatial planning matter, it is appropriate to explore this from landscape perspective due to the visual considerations which are relevant to the defined purposes.
- 3.7 The site and the wider landscape around Codsall fall within the West Midland Green Belt, which covers some 80% of the South Staffordshire District.
- 3.8 The Partial Green Belt Review Method Statement analysed the Green Belt around the Main and Local Service Villages in South Staffordshire, which included Codsall. Parcels of land around the villages were identified with a conclusion made for each Parcel and whether it:
- *"Makes a considerable contribution to Green Belt Purposes*
 - *Makes a contribution to Green Belt Purposes Makes; or*
 - *A limited contribution to Green Belt Purposes"*
- 3.9 The site lies within a small part of 'Codsall Parcel 1' as identified in **Figure 4a**.

- 3.10 'Codsall Parcel' 1 covers a broad area around of the landscape around the northern part of the settlement. It comprises the landscape that extends to the west, north and east of a Mill Lane, and also includes the Codsall Conservation Area. The report notes that:
- "Parcel 1 to the north wraps around a Conservation Area on high ground. The land within the parcel slopes down from the urban edge towards the floodplain which forms the north edge of the parcel, offering intermittent open views of the wider countryside to the north, north west and north east... parcels 1, 3 and 4 contribute to preserving the historic setting and special character of Codsall"* (para 4.10)
- 3.11 The report gives each 'Parcel' a score (1, 2 or 3) against each criterion in relation to the five Green Belt purposes. The report notes that:
- "We have tested an approach whereby if a parcel scores three (+++) against **any single** criterion it was deemed to make a considerable contribution to the Green Belt"* [emphasis added]
- 3.12 In its judgment for 'Codsall Parcel' 1 it gives the following scores:
- to check the unrestricted sprawl of large built-up areas; 1 (+)
 - to prevent neighbouring towns merging into one another; 2 (++)
 - to assist in safeguarding the countryside from encroachment; 1-3 (varies between + and ++)
 - to preserve the setting and special character of historic towns; 3 (+++)
 - and to assist in urban regeneration, by encouraging the recycling of derelict and other urban land. 1 (+)
- 3.13 What can be drawn from the report is that the 'Parcel' (and therefore the site) **performs against only one of the five Green Belt purposes that have been considered**. As explained by the report, the 'Parcel' makes, according to its criterion, a "*considerable contribution*" to the purpose of preserving *the setting and special character of historic towns*". Taking this in its literal meaning this would not be applicable in this instance as the land lies within the setting of the village of Codsall, rather than that of a "*historic town*". In any event, it seems excessive to describe the 'Parcel' as making a "*considerable contribution*" to Green Belt purposes -the highest possible description in the report's criterion range – when it meets a score of no more than '3' for only **one** of the five purposes
- 3.14 Having reviewed the report there are considered to be a number of issues with its approach.
- 1) The categories of "*considerable contribution; contribution; and limited*" are considered to be too narrow in their breadth. Green Belt reviews prepared by Local Planning Authorities generally include a much higher category, such as "fundamental contribution", where, for example, the landscape may perform highly against a many number of Green belt purposes, rather than that of single issue. At the other end of the scale a much lower rating such as "negligible contribution" is often cited in Green Belt reviews to demonstrate that the landscape plays an inconsequential role in the Green Belt purposes.
 - 2) There is no clear analysis within the report to explain how each of the land 'Parcels' have been derived. This is an important part of the process. In reviewing the Codsall parcels there is no clear rationale as to why areas of the landscape that will have variations in character, value and sensitivity, have been categorised into single land parcels; why some areas of the landscape are

omitted; and why some Parcels extend further than others. Parcel 5, for instance, to the south of the settlement is somewhat limited in its extent in comparison to other Parcels.

- 3) Parcel 1, within which the site is located, covers a comparatively large area of the landscape around Codsall. Given its scale there are elements within it, such as heritage assets of the Conservation Area, that potentially skew the overall conclusions for this parcel. There would be logic in sub-dividing this Parcel into smaller land parcels to better reflect changes in landscape character, value and sensitivity.
- 4) Whilst the report acknowledges the adjacent allocated development site – that being the Taylor Wimpey -Wheatfield Manor housing that borders the site to the east - the review of Parcel 1 has been undertaken prior to this development being built, such that the significance of the urbanising influence of this development on the Parcel -and more specifically of the site- will not, therefore, have been taken into account. Now built, the site and the eastern part of the Parcel is evidently influenced by urbanising influences of this new development than, for example, the more rural landscape of Parcel 1 to the west of Mill Lane; and
- 5) Unlike other Green Belt reviews, it seems that no public consultation or stakeholder engagement has taken place.

4.0 LANDSCAPE CONTEXT

- 4.1 The baseline studies determine and describe the current condition of those aspects of the environment that are likely to be affected by any development.
- 4.2 The baseline studies have been formulated following a review of published landscape characterisation work, alongside field surveys of the site and the surrounding landscape. This has included an understanding of the area of the landscape that may be affected, and the area in which the development may be visible.

Limitations/Assumptions

- 4.3 The level of impacts (change) and the level of effects on landscape character and visual amenity from development cannot be determined at this stage as there is no detailed masterplan or development proposals in which to assess.
- 4.4 Reasoned assumptions have been made on the landscape components of the site and the visibility of the site for receptors based upon the field work analysis. Further work in terms of landscape character and visual amenity would be undertaken through the process of a Landscape & Visual Appraisal (LVA). This would include judgments on the impact upon the site's landscape receptors as a consequence of the proposed development's masterplan and application plans. Effects would also take into account different stages of the project and the design and mitigation measures.

Designations (Figure 3)

- 4.5 The site and the surrounding landscape is not covered by any landscape quality designation at either a national or local level. The site does not lie within the Local Plan designations of "Historic Landscape Areas."
- 4.6 Although landscape designations are not an exclusive indicator of quality, designated landscapes are commonly acknowledged as being of particular importance and sensitivity.
- 4.7 The south western part of the site abuts Codsall Conservation Area (CA). The CA is focussed on the village church (St Nicholas), Church Hill, Church Road and Drury Lane. The CA includes a number of Listed Buildings.
- 4.8 The Grade II Registered Park & Garden of Chillington lies to the north around 1km from the site at its closest point, beyond the M54 Motorway. There is no intervisibility between the site and the Registered Park & Garden.

NATIONAL CHARACTER**National Character Profiles****Shropshire & Staffordshire Plain NCA⁵**

- 4.9 Landscape character is assessed by Natural England through the use of National Character Area (NCA) Profiles. These provide a broad contextual understanding of the landscape, describing the general characteristics that can be found across these character areas.
- 4.10 The site lies within the extensive Shropshire & Staffordshire NCA, which covers some 366, 247ha of the landscape. The characteristics of this NCA are the following:
- *Extensive, gently undulating plain, dominated by thick glacial till from the late Pleistocene Period, producing productive, clay soils and exemplifying characteristic glacial landforms including eskers, glacial fans, kettle holes, moraines and a landscape of meres and mosses.*
 - *Prominent discontinuous sandstone ridges of Triassic age, characterised by steep sides and freely draining, generally infertile soil that supports broadleaved and mixed woodland.*
 - *Few woodlands, confined to the area around Northwich and to estates, cloughs and deciduous and mixed woods on the steeper slopes of the wind-swept sandstone ridges. Locally extensive tracts of coniferous woodland and locally distinctive orchards scattered throughout.*
 - *Strong field patterns with generally well-maintained boundaries, predominantly hedgerows, with dense, mature hedgerow trees. Sandstone walls occur on the ridges and estate walls and Cheshire-style (curved topped) metal railing fences occur locally on estates in Cheshire.*
 - *Dairy farming dominates on the plain, with patches of mixed farming and arable in the north and large areas in the south-east.*
 - *Diversity of wetland habitats includes internationally important meres and mosses comprising lowland raised bog, fen, wet woodland, reedbed and standing water, supporting populations of a host of rare wildlife, including some species of national and international importance.*

⁵ NCA 61, Shropshire & Staffordshire Plain, Natural England, April 2014

- *Extensive peat flood plains where flood plain grazing marsh habitats support regionally important populations of breeding waders in areas such as Baggy Moor, Weald Moor and Doxey Marshes.*
- *Many main rivers and their flood plains lie in this area, including the Dee, Dane, Severn, Penk and Sow. Significant areas of grazing marsh, alluvial flood meadows and hay meadows associated with the rivers Dee, Sow, Gowy and Severn. The area has the highest density of field ponds in western Europe.*
- *Rich archaeological evidence of iron-age hill forts concentrated on the sandstone ridges and the Weald Moors. Remnant ridge and furrow and moated houses are features of the plain. The Roman road, Watling Street, crosses the plain linking London to Wales via Wroxeter. Chester was an important Roman settlement.*
- *Regularly spaced, large farmsteads, dispersed hamlets, market towns and many other settlements including Macclesfield and Telford. Timber-frame buildings are a distinctive feature of the plain, often highly decorated in Cheshire, for example, the moated Little Moreton Hall. The historic towns including Stafford, Shrewsbury and the city of Chester have a wealth of 17th- and 18th-century half-timber, brick and red sandstone buildings.*
- *Parklands and gardens associated with estates such as Chillington, Trentham, Tatton and Attingham; country houses such as Gawsworth Hall, Arley Hall and Adlington Hall; and fortified manor houses and castles such as at Shrewsbury, Stafford, Beeston, Acton Burnell and Cholmondeley.*
- *Nationally important reserves of silica sand and salt. Active extraction of salt has developed a locally distinctive landscape of subsidence flashes, particularly around the area of Sandbach. Adjacent to these saline flashes are areas of salt marsh rarely found at inland sites.*
- *The numerous canals are important for recreation as well as habitat. Several National Cycle Routes and nearly 5,000 km of public rights of way cross the plain. Six National Nature Reserves (NNRs) are scattered throughout, close to large population centres and well used for recreation.*

COUNTY CHARACTER

SPG Planning for Landscape Change (2001)

Ancient Clay Farmlands (LCT)

4.11 Now of some age, the Staffordshire County Council's Planning for Landscape Change⁶ explores the landscape across Staffordshire. The report subdivides the landscape into large Landscape Character Types (LCTs)⁷. The site and the local landscape lies within the extensive Ancient Clay Farmlands LCT (see **Figure 4**).

