

LAND EAST OF HIGH STREET, WALTHAM ON THE WOLDS

LANDSCAPE AND VISUAL APPRAISAL
JULY 2023

ISSUE SHEET

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1.0 INTRODUCTION

1.1 SCOPE

fabrik Chartered Landscape Architects have been appointed by Cora to provide Landscape and Visual input to the Vision Document for the Site at Waltham on the Wold, for the promotion of residential development, and to advise on opportunities, constraints and development parameters.

This document sets out landscape policy (together with any related policy on ecological and heritage assets) and published landscape character assessment guidance. The site's landscape character and setting is then described, in addition to a summary of the character and amenity of views experienced by receptors.

The landscape constraints and opportunities are then set out to inform the proposed development. The location of the Site is shown on the plan opposite.

The methodology for the Landscape and Visual Impact Assessment (LVIA) is based on the 'Guidelines for Landscape and Visual Impact Assessment' (third edition).

1.2 DESKTOP RESEARCH AND FIELD WORK

The desktop survey carried out as part of the baseline assessment included the review of Ordnance Survey maps, interactive maps, aerial photography, published landscape character assessment documents, planning policy and the emerging development proposals. The extent of the baseline is broadly defined by the Zone of Theoretical Visual Influence (ZTVI) as determined by the initial desk study and verified in the field and therefore extends to 5km from the Site.

The field work was carried out on 24th June 2023 and recorded the existing landscape elements within the Site; the contextual landscape elements; and identified a series of key visual receptors. The visual assessment element include a photographic survey of the Site taken from a series of representative key views, chosen to reflect a range of locations including both public and private views, distances and directions around the Site. The weather conditions and camera lense were also recorded.

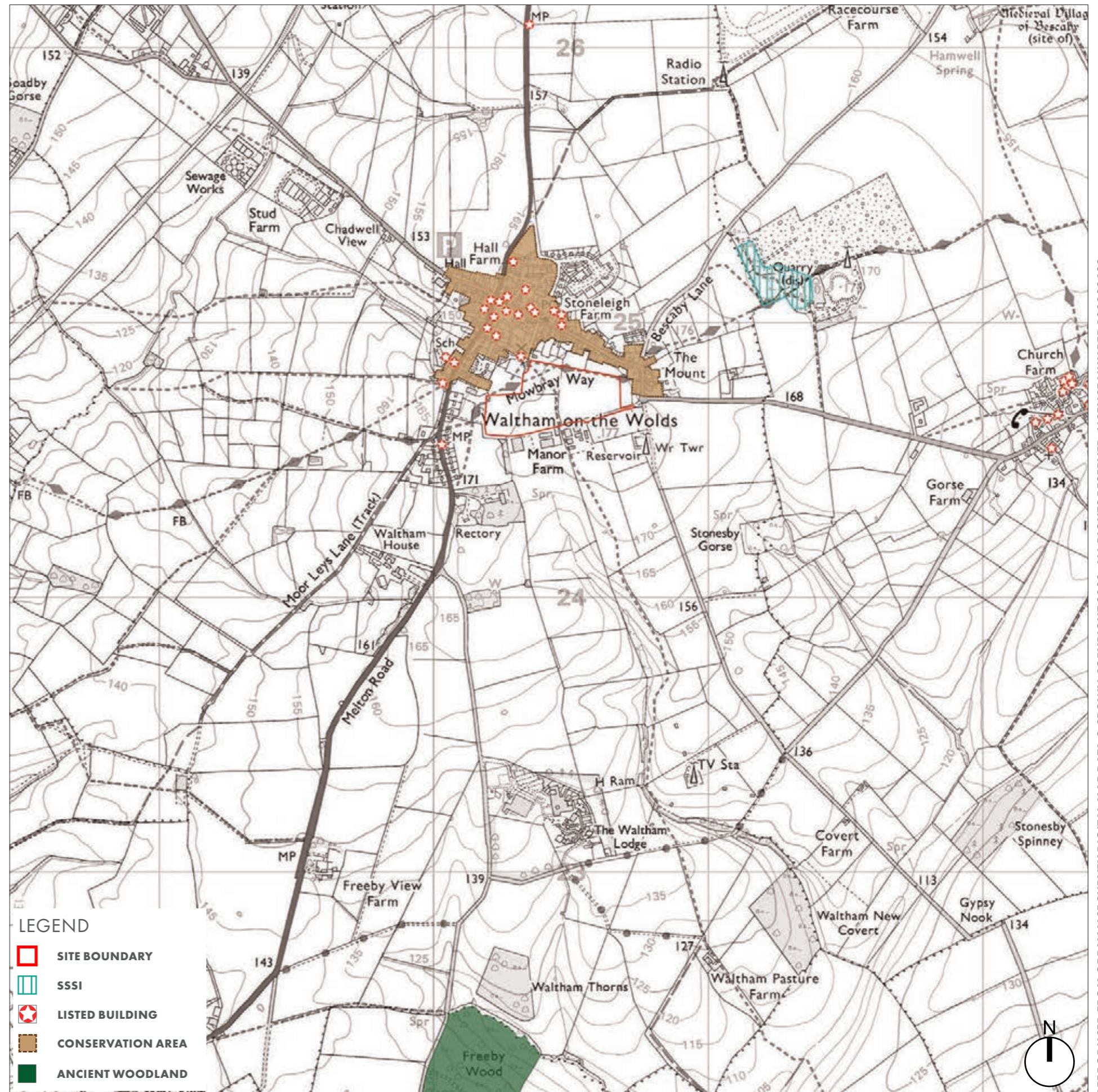


FIGURE 1.1 – LOCAL DESIGNATIONS (FABRIK, 2023)

