

Chigwell Garden Centre, High Road, Chigwell

Landscape & Visual Impact Assessment
Full Planning Consent Application
November 2018



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1.1. Scope of Assessment

- 1.1.1. This assessment considers the landscape and visual impacts of the proposed development of land at Chigwell Garden Centre, High Road Chigwell 1G7 5BL. The study identifies an existing baseline against which the Application Site's capacity for change in respect to its existing landscape and visual context can be assessed.
- 1.1.2. The report describes the methodology applied to assess predicted direct and indirect effects of the Proposed Development at construction and during operation. The assessment also considers the application of mitigation measures to prevent, moderate or offset any predicted adverse impacts, together with consideration for the potential residual effects remaining after mitigation.
- 1.1.3. The Proposed Development constitutes the demolition and removal of existing dwelling, storage buildings, associated commercial structures and car park, and the erection of 100-bedroom high-quality care home with associated access, vehicle parking, hard and soft landscaping, structural landscaping and site infrastructure.
- 1.1.4. Due to the restrictions in time-scale for consultation with the Local Authority the scope of this assessment has been determined on the basis of professional judgement. It is understood that the Council will review the assessment scope and outcomes post-planning submission.
- 1.1.5. Comments received from other specialist consultants on the sensitivities of the natural environment (specifically views, landscape and ecology matters) have been reviewed and are addressed where appropriate within this report.
- 1.1.6. Reference is made to the Epping Forest District Green Belt Assessment : Stage 2 prepared by LUC August 2016 and Epping Forest District Council Landscape Character Assessment, CBA January 2010 in respect to landscape sensitivity and potential development capacity at a local level within the Green Belt.

Description of Development

- 1.1.3. The Proposed Development constitutes the demolition and removal of existing dwelling, storage buildings, associated commercial structures and car park, and the erection of 100-bedroom high-quality care home with associated access, vehicle parking, hard and soft landscaping, structural landscaping and site infrastructure.

Consultation

- 1.1.4. Due to the restrictions in time-scale for consultation with the Local Authority the scope of this assessment has been determined on the basis of professional judgement. It is understood that the Council will review the assessment scope and outcomes post-planning submission.
- 1.1.5. Comments received from other specialist consultants on the sensitivities of the natural environment (specifically views, landscape and ecology matters) have been reviewed and are addressed where appropriate within this report.

Extent of the study area

- 1.1.7. The study area comprises all land within an approximate radius of 1.5km from the centre of the Application Site. The limited extent of the study area is due to the enclosed nature of the local landscape comprising a shallow undulating topography, mature woodland, built form and hedgerow context.
- 1.1.8. The degree of visual containment is high with no distant views of the Application Site within the study area.
- 1.1.9. The High Road (A113) skirting the south boundary and properties on Lyndhurst Rise and Tudor Close east of the site represent the most sensitive receptors to development.

1.2. Key Legislation, Policy and Guidance Considerations

National Guidance

1.2.1. This assessment follows the guidance set out in the following key documents. The landscape Institute and Institute of Environmental Management and Assessment, 2016 Guidance.

The Countryside Agency now Natural England and Scottish Natural Heritage, 2002.

Landscape Character Assessment: Guidance for England and Scotland 2013.

Legislative Framework

1.2.2. The applicable legislative framework in relation to the landscape and visual impacts includes the Hedgerow Regulations 1997. The Hedgerow Regulations provide protection to important hedgerows in the countryside by controlling their removal through a system of notification. Hedgerows can be classified as important for their biodiversity and historic value according to criteria set out within the Regulations.

Planning policies and their relevance to the Application Site are discussed in detail in the Planning Statement supporting this application. This section provides a summary of relevant policies at the national, regional and local levels.

National Planning Policy

1.2.3. On 24 July 2018 the Revised National Planning Policy Framework (NPPF) (2018), was published and supersedes the NPPF (2012). The NPPF emphasises the importance of sustainable development and sets out the presumption in favour of sustainable development for decision-taking. The core principles of the NPPF encourage the conservation and enhancement of natural and historic environments. The NPPF constitutes guidance for local planning authorities and decision takers and therefore acts as a material planning consideration in determining applications.

Local Planning Policy

1.2.4. The current adopted Local Plan is the Epping Forest District Council Local Plan: Adopted January 1998. An interim document Local Plan Alterations was Adopted in July 2006 intended as a "stop-gap" document to be read in conjunction with the Adopted Local Plan.

The core policies most relevant to the proposed development of this site include:

Policy CP2: Protecting The Quality Of The Rural And Built Environment

The quality of the rural and built environment will be maintained, conserved and improved by:

- Sustaining and enhancing the rural environment, including conserving countryside character, in particular its landscape, wildlife and heritage qualities, and protecting countryside for its own sake;
- Enhancing and managing, by appropriate use, land in the Metropolitan green belt and urban fringe;
- Retaining the best and most versatile land for Agriculture;
- Safeguarding and enhancing the setting, character and Townscape of the urban environment;
- Preserving and enhancing the biodiversity and networks of natural habitats of the area, including river and wildlife corridors and other green chains.
- Giving priority to protecting and enhancing areas designated as having intrinsic environmental quality at international, national and strategic levels, in compliance with Policy NC1 and PPS9.
- Managing the demand for water resources and sewerage infrastructure by controlling the location, scale and phasing of development so as to protect environmental and wildlife interests;

Policy CP3: New Development

In considering planning applications and in allocating land for development, the council will require the following criteria to be satisfied:

- The development can be accommodated within the existing, committed or planned infrastructure capacity of the area (or that sufficient new infrastructure is provided by the new development/developer);
- The development is accessible by existing, committed or planned sustainable means of transport;
- Sequential approaches have been used to ensure that appropriate types of development, redevelopment or intensification of use take place at suitable locations;
- The achievement of a more sustainable balance between local jobs and workers;
- The scale and nature of development is consistent with the principles of sustainability and respects the character and environment of the locality.

Policy GB1: Green Belt Boundary

The boundary of the metropolitan green belt in this district is as defined on the proposals map.

Policy GB2A: Development In The Green Belt

Planning permission will not be granted for the use of land or the construction of new buildings or the change of use or extension of existing buildings in the green belt unless it is appropriate in that it is:

- For the purposes of agriculture, horticulture, or forestry; or
- For the purposes of outdoor participatory sport and recreation or associated essential small scale buildings; or
- For the purposes of a cemetery; or for other uses which preserve the openness of the green belt and which do not conflict with the purpose of including land in the green belt; or
- A dwelling for an agricultural, horticultural or forestry worker in accordance with Policy GB17A; or
- A replacement for an existing dwelling and in accordance with Policy GB15A; or
- A limited extension to an existing dwelling that is in accordance with Policy GB14A; or
- In accordance with another Green Belt Policy; and

Policy GB7A: Conspicuous Development

The council will refuse planning permission for development conspicuous from within or beyond the green belt which would have an excessive adverse impact upon the openness, rural character or visual amenities of the Green Belt.

Epping Forest District Green Belt Review

1.2.5. In September 2015 the Council accepted Phase 1 of its Green Belt Review into the Local Plan Evidence Base & recommended sites for more detailed evaluation in Phase II.

The Stage II report 'Epping Forest District Green Belt Assessment' was published in August 2016 (prepared by LUC) and the individual site assessments prepared by ARUP.

The parcel of interest in the LUC report concerning the Application Site is designated as 036.2. within the large village settlement of Chigwell (parcel 036). The parcel is defined by the following notable features:

- Luxborough Lane to the south-west
- M11 to the north-west
- Railway line to the north.

1.2.6. The parcel lies where the southern part of Chigwell (Grange Hill) merges with the London Borough of Redbridge (Woodford Bridge). The report states that the parcel acts as a strategic barrier (in combination with other land within parcels 036.1 and 3, 038.1 and 035.6) to the growth of London (outward from Woodford Bridge and Hainault/Grange Hill). The parcel is therefore considered to act as an integral component of the strategic Green Belt network restricting the sprawl of London. The landscape and visual baseline characteristics of parcel 036.2 are considered distinct from neighbouring parcels 036.1 and 3 to the extent intervisibility is restricted by topography and vegetation and land uses are unrelated.

1.2.7. The parcel forms a gap between the core of the village of Chigwell and the southern part of Chigwell (Grange Hill) which merges with Greater London to the south. The report identifies that development within the parcel would lead to a substantial reduction in the physical separation of Chigwell village core with Grange Hill to the south. The parcel is also located within a gap between the towns of Chigwell and Buckhurst Hill and the study concludes that further development within the parcel may reduce the perceived segregation between the towns. The report accepts that the Roding Valley and M11 are major linear features preventing physical coalescence.

1.2.8. Although the Review does not constitute planning policy the Green Belt designation carries significant weight as a material consideration in planning policy and development management. Government policy is explicit that changes to Green Belt designations should be made through the Local Plan process in the context of promoting sustainable development as set out in the NPPF.

Table 1 - Green Belt Parcel 036.2 'Summary of Harm' (EFDC Green Belt Review Stage 2, LUC August 2016)

Parcel 036.2 - Green Belt Purposes Assessment	Contribution
To check the unrestricted sprawl of large built-up areas	Strong
<p>The parcel lies close to the large built-up area of London (north), where the southern part of Chigwell (Grange Hill area - perceived as the northern-most part of Greater London) merges with the London Borough of Redbridge. The parcel also acts as a strategic barrier, in combination with other land (parcels 036.1 and 3, 038.1 and 035.6) to the growth of London (Woodford Bridge to the south and west and Hainault/ Grange Hill to the south and east). This Green Belt designation is therefore considered an integral part of the strategic network restricting the sprawl of London north-wards.</p>	
To prevent neighbouring towns from merging	Strong
<p>The parcel lies to the south of Chigwell village. It lies within the gap between Chigwell and Greater London and forms a gap between the core of the village of Chigwell and the southern part of Chigwell (Grange Hill) which merges with Greater London to the south. Some merging of Chigwell (southern part) and London has already occurred. The study states that development within the parcel would lead to a substantial reduction in the perceived separation of Chigwell village core from Grange Hill to the south and thereby result in a substantial merging of the towns of Chigwell and Greater London. The parcel is also located within a gap between the towns of Chigwell and Buckhurst Hill. However other areas of land (the M11, Central Line and water bodies associated with the Roding Valley) form strong barriers to the potential merging of Chigwell and Buckhurst Hill. Development within the parcel may reduce the perceived gap between the towns. [Note: The higher rating than the Stage 1 assessment is due to the direct relationship of the parcel between the towns at this more detailed scale of assessment].</p>	
To assist in safeguarding the countryside from encroachment	Moderate
<p>The parcel is partially developed incorporating a garden centre, single residential dwelling, hardstandings associated with access and parking, and dilapidated glasshouses. The remainder of the parcel contains woodland, open fields and back gardens. The parcel is characterised by a shallow valley landform which slopes towards the River Roding in the west. The outer boundaries of the parcel are relatively strong (A113 High Road to the south, Luxborough Lane to the south-west and the M11 to the north-west) and enforced by land which rises to the south west of the parcel, potentially providing a degree of containment to new development if the parcel was to be developed.</p>	
To preserve the setting and special character of historic towns	None
<p>There is no relationship between the parcel and any historic town.</p>	
To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Not assessed
Summary of assessment	
<p>Predicted resultant harm to the Green Belt purposes if parcel released from the Green Belt: Very High</p>	

Proposals for development of the Application Site (within parcel 036.2) - Summary of Harm Appraisal

Tested against the five strategic purposes of the Green Belt as set out in the NPPF and the existing contribution to these purposes at a local level described in the current Green Belt Review (Table 1) the following analysis (Table 2) judges the predicted capacity for change at a local level in the Green Belt as a consequence of the Proposed Development.

Table 2

Purposes of the Green Belt (under NPPF)	Existing baseline	With Proposed Development	Performance
(i) To check the unrestricted sprawl of large built-up areas	The Application Site lies in an isolated parcel of land encapsulated by sloping topography, woodland belts and mature garden boundaries. The land is inset between the A113 High Road to the south, Luxborough Lane to the west and Chigwell Park residential area to the east. This baseline study finds that the Application Site does not offer significant strategic connectivity within its own parcel (036.2) or to its neighbouring parcels (036.1 and 3) to restrict sprawl.	This Application represents an appreciable reduction in development footprint (from 9645sqm to 7792sqm). Taking into account spatial and visual effects the predicted overall intrusion on openness with the Proposed Development including built-form, surface treatments and new access is negligible or minor beneficial.	No or beneficial change
(ii) To prevent neighbouring towns merging into one another (coalescence)	In the Council's Stage 2 'summary of harm' parcel 036.2 makes a Strong contribution to maintaining existing settlement patterns. The study states that the parcel is considered to play a strategic role in restricting the potential coalescence across the neighbouring built up areas of Chigwell village, Grange Hill and Buckhurst Hill. The baseline findings of this report however suggests that the influence of parcel 036.2 in preventing the merging of these areas is limited as a consequence of its perceived seclusion from neighbouring Green Belt parcels. The Application Site is predominantly developed (structures associated with existing land use as commercial nursery) and intervisibility with adjacent parcels and local neighbourhoods is restricted by the valley landform and strong linear vegetation belts to all boundaries. This baseline study therefore considers that the role of parcel 036.2 in reducing the risk of conurbation is limited and extremely localised.	There would be no appreciable change to the existing degree of openness separating Chigwell village, Grange Hill and Buckhurst Hill. The location of the Proposed Development within the lower slope of the valley, the retention of mature boundary vegetation and important tree groups, and landscape enhancement including significant new tree and hedgerow planting result in negligible risk of coalescence between these areas.	No or beneficial change
(iii) To assist in safeguarding the countryside from encroachment	The Application Site comprises previously developed land associated with the operation of the Garden Centre including storage buildings, hard-standings, a single residential dwelling and dilapidated glasshouses. The Garden Centre will remain a viable business on land to the west of the parcel subject to its potential development in the Emerging Local Plan. The level of spatial and visual containment provided by built form and tree belts to the west, the M11 corridor to the north and mature woodland and garden boundaries to the south and east respectively safeguards against significant visual encroachment into adjacent Green Belt parcel.	The Application Site sits within a wider Green Belt parcel which is well encapsulated on all sides by mature tree-lined boundaries. Although the immediate surroundings in which the Proposed Development sits exhibits a moderate degree of 'openness' it can by no means be characterised as open countryside. The land is not 'natural', publicly accessible or completely undeveloped. This study predicts that locally the Proposed Development will result in negligible risk of harm to openness of the Green Belt when likely perceived visual and spatial effects are considered.	No or beneficial change
(iv) To preserve the setting and special character of historic towns	The Application Site has no direct physical or visual connection to any local historic towns.	Not applicable.	Not applicable.
(v) To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	The existing land is degraded and derelict with little landscape, visual amenity or ecological value. The land is private and offers no community or public benefit.	The Proposed Development and land-use represents an appropriate and sympathetic regeneration of a degraded site which will enhance the character of the immediate landscape and offer significant benefit to the local community which will be invited in to share the facilities. The baseline study finds that although the Application Site offers some openness the landscape poor and degraded. The Proposed Development offers the opportunity for the insertion of a high quality landscape which respects the existing vegetation pattern and semi-rural character.	No or beneficial change
<p>Summary of findings</p> <p>From this analysis it is concluded that the Proposed Development represents a negligible risk of harm to openness within the local Green Belt or the potential for coalescence with adjacent settlements.</p> <p>The Proposed Development offers an opportunity for the positive re-use of derelict private land and enrichment of a degraded Green Belt parcel which currently offers limited landscape, amenity or ecological value. The Proposed Development constitutes the release of this land for a sympathetic and sustainable use which offers considerable environmental, recreational and community benefits.</p>			

Landscape Characteristics

1.2.9. Natural England has produced a Countryside Character Map for England, which identifies broad areas of distinct and individual Countryside Character. The map distinguishes the regional landscape character of the broad study areas. The Character maps takes account of the effect the physical landform and human activities has on the natural world. The National Framework of Character Areas identifies and describes the diversity of landscape character areas across England and provides a common starting point for more detailed local assessments.