4.12 The LCT is described below:

"In Staffordshire this type is geographically well defined and restricted to the western side of the county. It is characterised by the irregular pattern of hedged fields with ancient hedgerows and oaks, by subtle evidence of former heathland, and by a dispersed settlement pattern with small

⁶ Supplementary Planning Guidance, Planning for Landscape Change, Staffordshire County Council, May 2001

⁷ The report also refers to these as Regional Character Areas.

rural towns. The major land use has been dairying, dictated by the stagnogley soils derived from boulder clay which covers Triassic mudstones, to create a rolling lowland plain; however, pockets of sandy soil have supported arable production, and this has spread to the heavier soils in recent years. There are estateland and parkland variants, but the major visual distinction between landscapes, from relatively well wooded to very open, appears only on further subdivision on the basis of landscape quality.

- 4.13 The document includes a series of Landscape Policy Objectives for each LCT. The site is located in a "Landscape Enhancement" objective.
- 4.14 The report also identifies "Areas of Highest Landscape Sensitivity" across Staffordshire. The site and the local landscape do not lie within these areas.

LOCAL CHARACTER

South Staffordshire Landscape Sensitivity Study (2015)

- 4.15 There is no Landscape Character Assessment for South Staffordshire.
- 4.16 As part of the evidence base for the adopted Local Plan, the Council produced an in-house Landscape Sensitivity Study (2015)⁸. The report notes that:
- "This document has been prepared to assist the Council in making decisions on which sites will be taken forward into a Site Allocations Document (SAD). As part of this process, it looks at the single issue of landscape sensitivity"*
- 4.17 The report considers the landscape around sixteen settlements, to include Codsall. It uses the terms High, Medium and Low sensitivity.
- 4.18 The site lies within the larger land parcel CD8, which is judged by the report - like a number of parcels around the settlement edge - as being of High Sensitivity. This parcel not only covers the site, but also the land to the west, north and east of the Conservation Area around Mill Lane. It is described as being a:
- "Large LCP that wraps around the northern extent of the settlement. There are strong historic influences both from this part of the village and from field pattern survival. Fields are generally small and of rectilinear shape, delineated by hedgerows. This area is an example of the survival of a lowland cultural landscape. The Moat Brook takes a sinuous course around the LCP boundary".*
- 4.19 Since the report was produced the character of the local landscape within the context of the site has changed. A new housing development (Taylor Wimpey Wheatfield Manor) has been built and lies adjacent to the east of the site. Not only does this development introduce an urbanising influence upon the site and local landscape, but this is also likely to reduce the landscape sensitivity in this part of the Parcel given its adjacency to new housing. Moreover, the capacity for the site to accommodate similar development in the form of new housing is now far greater given its immediate relationship and context with new adjacent housing.
- 4.20 Having reviewed the report there are some concerns with the overall approach that has been adopted.

⁸ Landscape Sensitivity Study, South Staffordshire Council 2015.

- 1) It would seem that the process -and there is no indication otherwise – has been conducted without any independent landscape expertise, as one would normally expect for a study of this kind. Independent examination is important. Using a core team of specialists can ensure that professional and reasonable judgments are reached. There is, for example, no explanation as to whether a peer review has been taken place to examine the judgements.
- 2) Recognised landscape assessment and methodologies have not been referred to. It would appear that neither the Guidelines for Landscape & Visual Impact Assessment (GLIVA3, 2013) nor Natural England’s Approach to Landscape Character Assessment (2014) have been used. Amongst other things, these define how assessments should be undertaken in a transparent, considered and robust manner, and how sensitivity can be defined using accepted methodologies.
- 3) There is no clear indication as to how each of the land parcels have been derived. In reality, there is rarely clear-cut boundaries between land parcels.
- 4) Sensitivity within large parcels is likely to vary and this hasn’t been taken into account.
- 5) No photographs have been included, which is essential to the field survey records.
- 6) Regardless of whatever sensitivity rating is given to each parcel, the report does not take into account design and mitigation measures that can be imbedded within masterplans. As an example, in the section for “*Potential for mitigation and improvement of settlement edge*” for CD8 the report is blank and offers no comments. This is an overly negative approach lacking in balances. Development of some kind even within a landscape that may be judged to be of High Sensitivity, can be appropriate as is can deliver through design and mitigation measures and environmental benefits.

South Staffordshire Landscape Sensitivity Study Update (2017)

- 4.21 The Landscape Sensitivity Study has been updated to reflect objections made from consultees on the original study. The report notes that:
- “Following this consultation, some consultees raised queries or objections to the 2015 study. To ensure the SAD is informed by sufficiently robust evidence, this updated 2017 study takes into account in reconsidering the landscape sensitivity of Land Cover Parcels within the District.”*
- 4.22 The report follows the same approach as the earlier report, and more or less contains the same text and judgments.
- 4.23 With regards to the large parcel CD8, within which the site is located, there is no change in the high sensitivity rating, although some additional text has been included within the conclusion.
- 4.24 It is concluded that the issues raised with the original document remain with the updated version.

South Staffordshire Landscape Sensitivity Assessment (2019)

- 4.25 Prepared by LUC, this report considers landscape sensitivity across the district.
- 4.26 A landscape parcel (SL37) is defined around the northern edge of Codsall. The site lies within this parcel. In defining landscape sensitivity, the report concludes that the parcel is of “Moderate-High” sensitivity.

5.0 BASELINE LANDSCAPE CHARACTER & VISUAL AMENITY

LANDSCAPE CHARACTER

5.1 The baseline appraisal work has been formulated through the use of a field visit and a review of the published landscape characterisation work. The following provides an overview.

Site Context

5.2 The site location (**Figure 1**) and the aerial photograph (**Figure 2**) illustrate the site and its surrounding landscape context.

5.3 The site covers an area of around 10.83 hectares on the northern settlement edge of Codsall. It lies to the north of the residential area of Sandy Lane and to the west of a housing development at Farran Drive- Thelwell Drive (Taylor Wimpey -Wheatfield Manor).

5.4 To the west of the site, on slightly higher land is New House Farm on Gunstone Lane. The older core of Codsall (which includes a Conservation Area) lies to the west of the site. This part of the settlement is centred around Church Hill, Church Road and Mill Lane. The more modern built-up area of Codsall lies to the south.

5.5 A band of continuous mature woodland aligns Moat Brook that lies to the north of the site. Beyond Moat Brook is the small village of Gunstone sited on Whitehouse Lane.

Site Features & Character

5.6 The site comprises a series of comparatively narrow gently sloping rectilinear agricultural fields that are used for cattle grazing. The field pattern is defined by hedgerows, some of which are a little fragmented in places. There are mature trees along the more sinuous eastern site boundary and trees along its northern boundary. There is a small block of woodland within the eastern part of the site and also on the northern edge with Gunstone Lane.

5.7 Within the site is the property of New House Farm and a series of agricultural barns. The site also contains allotments that access accessed from Sandy Lane. Further allotments (Codsall Allotments and Leisure Gardens) border the site near Watery Lane. Properties lie adjacent to the site in the residential area Sandy Lane and those at Farran Dive-Thelwell Drive.

5.8 The Staffordshire Way (long distance recreational path) runs through Codsall and part of the route crosses the very northernmost part of the site.

Landform

5.9 The Topography Plan (**Figure 3**) illustrates the landform character of the site and the surrounding area. The landscape around Codsall is effectively shaped by the River Penk, which flows to the east of the village and by its tributary of Moat Brook that lies to the north.

5.10 The site lies at around 120-110 AOD (Above Ordnance Datum) and forms part of a very gentle east facing slope above the flatter landscape of the Moat Brook valley which lies to the north of Codsall. The site slopes from its western boundary at Gunstone Lane to its eastern boundary,

- 5.11 The land rises to 137m AOD at Church Hill and the older part of the village. The landform gently descends to the west of Mill Lane before rising again at the village of Codsall Wood to the west (c145m AOD). To the north of Moat Brook the landscape gently rises with Ring Hill Covert at 125m AOD.