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2.0

LANDSCAPE PLANNING CONTEXT

2.1 LANDSCAPE, ECOLOGICAL AND HERITAGE DESIGNATIONS AND POLICY

Designations

There are no landscape related designations within the Site. Within close proximity to the Site are a few Sites of Special Scientific Interest (SSSI) including SSSI Stonesby Quarry, 0.6km northeast of the Site and SSSI Croxton Park 2.2km north of the Site. There is an area of Ancient Woodland, Freeby Wood located 2.2km south of the Site. Refer to figure 1.1.

Historic and Cultural Landscape

There are several Listed Buildings within the wider study area and a Conservation Area to the north of the Site at Waltham on the Wolds, along the High Street and extending north west to Goadby road and north and south of Melton Road. Grade II listed building, The Old Mill is located to the immediate north of the Site. Other listed buildings close to the Site include Grade I listed Church of St Mary Magdalene, Grade II listed Gateway Cottage, Grade II listed Thatched Farm, Grade II listed The Old Rectory, Grade II listed Gale House. Refer to figure 1.1.

Public Rights of Way Context

There is a well connected Public Rights of Way (PRoW) network within Waltham on the Wolds, including Meldon Way, Long Distance Trail, that runs through the northwest of the Site.

The PRoWs within close proximity to the Site include PRoW footpath E93 running north to south through the centre of the Site, PRoW F1 and PRoW E99 to the immediate north of the Site, PRoW E83 to the east of the Site, PRoW E97 to the northwest of the Site and PRoW F6 to the west of the Site. Refer to figure 2.2.

2.1.1 LOCAL POLICY

MELTON BOROUGH LOCAL PLAN, ADOPTED OCTOBER 2018

The following policies are of relevance to the Site and this LVA (including those policies that have an influence on design):

EN1 – Landscape

'The character of Melton Borough's landscape and countryside will be conserved and, where possible, enhanced by:

- I. Ensuring new development is sensitive to its landscape setting and that it seeks, where possible, to enhance the distinctive qualities of the landscape character areas (as defined in the Landscape Character Assessment); and*
- II. Requiring new developments to respect existing landscape character and features.*

Proposals will be supported where they do not have an unacceptable adverse effect upon important landscape features including:

- 1. Distinctive topography;*

- 2. Important trees, hedges and other vegetation features;*
- 3. Important ponds, watercourses & other water areas;*
- 4. Important views, approaches and settings.*

In addition, new developments will be supported where they:

- 5. Do not have an unacceptable adverse effect upon an area's sense of place and local distinctiveness; and*
- 6. Do not have an unacceptable adverse effect upon areas of tranquility, including those benefiting from dark skies, unless proposals can demonstrate how it is intended to contribute towards minimizing light pollution.*

In order to mitigate potential harm to the built form at the settlement fringe and its relationship to the landscape, proposals should have due regard to design guidance in the individual assessments of settlement fringe sensitivity in the 'Areas of Separation, Settlement Fringe Sensitivity and Local Green Space Study' or any subsequent evidence document.

Neighbourhood Plans will be encouraged to use evidence provided in the 'Areas of Separation, Settlement Fringe Sensitivity and Local Green Space Study' to inform site allocations and design guidance, to ensure that the Borough's landscape will be conserved and where possible, enhanced'.

Policy EN6 – Settlement Character

'Development proposals will be supported where they do not harm open areas which: contribute positively to the individual character of a settlement; contribute to the setting of historic built form and features;

- 1. contribute to the key characteristics and features of conservation areas; and*
- 2. form a key entrance and/or gateway to a settlement.*

Development proposals will also be supported where they do not harm individual features of a settlement which contribute towards settlement character as identified in a Neighbourhood Plan, including non-designated heritage assets'.

Policy EN13 – Heritage Assets

'The NPPF provides national policy for considering proposals which affect a heritage asset. This includes the need to assess the effect of a proposal on the significance of an asset and the need for a balanced judgment about the scale of any harm or loss and the significance of the heritage asset.

Melton Borough has a number of important historic assets. These include Listed Buildings, Conservation Areas, Scheduled Monuments (SMs) and non-designated heritage assets (ranging from nationally to locally important heritage features).