The site lies within the Northern Thames Basin (Character Area 111), the key characteristics of which include:

- The landform is varied with a wide plateau divided by river valleys. The prominent hills and ridges of the 'Bagshot Hills' are notable to the north-west and extensive tracts of flat land are found in the south.
- Characteristic of the area is a layer of thick clay producing heavy, acidic soils, resulting in retention of considerable areas of ancient woodland.
- Areas capped by glacial sands and gravels have resulted in nutrient-poor, free-draining soils which support remnant lowland heathlands, although these are now small. Areas that have alluvial deposits present are well drained and fertile.
- The water bearing underlying Chalk beds are a main source of recharge for the principal London Basin Chalk aquifer
- A diverse landscape with a series of broad valleys containing the major rivers Ver, Colne and Lea, and slightly steeper valleys of the rivers Stour, Colne and Roman. Numerous springs rise at the base of the Bagshot Beds and several reservoirs are dotted throughout the area
- The pattern of woodlands is varied across the area and includes considerable ancient semi-natural woodland. Hertfordshire is heavily wooded in some areas as are parts of Essex, while other areas within Essex are more open in character. Significant areas of wood pasture and pollarded veteran trees are also present.
- The field pattern is very varied across the basin reflecting historical activity. Informal patterns of 18th-century or earlier enclosure reflect medieval colonisation of the heaths. Regular planned enclosures dating from the Romano-British period are a subtle but nationally important feature on the flat land to the

south-east of the area. In the Essex heathlands 18th- and 19th-century enclosure of heathlands and commons followed by extensive 20th-century field enlargement is dominant.

- Mixed farming, with arable land predominating in the Hertfordshire plateaux, parts of the London Clay lowlands and Essex heathlands. Grasslands are characteristic of the river valleys throughout. Horticulture and market gardening are found on the light, sandy soils of former heaths in Essex, particularly around Colchester, along with orchards, meadow pasture and leys following numerous narrow rivers and streams.
- The diverse range of semi-natural habitats include ancient woodland, lowland heath and floodplain grazing marsh and provide important habitats for a wide range of species including great crested newt, water vole, dormouse and otter.
- Rich archaeology including sites related to Roman occupation, with the Roman capital at Colchester and City of St Albans (Verulamium) and links to London. Landscape parklands surrounding 16th- and 17th-century rural estates and country houses built for London merchants are a particular feature in Hertfordshire.
- The medieval pattern of small villages and dispersed farming settlement remains central to the character of parts of Hertfordshire and Essex. Market towns have expanded over time as have the London suburbs and commuter settlements, with the creation of new settlements such as the pioneering garden city at Welwyn and the planned town at Basildon.
- Brick-built dwellings are characteristic from the late 17th century onwards. Prior to this dwellings and farm buildings tended to be timber built with weatherboarding, now mainly painted white but traditionally black or tarred, and whitewashed plaster walls.

'Epping Forest Landscape Character Assessment'

1.2.10. The Epping Forest Landscape Character Assessment (CBA January 2010) describes the variations in character between different types of landscape in the borough. It provides an evidence base for Local Plans and sets out strategies and guidelines for landscape protection, management and development objectives.

Within the Assessment the Application Site lies within *Landscape Character Area G - Wooded Ridges and Valleys*.

Location

1.2.11. Chigwell Landscape Character Area (sub area G3) is situated in the south of the district. It abuts Lower Roding Valley (B4) Landscape Character Area to the north and Lambourne Wooded Ridges and Valleys (G4) Landscape Character Area to the east.

Landscape Character

1.2.12. *Landscape Character Area G* encompasses a gently undulating patchwork of predominantly arable fields. Mature hedgerows line field boundaries and often contain trees, which are key landscape features within views across the area. Pockets of deciduous woodland frame open views across the patchwork of small fields. Views to the urban edges of Hainault and Grange Hill contribute to recognisable sense of place. The sense of tranquillity is strong throughout much of the area (distant from the M11 road corridor in the west which introduces a source of noise and movement).

Key Characteristics

1.2.13. The key characteristics of this Landscape Character Type are:

- A gently undulating patchwork of predominantly arable fields, which are delineated with mature hedgerows, often containing hedgerow trees;
- Sense of tranquillity is strong throughout much of the area (except areas subject to visual and noise encroachment from the M11);
- Field pattern is generally small-scale and interspersed with small pockets of deciduous woodland which provide an intermittent sense of enclosure within views;

- To the south of the area there is a strong urban character as a result of the adjacent urban edges of Hainault and Grange Hill. The large nucleated settlement of Chigwell also contributes to settlement pattern within the area; and
- The reservoir and water works to the north of Chigwell Row also introduces a built, human element to the area.

Ecological Features

1.2.14. There are no internationally or nationally designated sites of nature conservation value within the area. There are, however, three County Wildlife Sites and two Local Nature Reserves (Roding Valley Meadows and Chigwell Row Wood).

Key Planning and Land Management Issues:

- Potentially visually intrusive development of new farm buildings;
- Deterioration and eventual loss of mature trees hedgerows and single mature trees through lack of appropriate management; and
- Potential expansion or development of small-scale historic villages.

Historical and cultural influences

1.2.15. There is a strong historic field pattern within this Landscape Character Area. Intricate patches of small-scale pre-18th century co-axial enclosure fields are visible, alongside pre-18th century enclosure. Areas where fields have lost boundaries as a result of agricultural intensification post 1950s still retain historic boundary elements. Part of Chigwell village is designated as a Conservation Area as a result of its arrangement of historic buildings. Chigwell once lay within the Forest of Essex on the main coaching route between London and Chipping Ongar (the High Road).

Visual Characteristics

The key visual characteristics of the Landscape Character Type include:

- 1.2.16. Views across the eastern flank of the Application Site are relatively open where vegetation is more broken and topography gradual. All views from the west are obscured by the storage buildings and commercial structures associated with Chigwell Garden Centre.
- 1.2.17. Open views of the urban edges of Chigwell; and
- 1.2.18. Open and framed views across gently undulating arable farmland.

Sensitivities to Change

- 1.2.19. Sensitive key characteristics and landscape elements within this Landscape Character Area include the network of hedges and hedgerow trees; and the small-scale, historic settlement pattern. Framed views across this area are visually sensitive to potential new development, particularly large-scale or tall vertical elements. As a result of the above factors, overall this Landscape Character Area is considered to have low to moderate sensitivity to change.
- 1.2.20. Suggested Landscape Planning Guidelines :
 - Ensure that any new development within the farmland is small-scale, responding to historic settlement pattern, landscape setting and locally distinctive buildings styles; and
 - Maintain characteristic framed views across the area
- 1.2.21. Suggested Land Management Guidelines;
 - Conserve and enhance the existing hedgerow pattern, and strengthen through planting using local provenance species;
 - Conserve mature and veteran trees within fields and hedgerows as key landscape and ecological features;
 - Conserve and promote the use of building materials which are in keeping with local vernacular/landscape character; and
 - Establish species rich field margins within arable fields as an important nature conservation habitat.

Landscape Character Assessment Objectives

- 1.2.22. The Landscape Character Assessment (CBA January 2010) states '... the overall aim of landscape planning, design and management should be to achieve sustainable landscapes that are visually, ecologically and culturally as rich as possible to meet all of society's social, economic and environmental needs. A better understanding of landscapes provided by Landscape Character Assessments – their diversity, character and distinctiveness, evolution, sensitivity to change and their management needs – is essential to help to work towards this goal, and essential to effective spatial planning.'
- 1.2.23. Recommendations are provided for the application of the Landscape Character Assessment including its use in relation to informing Local Development Framework policies for protecting and enhancing landscape character, and in providing a baseline and framework for monitoring landscape change.

Mitigation Measures For Consideration

- 1.2.24. Mitigation measures should seek to improve the integrity of the landscape and reinforce its character by introducing new/enhanced elements where distinctive features or characteristics are depleted, absent or at risk from Proposed Development.

1.3. Assessment Methodology

Determination of the Baseline

- 1.3.1. Landscape and visual effects are independent but related issues; landscape effects result from changes in the landscape, its character and quality; visual effects result from the appearance of the changes and the consequent effect on visual amenity. Accordingly, this landscape and visual assessment identifies:
- Effects on Landscape Character: That is, the effects of the Proposed Development on discrete character areas and/or character types comprising features possessing a particular quality or merit; and
 - Effects of the Development on views from visual receptors, and upon the amenity value of the views.
- 1.3.2. This assessment has been prepared informally as a contribution to the planning application process, in order to assist in the 'appraisal' modifications in land use and development, that may bring about change in the landscape and in visual amenity.
- 1.3.3. In determining the study area for the baseline it is important to distinguish between the study of the physical landscape and the study of visual amenity. The study area for the physical landscape considers both the immediate locality of Application Site and broader rural context. The study area for the visual assessment considers views close to the Proposed Development and those further away. The wider study area is shown at *Figure 1.8 Visual Appraisal*.

- 1.3.4. The baseline study comprises the following:
- Evaluation of the landscape character associated with the Application Site and its surroundings; and
 - Identification of views across Application Site, and from the area surrounding the proposals.
- 1.3.5. The baseline study recognises a clear distinction between the 'impact', as the action being taken and the 'effect', being the result of that action. 'Impact' should not be used to mean a combination of several effects. The emphasis on 'likely significant' effects stresses the need for an approach that is proportional to the scale of the project that is being assessed and the nature of its likely effects.
- 1.3.6. The determination of the baseline is based primarily on professional judgement. While there is scope for quantitative measurement (for example, the numbers of trees lost to a Proposed Development), the assessment of change on landscape character or visual amenity must rely on qualitative judgements based on training, qualification and experience. This study has been carried out in an independent and fully transparent manner in order to address both the negative and positive effects of the proposals and in a form which is accessible and reliable for all parties concerned.

Assessing the Significance of Effects

- 1.3.7. In significance evaluation the terms sensitivity and magnitude are used as shorthand for the range of factors relevant to each effect (e.g. probability, reversibility, spatial extent etc.) and receptor (e.g. value, importance, susceptibility, resilience etc.). Current best practice promotes the use of new overarching terminology related to the two components of significance evaluation:
- *Nature of receptor (to replace the shorthand 'sensitivity');*
and
 - *Nature of effect (to replace the shorthand 'magnitude').*

Prediction Methodology

Landscape Assessment

- 1.3.8. Landscape assessments encompass an appraisal of physical, aesthetic and intangible attributes including the sense of place, rarity or uniformity, and unspoilt appearance. The combination of landscape elements including trees, woodland, open space and parks and their arrangement, together with architectural styles, landscape patterns and the scale of landform, land cover and built development create areas with a unique sense of place or 'character'.
- 1.3.9. Within the study area, a number of distinct character areas have been defined. Each area has its own distinguishable character defined by a Landscape Character Area (LCA). For each LCA the existing value and condition of the landscape is assessed according to its relative value and condition.
- 1.3.10. The effect of a development upon landscape can include physical effects on the existing landscape character, and potential changes in character, condition and value of the affected landscape. The significance of landscape effects is assessed by taking account of the sensitivity of the receptor (the ability of the landscape to accommodate change) together with the nature, scale and/or magnitude and duration of the change.
- 1.3.11. Factors taken into account include:
- changes to the visual appearance of the development area (proportion, scale, enclosure, texture, colour, views).
 - changes to the character of the Site, including the physical structure of the buildings and development patterns.
 - perceived changes to the surrounding buildings, street scenes, routes or open space resulting from any changes to context and setting.
 - the value of the landscape character to the public at a local, district, regional and national level.
- 1.3.12. The following matrix provides the basis for the assessment of effects against the sensitivity of the receptor and the scale and/or magnitude of predicted change. Moderate and Major effects are considered 'significant' adverse or beneficial as defined by the current EIA Regulations. An impact assessed as Minor/Moderate is not considered 'significant' in this assessment.

Table 3 Matrix for establishing Significance of Effect

Magnitude of Impact	Sensitivity / quality			
	Very Low	Low	Medium	High
Negligible	Negligible impact	Negligible impact	Negligible impact	Negligible impact
Minor	Negligible impact	Minor impact	Minor / moderate impact	Moderate / significant impact
Moderate	Slight impact	Minor / moderate impact	Moderate / significant impact	Moderate / significant impact
Major	Slight / moderate impact	Moderate / significant impact	Moderate / significant impact	Major / significant impact

Landscape Sensitivity - Criteria for the Assessment of Landscape value

- 1.3.13. The following four-point scale has been used to define the sensitivity and capacity for change in each of the LCA:
- **High:** Nationally or regionally recognised landscape with a strong structure, characteristic patterns and a balanced combination of land form and land cover; posses features of national or regional value (may be nationally or regionally designated). Any detracting features are not sufficient to undermine sense of place.
 - **Medium:** Nationally, regionally or locally recognised landscape structure with characteristic patterns and land uses; posses features of local value (may be locally designated). Any detracting features are not sufficient to undermine sense of place.
 - **Low:** A notable landscape structure and patterns although the historic character may be masked by current land use. Scope to improve the character through management of the area; source features worthy of conservation. Some detracting features are present and notable in the landscape.

- **Very Low:** Weak landscape structure and characteristic patterns are masked by land use. Lack of management has resulted in degradation; frequent detracting features are present which harm sense of place.

Significance Criteria for Landscape Effects

- 1.3.14. In accordance with the above, the following seven-point contextual scale has been used to define the significance of identified effects for each Landscape Character Area or Landscape Receptor (LR) within the study area:
- **Major beneficial:** The Proposed Development would fit very well with the scale, landform and pattern of the landscape and bring substantial enhancements to the landscape.
 - **Moderate beneficial:** The Proposed Development would fit well with the scale, landform and pattern of the landscape and maintain and/or enhance the existing landscape character.
 - **Minor beneficial:** The Proposed Development would complement the scale, landform and pattern of the landscape, whilst maintaining the existing character.
 - **Neutral:** The Proposed Development would cause a change in the landscape but this does not harm or bring significant benefits to the landscape.

- **Negligible:** The Proposed Development would cause very limited change in the landscape but creates no significant effects.
- **Minor adverse:** The Proposed Development would cause minor permanent and/or temporary loss or alteration to one or more key elements or features of the landscape, including the introduction of elements that may not be uncharacteristic of the surrounding landscape.
- **Moderate adverse:** The Proposed Development would cause substantial permanent loss or alteration to one or more key elements of the landscape, including the introduction of elements that are prominent, but may not be substantially uncharacteristic with the surrounding landscape.
- **Major adverse:** The Proposed Development would irrevocably damage, degrade or badly diminish landscape character features, elements and their setting.

Visual Assessment

- 1.3.15. The first stage in the process of assessing the visual effects in relation to a particular development is normally to establish the area from which a proposal is likely to be visible.
- 1.3.16. Following verification on site, viewpoints that both characterise views of the Proposed Development and those which are of particular importance or potentially sensitive are selected.
- 1.3.17. The visual assessment has therefore been based on the selected representative viewpoints against which the effects of the Proposed Development have been assessed.