Landscape Value

- 5.12 Landscape value can apply to a landscape area as a whole, or to the individual elements, features and aesthetic or perceptual dimensions which contribute to the character of the landscape.
- 5.13 With regards to establishing landscape value, § 5.19 of GLVIA3 notes that: *“A review of existing landscape designations is usually the starting point in understanding value...”*. Neither the site nor the surrounding landscape is subject to a landscape quality designation at either a national or local level.
- 5.14 In all landscapes there will be variances in the level of landscape value depending on a number of factors. GLVIA3 goes onto describe those elements that are generally agreed to influence value. Additional guidance on landscape value has been prepared by the Landscape Institute through; Assessing Landscape Value, A Technical Guidance Note, TGN 02/215. This sets out a range of factors that can be considered when identifying landscape value and these broadly represent the same factors within GLVIA3. These are considered below.

Natural Heritage

- 5.15 The site is not subject to any ecological designations. The site's woodland, hedgerows provide habitats of local ecological and landscape value.

Cultural Heritage

- 5.16 The Codsall Conservation Area lies to the west of the site. The Codsall and Oaken Conservation Area Management Plan⁹ identifies 'buffer zones' around the Conservation Area. This includes the western edge of the site between Gunstone Lane and New House Farm. This 'buffer zone', and the interface with the Conservation Area, can be sensitively addresses through the masterplanning process

Landscape Condition

- 5.17 The site and the local landscape is considered to be generally intact in terms of its fabric, although some of the internal field boundaries are a little fragmented in places. There are some mature trees within the site and this includes planting around New House Farm and along the northern and eastern site boundaries. Overall, the agricultural pattern of fields, hedgerows and trees are considered to be in a moderate condition.

Associations

- 5.18 The site is not subject to any specific cultural associations in terms of significant artists or writers, nor any notable events in history.

⁹ Codsall and Oaken Conservation Area Management Plan, South Staffordshire Council, 2014

Distinctiveness

- 5.19 The site does not lie within a rare Landscape Character Area or Type at either a national or local level, and nor does it contain any rare or unusual landscape features. The pattern of the relatively narrow fields is representative of the field pattern that extends to the east and west of Mill Lane.

Recreational

- 5.20 Given that the site lies alongside the settlement it has some local value for nearby residents, as is often the case with greenfield sites adjacent to existing communities. Public access is, however, limited to the Sandy Lane allotment and a short section of the Staffordshire Way that crosses the north western part of the site. There are other rights of way in the local landscape, and this includes a Public Bridleway extending north of Mill Lane and Footpaths off Whitehouse Lane near Gunstone.

Perceptual (Scenic)

- 5.21 There are some pleasant elements within this landscape, such as mature trees and hedgerows within the fields that extend out from the built-up area of Codsall to the west and east of Mill Lane. There are also some attractive built and landscape features in the older part of Codsall around the church and within the narrow lanes of Church Road, Drury Lane and Mill Lane.
- 5.22 Taking everything into account, it is concluded that whilst the local landscape forms a pleasant agricultural landscape the site, itself, is not one that has a pronounced sense of scenic quality.

Perceptual (Wildness & Tranquillity)

- 5.23 The site and its context does not display any marked sense of tranquillity on account of the influences of the built-up area. There is a notable level of noise emanating from the M54 in the landscape to the north which has an effect on the surrounding landscape. As would be expected there are some degrees of tranquillity within the local landscape away from these influences.

Functional

- 5.24 Whilst the woodland, trees and hedgerows have local value, the site and local landscape comprises agricultural land of comparatively limited value.

Summary of Landscape Value

- 5.25 Whilst the site has some value like all landscapes, it has no pronounced sense of scenic quality or tranquillity, is for the most part not accessible to the public. There are heritage assets within the vicinity to the west, whilst the site's mature trees and hedgerows are features of local conservation value. Having examined the above factors and using a word scale of high, medium and low it is concluded that the site is of *medium landscape value*.

VISUAL AMENITY

- 5.26 The baseline visual study includes an understanding of the area in which the site may be visible. It explores the groups of people who may experience views and the nature of these views. The interaction of landform, settlements and vegetation determines the extent of visibility across the landscape. An analysis of the site's visual envelope (i.e., the area in which the site may be visible) and the availability of views has been undertaken in parallel with the landscape character analysis.

Visual Receptors and Viewpoints

- 5.27 Visual Receptors include residents, users of public rights of way, users of open spaces and recreational facilities, highways users and people at their place of work. In general, residents and rights of way users are normally of higher susceptibility (sensitivity) to change, although the surrounding context can in some cases have a bearing on susceptibility.
- 5.28 A series of photographs (see **Figure 6**) have been taken to help demonstrate representative views for visual receptors within this landscape and to aid the descriptions of landscape character. As part of any planning application, it is expected that further photographs would be undertaken as part of a LVA to demonstrate varying degrees of visibility for receptors. This would assist in the judgements on the likely visual effects of Proposed Development on the site.

Residents

Codsall

- 5.29 It was not possible to obtain photographs from residential properties as these are private views. However, reasoned assumptions on visibility have been made based upon the fieldwork analysis. In some instances, photographs that have taken from nearby public vantage points or used to provide a general illustration of the visual context that is likely to be experienced by these receptors. Residents are judged to be of high sensitivity of change.
- 5.30 As a consequence of the settlement edge context within which the site is situated, there are some close-range views from residential properties on the edges of Codsall. These are, however, limited to those residents that border the site rather than from the wider built-up area of Codsall
- 5.31 There are views of the site for the adjacent properties on Gunstone Lane, which include New House Farm, and for those that back onto the site at Sandy Lane. Views are also gained of the site for residents on the western edges of Farran Drive and Thelwell Drive.
- 5.32 Views towards the site for those residents that occupy slightly higher land at Mill Lane are filtered and obscured to varying degrees by intervening tree cover within their rear gardens and by planting along Gunstone Lane.
- 5.33 As part of any potential planning application design and mitigation measures can be developed to ensure that the location, layout and disposition of built uses are sensitively assimilated into the landscape so that the impact and consequential effects on these visual receptors is minimised. This should include, for example, introducing greenspace and planting around the site's perimeter to filter and 'soften' view of the built form
- 5.34 Whilst development on the site is likely to be visible for some of these localised receptors, it would be observed in the main within the context of built features that are apparent, to varying degrees, within the view.
- 5.35 It is considered that levels of impact and effects on these residential receptors would vary depending on their location, orientation of windows, and intervening screening features of existing vegetation and new planting.

Rights of Way Uses

Staffordshire Way

- 5.36 Right of Way receptors are judged to be of high sensitivity.
- 5.37 The Staffordshire Way Recreational Route runs through Codsall on Church Road and Gunstone Lane. On Gunstone Lane there are views into the site near New House Farm where there are gaps in the tree line.
- 5.38 Users experience close range views of the site where the route crosses the northern most field. (See Viewpoint 1, **Figure 7**).
- 5.39 Design measures can be adopted to minimise impacts upon these receptors as they move through the site and where they pass by on Gunstone Lane. This could include setting-built development some distance back from these routes and with the use of intervening tree planting and areas of greenspace to help 'soften' views of new housing.
- 5.40 Viewpoints 2-3 (**Figure 8**) represent views looking back towards the site and Codsall. From these viewpoints, views into the site are effectively filtered and obscured by mature planting on the northern boundary. And in the case of Viewpoint 3, by mature woodland along Moat Brook.
- 5.41 In addition, the already well-established northern hedgerow provides containment that prevents clear views into the site. To reinforce this, the boundary vegetation can be strengthened with additional woodland and tree planting.
- 5.42 Viewpoint 7 (**Figure 10**) is taken on slightly higher land beyond the Moat Brook valley in the vicinity of Gunstone Farm. The rise in the landform at Church Hill and Mill Lane is visible with some filtered views of properties seen through the tree line. The site is effectively hidden by the screening effects of landform, overlapping hedges, and mature trees.

Public Footpaths (Whitehouse Lane)

- 5.43 Right of Way receptors are judged to be of high sensitivity.
- 5.44 Footpaths extend south from Whitehouse Lane, Gunstone. Viewpoints 4-5 (**Figure 8-9**) provide representative views looking back toward the site and Codsall. The site is effectively hidden by mature woodland that follows the course of Moat Brook.

Public Bridleway (Mill Lane)

- 5.45 Right of Way receptors are judged to be of high sensitivity.
- 5.46 Mill Lane is also a Public Bridleway. Viewpoint 8 (**Figure 9**) is taken from the Bridleway before it enters the built up area. The slightly elevated nature of the route provides receptors with views across the Moat Valley landscape to the south. The experience includes views of agricultural fields, hedgerows and pockets of woodland and tree cover. Views into the site are effectively prevented and obscured by vegetation.

Highway Users

Watery Lane

- 5.47 Highway Users are judged to be of medium -low sensitivity as they are moving through the landscape at speed.

- 5.48 Travelling south on Watery Lane from the junction with Whitehouse Lane the site is effectively hidden by woodland on Moat Brook and by the new housing development, The very eastern tip of the site borders Watery Lane and would be visible over a very short duration.

Sandy Lane

- 5.49 Highway Users are judged to be of medium -low sensitivity.
- 5.50 Receptors experience views of the residential area as they move along the road. There are some glimpsed views into the site, although views tend to be restricted by residential buildings and the roadside hedgerow.

Visual Summary

- 5.51 The site is visually well contained in the wider landscape. This is a consequence of the slight rise in the landform at Church Hill Mill Lane that contains the site from the wider landscape to the west. Whilst the built-up area of Codsall visually contains the site from the wider landscape to the south and east. To the north, visibility of the site from the wider landscape is restricted by the mature woodland along Moat Brook. The site's boundary hedges and mature trees provide further degrees of containment. As a consequence, the site has a very limited visual envelope with views of it restricted to localised receptors within the immediate context of the site.