The Borough of Melton contains heritage assets that are at risk through neglect, decay or other threats. These will be conserved, protected and where possible enhanced. The Council will take a positive approach to the conservation of heritage assets and the wider historic environment through:

- A. seeking to ensure the protection and enhancement of Heritage Assets including non-designated heritage assets when considering proposals for development affecting their significance and setting. Proposed development should avoid harm to the significance of historic sites, buildings or areas, including their setting.*
- B. seeking new developments to make a positive contribution to the character and distinctiveness of the local area.*

- C. ensuring that new developments in conservation areas are consistent with the identified special character of those areas, and seeking to identify new conservation areas, where appropriate;*
- D. seeking to secure the viable and sustainable future of heritage assets through uses that are consistent with the heritage asset and its conservation;*
- E. allowing sustainable tourism opportunities in Heritage Assets in the Borough where the uses are appropriate and would not undermine the integrity or significance of the heritage asset: and*
- F. the use of Article 4 directions where appropriate.*
- G. taking account of any local heritage assets listed in Neighbourhood Plans'.*

Policy D1 – Raising the Standard of Design

'All new developments should be of high quality design. All development proposals will be assessed against all the following criteria:

- A. Siting and layout must be sympathetic to the character of the area;*
- B. New development should meet basic urban design principles outlined in this plan;*
- C. Buildings and development should be designed to reflect the wider context of the local area and respect the local vernacular without stifling innovative design;*
- D. Amenity of neighbours and neighbouring properties should not be compromised;*
- E. Appropriate provision should be made for the sustainable management of waste, including collection and storage facilities for recyclable and other waste;*
- F. Sustainable means of communication and transportation should be used where appropriate;*
- G. Development should be designed to reduce crime and the perception of crime;*
- H. Existing trees and hedges should be utilised, together with new landscaping, to negate the effects of development;*
- I. Proposals include appropriate, safe connection to the existing highway network;*
- J. Performs well against Building for Life 12 or any subsequent guidance and seeks to develop the principles of 'Active Design' for housing developments;*
- K. Makes adequate provision for car parking; and*
- L. Development should be managed so as to control disruption caused by construction for reasons of safeguarding and improving health well-being for all'.*

Appendices - Policy WAL3 (reserved site)

The Site is identified as WAL3 and is a reserved site for allocation. Policy WAL3 states:

"Development of the site reference WAL3 will be supported provided:

- only part of the site is suitable for development, to a scale appropriate to compensate for the non-delivery of the allocated sites only;*
- appropriate flood and drainage assessments proposing mitigation effective to deal with the scale of the impacts identified;*
- biodiversity enhancements are identified and provided with proposals.*

The summary of assessment states:

"Offers opportunity for large scale development but is potentially out of scale with the current village if developed throughout. The site is screened by existing development on all sides."

2.0

LANDSCAPE PLANNING CONTEXT

2.1.2 NEIGHBOURHOOD PLAN

WALTHAM ON THE WOLDS AND THORPE ARNOLD NEIGHBOURHOOD PLAN (REFERENDUM VERSION, JANUARY 2018)

The aim of the Neighbourhood Plan is to:

- 'Preserve our rural character, with easy access to green spaces and open countryside.
- Support thriving village amenities for all ages and social groups.
- Attract new developments that enhance the look and feel of our surroundings and complement our culture and heritage.
- Mitigate the impact of development on our communities, traffic, flooding and infrastructure.'

The following policies are of relevance to the Site:

Policy S1- Limits to Development

'Development proposals within the Neighbourhood Plan area will be supported on sites within the Limits to Development as identified in Figures 3 and 4 where they comply with the policies of this Neighbourhood Plan and subject to design and amenity considerations. Land outside the defined Limits to Development will be treated as open countryside, where development will be carefully controlled in line with local and national strategic planning policies. Exceptions will be development essential to the operational requirements of agriculture and forestry; small-scale development for employment, recreation and tourism; development of a site allocated by the Local Plan in accordance with Local Plan aspirations for that site, where reasonably required for the delivery of housing;...'

Policy H1- Housing Development

'Housing development in the Parish other than on sites allocated in the Local Plan or benefitting from extant planning permission for housing development at the date of adoption of this Plan will be restricted to Windfall development in line with Policy H8 unless there is an increase in housing need across Melton Borough'.

Community Action H4- Waltham Conservation Area

'The Parish Council will actively pursue, in partnership with the community, Melton Borough Council and other stakeholders, re-designation of the Conservation Area in Waltham on the Wolds in order to more effectively protect the architectural and historical features of the village's historic settlement core'.

Policy H5: Non-designated Heritage Assets of Historical and Architectural Interest

'Development proposals that affect an identified building or structure of local significance or its setting will be required to preserve or enhance the significance and setting of that building or structure. Any benefits arising from a development proposal, or a change of use requiring planning approval, will need to be balanced against the scale of harm or loss and their significance as heritage assets.'

Refer to NP for buildings of local significance (non within proximity to the Site).

Policy ENV4: Protection of Other Sites of Environmental (natural or historical) Significance

'23 sites in the Parish have been identified as being of local significance for wildlife (biodiversity) and/or history. They are important in their own right and are locally valued. The protection and enhancement of the identified significant features will be supported'.

Policy ENV6: Important Woodland, Trees and Hedges

'Development proposals that will affect trees, woodland and hedges of environmental (biodiversity, historical, arboricultural) significance, or of landscape or amenity value, will be resisted.'

Proposals for new-build housing should be designed to retain such trees and hedges wherever possible. Where destruction cannot be avoided, developers will be required to plant replacement trees and/or hedges on site or to contribute to compensatory planting elsewhere in the Parish.

Hedgerows are to be retained and protected. Where minor loss is unavoidable, it must be minimised and loss compensated for with replacement planting of locally appropriate native species. Development providing a net gain in length and quality of hedgerows will be encouraged.'

Community Action ENV7: Important Trees

'The Parish Council will continue to identify trees and woodland of value, as above, for recommendation to the Planning Authority for Tree Preservation Orders.'