Table 4 Visual Sensitivity - Criteria for the Assessment of Visual Amenity

Sensitivity	Justification
High	<ul style="list-style-type: none"> • Observers whose attention or interest may be focused on the landscape and recognised views in particular. • Recognised/important viewpoints including those identified within and protected by policy. • Designed views including from within historic landscapes. • Residential properties - views from rooms occupied during daylight hours. • Users of Public Rights of Way and Recreational Trails. • Users of Land with Public Access.
Medium	<ul style="list-style-type: none"> • Views of the landscape are part of / but not the sole purpose of the receptors activities. • Residential Properties - Views from rooms unoccupied during daylight hours. • Those participating in outdoor sports or formal recreation. • Users of local roads where there are open views across the landscape and low levels of traffic.
Low	<ul style="list-style-type: none"> • Attention is focused upon the activity of the receptor and not upon the wider views. • Users of main roads travelling at speed, or local roads where the focus is on the road ahead owing to traffic conditions and the context/composition of the views. • Places of work.

Significance Criteria for Visual Effects

- 1.3.18. The significance of the visual effect resulting from the Proposed Development has been derived through the consideration of the potential sensitivity of change to the view, in addition to the magnitude of change to the view.
- 1.3.19. The sensitivity of the receptor relates to the amenity value of the view. As such, views from public paths or footpaths and residences, where the view is key to its quality, are considered more sensitive than transient views from roads or views from workplaces, schools or retail areas where the view is not likely to be key to the quality of the activity. Account is also taken of the degree to which attention is likely to be focused on the view and the number of people affected.
- 1.3.20. The magnitude of change to the view has been determined by the following:
- The extent of the view that would be occupied by the Proposed Development (e.g. glimpsed, partial or full).
 - The proportion of the Proposed Development that would be visible from viewpoints (e.g. all of the Development or part of the Development).
 - The distance of the viewpoint from the Proposed Development.
 - Whether the view would focus on the Proposed Development. For example, where a building would effectively create a landmark or the view is directed towards a building by the landscape framework, or the Proposed Development forms one element in a panoramic view; and
 - Whether the Proposed Development contrasts by form or character with its surroundings and/or whether the Proposed Development appears as an extensions or additions to the view's original context.
- 1.3.21. The latter point can depend on how far away the receptor is from the Proposed Development, whether the view is obscured, and the angle of the view point between the receptor and the Application Site.
- 1.3.22. In accordance with the above, the following seven-point contextual scale has been used to define the significance of identified effects for each selected viewpoint within the study area. Moderate and Major effects are considered 'significant'.
- **Major beneficial:** Development would cause a substantial improvement in the existing view.
 - **Moderate beneficial:** Development would cause a noticeable improvement in the existing view.

- **Minor beneficial:** Development would cause a barely perceptible improvement in the existing view.
- **Neutral:** The Development would cause a change in views but this does not harm or bring significant benefits to the views.
- **Negligible:** No discernible deterioration or improvement in the existing view.
- **Minor adverse:** Development would cause a barely perceptible deterioration in the existing view.
- **Moderate adverse:** Development would cause a noticeable deterioration in the existing view.
- **Major adverse:** Development would cause a substantial deterioration in the existing view.

Limitations and Assumptions

- 1.3.23. The photography for the agreed verified views included in this assessment was taken in early Autumn 2018 whilst the majority of local vegetation remained in leaf. This study therefore does not consider the worst case (equivalent to winter condition) other than a brief description in the assessment tables (section 1.6).
- 1.3.24. A commentary on the potential effects on the key views during winter are made only if these differ from the summer condition.
- 1.3.25. Potential night-time effects are excluded from the scope of this assessments.

Accurate Visual Representations (AVR)

Methodology

The photographic views were taken on site on 3.8.18 and 18.9.18 with high-resolution digital cameras using the equivalent of a 50mm focal length lens on a standard 35mm SLR camera. This setting corresponds closely to the human eye. The individual photographic images were stitched together using Adobe Photoshop to produce panoramas, the images had a minimum 50% overlap with adjacent images to reduce distortion. The viewpoint locations were selected by PRP in consultation with the Local Planning Authority, the Client and other interested parties. Survey information for the viewpoint locations was provided using GPS along with site survey and Ordinance Survey information and aerial photographs to accurately locate each view point. The height of the camera/observer was 1.8m above ground level.

Electronic drawings, models and documents were provided by others. These drawings and documents were used to prepare a 3D CAD model of the proposals and selected existing reference structures. The CAD model was then exported to a rendering application and images were produced from viewpoints to match those of the original photographs. Where necessary, the computer 'camera' was rotated about the viewpoint in a similar fashion to the photographic panorama with 50% minimum overlap.

As an accuracy check, the existing photographs were imported into the rendering application to confirm that existing features on the photograph were aligned as closely as possible with their corresponding survey information before rendering the images. The rendered/wireline computer images were then placed into the photographs and scaled/positioned so that the reference features in the image matched those in the photographs. Once a close fit was made, it was deemed that the development proposals were correctly scaled and positioned in the photograph.

The original images and the rendered/wireline views were combined in Adobe Photoshop and adjusted to give the appearance of structures in the photograph by, in some cases, the inclusion of existing features in the foreground and other visual enhancements. The accuracy of the photomontages could possibly be improved by precise surveying of the viewpoints to reduce to the effects of very minor position inaccuracies, although due the resolution of the photographs, the distance the photographs were taken from the proposed development and the digital matching techniques used, no visual variation would be discernible.

1.4. Baseline Conditions

Topography

The Study Area is characterised by a shallow sloping topography falling from c 35m AOD to the east (Chigwell Park) to c 20m AOD to the north (tributary to R.Roding) and high point at c 80m AOD (Buckhurst Hill).

Vegetation and Open Space

- 1.4.1. The distribution of open space and vegetation is illustrated in *Figure No.1.4 - Existing Significant Vegetation*. The local landscape comprises irregular field boundaries associated with arable land and pasture to the north and west, and established broadleaf woodland belts to the north and south.
- 1.4.2. Lord's Bushes and Wood Knighton incorporate a network of footpaths and bridleways and function as a significant recreational resource for the area.

Landscape Character

Landscape Receptor 1 (LR1): Urban residential (mixed)

- This character area is characterised by the streetscape and public realm associated with the local residential areas of Chigwell Park, Repton Park, Grange Hill and Buckhurst Hill
- The area consists primarily of residential streetscape, tree-lined streets, village greens and managed grassland
- The area is well defined with wall or hedge plot boundaries and often visually contained by single/two-storey residential properties
- The residential areas of Chigwell Village (Conservation Area) and Buckhurst Hill have a distinctive village-like scale and character and as individual sub-areas convey a high landscape quality
- Inter-visibility is limited and mid to long range views into local Green Belt restricted to the settlement edge
- The character area has medium landscape quality and medium sensitivity to change.

Landscape Receptor 2 (LR2): High Street/town centre

- This character area includes mix of uses including shops, pubs, estate agents and residential properties
- Built form predominantly 2-storey brick or white render dating from late 19c to present day with narrow set-backs resulting in a generally hard character with

limited tree planting

- The variety of uses and building typologies results in an incoherent character lacking distinctiveness
- The character area has low landscape quality and low sensitivity to change.

Landscape Receptor 3 (LR3): Recreation grounds/ educational establishments

- This character area comprises general amenity grassland, extensive open grassed and hard playing surfaces associated with public recreation and school grounds
- The area is well defined with secure boundaries to educational establishments and visually contained by single/2-storey built form, mature hedgerows, riparian vegetation and woodland belts.
- Inter-visibility is limited and mid to long range views obscured by mature vegetation
- The character area is isolated but locally significant to the character of the local landscape and has medium landscape quality and medium sensitivity to change.

Landscape Receptor 4 (LR4): Arable/pasture and informal grassland

- This character area comprises open pasture associated with the R.Roding flood plain on land to the north and west of the Application Site
- Inter-visibility is high due to the open nature of the landscape although views of the Proposed Development are restricted by intervening mature hedgerow field boundaries, rising topography to the south and the M11 motorway corridor
- The character area is isolated but locally significant to the character of the landscape and locally conveys medium landscape quality and medium sensitivity to change

Landscape Receptor 5 (LR5): Woodland/hedgerow

- This character area is characterised by the mature woodland belts associated with local highways and the railway corridor, and woodland groups at Buckhurst Hill (Lord's Bushes and Knighton Wood, and Woodford Bridge).
- Inter-visibility is limited and long views obscured by mature woodland vegetation and dense boundaries.

- The character area conveys high landscape quality and medium sensitivity to change.

Landscape Receptor 6 (LR6): Watercourse/waterbody

- This character area is characterised by the river and tributaries associated with the Roding Valley north-west of the Application Site
- Inter-visibility is limited and long views obscured by dense vegetation associated with the margins of the waterbodies
- Larger water bodies are evident within Roding Valley Nature Reserve located on land north of Roding Lane
- The character area conveys high landscape quality and medium sensitivity to change, however the area is visually isolated from the Application Site and therefore not at risk of adverse impact.

Landscape Receptor 7 (LR7): Golf courses

- This character area includes Chigwell Golf Club and course comprising tended grassland and light woodland/tree groups
- Inter-visibility is restricted by intervening built form (residential properties on A113 High Road) and mature vegetation
- The character area conveys medium landscape quality and low sensitivity to change.

Landscape Receptor 8 (LR8): Railway corridor/motorway

- This character area is associated with the railway corridors north and west of the Application Site and the M11 motorway
- Inter-visibility is low due to the maturity of woodland boundaries aligned with the local railway network and the location of the M11 in an extended cutting
- The character area conveys low landscape quality and low sensitivity to change

Visual Conditions

- 1.4.3. A total of 18 views have been identified in the scope of the visual baseline. The viewpoint locations are shown on *Figure 1.8 Visual Appraisal*.
- 1.4.4. The evidence confirms that from the outer zone of the study area the Application Site is well contained from the north by existing terrain and mature woodland vegetation south and west.
- 1.4.5. The nature of the sloping topography and landscape results in a high degree of visual encapsulation.
- 1.4.6. There are few viewpoints from which continuous and extensive views of the Proposed Development are gained. These are restricted to close proximity views from the adjacent residential properties on Lyndhurst Rise and Tudor Close.

Receptors

- 1.4.7. The most sensitive receptors of existing views towards the Application Site and the quality of the views are described below. Receptors are grouped into two broad categories based on the current Guidelines - most sensitive and least sensitive.

Most Sensitive: People using local Public Right of Way and inhabitants of adjacent residential properties.

Least Sensitive: People travelling through or past the affected landscape in cars, on trains or other transport methods; and people at their place of work.

Key Views

- 1.4.8. This assessment is based on a mapping of Key Views rather than a Zone of Visual Influence (ZVI) which would be difficult to determine given the extent of intervening vegetation. The following descriptions record the visual conditions observed for the selected viewpoints, from which it is predicted that the whole or part of the Proposed Development is visible. Viewpoints are either 'representative' (for example, certain points chosen to represent views of users of particular footpaths and bridleways) or 'illustrative' (views to demonstrate a particular effect, for example restricted visibility from certain locations).
- 1.4.9. This section provides a written description of views which should be read in conjunction with the verified photography and AVR.
- 1.4.10. The selected views have been identified in order to consider and assess the potential impact from the Proposed Development and capacity for change in visual amenity in the local landscape. 5 viewpoints were selected for representative verifiable photomontages (AVR) in order to illustrate any potential change in views and visual amenity. The key viewpoints concentrate on those receptors considered to be the most visually sensitive in the context of the Application Site.

View 1: View north from entrance to private residence (Semmering) on A113 High Road

Key receptors: Private residents and users of the highway
Degree of visual containment: Medium
Sensitivity to change: Medium

View 2: View north-east from Hatch Side on A113 High Road

Key receptors: Private residents and users of the highway
Degree of visual containment: High
Sensitivity to change: Medium

View 3: View north-east from junction of A113 High Road

Key receptors: Private residents and users of the highway
Degree of visual containment: High
Sensitivity to change: Medium

View 4: View north-east from private residence on Luxborough Lane

Key receptors: Private residents and users of the highway
Degree of visual containment: High
Sensitivity to change: Medium

View 5: View south-west from backs of private gardens and residential properties on Lyndhurst Rise

Key receptors: Private residents
Degree of visual containment: Medium
Sensitivity to change: Medium

View 6: View south from the backs of private gardens and residential properties on Lyndhurst Rise

Key receptors: Private residents
Degree of visual containment: Medium
Sensitivity to change: Medium

View 7: View from north-west from entrance of Chigwell Golf Club on A113 High Road

Key receptors: Private residents and users of the highway
Degree of visual containment: Medium
Sensitivity to change: Medium

View 8: View south-west from private residences and bus stop on A113 High Road

Key receptors: Private residents and users of the highway
Degree of visual containment: Medium
Sensitivity to change: Medium

View 9: View south-west from private residences and bus stop on A113 High Road

Key receptors: Private residents and users of the highway
Degree of visual containment: Medium
Sensitivity to change: Medium

View 10: View south-west from private residences and bus stop on A113 High Road (at junction with Chigwell Park)

Key receptors: Private residents and users of the highway
Degree of visual containment: Medium
Sensitivity to change: Medium

View 11: View south-west along Tudor Close (Chigwell Park)

Key receptors: Private residents and users of the highway
Degree of visual containment: Medium
Sensitivity to change: Medium

View 12: View south-west along Lyndhurst Rise East (Chigwell Park)

Key receptors: Private residents and users of the highway
Degree of visual containment: Medium
Sensitivity to change: Medium

View 13: View south along Lyndhurst Rise West (Chigwell Park)

Key receptors: Private residents and users of the highway
Degree of visual containment: Medium
Sensitivity to change: Medium

View 14: View south along Chigwell Park Drive (North)

Key receptors: Private residents and users of the highway
Degree of visual containment: Medium
Sensitivity to change: Medium

View 15: View from Luxborough Lane (PRoW) opposite development site haulage entrance

Key receptors: Users of the public right of way and highway
Degree of visual containment: High
Sensitivity to change: High

View 16: View from Luxborough Lane (PRoW) opposite development site haulage entrance (bridge over M11 Motorway)

Key receptors: Users of the public right of way and highway
Degree of visual containment: High
Sensitivity to change: High

View 17: View from public footpath skirting north boundary of Chigwell Golf Club

Key receptors: Users of the public right of way
Degree of visual containment: Medium
Sensitivity to change: Medium

View 18: View south from elevated position of Chester Road (North)

Key receptors: Private residents and users of the highway
Degree of visual containment: Medium
Sensitivity to change: Medium

View 19: View south-east through woodland (Lord's Bushes) on Buckhurst Hill

Key receptors: Users of the public right of way
Degree of visual containment: High
Sensitivity to change: High

View 20: View from public footpath at bridge over River Roding linking Luxborough Lane

Key receptors: Users of the public right of way
Degree of visual containment: High
Sensitivity to change: High

View 21: View south-east from Princes Road (North) at Buckhurst Hill

Key receptors: Private residents and users of the highway
Degree of visual containment: Medium
Sensitivity to change: Medium

1.5. Identification and Description of Changes Likely to Generate Effects

1.5.1. Landscape character and key views have been assessed for potential impact during both construction and operation. The landscape elements of the Proposed Development set out in the section below form part of the embedded mitigation strategy and are therefore incorporated into the assessment of effects.

Landscape Elements of Proposed Development

Movement and Legibility

1.5.2. The Proposed Development mitigates potential impacts on existing public rights of way and offers the potential for new pedestrian connections within the Proposed Development. The following enhancements to movement and legibility include:

- Prioritised pedestrian access off Chigwell High Road and provision of public footpath connections to proposed development.
- New access road, landscape improvements and associated infrastructure strengthens site legibility.