6.0 DESIGN APPROACH & POTENTIAL DEVELOPMENT

- 6.1 The nature of landscape sensitivity takes into account the susceptibility to change¹⁰ arising from proposed development, alongside a judgment on value. It is reasonable to conclude that in all landscapes there will be variances in sensitivity to change, depending on the receptor's landscape character and value, together with the type, scale and magnitude of change.
- 6.2 The site is visually well contained with the wider landscape. It has established well defined boundaries that would assist with its Green Belt release. This comprises the built context of Codsall to the west (Gunstone Lane), to the south (Sandy Lane) and to the east (Wheatfield Manor). The wooded character of Moat Brook forms a very strong defensible boundary within the local landscape that physically contains Codsall from the wider landscape.
- 6.3 Whilst any new built development upon the site would likely result in a magnitudes of landscape and visual change due to the introduction of built development upon it - indeed any built development on existing green fields is likely to have impacts of this nature - this is tempered by the fact that the site lies within a settlement edge landscape and alongside housing development such that new housing, whilst visible for a number of local receptors, would not be an uncharacteristic feature within this landscape context. Furthermore, the site has a restricted visual envelope such that impact and consequential effects would be highly localised.
- 6.4 Through an analysis of landscape and visual resources, and subject to a sensitively designed masterplan, which should be underpinned by a Green Infrastructure Strategy, it is considered this

¹⁰ The ability of the landscape receptor to accommodate proposed development without undue consequences for the maintaining the baseline situation and/or the achievement of landscape planning policies and strategies. {GLVIA3}

landscape is potentially tolerant of change and has the capacity to absorb well-designed and well-planned development.

6.5 As part of any potential planning application design and mitigation measures would be developed and adopted as part of the masterplan process. This would ensure that the location, layout and disposition of built uses are sensitively assimilated into the landscape so that the impact and effects on landscape and visual receptors is minimised. This should include, for example, the provision of new woodland and tree planting to 'soften' and filter views of built development, and greenspaces- particularly within the western parts of the site - to act as 'offsets' from development.

6.6 The following provides a series of guiding landscape principles for development to assist the masterplanning process.

- 1) To accord with the aspirations for green infrastructure and good design contained within the NPPF and to embrace the policies within the Development Plan**
- 2) The site's well defined northern boundary hedgerow should be reinforced with a broad swathe of new woodland planting. This would provide a strong natural boundary to development, that would be similar in character to tree cover along Moat Brook.**
- 3) To develop and deliver well-designed urban design and landscape strategies that address the development's relationship with the settlement edge of Codsall. This includes:**
 - a) Focussing new built development within the eastern parts of the site so that new housing is observed within the context of the new housing development to the east;**
 - b) Sensitive design approaches and offsets between new development and the Conservation Area and its 'buffer zone'. This would include the use using the western parts of the site within the vicinity as New House Farm as amenity greenspace and tree planting and/or retaining these fields as agricultural land.**
 - c) Establishing appropriate development offsets from existing properties, hedges and trees; and**
 - d) Using an appropriate scale, mass and height of new buildings so that that they are related to the surrounding context.**
- 4) To adopt a 'ground up' masterplan approach, whereby the site's landscape features that are considered to be of particular value (i.e., hedgerows and mature trees) are retained and utilised as a framework within which to contain the built development parcels.**
- 5) To minimise impacts upon landscape character and visual amenity by establishing a Green Infrastructure framework that.**
 - a) Protects and conserves landscape features that are of particular value.**
 - b) Delivers compensatory landscape features to provide mitigation for any loss or disruption of landscape features as a consequence of the introduction of built development and infrastructure.**
 - c) Introduces a variety of new habitats, landscape features and greenspaces to provide long term environmental enhancements for biodiversity and recreation.**

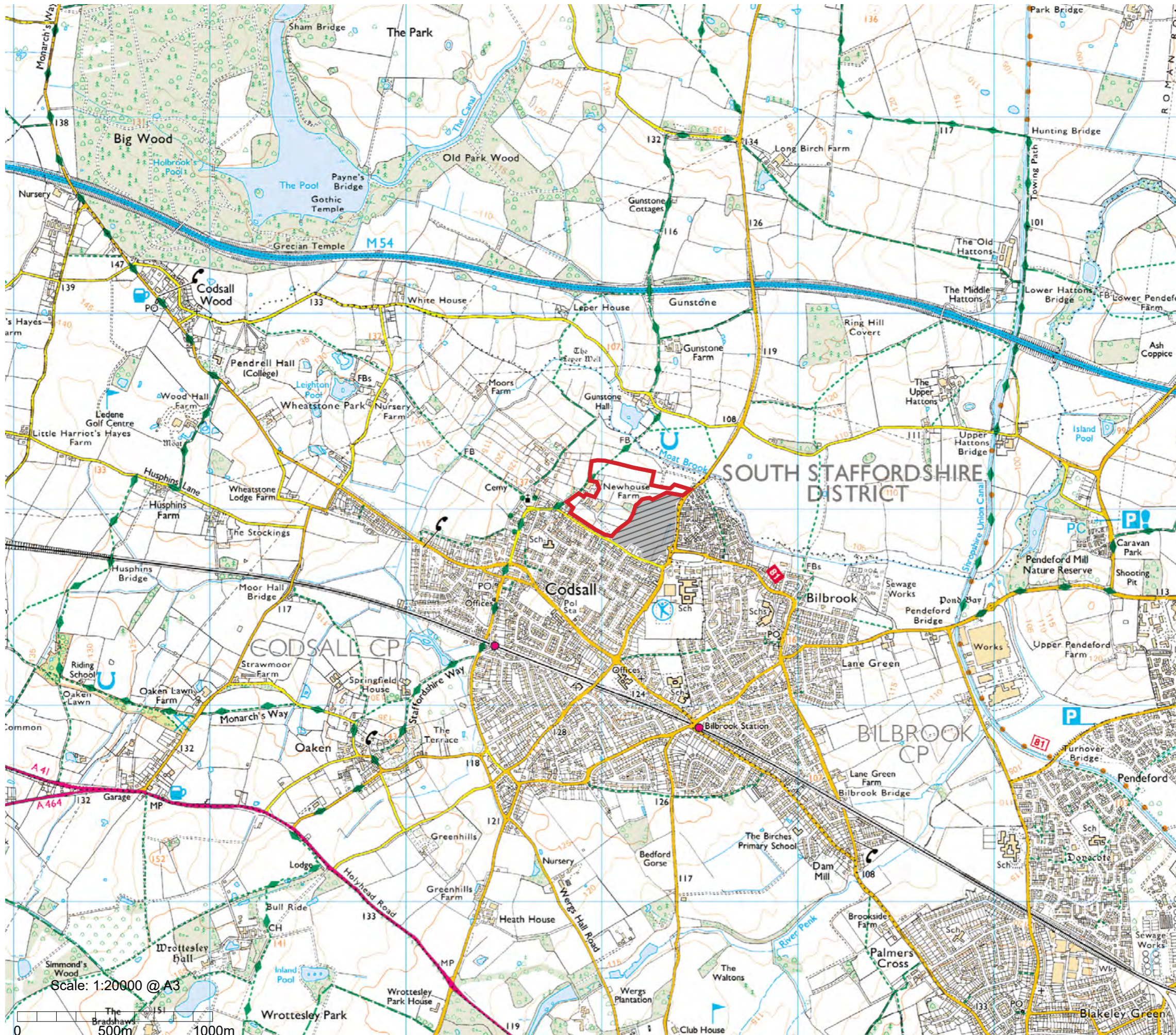
- d) Utilises existing trees and hedgerow cover, together with new tree planting, to 'soften' and filter views of built development for the most sensitive visual receptors (residents and rights of way users) that have views of the site.**
 - 6) Ensuring that the development's new Green Infrastructure is multifunctional so that it provides quality of life benefits. This should address recreation, biodiversity, drainage and adaption to climate change.**
 - 7) To deliver easily accessible recreational space for the new and wider community with the potential for open space and play space for healthy active living. Connections to the Staffordshire Way as part of new recreational routes should be explored; and**
 - 8) To ensure that there is an appropriate mechanism in place so that the long-term maintenance and management of the Green Infrastructure can either be adopted by the Local Authority, a landscape management company or community groups.**
- 6.7 From an analysis of the baseline landscape character and visual amenity, these guiding principles - which can clearly be developed further - are considered to be an appropriate and sensitive design response that would minimise impacts of development on landscape character and visual amenity as well as seeking to deliver overall enhancements.