Community Action ENV8: Habitat Creation

'The Parish Council will seek to work with landowners, community groups and appropriate charities and other organisations to identify suitable sites for planting and subsequent management as community woodlands'.

Policy ENV9: Biodiversity

'Development proposals should not damage or adversely affect:

- Sites designated for their nature conservation importance (e.g. Local Wildlife Sites).
- Habitats of Principal Importance.
- Species of Principal Importance, or their locations.
- Other legally protected species.
- The Wildlife corridors delineated in this Plan.
- Proposals that create, maintain and enhance local biodiversity will be encouraged.
- Permitted development in Waltham... will protect and enhance wildlife corridors and other potential habitat links and avoid creating barriers to the permeability of the landscape for wildlife in general or of fragmenting populations of particular species.

Proposals should not only prevent biodiversity loss, but seek to provide a net gain in biodiversity, supporting and benefitting local species and habitats'.

Community Action ENV10: Biodiversity

'The Parish Council, in conjunction with other bodies, will prepare and keep updated an environmental inventory list of known sites of biodiversity importance. It will actively work with community groups other bodies to enhance the biodiversity of the designated wildlife corridors'.

Policy ENV12: Protection of Important Views

'Development proposals should respect the open views and vistas identified below:

Outwards from Waltham:

- a. Southwest from the area of Moor Leys Lane: long-distance views across open countryside.
- b. West from the Melton Road area: panoramic views across open countryside and the Thorpe Brook/Caldwell Brook valley towards Scalford and Goadby Marwood.
- c. **South from public right of way beyond Manor Farm: a commanding view past the fishing lakes and TV transmitter towards Freeby and Garthorpe.**

In towards Waltham:

- d. East across the valley: fine views of Waltham on the skyline with its limestone buildings and prominent Church spire. This is Landscape Zone LCZ1 described as having 'medium to high sensitivity to development' (see MBC's Settlement Fringe Sensitivity Study, 2015).
- e. Southwest from Bescaby Lane: a good view of the village with the characteristic Church steeple across pasture with fine ridge and furrow earthworks.
- f. South approaching on the A607 from Grantham; again, a good view of the village with the characteristic Church steeple.'

View C. as described above and emphasised in **bold** text, is pertinent to the Site. The Site is situated to the immediate north of Manor Farm, with the views as described looking south, from the PRoW south of the Site, and south of Manor Farm.

Those views back towards the village, windmill and church spire from the PRoW at the Site's southern boundary are not recognised as an important view but are identified as part of the visual assessment for this study. Refer to Section 5 and viewpoint 17.

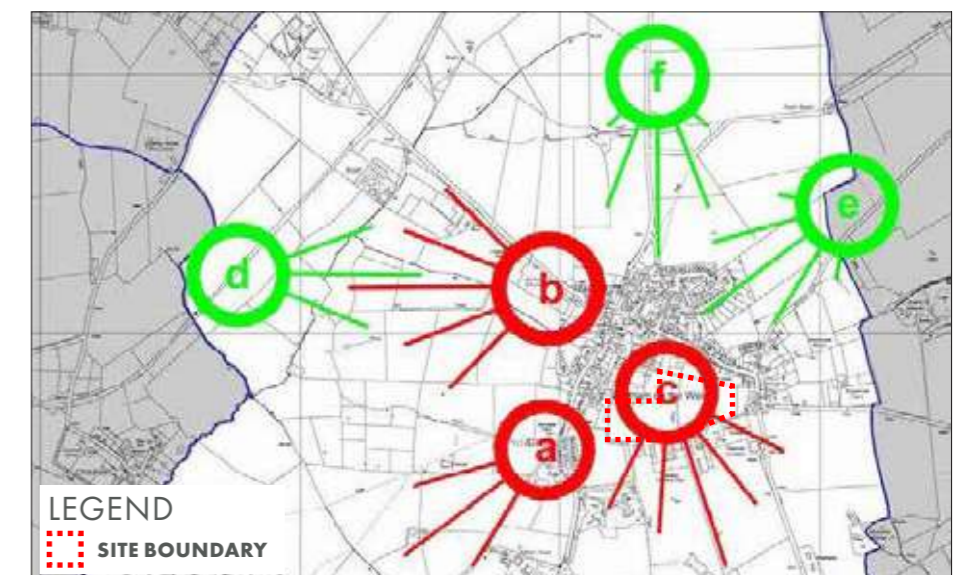


FIGURE 2.1 – EXTRACT OF FIGURE 15 FROM WALTHAM NP - IMPORTANT VIEWS



FIGURE 2.2 - PUBLIC RIGHTS OF WAY, OPEN ACCESS LAND AND REGISTERED COMMON LAND (FABRIK, 2023)

3.0

PUBLISHED LANDSCAPE CHARACTER GUIDANCE

The term 'landscape' commonly refers to the view or appearance of the land as perceived by people. Landscape applies to any natural, rural, urban or urban edge areas, in land, water and seascape areas.

Landscape character is the combination of both natural / physical, cultural / social and perceptual / aesthetic influences, which give rise to a distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse and which define the 'sense of place'. The landscape is not therefore simply a visual phenomenon.

The following sections set out the landscape character framework of the study area at the district scale based upon published character assessments.