Open Space and Vegetation

1.5.3. The Proposed Development will incorporate:

- Reinforcement to existing tree belts and vegetation structure.
- Key trees within woodland margin and under-storey to be conserved.
- New low level structure planting to complement the new buildings and landscape spaces.
- New high quality hard and soft landscape associated with Proposed Development to routes and open spaces.
- New screen planting and fencing to mitigate potential landscape and visual effects from new parking areas.
- New boundary screen planting to establish a visual continuity along the watercourse and north boundary to mitigate potential adverse impact on views from the east.

Land Use

1.5.4. The Proposed Development is for a new Care Home. The Proposed Development incorporates a substantial high quality landscape setting with improved connectivity to the local road network and footpath.

Potential Construction Impacts

1.5.5. Construction impacts may be short-term or temporary in nature. Potential impacts on the landscape resource during construction include:

- The presence of construction traffic, construction plant and equipment.
- Elevated noise affecting the enjoyment of local PRoW.
- Site clearance, soil stripping and excavation works.
- Introduction of built elements (buildings, frontages etc.).
- Removal of trees and/or tree works on retained trees.

1.5.6. Potential impacts and effects on visual amenity during the construction phase include:

- The presence of construction traffic and/or presence of construction plant and equipment.
- The introduction/removal of built fabric (buildings, frontages etc.).
- Relationships with the existing adjoining residential properties.
- The removal of trees and/or tree works on retained trees.
- Diversion of existing utilities.
- Security and safety lighting.
- Installation of hoarding to perimeter of contract site.

Assumed Mitigation During Construction

1.5.7. For the purposes of assessing the impacts on the landscape resource and visual receptors the following mitigation measures have been included in this assessment:

- Noise emissions from construction plant will be minimised through the adoption of best practice techniques.
- Measures which address the 'high risk' of nuisance caused by dust generation during the demolition process and other construction related activities.
- Floodlighting associated with the construction works will be sufficient to enable operations, as required, throughout the proposed working hours. Good working practices will be incorporated to reduce potential glare and light spill set out in the Institute of Lighting Professionals Guidance Notes on the Reduction of Obtrusive Light, 2012.

Potential Operational Impacts

1.5.8. Operational impacts may be short-term, long-term, temporary or permanent in nature. Potential impacts and effects on the landscape resource during operation include:

- The presence of additional traffic.
- The presence of new built elements and their influence on the existing landscape character
- Changes to the existing public access and distribution of open space.

1.5.9. Potential impacts and effects on visual amenity during the operation phase include:

- Visual effects associated with additional traffic movements.
- Visual effects of new built elements
- Overlooking.
- The potential impact on existing levels of night-time lighting.

Assumed Mitigation During Operation

1.5.10. Good working practices to reduce potential glare and light spillage will be implemented in accordance with the ILP Guidance Notes on the Reduction of Obtrusive Light, 2012.

1.6. Assessment of Likely Significant Effects

1.6.1. The assessment tables indicate the predicted direct and indirect impacts for representative landscape and visual receptors during the construction stage (construction impacts) and on completion of the development (operational impacts). The tables include embedded mitigation, i.e. measures which are included in the scheme for approval and by which potential adverse impacts may

be reduced, avoided, compensated or enhanced for predicted construction or operational effects. Scope for potential additional mitigation is considered in Section 1.7 of this report.

1.6.2. Predicted winter effects are only assessed where they differ significantly from the summer condition.

Table 5 – Assessment of Construction Impacts on Landscape Receptors

Landscape Receptor (LR)	Nature of Receptor (Sensitivity)	Predicted Impacts	Magnitude of Impact	Effect Significance	Embedded Mitigation	Effect after Embedded Mitigation	Predicted Winter Effects	Predicted Night Time Effects
LR 1 - Urban Residential (mixed)	Medium	Construction activities are predicted to result in a moderate adverse impact on the quality of the local residential area of Chigwell Park (all other locations within LCA unaffected). Predicted winter effects when mature boundary vegetation in dormant state are moderate adverse.	Moderate	Moderate Adverse	<ul style="list-style-type: none"> Full perimeter of site will be securely hoarded (Heras type) Existing mature hedgerow boundaries and tree belts will be retained where viable Construction duration, working hours and traffic movements will be restricted Site lighting and construction activities will be set back from boundaries where possible Alignment of haulage routes will be agreed with local authority Haulage routes will be carefully maintained Wheel washing and speed restrictions will apply at entry and exit points 	Minor Adverse	Moderate Adverse	N/A (Not Applicable)
LR 2 - High Street / Tow Centre	Medium	Construction activities not predicted to not affect quality due to remoteness of receptor.	Negligible	Negligible	<ul style="list-style-type: none"> None Required 	Negligible	No Change	N/A
LR 3 - Recreation Grounds/Educational Establishments	Medium	Construction activities not predicted to not affect quality due to remoteness of receptor.	Negligible	Negligible	<ul style="list-style-type: none"> None Required 	Negligible	No Change	N/A

Landscape Receptor (LR)	Nature of Receptor (Sensitivity)	Predicted Impacts	Magnitude of Impact	Effect Significance	Embedded Mitigation	Effect after Embedded Mitigation	Predicted Winter Effects	Predicted Night Time Effects
LR 4 - Arable/Pasture	Medium	Predicted local (for Application Site and immediate surroundings only) minor adverse impact on receptor remains after mitigation due to reduced sense of tranquillity during Construction phase.	Moderate Adverse (Locally)	Moderate Adverse (Locally)	<ul style="list-style-type: none"> • Full perimeter of site will be securely hoarded (Heras type) • Construction duration, working hours and traffic movements will be restricted • Site lighting and construction activities will be set back from boundaries where possible • Alignment of haulage routes will be agreed with local authority • Haulage routes will be carefully maintained • Wheel washing and speed restrictions will apply at entry and exit points 	Minor Adverse (Locally)	No Change	N/A
LR 5 - Woodland/Hedgerow	High	Construction activities unlikely to affect character area due to remoteness of receptor.	Negligible	Negligible	<ul style="list-style-type: none"> • None Required 	Negligible	No Change	N/A
LR 6 - Watercourses	High	Construction activities unlikely to affect landscape quality and sense of tranquillity due to remoteness of receptor.	Negligible	Negligible	<ul style="list-style-type: none"> • None Required 	Negligible	No Change	N/A
LR 7 - Golf Courses	Medium	Construction activities unlikely to affect landscape quality and sense of tranquillity due to remoteness of receptor.	Negligible	Negligible	<ul style="list-style-type: none"> • None Required 	Negligible	No Change	N/A
LR 8 - Railway Corridor/Motorway	Low	Construction activities unlikely to affect landscape quality and sense of tranquillity due to remoteness of receptor.	Negligible	Negligible	<ul style="list-style-type: none"> • None Required 	Negligible	No Change	N/A

Table 6 - Assessment of Operational Impacts on Landscape Receptors

Landscape Receptor (LR)	Nature of Receptor (Sensitivity)	Predicted Impacts	Magnitude of Impact	Effect Significance	Embedded Mitigation	Effect after Embedded Mitigation	Predicted Winter Effects	Predicted Night Time Effects
LR 1 - Urban Residential (mixed)	Medium	Predicted local (for properties on western edge of Chigwell Park) Negligible or Minor Beneficial impact due to reduced development footprint and no or beneficial change in perceived degree of openness during operation.	Minor	Minor Beneficial	<ul style="list-style-type: none"> Additional boundary planting will be introduced to filter views of the Proposed Development from adjacent residential areas. Introduction of fully integrated landscape framework and enhanced external amenity to Application Site. Introduction of new physical boundary features 	Minor Beneficial	No Change	N/A
LR 2 - High Street/Town Centre	Medium	During operation Proposed Development not predicted to affect quality due to remoteness of receptor.	Negligible	Negligible	None Required	Negligible	No Change	N/A
LR 3 - Recreation Grounds/Educational Establishments	Medium	During operation Proposed Development not predicted to affect quality due to remoteness of receptor.	Negligible	Negligible	None Required	Negligible	No Change	N/A
LR 4 - Arable/Pasture	Medium	Predicted local Minor Beneficial impact on receptor for location incorporating Application Site due to reduced development footprint and no or beneficial change in perceived degree of openness during operation.	Minor	Minor Beneficial	<ul style="list-style-type: none"> Full perimeter of site will be securely hoarded (Heras type) Construction duration, working hours and traffic movements will be restricted Site lighting and construction activities will be set back from boundaries where possible Alignment of haulage routes will be agreed with local authority Haulage routes will be carefully maintained Wheel washing and speed restrictions will apply at entry and exit points 	Minor Beneficial	No Change	N/A
LR 5 - Woodland/Hedgerow	High	During operation Proposed Development not predicted to affect quality due to remoteness of receptor.	Negligible	Negligible	None Required	Negligible	No Change	N/A

Landscape Receptor (LR)	Nature of Receptor (Sensitivity)	Predicted Impacts	Magnitude of Impact	Effect Significance	Embedded Mitigation	Effect after Embedded Mitigation	Predicted Winter Effects	Predicted Night Time Effects
LR 6 - Watercourses	High	During operation Proposed Development not predicted to affect quality due to remoteness of receptor.	Negligible	Negligible	None Required	Negligible	No Change	N/A
LR 7 - Golf Courses	Medium	During operation Proposed Development not predicted to affect quality due to remoteness of receptor.	Negligible	Negligible	None Required	Negligible	No Change	N/A
LR 8 - Railway Corridor/Motorway	Low	During operation Proposed Development not predicted to affect quality due to remoteness of receptor.	Negligible	Negligible	None Required	Negligible	No Change	N/A

Table 7 – Assessment of Construction Impacts on Visual Receptors

Visual Receptor (and Representative Views)	Nature of Receptor (Visual Sensitivity)	Predicted Impacts	Magnitude of Impact	Effect Significance	Embedded Mitigation	Effect after Embedded Mitigation	Predicted Winter Effects (Qualitative Assessment)	Predicted Night-time Effects (Qualitative Assessment)
View 1 - View north from entrance to private residence (Semmering) on A113 High Road	High	New road access works visible for this receptor and construction activities glimpsed through gaps in roadside vegetation resulting in a moderate adverse impact during construction.	Major	Major Adverse	<ul style="list-style-type: none"> Full perimeter of site will be securely hoarded (Heras type) Construction duration, working hours and traffic movements will be restricted Existing mature hedgerow boundaries and tree belts will be retained where viable Site lighting and construction activities will be set back from boundaries where possible Alignment of haulage routes will be agreed with LPA 	Moderate Adverse	No Change	N/A
View 2 - View north-east from Hatch Side on A113 High Road	High	Construction activities fully screened from view by intervening vegetation and built form.	Negligible	Negligible	None Required	Negligible	No Change	N/A
View 3 - View north-east from junction of A113 High Road	High	Construction activities fully screened from view by intervening vegetation and built form.	Negligible	Negligible	None Required	Negligible	No Change	N/A
View 4 -View north-east from private residences on Luxborough Lane	High	Construction activities fully screened from view by intervening vegetation and built form.	Negligible	Negligible	None Required	Negligible	No Change	N/A
View 5 -View south-west from the backs of private gardens and residential properties on Lyndhurst Rise	Medium	Construction activities partially screened from view by intervening vegetation although Tower Cranes expected to be visible. Works likely to be audible due to close proximity of receptor. Predicted significant adverse impact during construction due to close proximity of receptor.	Major	Major Adverse	<ul style="list-style-type: none"> Full perimeter of site will be securely hoarded (Heras type) Construction duration, working hours and traffic movements will be restricted Existing mature hedgerow boundaries and tree belts will be retained where viable Site lighting and construction activities will be set back from boundaries where possible Alignment of haulage routes will be agreed with LPA. 	Moderate Adverse	No Change	N/A

Visual Receptor (and Representative Views)	Nature of Receptor (Visual Sensitivity)	Predicted Impacts	Magnitude of Impact	Effect Significance	Embedded Mitigation	Effect after Embedded Mitigation	Predicted Winter Effects (Qualitative Assessment)	Predicted Night-time Effects (Qualitative Assessment)
View 6 -View south from the backs of private gardens and residential properties on Lyndhurst Rise	Medium	Construction activities partially screened from view by intervening vegetation although Tower Cranes expected to be visible. Works likely to be audible due to close proximity of receptor. Predicted significant adverse impact during construction due to close proximity of receptor.	Major	Major Adverse	<ul style="list-style-type: none"> • Full perimeter of site will be securely hoarded (Heras type) • Existing mature hedgerow boundaries and tree belts will be retained where viable • Construction duration, working hours and traffic movements will be restricted • Site lighting and construction activities will be set back from boundaries where possible • Alignment of haulage routes will be agreed with local authority • Noise emissions from construction plant will be minimised through the adoption of best practice techniques. 	Moderate Adverse	No Change	N/A
View 7 - View north-west from entrance of Chigwell Golf Club on A113 High Road	High	New road access works visible for this receptor and construction activities glimpsed through gaps in roadside vegetation resulting in a moderate adverse impact during construction.	Major	Major Adverse	<ul style="list-style-type: none"> • Full perimeter of site will be securely hoarded (Heras type) • Existing mature hedgerow boundaries and tree belts will be retained where viable • Construction duration, working hours and traffic movements will be restricted • Site lighting and construction activities will be set back from boundaries where possible • Alignment of haulage routes will be agreed with local authority • Noise emissions from construction plant will be minimised through the adoption of best practice techniques. 	Moderate Adverse	No Change	N/A

Visual Receptor (and Representative Views)	Nature of Receptor (Visual Sensitivity)	Predicted Impacts	Magnitude of Impact	Effect Significance	Embedded Mitigation	Effect after Embedded Mitigation	Predicted Winter Effects (Qualitative Assessment)	Predicted Night-time Effects (Qualitative Assessment)
View 8 - View south-west from private residences and bus stop on A113 High Road	High	New road access works visible for this receptor and construction activities glimpsed through gaps in roadside vegetation resulting in a moderate adverse impact during construction.	Major	Moderate Adverse	<ul style="list-style-type: none"> Full perimeter of site will be securely hoarded (Heras type) Existing mature hedgerow boundaries and tree belts will be retained where viable Construction duration, working hours and traffic movements will be restricted Site lighting and construction activities will be set back from boundaries where possible Alignment of haulage routes will be agreed with local authority Noise emissions from construction plant will be minimised through the adoption of best practice techniques. 	Minor Adverse	No Change	N/A
View 9 - View south-west from private residences and bus stop on A113 High Road	Medium	Construction activities not predicted to affect quality of receptor due to intervening vegetation and built form.	Negligible	Negligible	None Required	Negligible	No Change	N/A
View 10 - View south-west from private residences and bus stop on A113 High Road (at junction with Chigwell Park)	Medium	Construction activities not predicted to affect quality of receptor due to intervening vegetation and built form.	Negligible	Negligible	None Required	Negligible	No Change	N/A
View 11 – View south-west along Tudor Close (Chigwell Park)	Medium	Construction activities will not affect this receptor due to distance and intervening vegetation. Tower Cranes predicted to be visible and works likely to be audible due to close proximity of receptor.	Negligible	Negligible	None Required	Negligible	No Change	N/A
View 12 - View south-west along Lyndhurst Rise East (Chigwell Park)	Medium	Construction activities not predicted to affect receptor due to intervening vegetation and built form. Works likely to be audible due to close proximity of receptor.	Negligible	Negligible	None Required	Negligible	No Change	N/A