7.0 SUMMARY

- 7.1 The site and the surrounding landscape are not covered by any landscape quality designation at either a national or local level. Although landscape designations are not an exclusive indicator of quality, designated landscapes are commonly acknowledged as being of particular importance and sensitivity
- 7.2 Whilst the site has some landscape value like all landscapes, it has no pronounced sense of scenic quality or tranquillity, is largely inaccessible to the public and is visually well contained within the wider landscape. It influenced to varying degrees by the settlement edge of Codsall. There are heritage assets within the immediate vicinity to the west and its mature trees and hedges are features of local conservation value.
- 7.3 The site is well contained in the wider landscape as a result of the slight rise in the landform to the west at Mill Lane, the built-up area of Codsall and by the mature woodland along Moat Brook. The site's boundary hedges and mature trees provide a further degree of containment that can all be strengthened by new planting. As a consequence, the site has a very limited visual envelope with views restricted to localised receptors within its immediate context.
- 7.4 The site has established well defined boundaries that would assist with its Green Belt release. The site's northern boundary hedgerow can be planted with a broad swathe of new woodland that would provide a strong natural boundary, that would ultimately be very similar in character to the nearby Moat Brook. Indeed, Moat Brook forms a very strong defensible boundary within the local landscape that contains Codsall from the wider landscape.
- 7.5 The site lies within a settlement edge landscape and alongside new development. New housing development, whilst visible for a number of localised visual receptors, would not be a completely uncharacteristic feature within this landscape given the context within which the site is located. In



conclusion, therefore, it is considered that impact and consequential effects of Proposed Development would be highly localised.

- 7.6 As part of any potential planning application, urban design and landscape mitigation measures would be developed. It is expected that a 'ground up' masterplanning approach would be adopted. This would ensure that the site's principal landscape assets are conserved and expanded through new habitats and greenspace to provide an overarching landscape framework within which built development can be accommodated. From a landscape perspective the design strategy should focus new built development within the eastern parts of the site so that new housing is observed within the context of the recent housing development at Farran Drive-Thelwell Drive. The western parts of the site within the vicinity of New House Farm and Gunstone Lane would be retained as agricultural land or designed as community greenspace with features such as new trees and hedges and small blocks of woodlands.
- 7.7 Through an analysis of landscape and visual resources, and subject to the adoption of a sensitively designed masterplan and a Green Infrastructure Strategy, it is considered this landscape is potentially tolerant of some change and has the capacity to absorb well-designed and well-planned development without resulting in any unacceptable long-term landscape and visual harm. New green infrastructure can provide local benefits.



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-  Site Boundary
-  New Housing Development (Taylor Wimpey)

Scale: 1:20000 @ A3
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client
Hallam Land Management Ltd

project
Land at Sandy Lane,
Codsall

drawing title
SITE LOCATION

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Figure 1



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Aerial imagery © 2018 Microsoft Corporation

-  Site Boundary
-  New Housing Development (Taylor Wimpey)
-  Public Rights of Way
-  The Staffordshire Way

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Codsall

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AERIAL

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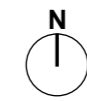
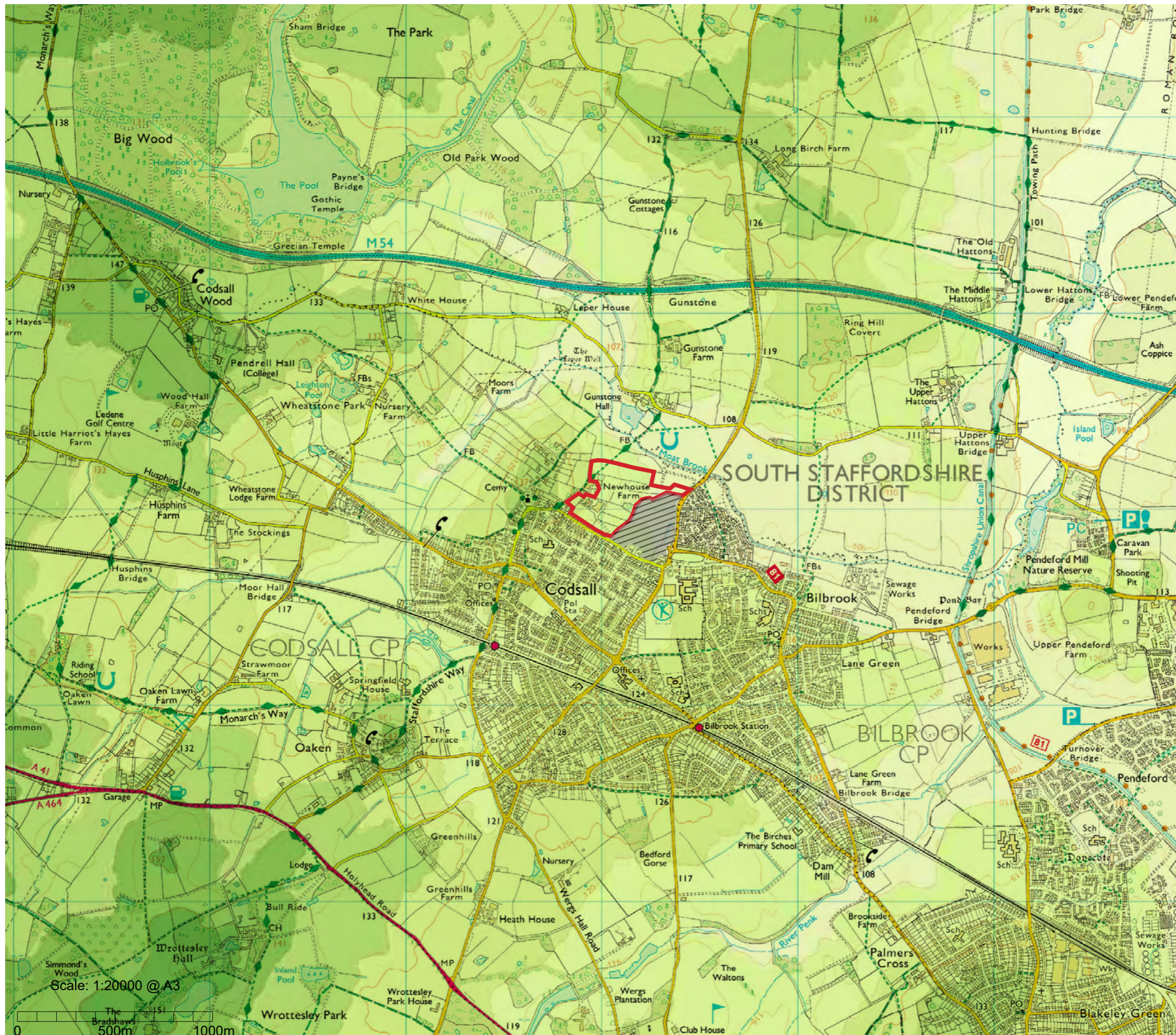


Figure 2

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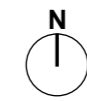
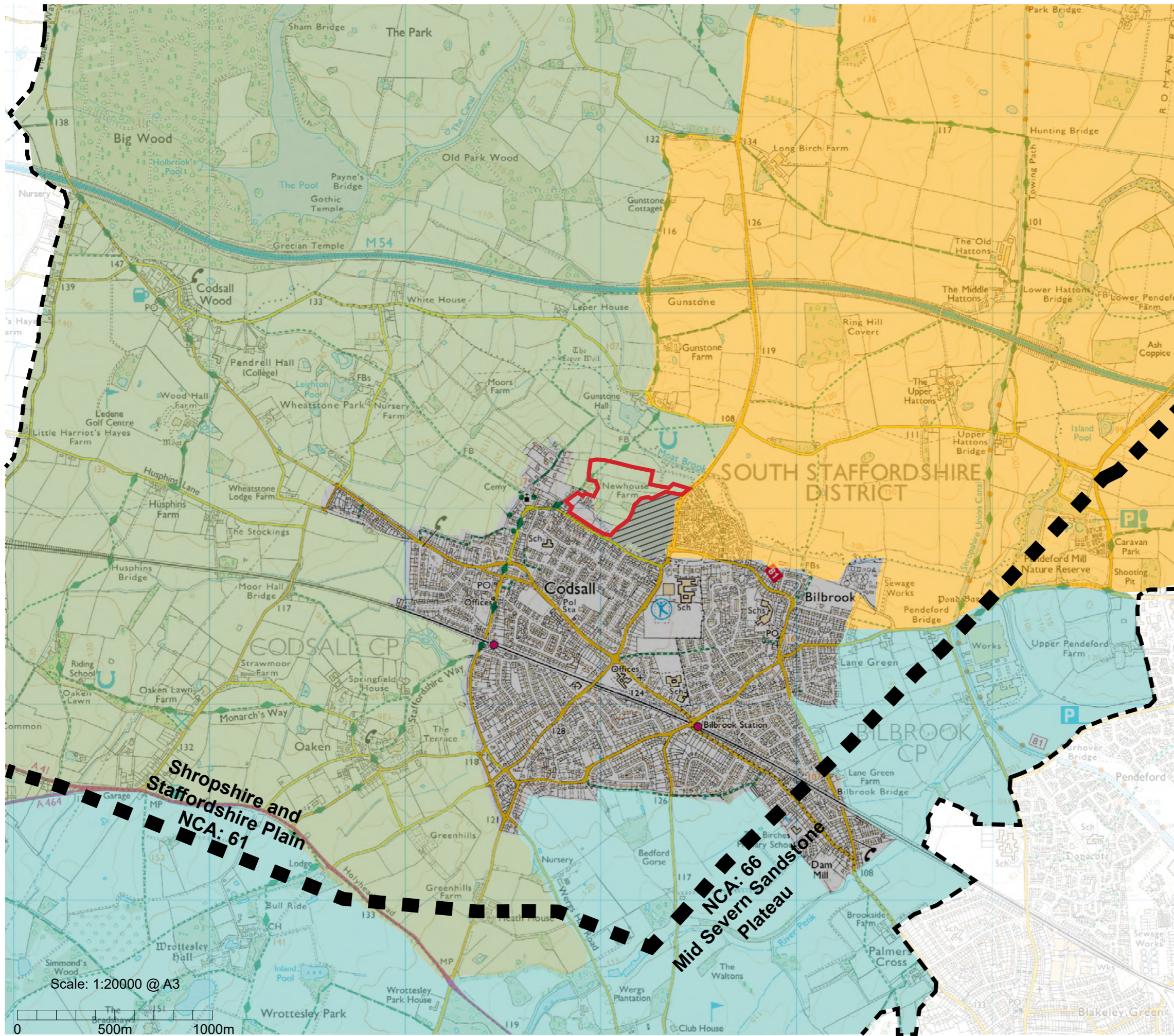