3.1 DISTRICT CHARACTER ASSESSMENT

Melton Borough Landscape and Historic Urban Character Assessment Report, ADAS, 2006

The Site is located within LCA 7: Village Pastures. Those aspects pertinent to the Site are included below.

"Village Pastures are perhaps one of the most typical landscape character areas within the Borough, and include many of the smaller attractive villages to the north of Melton Mowbray, often situated along spring lines at the valley heads, such as Saxelbye, Grimston, Wartnaby, Ab Kettleby, Holwell, Scalford, Wycomb, Goadby Marwood, Waltham on the Wolds, Stonesby, Saltby and Sproxton. Great Dalby to the south is also included. These traditional, well preserved ironstone and limestone villages sit within a distinctive historic pastoral landscape of small fields, often with ridge and furrow, enclosed by ancient and more recent irregular and regular shaped hedgerows with abundant hedgerow trees. Waltham on the Wolds is a well established agricultural village with annual fair for horses and cattle until early 20th Century. Lying atop a small plateau area it is centred on a traditional cross roads and is the focus of several roads, ways, lanes and paths. Whilst parts of the village are visually prominent, the north eastern area is less sensitive."

Landscape Character Description: "A distinctive traditional pastoral landscape and attractive nucleated villages with a strong pattern of small fields often with historic features, enclosed by abundant hedgerow trees."

Distinct Characteristics:

- "Traditional stone built villages
- Small field with Ridge & Furrow
- Enclosed by ancient hedgerows with abundant hedgerow trees"

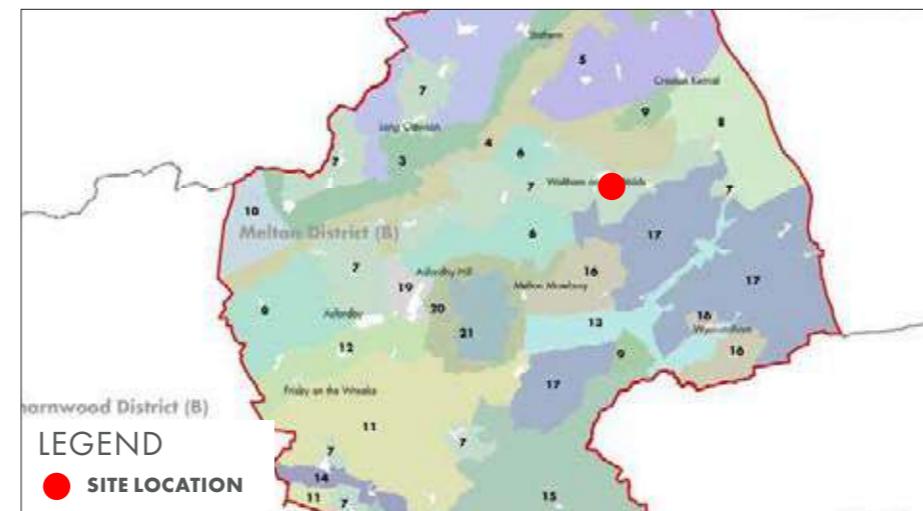


FIGURE 2.4 – EXTRACT OF FIGURE SHOWING DISTRICT LCA'S - FROM SETTLEMENT FRINGE SENSITIVITY STUDY (INFLUENCE 2015)

3.2 DISTRICT LANDSCAPE SENSITIVITY ASSESSMENT

Melton Borough Areas of Separation, Settlement Fringe Sensitivity and Local Green Space Study, Influence, 2015

The Site is located within the wider area of LCZ 4 Waltham on the Wolds Southeast. Those aspects pertinent to the Site are included below.

"The following strategic landscape principles are provided in relation to potential development within this LCZ:

- This well integrated, vegetated edge is sensitive to development footprints and affects the type and size of development that could be accommodate in this area;
- Any development would be best contained within the northern most fields between the modern farm barns/units and the settlement edge due north. This would enable enhancement of landscape structure connectivity to visually mitigate any development;
- Development should achieve a gradation of density to the outer edges and aim to create a porous (rather than blanket screened) landscape edge that is linked with new and existing green space provision and the historic landscape;
- Lit development edges should be avoided to assist with conservation of dark night skies/avoidance of sky glow and perception of urbanising influences;
- Any development should also seek to maintain a greenspace buffer to the Mowbray Way in order to conserve it's setting as far as possible."