Visual Receptor (and Representative Views)	Nature of Receptor (Visual Sensitivity)	Predicted Impacts	Magnitude of Impact	Effect Significance	Embedded Mitigation	Effect after Embedded Mitigation	Predicted Winter Effects (Qualitative Assessment)	Predicted Night-time Effects (Qualitative Assessment)
View 13 - View south along Lyndhurst Rise West (Chigwell Park)	Medium	Construction activities not predicted to affect receptor due to intervening vegetation and built form. Works likely to be audible due to close proximity of receptor.	Negligible	Negligible	None Required	Negligible	No Change	N/A
View 14 - View south along Chigwell Park Drive (North)	Medium	Construction activities not predicted to affect receptor due to intervening vegetation and built form. Works likely to be audible due to close proximity of receptor.	Negligible	Negligible	None Required	Negligible	No Change	N/A
View 15 - View from Luxborough Lane (PRoW) opposite development site haulage entrance	High	Construction activities not predicted to affect quality due to remoteness of receptor.	Negligible	Negligible	None Required	Negligible	No Change	N/A
View 16 - View from Luxborough Lane (PRoW) opposite development site haulage entrance (bridge over M11 Motorway)	High	Construction activities not predicted to affect quality due to remoteness of receptor.	Negligible	Negligible	None Required	Negligible	No Change	N/A
View 17 - View from public footpath skirting north boundary of Chigwell Golf Club	High	Construction activities not predicted to affect quality due to remoteness of receptor.	Negligible	Negligible	None Required	Negligible	No Change	N/A
View 18 - View south from elevated position of Chester Road (North)	Medium	Construction activities predominantly screened from view by intervening vegetation. Tower cranes may be evident due to relative elevation of receptor.	Negligible	Negligible	None Required	Negligible	No Change	N/A
View 19 - View south-east through woodland (Lord's Bushes) on Buckhurst Hill	High	Construction activities fully screened from view by intervening vegetation and despite relative elevation of receptor.	Negligible	Negligible	None Required	Negligible	No Change	N/A
View 20 - View from public footpath at bridge over River Roding linking Luxborough Lane	High	Construction activities fully screened from view by intervening vegetation and topography.	Negligible	Negligible	None Required	Negligible	No Change	N/A
View 21 - View south-east from Princes Road (North) at Buckhurst Hill	Medium	Construction activities fully screened from view by intervening vegetation and despite relative elevation of receptor.	Negligible	Negligible	None Required	Negligible	No Change	N/A

Table 8 – Assessment of Operational Impacts on Visual Receptors

Visual Receptor (and Representative Views)	Nature of Receptor (Visual Sensitivity)	Predicted Impacts	Magnitude of Impact	Effect Significance	Embedded Mitigation	Effect after Embedded Mitigation	Predicted Winter Effects (Qualitative Assessment)	Predicted Night-time Effects (Qualitative Assessment)
View 1 - View north from entrance to private residence (Semmering) on A113 High Road	High	New development access visible for this receptor affording glimpsed views of proposed building. Predicted impact on receptor during operation after embedded mitigation minor adverse (not significant).	Moderate	Moderate Adverse	<ul style="list-style-type: none"> Introduction of fully integrated landscape framework and enhanced external amenity to Application Site Consideration given to siting, levels and landscape enhancements to minimise potential impact from Proposed Development. 	Minor Adverse	No Change	N/A
View 2 - View north-east from Hatch Side on A113 High Road	High	Proposed Development fully screened for this receptor by intervening vegetation and built form.	Negligible	Negligible	None Required	Negligible	No Change	N/A
View 3 - View north-east from junction of A113 High Road	High	Proposed Development fully screened for this receptor by intervening vegetation and built form.	Negligible	Negligible	None Required	Negligible	No Change	N/A
View 4 - View north-east from private residences on Luxborough Lane	High	Proposed Development fully screened for this receptor by intervening vegetation and built form.	Negligible	Negligible	None Required	Negligible	No Change	N/A
View 5 - View south-west from the backs of private gardens and residential properties on Lyndhurst Rise	Medium	The Proposed Development is predominantly screened for this receptor by intervening vegetation. Although close proximity and deciduous nature of predicted to result in minor adverse effects (not significant).	Moderate	Minor Adverse	<ul style="list-style-type: none"> Introduction of fully integrated landscape framework and enhanced external amenity to Application Site Consideration given to siting, levels and landscape enhancements to minimise potential impact from Proposed Development. 	Negligible	Minor Adverse	N/A
View 6 -View south from the backs of private gardens and residential properties on Lyndhurst Rise	Medium	The Proposed Development is predominantly screened for this receptor by intervening vegetation. Although close proximity and deciduous nature of predicted to result in minor adverse effects (not significant).	Moderate	Minor Adverse	<ul style="list-style-type: none"> Introduction of fully integrated landscape framework and enhanced external amenity to Application Site Consideration given to siting, levels and landscape enhancement to minimise potential impact from Proposed Development. 	Negligible	Minor Adverse	N/A

Visual Receptor (and Representative Views)	Nature of Receptor (Visual Sensitivity)	Predicted Impacts	Magnitude of Impact	Effect Significance	Embedded Mitigation	Effect after Embedded Mitigation	Predicted Winter Effects (Qualitative Assessment)	Predicted Night-time Effects (Qualitative Assessment)
View 7 - View north-west from entrance of Chigwell Golf Club on A113 High Road	High	New development access visible for this receptor affording glimpsed views of proposed building. Predicted impact on receptor during operation after embedded mitigation minor adverse (not significant).	Moderate	Moderate Adverse	<ul style="list-style-type: none"> Introduction of fully integrated landscape framework and enhanced external amenity to Application Site Consideration given to siting, levels and landscape enhancements to minimise potential impact from Proposed Development. 	Minor Adverse	No Change	N/A
View 8 - View south-west from private residences and bus stop on A113 High Road	High	New development access visible for this receptor affording glimpsed views of proposed building. Predicted impact on receptor after mitigation is negligible due to extent of visual screening.	Moderate	Minor Adverse	<ul style="list-style-type: none"> Introduction of fully integrated landscape framework and enhanced external amenity to Application Site Consideration given to siting, levels and landscape enhancements to minimise potential impact from Proposed Development. 	Negligible	No Change	N/A
View 9 - View south-west from private residences and bus stop on A113 High Road	Medium	The proposed development at operation not predicted to affect quality of receptor due to intervening vegetation and built form.	Negligible	Negligible	None Required	Negligible	No Change	N/A
View 10 -View south-west from private residences and bus stop on A113 High Road (at junction with Chigwell Park)	Medium	The proposed development at operation not predicted to affect quality of receptor due to intervening vegetation and built form.	Negligible	Negligible	None Required	Negligible	No change	N/A
View 11 -View south-west along Tudor Close (Chigwell Park)	Medium	The proposed development at operation not predicted to affect quality of receptor due to intervening vegetation and built form.	Negligible	Negligible	None Required	Negligible	No change	N/A
View 12 - View south-west along Lyndhurst Rise East (Chigwell Park)	Medium	The proposed development at operation not predicted to affect quality of receptor due to intervening vegetation and built form.	Negligible	Negligible	None Required	Negligible	No change	N/A
View 13 -View south along Lyndhurst Rise West (Chigwell Park)	Medium	The proposed development at operation not predicted to affect quality of receptor due to intervening vegetation and built form.	Negligible	Negligible	None Required	Negligible	No change	N/A
View 14 - View south along Chigwell Park Drive (North)	Medium	The proposed development at operation not predicted to affect quality of receptor due to intervening vegetation and built form.	Negligible	Negligible	None Required	Negligible	No change	N/A

Visual Receptor (and Representative Views)	Nature of Receptor (Visual Sensitivity)	Predicted Impacts	Magnitude of Impact	Effect Significance	Embedded Mitigation	Effect after Embedded Mitigation	Predicted Winter Effects (Qualitative Assessment)	Predicted Night-time Effects (Qualitative Assessment)
View 15 – View from Luxborough Lane (PRoW) opposite development site Haulage Entrance	High	The Proposed Development at operation not predictable to affect quality due to remoteness of receptor.	Negligible	Negligible	None Required	Negligible	No change	N/A
View 16 - View from Luxborough Lane (PRoW) opposite development site Haulage Entrance (bridge over M11 Motorway)	High	The Proposed Development at operation not predictable to affect quality due to remoteness of receptor.	Negligible	Negligible	None Required	Negligible	No change	N/A
View 17 - View from public footpath skirting north boundary of Chigwell Golf Club	High	The Proposed Development at operation not predictable to affect quality due to remoteness of receptor.	Negligible	Negligible	None Required	Negligible	No change	N/A
View 18 -View south from elevated position of Chester Road (North)	Medium	The Proposed Development will not affect this receptor due to distance and intervening vegetation.	Negligible	Negligible	None Required	Negligible	No change	N/A
View 19 - View south-east through woodland (Lord's Bushes) on Buckhurst Hill	High	The Proposed Development is fully screened for this receptor by intervening vegetation and land form.	Negligible	Negligible	None Required	Negligible	No change	N/A
View 20 - View from public footpath at bridge over River Roding linking Luxborough Lane	High	The Proposed Development will not affect this receptor due to distance intervening land form and vegetation.	Negligible	Negligible	None Required	Negligible	No change	N/A
View 21 - View south-east from Princes Road (North) at Buckhurst Hill	Medium	The Proposed Development will not affect this receptor due to distance intervening built form and vegetation.	Negligible	Negligible	None Required	Negligible	No change	N/A

1.7. Scope for Mitigation

Embedded Mitigation

1.7.1. Embedded mitigation measures have been considered for all potential landscape and visual impacts as part of an iterative design process. Identified measures include responsive design to avoid or reduce potential adverse effects including the careful siting, scale and height of new built, ground modelling, proposals for compensation and enhancement planting, and strategic landscape management and operational procedures. In the majority of cases the existing topography, built form and boundary vegetation restrict significant adverse effects on existing landscape and visual amenity within the identified study area.

Avoidance Measures

1.7.2. A strategy of impact avoidance has been adopted from the outset of the design process. The Proposed Development employs the following design principles to intercept potential adverse impacts:

- Embrace opportunities to retain and enhance landscape quality, ecological value and visual amenity.
- Insert new structure planting to reinforce boundaries and movement corridors.
- Retain and reinforce important tree groups and boundary vegetation.
- Establish vibrant well connected public realm and recreational space to promote local pedestrian and cycle movement and calm vehicle traffic speeds.
- Introduce robust areas of new planting to reduce the perceived density of the development and enhance the visual amenity from key views.

1.7.3. Where potential adverse landscape and visual impacts result from the Proposed Development measures will be adopted to reduce the significance of these effects:

- Establish strong landscape edges incorporating diverse native tree and shrub planting, scrub to provide cover for wildlife and strengthen local distinctiveness.
- Reinforce existing boundaries by introducing diverse hedgerow species to benefit amenity, strengthen biodiversity and optimise opportunities for wildlife movement and inhabitation.
- Where viable establish legible movement network to promote sustainable transport uses in particular cycling and walking.
- Where viable replace and conserve existing trees/ hedgerows in accordance with the recommendations of BS5837.

Further Recommended 'Additional Mitigation', Compensation and Enhancement

1.7.4. Where potential adverse impacts cannot be avoided or reduced, additional mitigation, compensation and enhancement measures will be considered. The following potential additional mitigation could further enhance the landscape character and visual amenity of the Proposed Development and moderate adverse impacts on landscape character and views:

- Consider advanced infrastructure planting to boundaries and vehicle access locations (outside the main area of construction activity) which has the opportunity to mature and establish from an early stage in the build programme; and
- Implement a comprehensive Landscape and Ecological Management Plan to ensure full commitment to the long-term design objectives and landscape management responsibilities for the Application Site.

1.8. Residual Effects

1.8.1. This section considers the residual effects which remain after the incorporation of embedded mitigation measures. These measures are integral to the Proposed Development and provide material consideration in this assessment. Consideration is given to the beneficial effects of the maturing of new planting and specific secondary mitigation measures such as the introduction of physical barriers to alleviate adverse impacts during the early years of operation. The assessment of residual operational effects is based on a 15 year initial term in the life of the project.

Residual Effects on Landscape During Construction

1.8.2. A carefully designed and managed Code of Construction Practice (COCP) will minimise the potential adverse effects on local landscape character arising from construction. An important component of this process will be the protection of all trees, hedgerows and vegetation under the current British Standard (BS 5837). The residual landscape effects during construction are stated in the Tables (Section 1.6 Assessment of Likely Significant Effects).

Residual Effects on Views During Construction

- 1.8.3. The phased and early implementation of a proportion of the planting works associated with the new access road and development edges will assist in minimising predicted adverse visual effects during the construction phase for close up views from nearby residential properties to the east.
- 1.8.4. Particular attention will be paid to the potential visual effects upon users of the highway to the south (A113 High Road).
- 1.8.5. Well managed and controlled site activities and the application of good practices (as outlined within a COCP) will minimise the potential adverse visual effects arising from the construction phase.

Residual Effects on Landscape at Operation

- 1.8.6. The future residual effects of the Proposed Development on landscape character will be largely confined to the Application Site and its immediate surroundings.
- 1.8.7. The Proposed Development will introduce localised changes in landscape character and pattern by the replacement of the existing degraded land a Care Home, new road access and associated public realm.
- 1.8.8. A large proportion of the identified local Landscape Receptors will remain unchanged due to their relative isolation from the Development Proposal and the degree by which the Application Site is screened by existing mature vegetation belts, built form and topography.
- 1.8.9. It is predicted that Landscape Receptor LR4 Arable/Pasture will locally experience a Minor Beneficial change due to the overall improvement in the perceived degree of openness in the immediate vicinity of the Application Site. The careful management of retained trees and boundary vegetation will also deliver localised positive benefits for other Landscape Receptors adjacent to the Application Site, including potential ecological enhancement.
- 1.8.10. The main benefits in landscape terms arise from the maturing of the boundary landscape and tree planting associated with the development margins and public realm which will assist in assimilating the newly proposed built form with the local environment.

Residual Effects on Views at Operation

- 1.8.11. Substantial new tree and shrub planting is proposed along the existing Application Site boundaries and within the new public realm which will effectively balance the effects of the Proposed Development when viewed from proximate public receptors to the east.
- 1.8.12. The successful establishment and maturing of the proposed native boundary planting will provide a valuable resource and localised benefits to a proportion of selected visual receptors to the east of the Application Site.
- 1.8.13. The newly installed fencing and buffer planting minimises the adverse impact of the Proposed Development on adjacent land and mitigates potential adverse impacts on users of the adjacent nursery or A113 High Road.
- 1.8.14. The embedded mitigation proposed in the landscape strategy will assist the integration of the Proposed Development within the visual amenity of the surrounding landscape such that the Residual Visual Effects for the majority of selected views is **Negligible**.

1.9. Summary and Conclusions

Summary of Effects on Landscape during Construction

1.9.1. The existing Application Site has medium landscape amenity value and is considered to make a **moderate beneficial** contribution to the character of the study area and strategic Green Belt. During the Construction Phase a **negligible** impact will result for a majority of identified Landscape Receptors (LR) and **moderate adverse** impacts predicted after mitigation (during the winter months only) for LR1 - Local Residential Areas due to a perceived reduction in the degree of screening to the north and west; and LR4 - Arable/Pasture due to a reduction in the sense of tranquillity and minor adverse impact for the portion of the receptor immediately adjacent the Proposed Development. It is important to note that in all these cases the impacts will be localised, short-term and affect only a very small proportion of the population inhabiting properties to the east and users of the local highways. The open grassland north and east of the Application Site is on private land and therefore contributes little to the local public amenity or townscape.