Figure 3

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-  Site Boundary
-  New Housing Development (Taylor Wimpey)
-  County Boundary
-  National Character Area (NCA) (Natural England)
NCA 61 'Shropshire and Staffordshire Plain'
NCA 66 'Mid Severn Sandstone Plateau'
- Landscape Character**
(Staffordshire County Council: Planning for Landscape Change)
-  Urban
-  **Regional Character:** Staffordshire Plain
Landscape Character Type: Ancient Clay Farmlands
-  **Regional Character:** Cannock Chase and Cankwood
Landscape Character Type: Settled Heathlands
-  **Regional Character:** Mid Severn Sandstone Plateau
Landscape Character Type: Sandstone Estatelands

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project
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Codsall

drawing title
LANDSCAPE CHARACTER



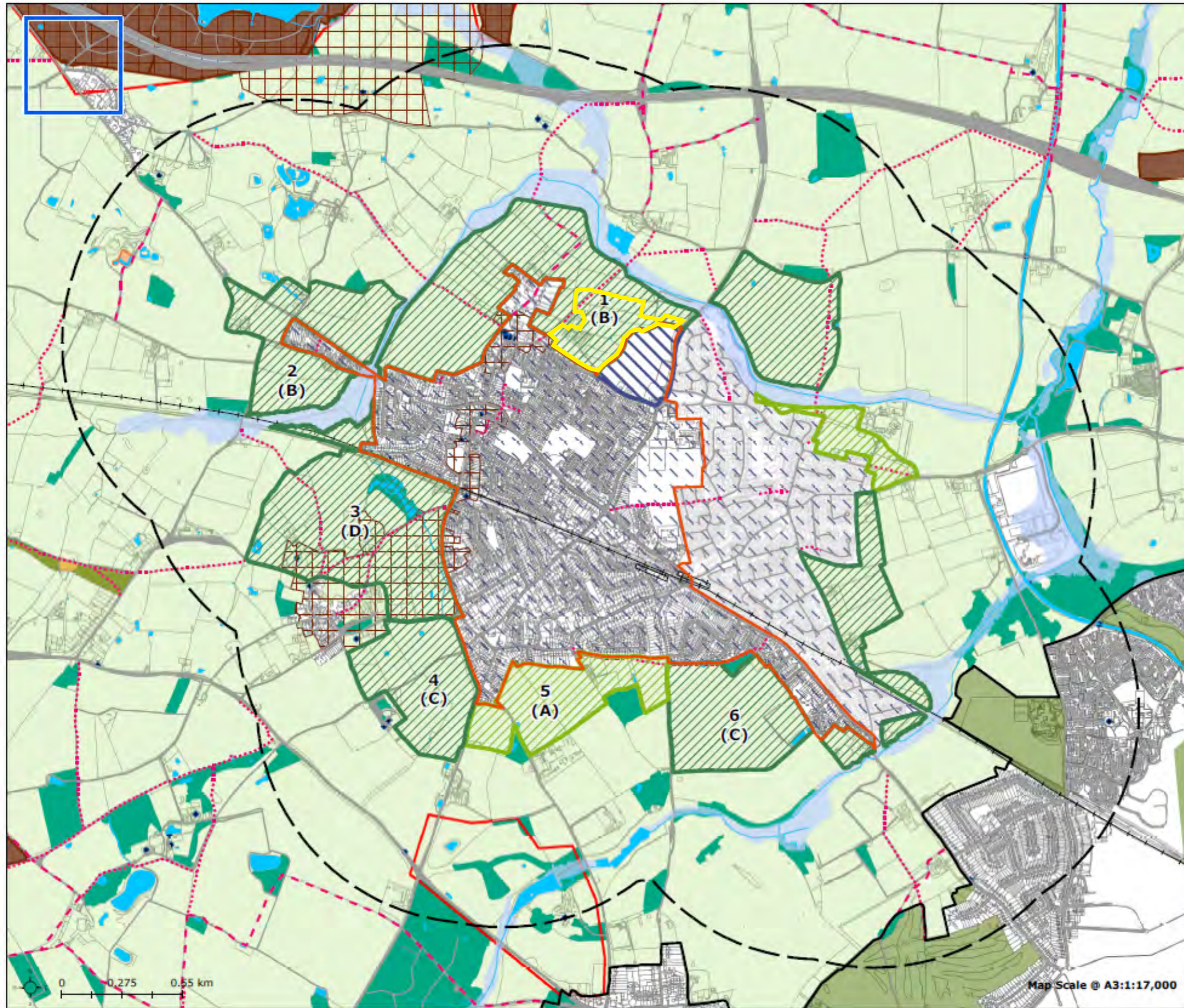
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Figure 4

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Site Boundary

South Staffordshire Green Belt Review

Codsall

- 1KM Buffer
- Settlement Boundary
- South Staffordshire District Boundary
- Total area of housing, both in policy CP6 and the safeguarded land requirement

Green Belt Parcels

- Makes a considerable contribution to Green Belt Purposes
- Makes a contribution to Green Belt Purposes
- Makes a more limited contribution to Green Belt Purposes

Relative Rankings A-E - Parcels ranked 'A' make the least contribution to the Green Belt and 'E' the most, for this settlement

- Footpath
- Bridleway
- BOAT
- Railways
- Roads
- Rivers/Canals and Lakes
- AONB
- Conservation Areas
- Ramsar
- Special Areas of Conservation
- Special Protection Areas
- National Nature Reserves
- Local Nature Reserves
- Scheduled Monuments
- SSSIs
- Ancient Woodland
- Flood Zone 3b
- Registered Parks and Gardens
- Listed Buildings
- Hatherton Canal Protection Line
- GB2 - Safeguarding Land
- EQ4 - Historic Landscape Areas
- HWB1 - Open Spaces, Sport and Recreation
- OC1 - Open Countryside
- National Inventory of Woodland and Trees 2012
- Green Belt

LUC

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Land at Sandy Lane, Codsall

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EXTRACT FROM SOUTH STAFFORDSHIRE PARTIAL GREEN BELT REVIEW (NOV 2016)

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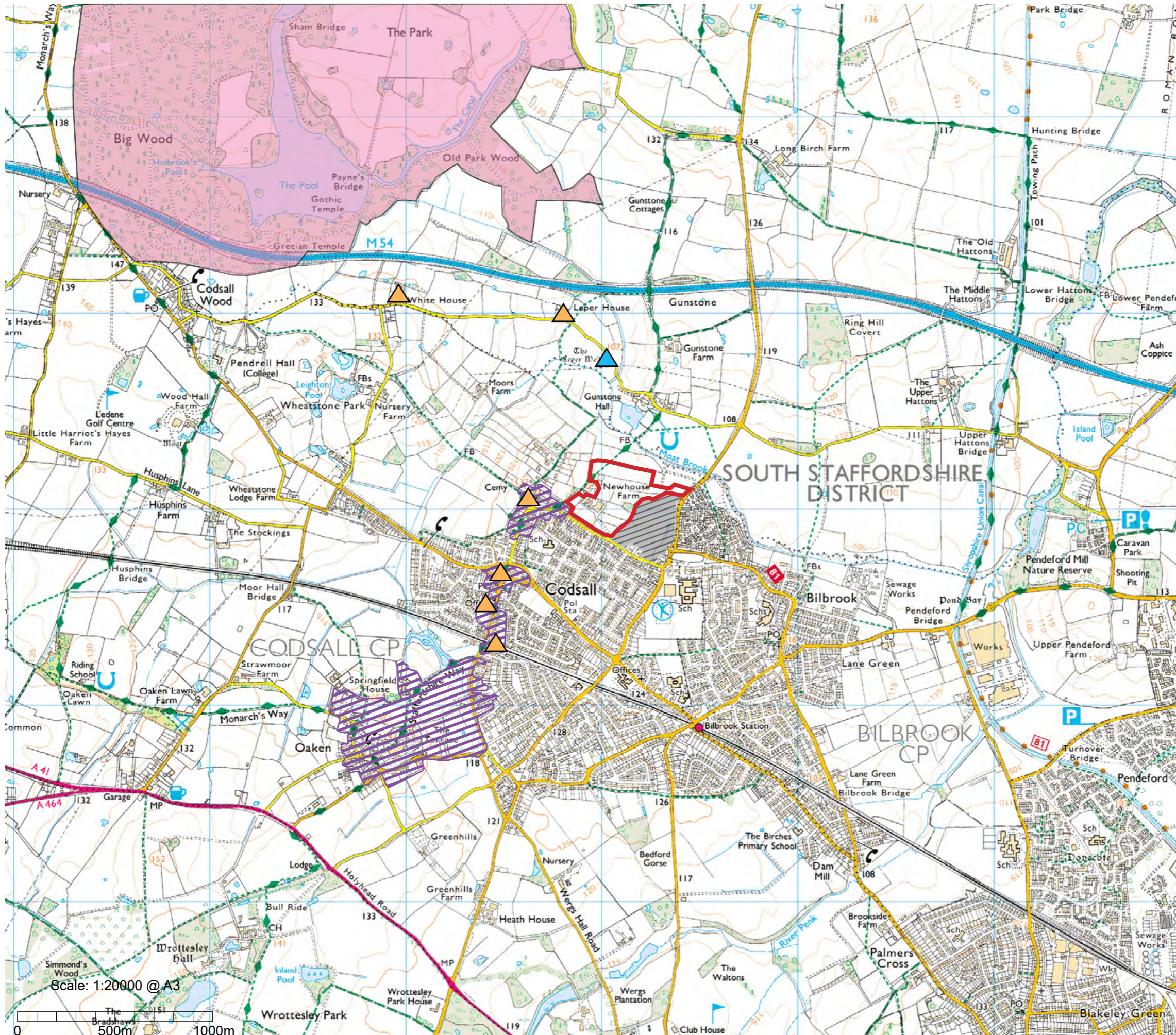
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13 December 2021