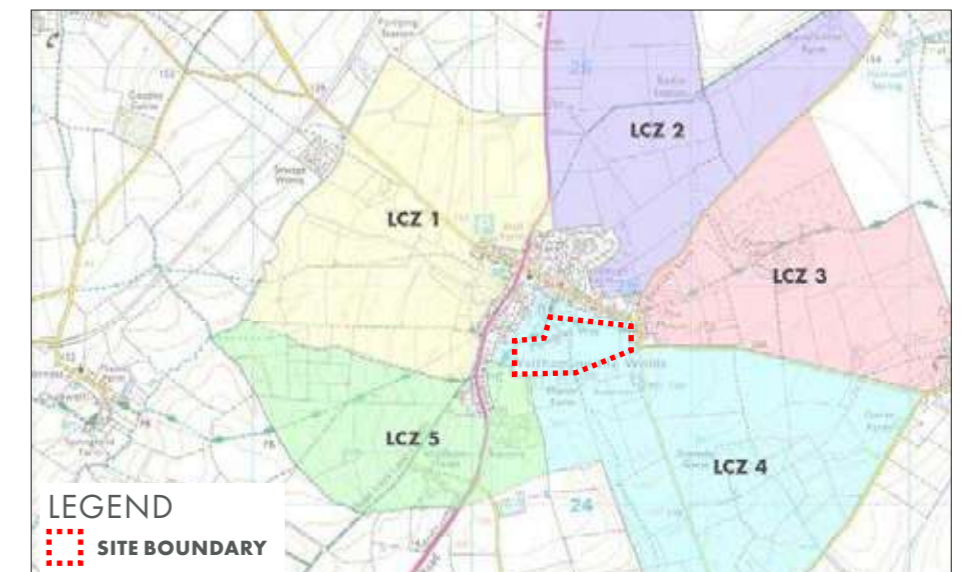


FIGURE 2.4 – EXTRACT OF FIGURE FROM SETTLEMENT FRINGE SENSITIVITY STUDY (INFLUENCE 2015)

4.0

SITE LANDSCAPE CHARACTER

4.1 SITE DESCRIPTION

The Site's Setting

The Site is situated at the southeastern edge of Waltham on the Wolds, to the south of Mill Lane and the High Street and to the west of Eperson Way and Melton Road.

The Site is framed by residential dwellings to the west at Eperson Way, by an agricultural field, north of the western part of the Site, and beyond the eastern part of the Site lies dwellings, gardens and allotments, within the village Conservation Area. Agricultural fields used as paddocks are situated to the immediate east of the Site, with dwellings beyond. Manor Farm and its associated large agricultural buildings, is situated to the immediate south of the Site. Beyond this, the landscape is rural in character, with the landform sloping steadily southwards beyond the farm buildings.

Designations

The Site is not situated within or close to any relevant landscape related designations. The Site is within proximity to the village Conservation Area, which contains Listed Buildings including:

- Grade I Listed Church of St Mary Magdelene
- Grade II Listed The Old Mill (windmill)

Public Rights of Way

The Mowbray Way long distance route crosses diagonally through the northwestern field parcel and along the northern boundary of the eastern parcel. An additional public footpath crosses diagonally northwest to southeast through the northwestern field parcel and crosses southwards through the middle of the Site, connecting Manor Farm to the rural landscape beyond to the south.

Site Description

The Site is situated is a slightly elevated position, occupying the upper slopes of a localised high point, with levels at approximately 175m AOD within the middle of the western field parcel, sloping gently westwards to approximately 162m AOD at the western boundary.

Strong vegetative containment is provided by the mature hedgerows that surrounds the Site to the north, east, west and south. Containment is additionally provided by those adjacent dwellings associated with the village to the north, east and west and those large agricultural buildings to the south. There are no views out of the Site to the rural landscape beyond to the south.

Views towards the windmill and church spire are experienced from the public footpaths within the northwest and centre of the Site and from the western field parcel. Intervisibility with the Conservation Area is limited due to mature vegetation at the Site's northern boundary and adjacent vegetation within rear gardens, allotments and fields.

Summary

A visual inspection of the Site was conducted on 24 June 2023. Figure 4.2 illustrates the photograph locations and the photographs A-R as included illustrate the landscape character of the Site.

Overall, the character of the Site is that of agricultural fields, framed by settlement, hedgerows and trees and a farmyard cluster with associated farm buildings and dwellings. The landscape features within the Site combine to inform landscape character. The key characteristics are as follows:

- Settlement edge influences to the west, southwest, north and east.
- A Site which slopes gently from the southeastern corner, westwards towards the adjacent Melton Road and from where landforms falls steeply westwards beyond the village to the rural landscape beyond.
- A series of regular shaped fields which are used predominantly for pasture and crops.
- Fields are framed by treed hedgerows and hedgerows which are mostly in tact.
- Built form is principally associated with those residential dwellings within proximity - particularly at Eperson Way and the dwelling at the southern extent of Mill Lane. Built form is also apparent at the farmyard to the immediate south with large scale barns and a farmhouse.
- Views towards the Conservation Area and those Listed properties are limited to the immediate locality, but the church spire and windmill form prominent features on the skyline, in views looking northwest from the Site.
- Public Rights of Way (PRoW) cross the Site and follow its boundaries, connecting the settlements with the rural landscape beyond.
- Open views are experienced from the PRoW's that cross the Site, with the character and amenity of views influenced by the settlement edge location, agricultural fields and boundary vegetation.
- The large agricultural barns and buildings to the immediate south truncate views from within the Site to the wider landscape and townscape beyond.