1.9.2. The north, south and west boundaries are to a large extent contained within existing mature vegetation and topography thus inhibiting potential adverse effects on other Landscape Receptors within the study area. A 'Code of Construction Practice' will identify measures taken to address potential adverse impacts on retained vegetation, site biodiversity and residential areas during the construction phase. The potential impact of heavy vehicle movement on the local road network will be carefully managed and routing of construction traffic including times of operation carefully controlled. Construction activity generally will be mitigated by boundary hoarding and restrictions on haulage traffic. Recommended additional mitigation may include advanced infrastructure planting along the site's boundaries to establish a strong green structure early in the life of the development particularly the interface with the residences of Chigwell Park and to plug gaps in the existing highway vegetation belts.

Predicted impacts:

*LR1 and LR4 are predicted to experience a **minor adverse** impact (however this will be temporary in nature limited to the duration of the construction phase).*

Summary of Effects on Landscape at Operation

1.9.3. In general terms the existing site is suburban in character comprising unimproved grassland, a single dwelling, storage buildings, commercial structures and car park associated with the existing garden centre. In accordance with the guidance the physical and visual amenity of the existing site is of **medium** value and predicted operational impacts on the landscape within the study area are made in light of this existing context.

1.9.4. In summary the magnitude of change experienced by the majority of identified Landscape Receptors is **negligible** given the Application Site's isolation from the wider environment. The application incorporates new high quality landscape infrastructure as an integral component of the development proposals. The Proposed Development offers new opportunities for community engagement on a site which is currently inaccessible and provides no direct benefits to the general public.

1.9.5. It is predicted that the overall impact on openness is positive for the Proposed Development and this will further improve with time as new planting matures and the existing landscape character is transformed.

Predicted impacts:

*LR1 and LR4 are predicted to experience a **minor beneficial** impact with embedded mitigation.*

Summary of Effects on Views during Construction

1.9.6. For the majority of cases the impacts will be localised and short-term affecting a small proportion of the population either using the local highways, residing or working in the vicinity of the site. Due to their close proximity the visual receptors predicted to experience short-term adverse impact during the Construction Phase include users of the local highway (A113 High Road) and residents occupying the western edge of Chigwell Park. The existing shallow sloping topography, intervening built form and mature vegetation belts to the north, south and west limit significant short-term adverse impacts during construction to viewpoints 1, 6 and 7.

Predicted construction impacts on these views will derive from:

- Location of tower cranes;
- Location of construction site compound;
- Location of temporary and permanent lighting;
- Stripping site, breaking existing hard-standings and stockpiling of materials; and
- Haulage traffic.

Predicted impacts:

*View 8 is predicted to experience a **minor adverse** impact with embedded mitigation (however this will be temporary in nature limited to the duration of the construction phase)*

*Views 1, 6 and 7 are predicted to experience a **moderate adverse** impact with embedded mitigation (however this will be temporary in nature limited to the duration of the construction phase).*

Summary of Effects on Views at Operation

1.9.7. For the majority of selected views the predicted impact will be negligible due to the restricted inter-visibility with the Application Site. The only predicted adverse impacts during operation affect views 1 (framed view through new site access for users of the local highway) and views 5 and 6 (for residential properties to the east during the winter months and vegetation is dormant). None of these impacts are significant in accordance with the Guidance.

Predicted impacts:

*Views 1, 5 and 6 are predicted to experience a **minor adverse** impact with embedded mitigation (and therefore not significant in accordance with the Guidance).*

Conclusions

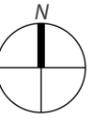
- 1.9.8. The proposed landscape enhancements including new native tree and shrub planting to the Application Site's boundaries and new access road will result in a strengthening of the overall degree of screening of the Proposed Development for public receptors using the High Road and private receptors associated with residential properties on the western edge of Chigwell Park. This new native buffer planting in conjunction with the sensitive insertion of new built form (part submerged into the ground) restricts the degree of residual adverse impact on the identified landscape and visual receptors.
- 1.9.9. The only receptors which are predicted to experience long-term adverse effects (**minor adverse** and therefore not significant) are viewpoints 1, (5 and 6) from the local highway (A113 High Road) and residential properties to the western edge of Chigwell Park respectively. The severity of these impacts will diminish further as new planting associated with the Proposed Development matures.
- 1.9.10. It is predicted that Landscape Receptors LR1 (adjacent residential areas) and LR4 (local arable/pasture) will experience a minor beneficial effect in the long-term. This is due to the predicted improvement in the perception of openness at a local level as a consequence of a reduced development footprint and decrease in spatial and visual intrusion on the Green Belt.
- 1.9.11. In conclusion the proposals represent a well encapsulated development that relates well to the local topography, retains important tree groups and sits sympathetically in its local environment where predicted landscape and visual effects will be **negligible** for the majority of receptors.

1.10. References

1. The Hedgerow Regulations 1997: Statutory Instrument 1997; No 1160, Crown Copyright 1997. Office of the Deputy Prime Minister (2005) Planning Policy Statement 1: Delivering Sustainable Development: London: HMSO.
2. Epping Forest District Council Landscape Character Assessment, Chris Blandford Associates January 2010.
3. Epping Forest District Green Belt Assessment: Stage 2 Prepared by LUC August 2016.
4. Landscape Institute and Institute of Environmental Management & Assessment (2012) Guidelines for Landscape and Visual Impact Assessment (Third Edition).
5. The Countryside Agency and Scottish Natural Heritage (2002) Landscape Character Assessment: Guidance for England and Scotland.
6. British Standards Institute (2012) British Standard 5837: 2012 Trees in Relation to Design, Demolition and Construction - Recommendations.

LVA 01

Figures



Baseline Conditions – Site Location



Google Earth

Figure 1.1 Site Location

Baseline Conditions – National Landscape Character Areas Map

Natural England has produced a Countryside Character Map for England, which identifies broad areas of distinct and individual Countryside Character. The map distinguishes the regional landscape character of the broad study areas. The Character maps takes account of the effect the physical landform and human activities has on the natural world. The National Framework of Character Areas identifies and describes the diversity of landscape character areas across England and provides a common starting point for more detailed local assessments.

The site lies within the Northern Thames Basin (Character Area 111), the key characteristics of which include:

- The landform is varied with a wide plateau divided by river valleys. The prominent hills and ridges of the 'Bagshot Hills' are notable to the north-west and extensive tracts of flat land are found in the south.
- Characteristic of the area is a layer of thick clay producing heavy, acidic soils, resulting in retention of considerable areas of ancient woodland.
- Areas capped by glacial sands and gravels have resulted in nutrient-poor, free-draining soils which support remnant lowland heathlands, although these are now small. Areas that have alluvial deposits present are well drained and fertile.
- The water bearing underlying Chalk beds are a main source of recharge for the principal London Basin Chalk aquifer
- A diverse landscape with a series of broad valleys containing the major rivers Ver, Colne and Lea, and slightly steeper valleys of the rivers Stour, Colne and Roman. Numerous springs rise at the base of the Bagshot Beds and several reservoirs are dotted throughout the area
- The pattern of woodlands is varied across the area and includes considerable ancient semi-natural woodland. Hertfordshire is heavily wooded in some areas as are parts of Essex, while other areas within Essex are more open in character. Significant areas of wood pasture and pollarded veteran trees are also present.
- The field pattern is very varied across the basin reflecting historical activity. Informal patterns of 18th-century or earlier enclosure reflect medieval colonisation of the heaths. Regular planned enclosures dating from the Romano-British period are a subtle but nationally important feature on the flat land to the south-east of the area. In the Essex heathlands 18th- and 19th-century enclosure of heathlands and commons followed by extensive 20th-century field enlargement is dominant.
- Mixed farming, with arable land predominating in the Hertfordshire plateaux, parts of the London Clay lowlands and Essex heathlands. Grasslands are characteristic of the river valleys throughout. Horticulture and market gardening are found on the light, sandy soils of former heaths in Essex, particularly around Colchester, along with orchards, meadow pasture and leys following numerous narrow rivers and streams.
- The diverse range of semi-natural habitats include ancient woodland, lowland heath and floodplain grazing marsh and provide important habitats for a wide range of species including great crested newt, water vole, dormouse and otter.
- Rich archaeology including sites related to Roman occupation, with the Roman capital at Colchester and City of St Albans (Verulamium) and links to London. Landscape parklands surrounding 16th- and 17th-century rural estates and country houses built for London merchants are a particular feature in Hertfordshire.
- The medieval pattern of small villages and dispersed farming settlement remains central to the character of parts of Hertfordshire and Essex. Market towns have expanded over time as have the London suburbs and commuter settlements, with the creation of new settlements such as the pioneering garden city at Welwyn and the planned town at Basildon.
- Brick-built dwellings are characteristic from the late 17th century onwards. Prior to this dwellings and farm buildings tended to be timber built with weatherboarding, now mainly painted white but traditionally black or tarred, and whitewashed plaster walls.