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




Figure 4a

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-  Site Boundary
-  New Housing Development (Taylor Wimpey)
-  Conservation Areas
-  Registered Parks and Gardens (Chillington Hall - Grade II Listed)
-  Listed Buildings (within a 1km radius)
-  Scheduled Monuments (within a 1km radius)

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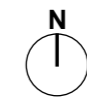
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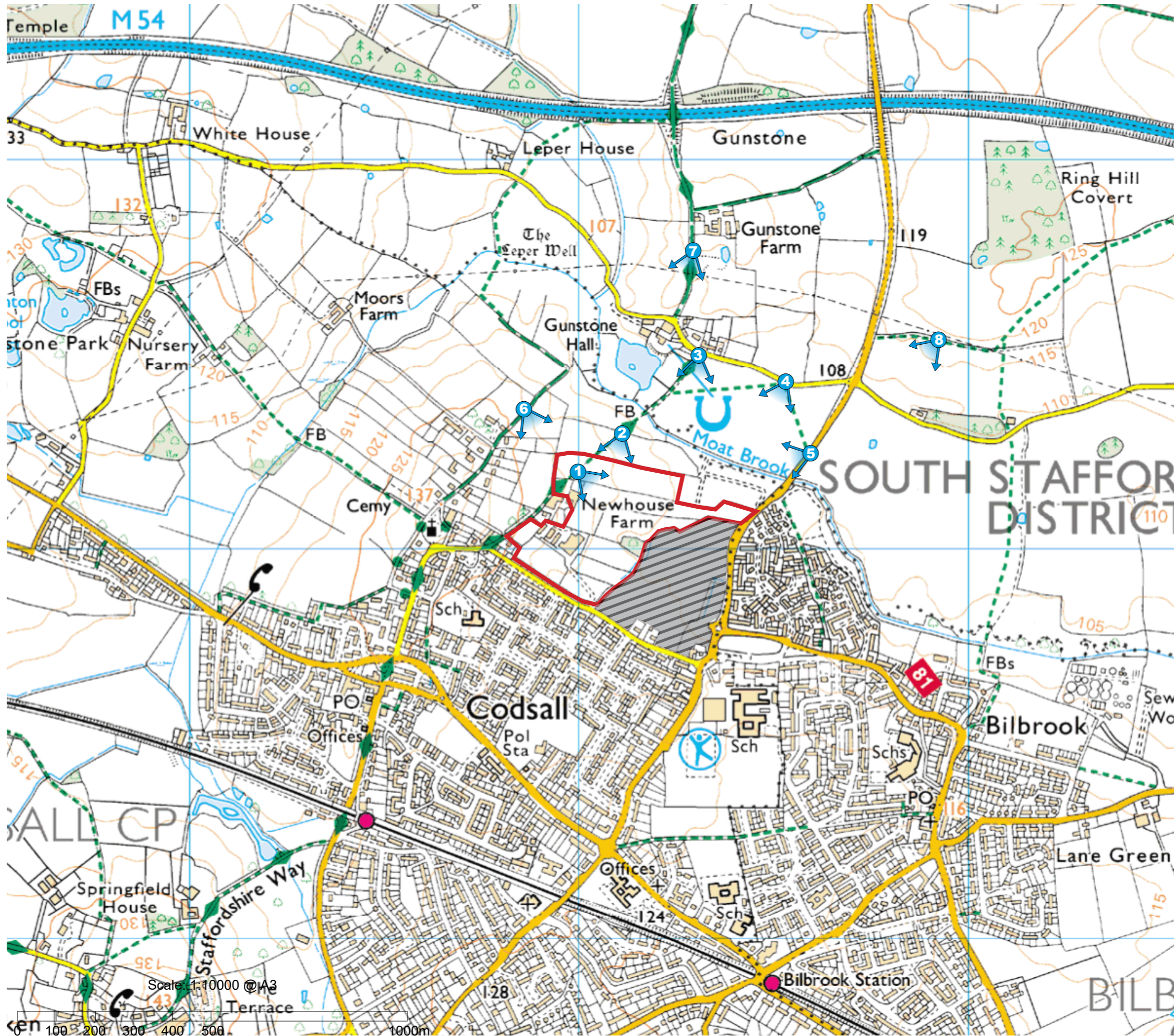
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-  Site Boundary
-  New Housing Development (Taylor Wimpey)
-  Photo Viewpoints

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project
Land at Sandy Lane, Codsall

drawing title
VIEWPOINTS

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13 December 2021

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Figure 6

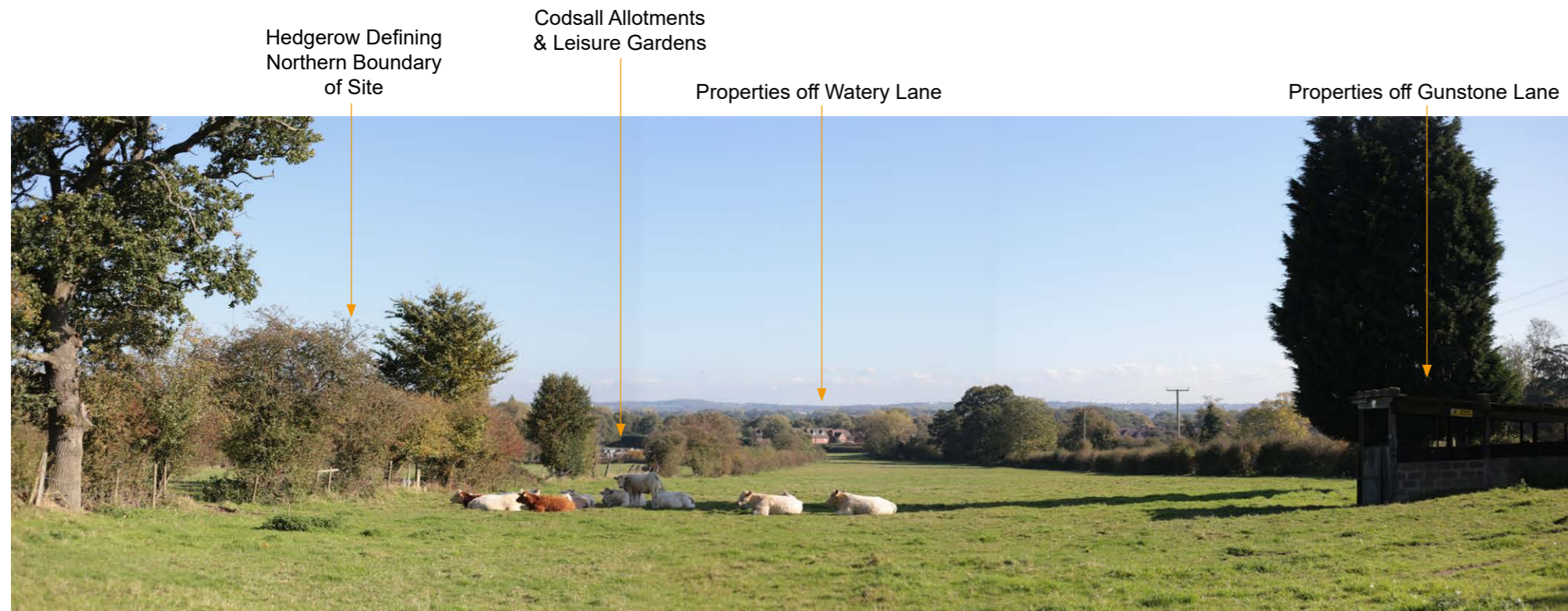


PHOTO VIEWPOINT 1: VIEW EAST FROM STAFFORDSHIRE WAY



PHOTO VIEWPOINT 2: VIEW SOUTH FROM STAFFORDSHIRE WAY

Note: Based on a viewing distance of 175mm and focal length of 50mm

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Codsall

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PHOTO VIEWPOINTS 1 & 2



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3rd December 2018
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Figure 7