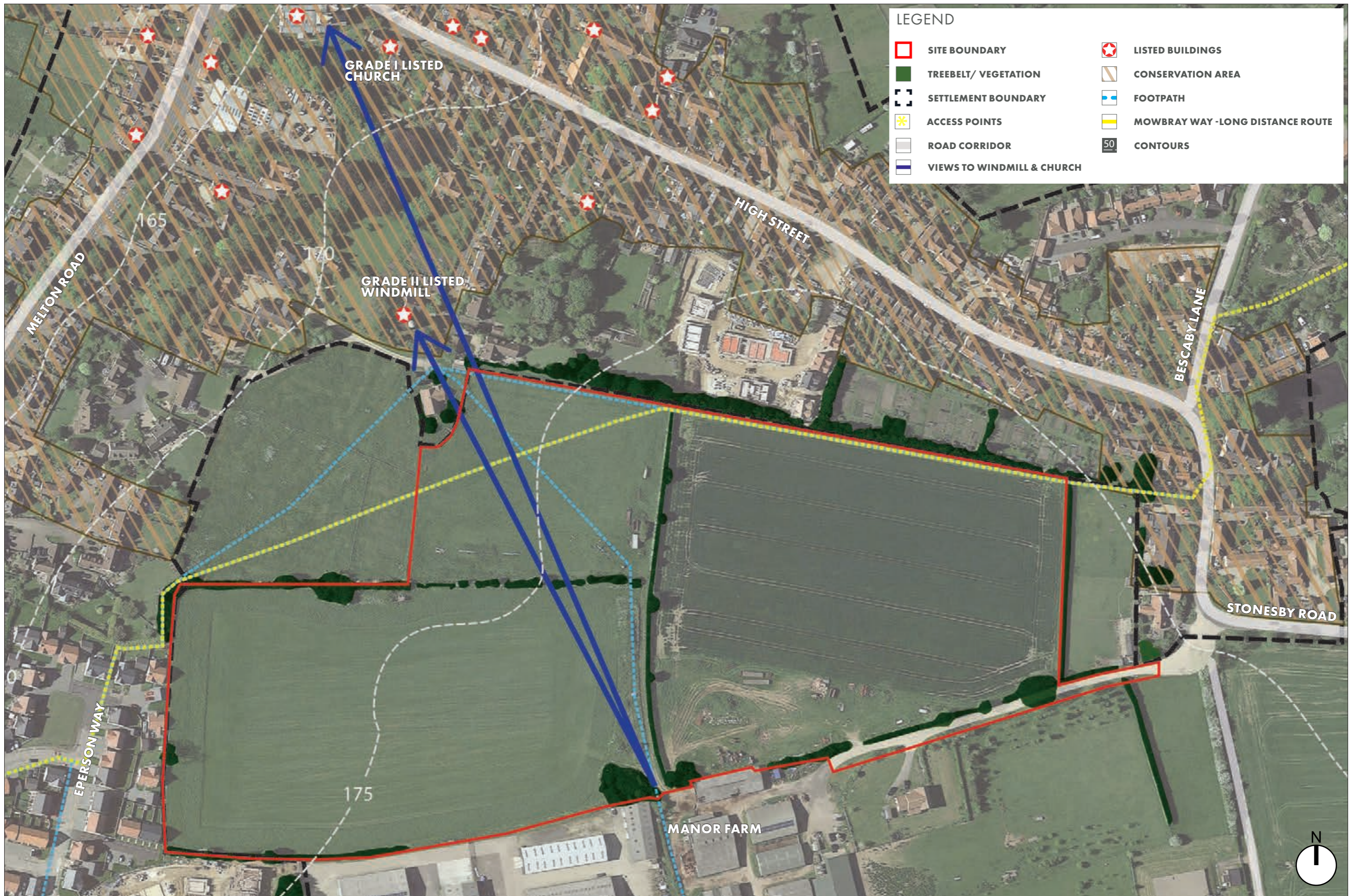
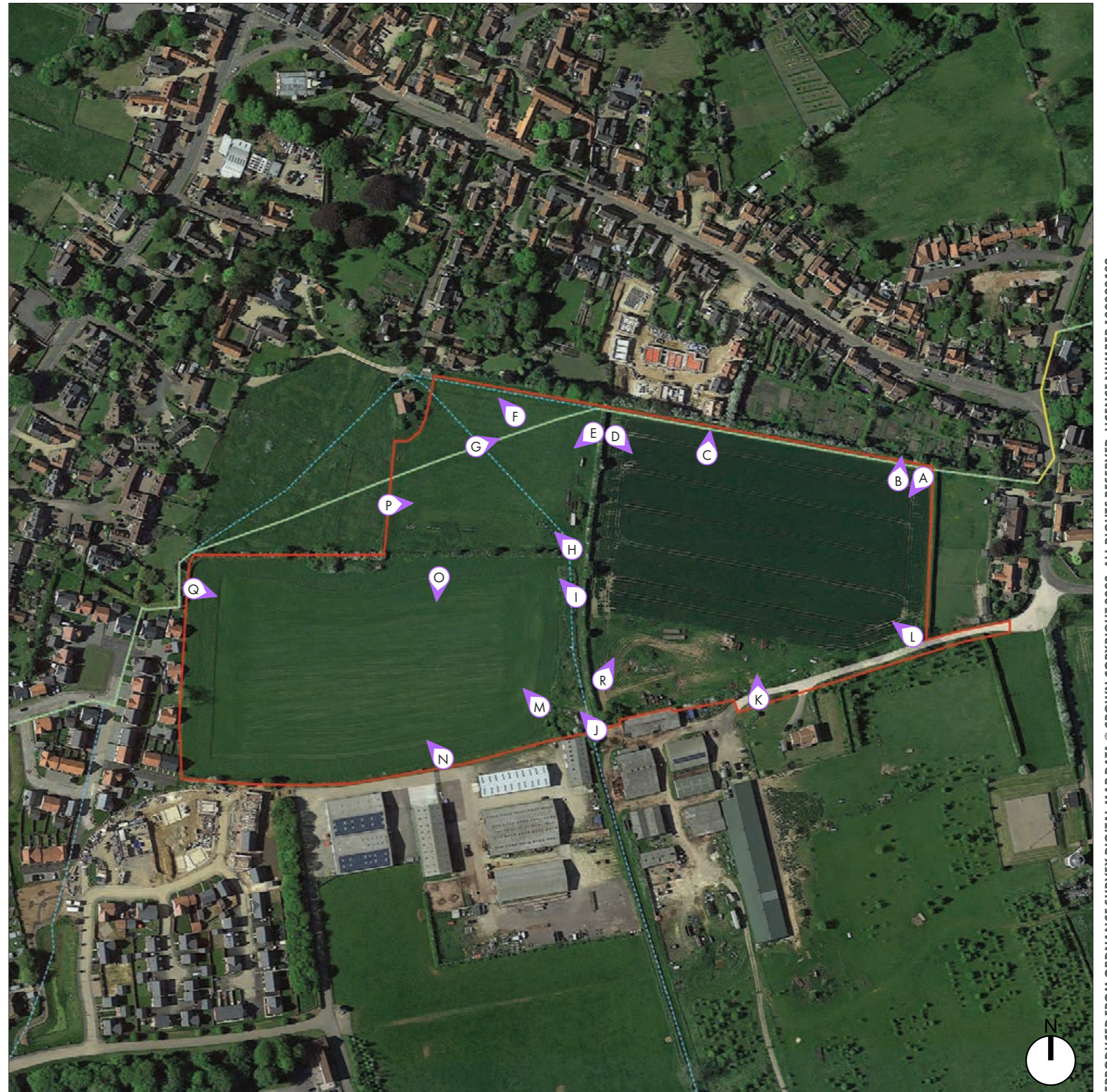