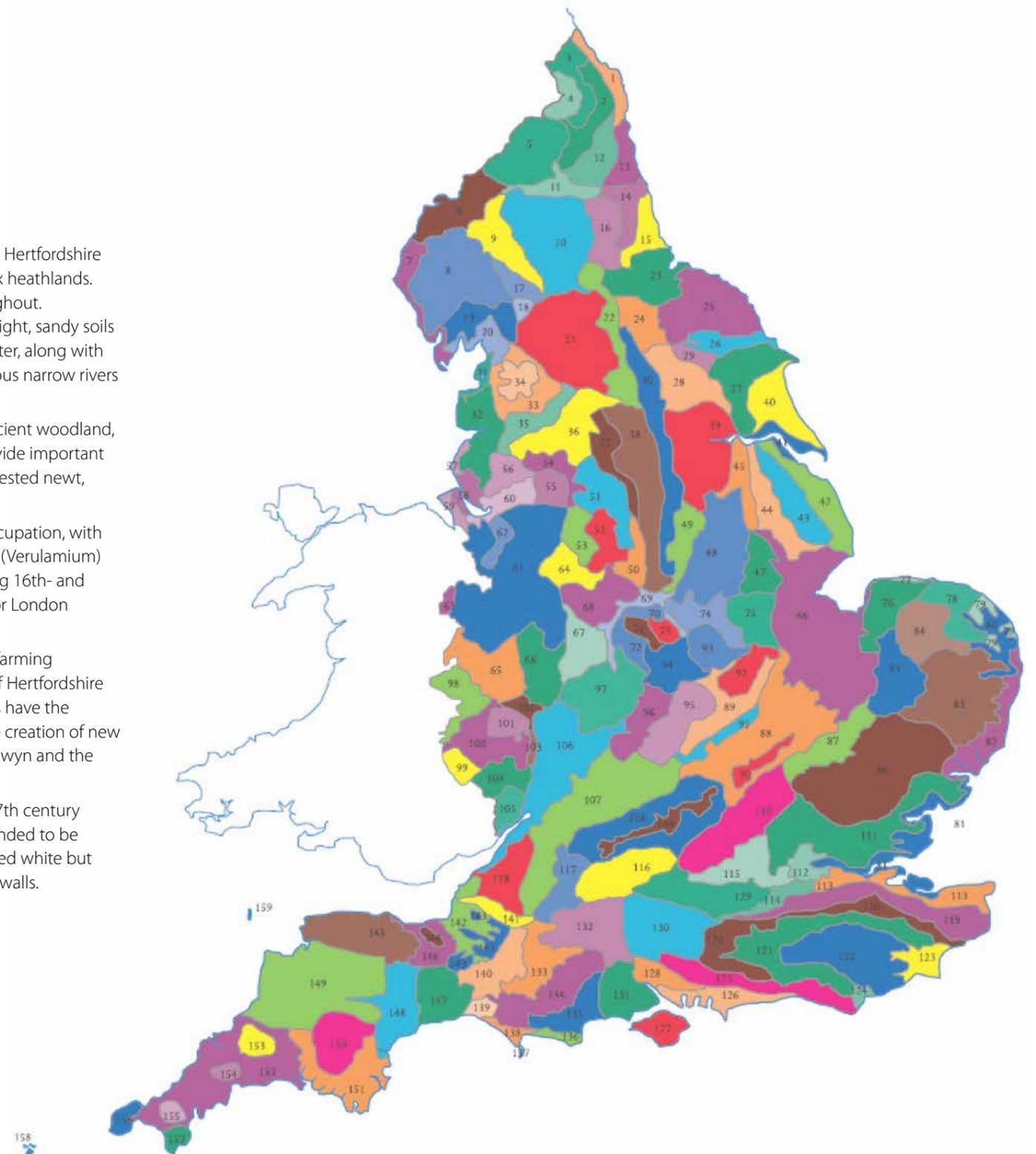


Figure 1.2 National Landscape Character Areas Maps

Baseline Conditions – Topography

Key

Application Site

- >80m
- 70 - 80m
- 60 - 70m
- 50 - 60m
- 40 - 50m
- 30 - 40m
- 20 - 30m
- <20m

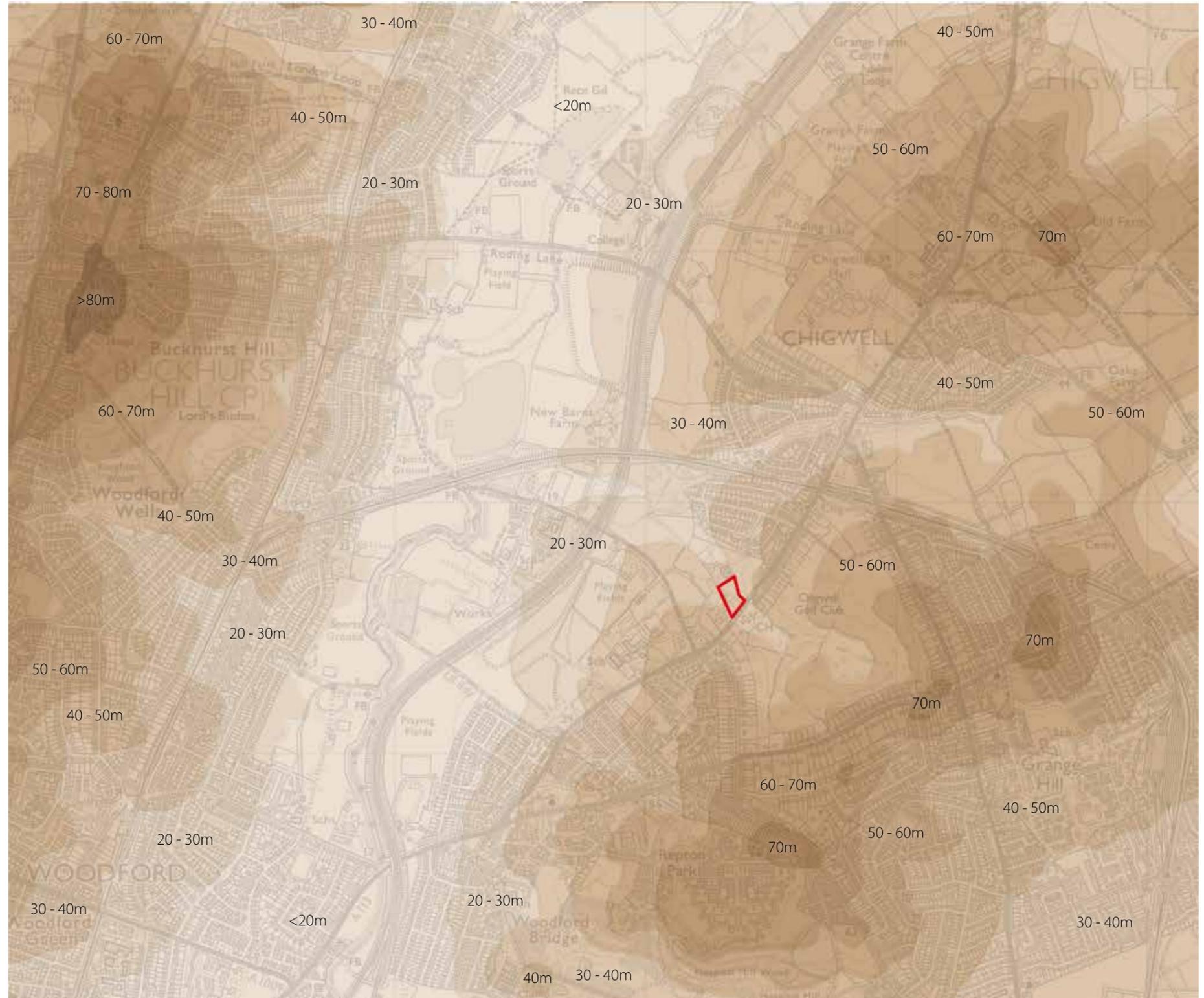


Figure 1.3 Topography Plan



Baseline Conditions – Existing Significant Vegetation

- Key
- Application Site
 - Existing significant vegetation

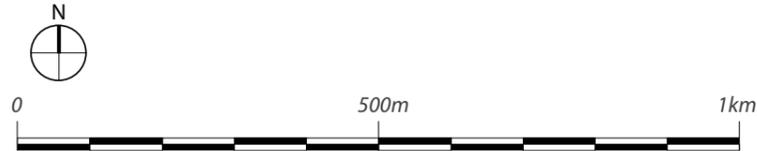
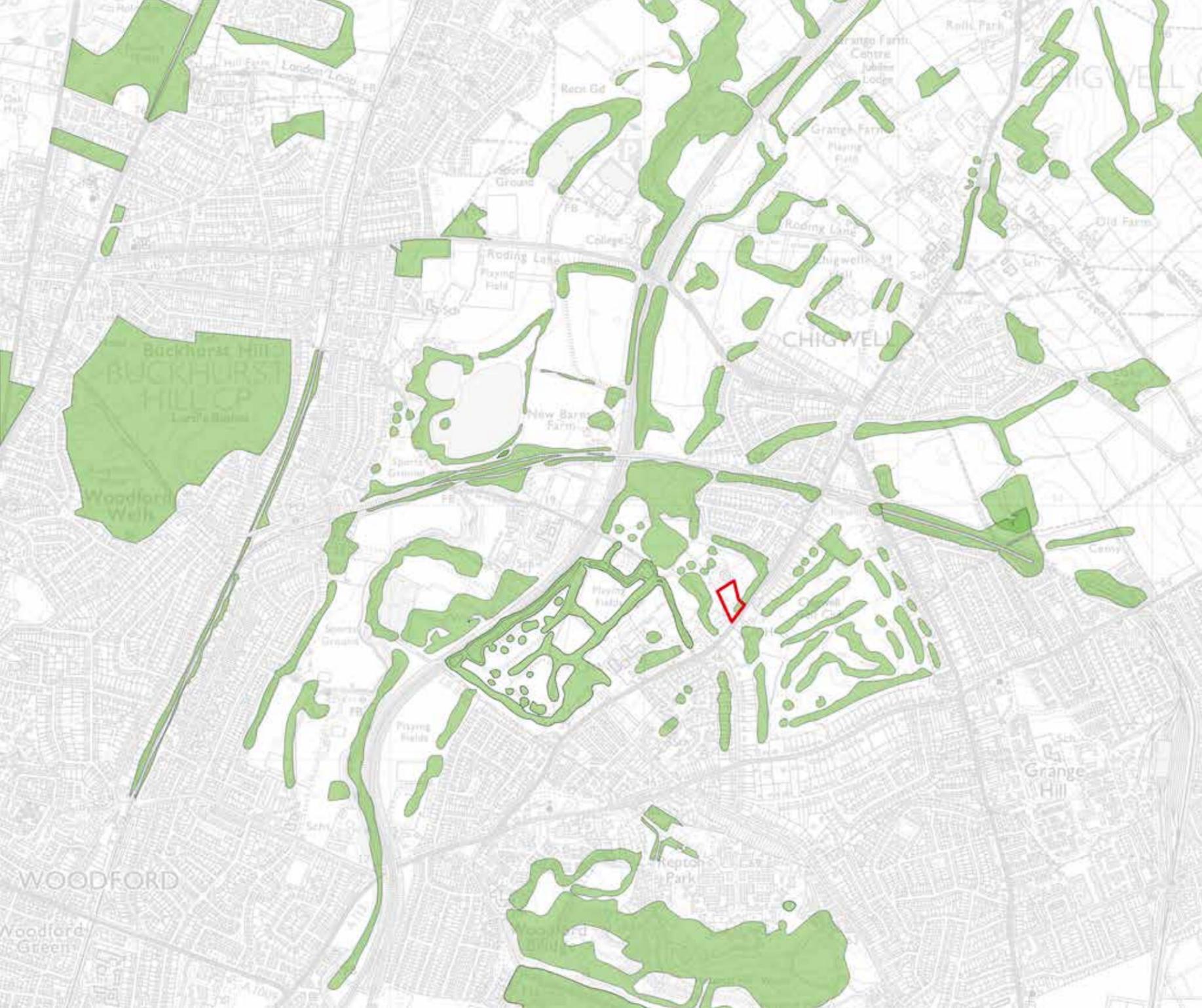


Figure 1.4 Existing Significant Vegetation Plan

Baseline Conditions – Movement

Key

- Application Site
- ▣ M11 motorway
- ▬▬▬ Railway
- ▬ Main Road
- ▬ Secondary Road
- - - Recreational Route (London Loop)
- - - Bridleway
- - - Footpath (PRoW)
- Other Routes with Public Access

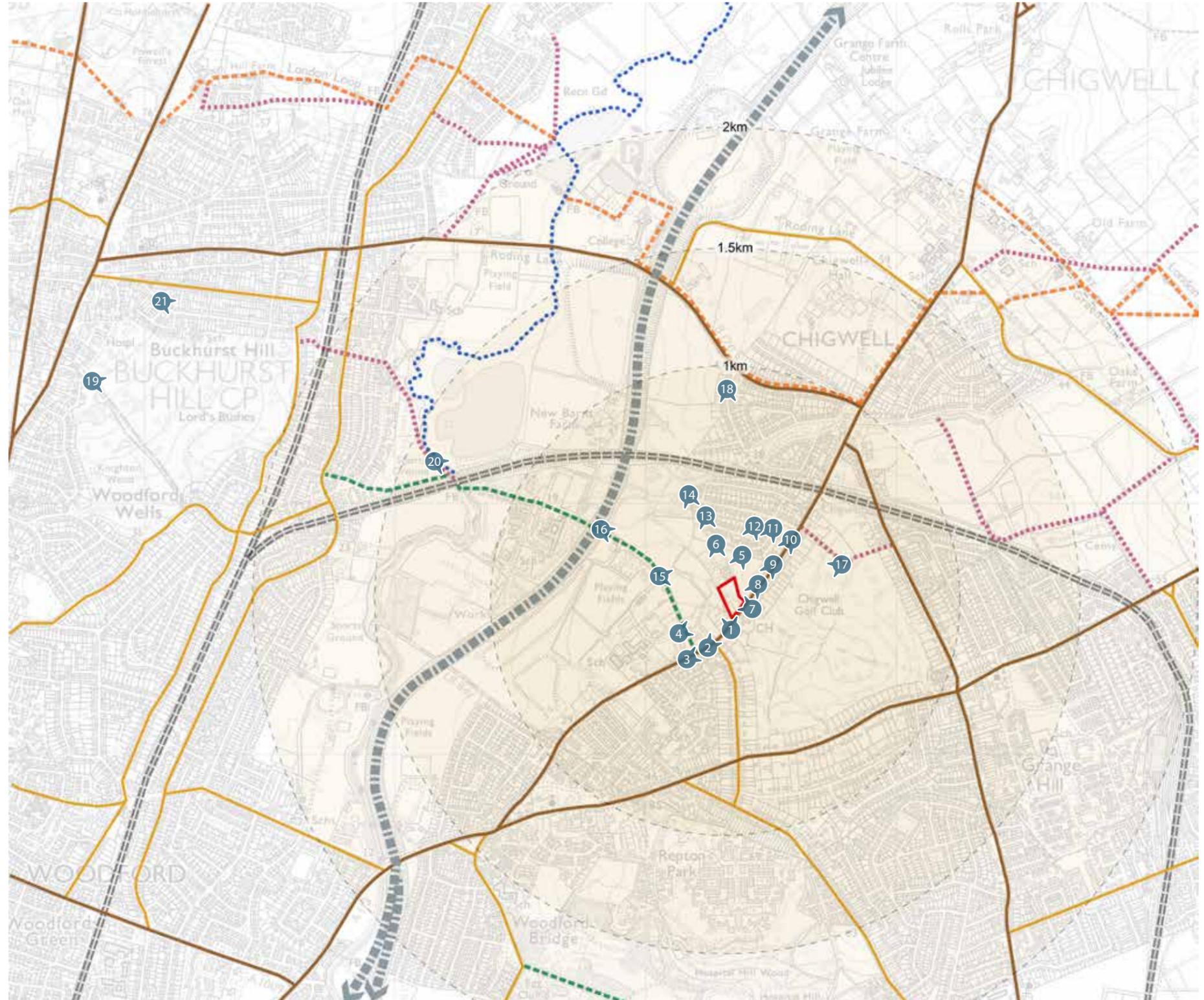


Figure 1.5 Movement Plan



Baseline Conditions – Designations and Significant Features

Key

- Application Site
- ▲ Metropolitan Greenbelt
- Listed Buildings
- Local Conservation Area (Chigwell Village)
- Special Area of Conservation / SSSI
- Local Nature Reserve (LNR)

Priority Habitat

- Wood pasture and Parkland BAP
- Traditional Orchards
- Deciduous Woodland

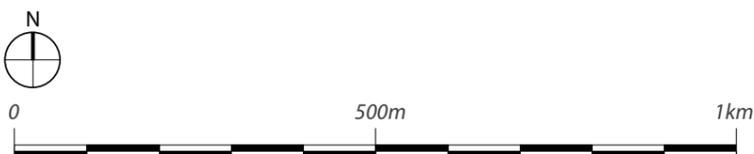
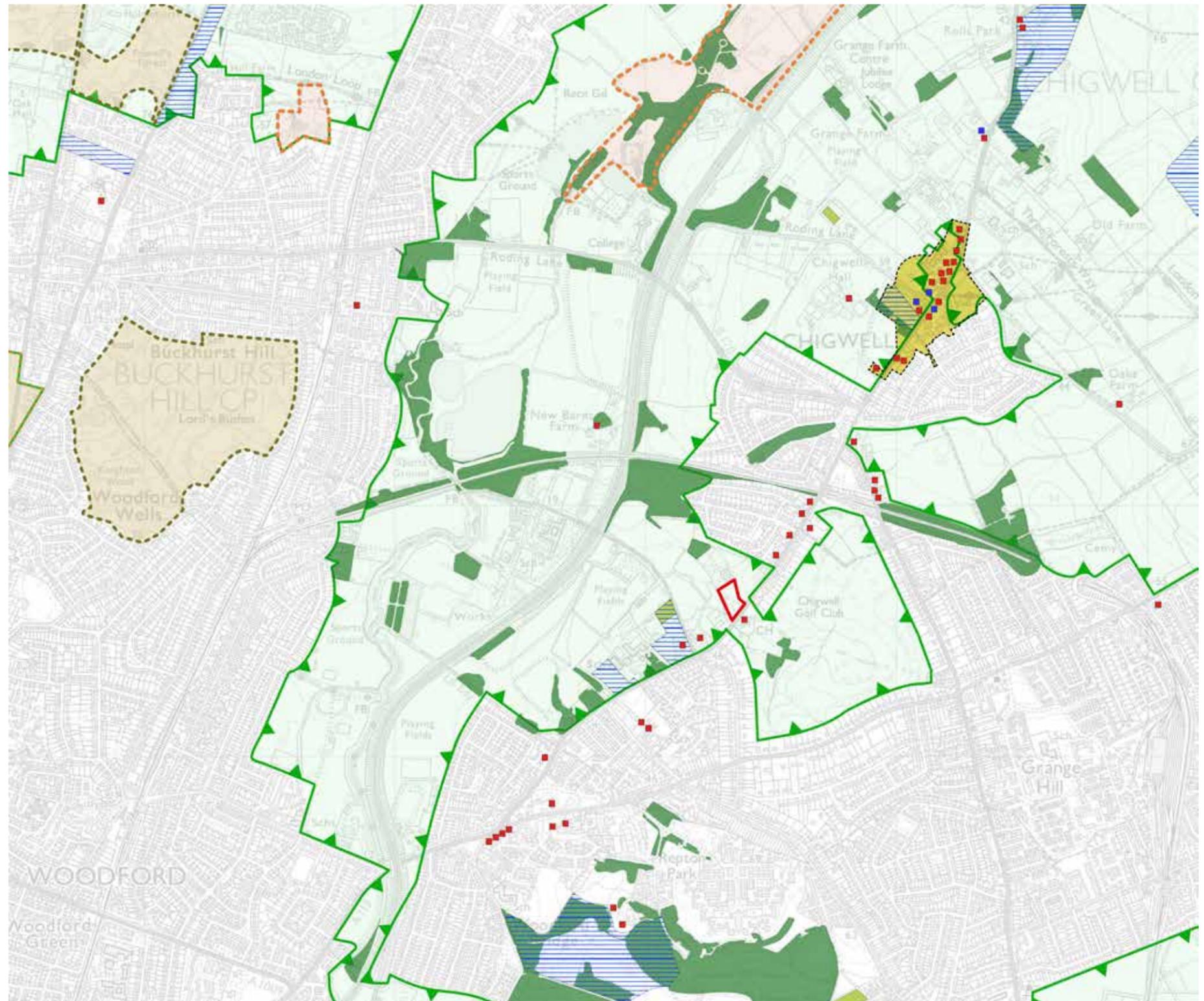


Figure 1.6 Designations and Significant Features

Baseline Conditions – Landscape Receptors

Key

- █ Application Site
- ▾ Character area photographs
- LR1 - Urban residential (mixed)
- LR2 - High street / town centre
- LR3 - Recreation grounds / educational establishments
- LR4 - Arable / pasture
- LR5 - Woodland / hedgerow
- LR6 - Watercourses
- LR7 - Golf courses
- LR8 - Railway corridor / motorway