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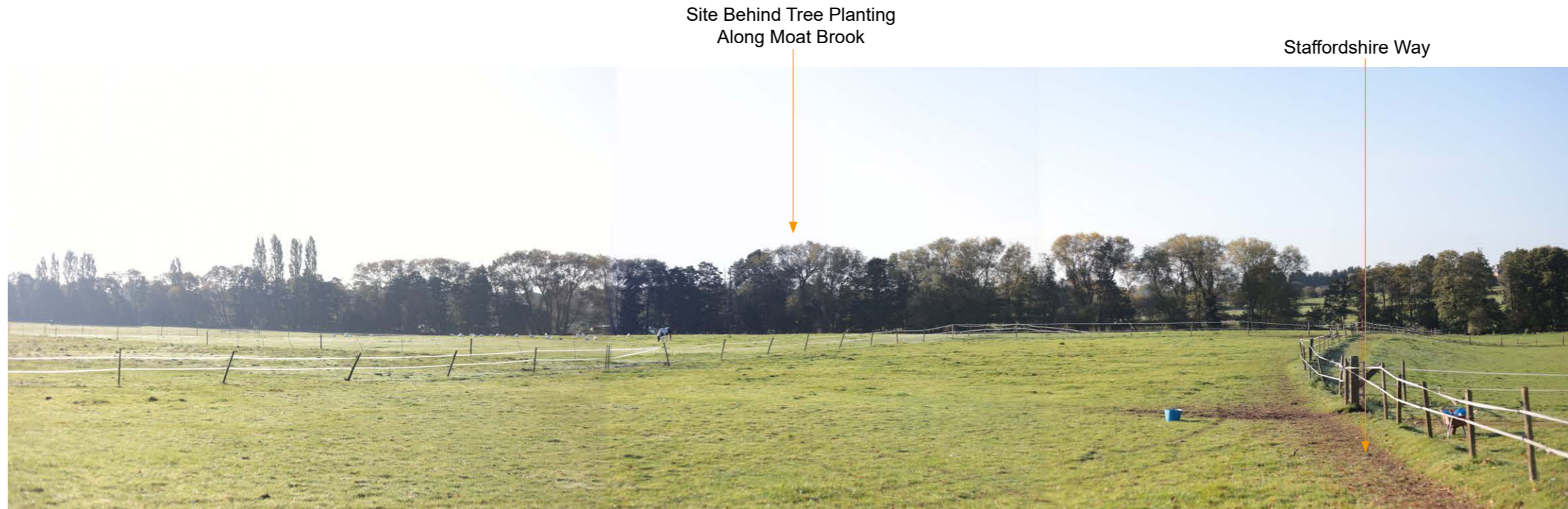


PHOTO VIEWPOINT 3: VIEW SOUTH FROM STAFFORDSHIRE WAY, NEAR WHITEHOUSE LANE

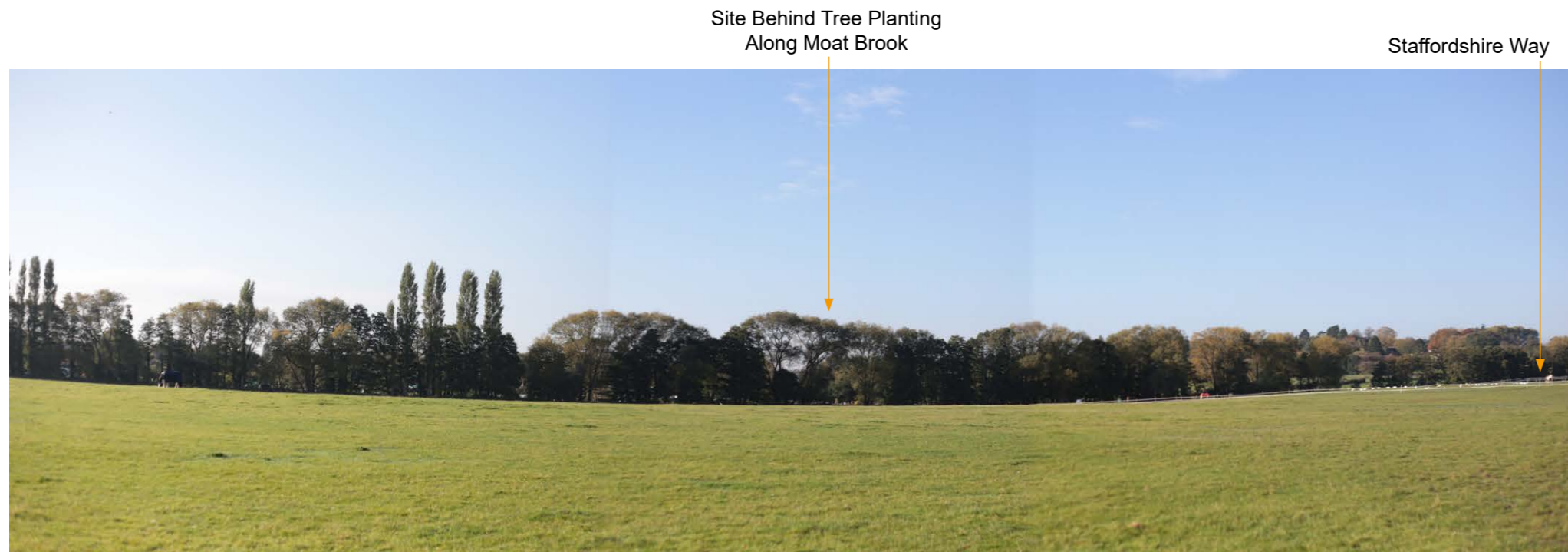


PHOTO VIEWPOINT 4: VIEW SOUTH FROM PUBLIC FOOTPATH, NEAR WHITEHOUSE LANE

Note: Based on a viewing distance of 175mm and focal length of 50mm

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project
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Codsall

drawing title
PHOTO VIEWPOINTS 3 & 4

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3rd December 2018

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Figure 8



PHOTO VIEWPOINT 5: VIEW SOUTH WEST FROM PUBLIC FOOTPATH, NEAR WATERY LANE



PHOTO VIEWPOINT 6: VIEW EAST FROM PUBLIC BRIDLEWAY THAT CONNECTS WITH MILL LANE (Codsall 1)

Note: Based on a viewing distance of 175mm and focal length of 50mm



PHOTO VIEWPOINT 7: VIEW SOUTH FROM THE STAFFORDSHIRE WAY (Footpath: Brewood and Coven 82)



PHOTO VIEWPOINT 8: VIEW SOUTH WEST FROM FOOTPATH (Brewood and Coven 68)

Note: Based on a viewing distance of 175mm and focal length of 50mm

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project
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Codsall

drawing title
PHOTO VIEWPOINTS 7 & 8

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3rd December 2018

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Figure 10

Appendix A

Landscape and Visual Appraisal – Methodology and Assessment Criteria

Introduction

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

Landscape

Landscape Sensitivity

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

Landscape Value

- 1.5 Value can apply to a landscape area as a whole, or to the individual elements, features and aesthetic or perceptual dimensions which contribute to the character of the landscape. The following criteria have been used to categorise landscape value. Where there is no clear existing evidence on landscape value, an assessment is made based on the criteria/ factors identified below (based on the guidance in the Landscape Institute Technical Guidance Note 02/21 "Assessing landscape value outside national designations", (which provides more up to date guidance than Box 5.1 of GLVIA3).

- Natural Heritage
- Cultural Heritage
- Landscape Condition
- Associations
- Distinctiveness
- Recreational
- Perceptual (scenic)
- Perceptual (Wildness and tranquillity)
- Functional

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

Landscape Susceptibility to Change

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

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

Magnitude of Landscape Effects

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

Scale or Size of the Degree of Landscape Change

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

Geographical Extent

Geographical extent	Definition
Extensive	Notable change to an extensive proportion of the geographic area.
Moderate	Notable change to part of the geographic area,
Minimal	Change over a limited part of the geographic area.
Negligible	Change over a very limited part of the geographical area

Duration

Duration	Definition
Short term	The change will occur for up to 5 years.
Medium Term	The change will occur for between 5 and 10 years.
Long term	The change will occur for over 10 years

Reversibility

Reversibility	Definition
Irreversible	The development would be permanent and the assessment site could not be returned to its current/ former use.

Reversible	The development could be deconstructed/ demolished and the assessment site could be returned to broadly its current/ historic use (although that may be subject to qualification depending on the nature of the development).
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Visual

Sensitivity of Visual Receptors

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

Visual Susceptibility to Change

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

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

Value of Views

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

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

Magnitude of Visual Effects

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

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

Level of Effect

- 1.12 The final conclusions on effects, whether adverse or beneficial, are drawn from the separate judgements on the sensitivity of the receptors and the magnitude of the effects. This overall judgement is formed from a reasoned professional overview of the individual judgements against the assessment criteria.
- 1.13 GLVIA3 notes, at paragraphs 5.56 and 6.44, that there are no hard and fast rules with regard to the level of effects, therefore the following descriptive thresholds have been used for this appraisal:
- **Major**
 - **Moderate**
 - **Minor**
 - **Negligible**

- 1.14 Where it is determined that the assessment falls between or encompasses two of the defined criteria terms, then the judgement may be described as, for example, Major/ Moderate or Moderate/ Minor. This indicates that the effect is assessed to lie between the respective definitions or to encompass aspects of both.