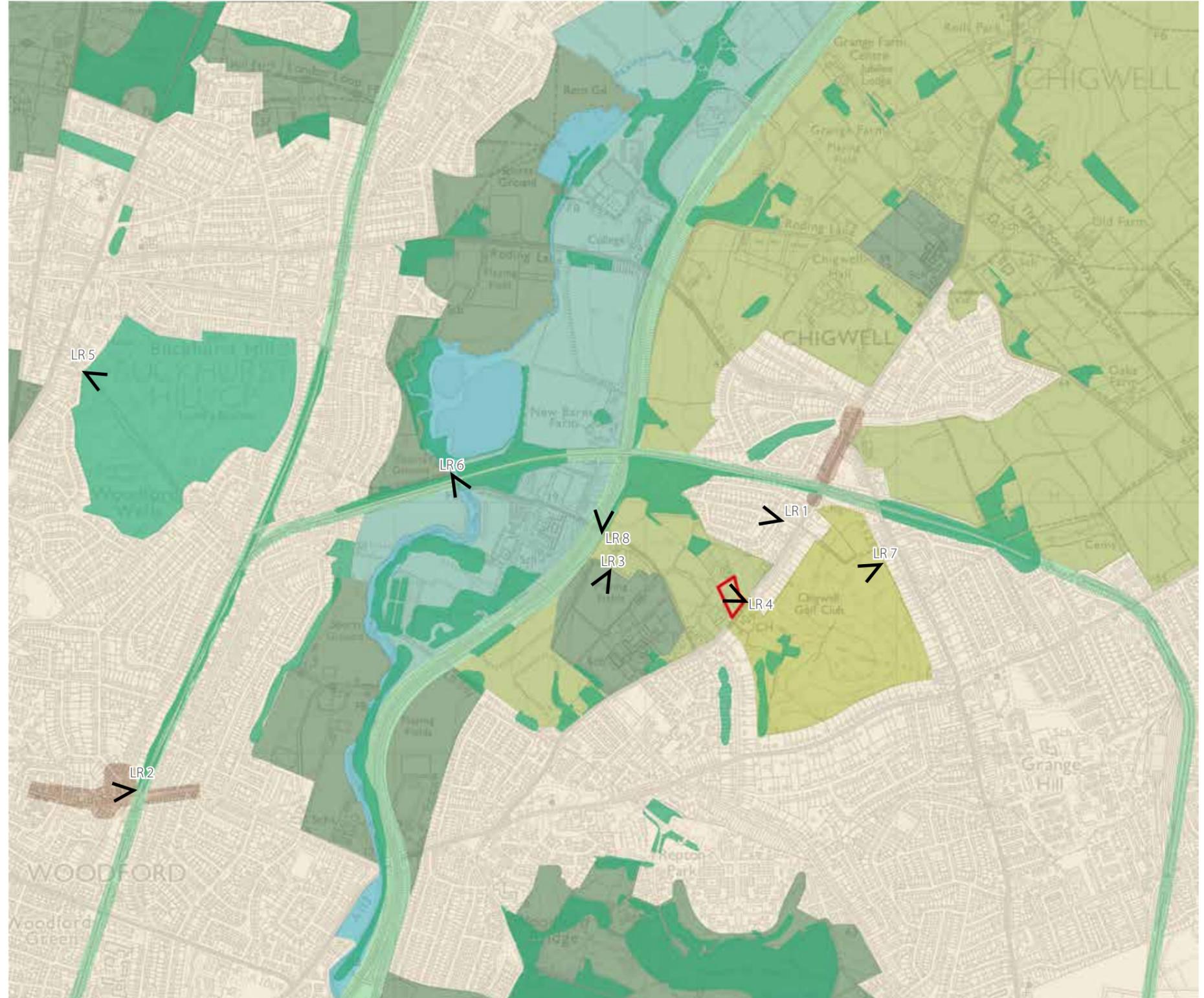


Figure 1.7 Site appraisal / Landscape Character Assessment



Baseline Conditions – Visual Appraisal

Key

Application Site

Location of AVR views

AVR 1: 51°36'49" N / 0°4'9" E

AVR 5: 51°36'55" N / 0°4'8" E

AVR 7: 51°36'55" N / 0°4'8" E

AVR 11: 51°36'58" N / 0°4'2" E

AVR 12: 51°36'58" N / 0°4'12" E

Location of photographic viewpoints

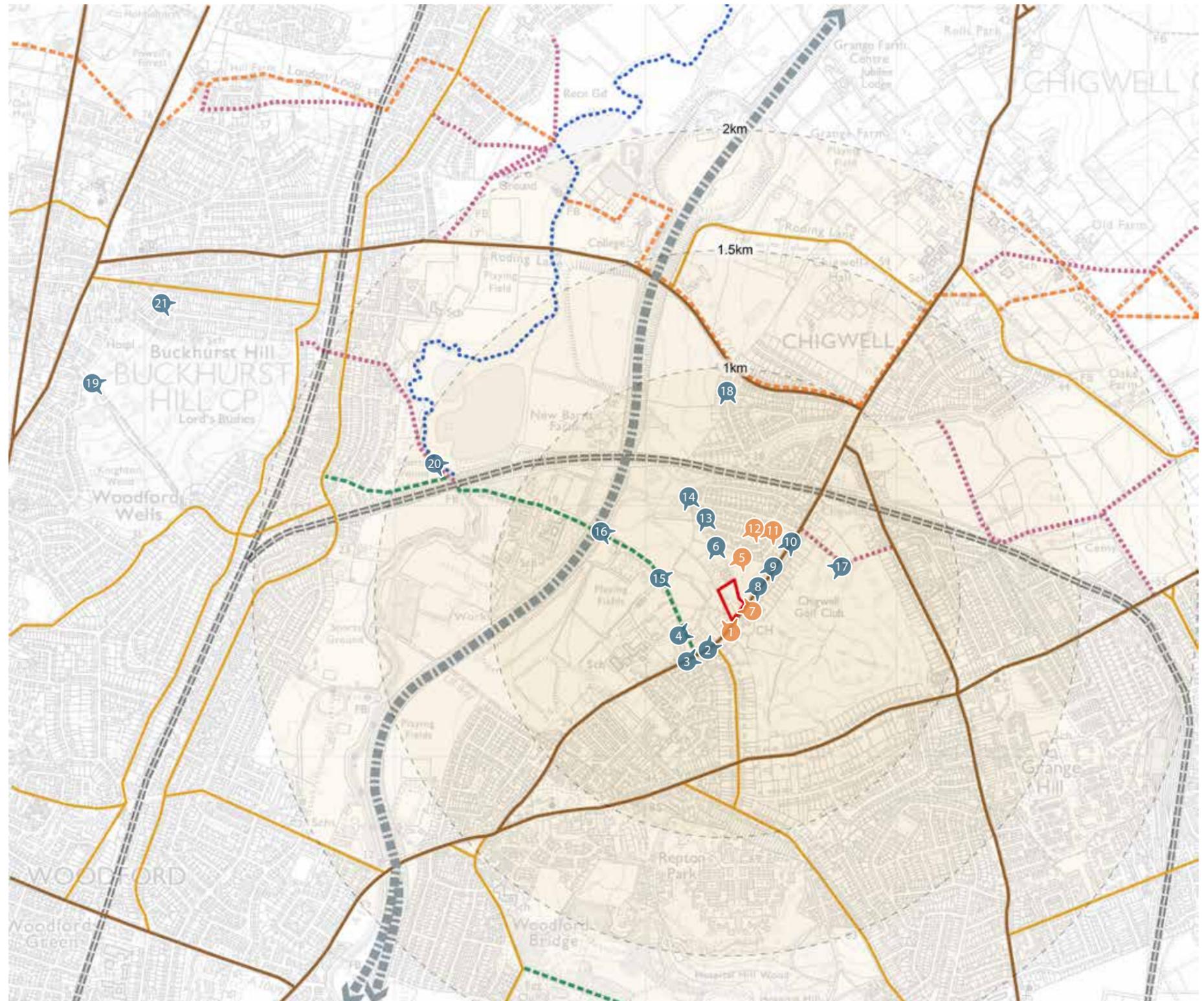


Figure 1.8 Visual appraisal

Baseline Conditions – Landscape Character Area Photographs



LR1



LR2



LR3



LR4



LR5



LR6



LR7



LR8

LVA 02
Photographic Viewpoints

Approx. extent of Application Site



View 1 -View north from entrance to private residence (Semmering) on A113 High Road



Distance: <00m
Visibility: Good / Clear



Approx. extent of Application Site



View 2 - View north-east from Hatch Side on A113 High Road



Distance: <75m
Visibility: Good / Clear



Approx. extent of Application Site



View 3 - View north-east from junction of A113 High Road



Distance: <100m
Visibility: Good / Clear



Approx. extent of Application Site



View 4 - View north-east from private residences on Luxborough Lane



Distance: <100m
Visibility: Good / Clear



Approx. extent of Application Site



View 5 - View south-west from the backs of private gardens and residential properties on Lyndhurst Rise



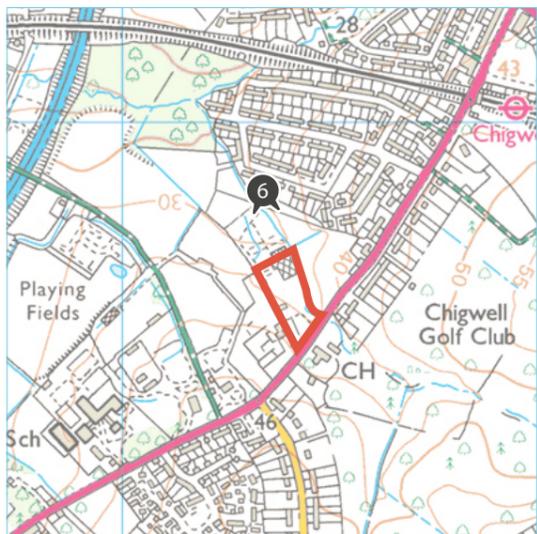
Distance: <100m
Visibility: Good / Clear



Approx. extent of Application Site



View 6 - View south from the backs of private gardens and residential properties on Lyndhurst Rise



Distance: <150m
Visibility: Good / Clear



Approx. extent of Application Site



View 7 - View north-west from entrance of Chigwell Golf Club on A113 High Road



Distance: <00m
Visibility: Good / Clear



Approx. extent of Application Site



View 8 - View south-west from private residences and bus stop on A113 High Road



Distance: <00m
Visibility: Good / Clear



Approx. extent of Application Site



View 9 - View south-west from private residences and bus stop on A113 High Road



Distance: <100m
Visibility: Good / Clear





View 10 - View south-west from private residences and bus stop on A113 High Road (at junction with Chigwell Park)



Distance: <200m
Visibility: Good / Clear



Approx. extent of Application Site



View 11 - View south-west along Tudor Close (Chigwell Park)



Distance: <200m
Visibility: Good / Clear



Approx. extent of Application Site



View 12 - View south-west along Lyndhurst Rise East (Chigwell Park)



Distance: <200m
Visibility: Good / Clear



Approx. extent of Application Site



View 13 - View south along Lyndhurst Rise West (Chigwell Park)



Distance: <200m
Visibility: Good / Clear



Approx. extent of Application Site



View 14 - View south along Chigwell Park Drive (North)



Distance: <200m
Visibility: Good / Clear



Approx. extent of Application Site



View 15 - View from Luxborough Lane (PRoW) opposite development site haulage entrance



Distance: <150m
Visibility: Good / Clear



Approx. extent of Application Site



View 16 - View from Luxborough Lane (PRoW) opposite development site haulage entrance (bridge over M11 Motorway)



Distance: <250m
Visibility: Good / Clear



Approx. extent of Application Site



View 17 - View from public footpath skirting north boundary of Chigwell Golf Club



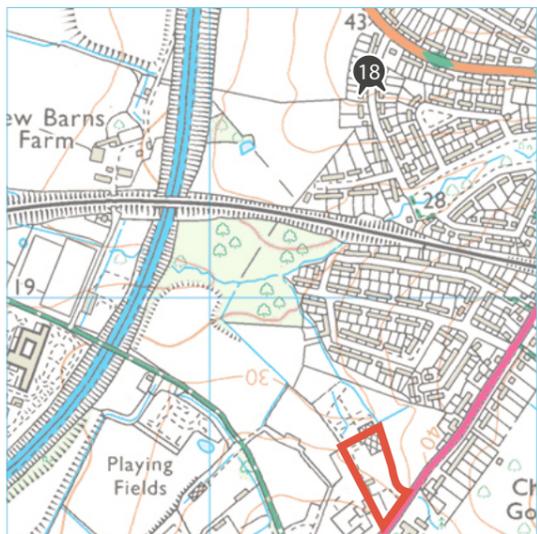
Distance: <250m
Visibility: Good / Clear



Approx. extent of Application Site



View 18 - View south from elevated position of Chester Road (North)



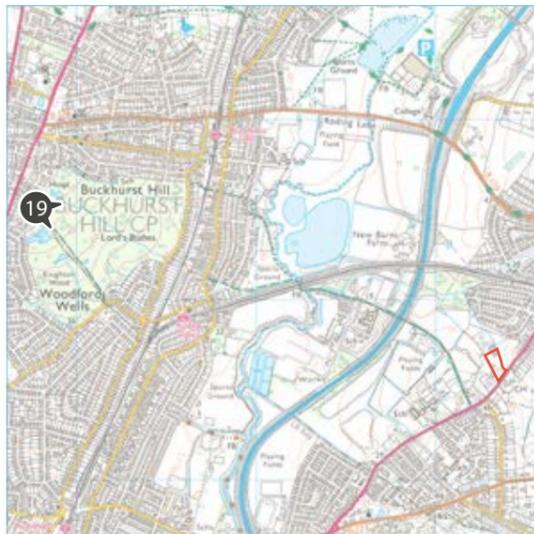
Distance: <450m
Visibility: Good / Clear



Approx. extent of Application Site



View 19 - View south-east through woodland (Lord's Bushes) on Buckhurst Hill



Distance: <1250m
Visibility: Good / Clear



Approx. extent of Application Site



View 20 - View from public footpath at bridge over River Roding linking Luxborough Lane



Distance: <750m
Visibility: Good / Clear



Approx. extent of Application Site



View 21 - View south-east from Princes Road (North) at Buckhurst Hill



Distance: <1500m
Visibility: Good / Clear



LVA 03
Accurate Visual
Representations

View 1 - View north from entrance to private residence (Semmering) on A113 High Road



View 1 - Existing



View 1 - Year 1



View 1 - Year 15



Distance: <00m
Visibility: Good / Clear
Lat: 51°36'49" N
Lon: 0°4'9" E
Alt: 41m AOD



View 5 - View south-west from the back of private gardens and residential properties on Lyndhurst Rise



View 5 - Existing



View 5 - Year 1



View 5 - Year 15



Distance: <100m
Visibility: Good / Clear
Lat: 51°36'55" N
Lon: 0°4'8" E
Alt: 35m AOD



View 7 - View north-west from entrance of Chigwell Golf Club on A113 High Road



View 7 - Existing



View 7 - Year 1



View 7 - Year 15



Distance: <00m
Visibility: Good / Clear
Lat: 51°36'55" N
Lon: 0°4'8" E
Alt: 35m AOD



View 11 - View south-west along Tudor Close (Chigwell Park)



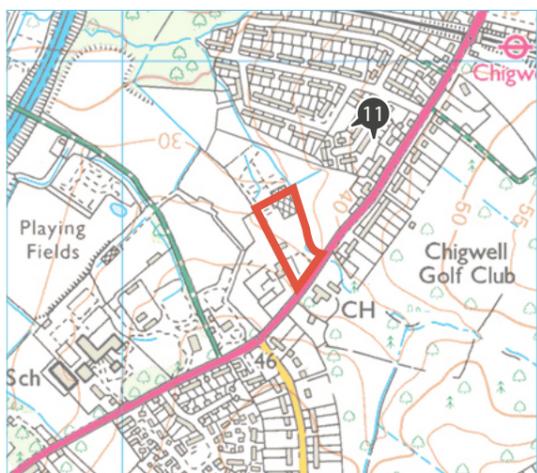
View 11 - Existing



View 11 - Year 1



View 11 - Year 15



Distance: <200m
Visibility: Good / Clear
Lat: 51°36'58" N
Lon: 0°4'2" E
Alt: 42m AOD



View 12 - View south-west along Lyndhurst Rise East (Chigwell Park)



View 12 - Existing



View 12 - Year 1



View 12 - Year 15



Distance: <200m
Visibility: Good / Clear
Lat: 51°36'58" N
Lon: 0°4'12" E
Alt: 38m AOD