FIGURE 4.1 – EXISTING SITE LANDSCAPE (FABRIK, 2023)

4.0 SITE LANDSCAPE CHARACTER



LEGEND

- SITE BOUNDARY
- - - FOOTPATHS
- - - BRIDLEWAYS
- - - MOWBRAY WAY -LONG DISTANCE ROUTES
- VIEWPOINT LOCATION

FIGURE 4.2 – INTERNAL SITE PHOTOGRAPH LOCATION POINTS (FABRIK, 2023)

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VIEWPOINT A



VIEWPOINT B



VIEWPOINT C

LEGEND

-  SITE BOUNDARY
-  VIEWPOINT LOCATION



VIEWPOINT LOCATION PLAN



VIEWPOINT D



VIEWPOINT E

LEGEND

-  SITE BOUNDARY
-  VIEWPOINT LOCATION



VIEWPOINT LOCATION PLAN



VIEWPOINT F



VIEWPOINT G

LEGEND

-  SITE BOUNDARY
-  VIEWPOINT LOCATION



VIEWPOINT LOCATION PLAN



VIEWPOINT H



VIEWPOINT I

LEGEND

- SITE BOUNDARY
- ⬇ VIEWPOINT LOCATION



VIEWPOINT LOCATION PLAN



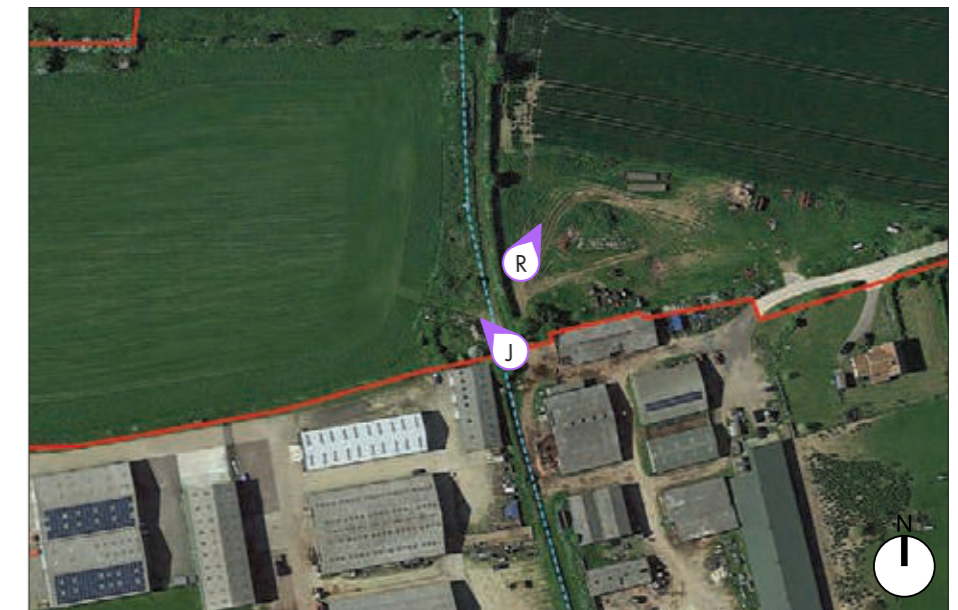
VIEWPOINT J



VIEWPOINT K

LEGEND

- SITE BOUNDARY
- ⬇ VIEWPOINT LOCATION



VIEWPOINT LOCATION PLAN



VIEWPOINT L



VIEWPOINT M

LEGEND

-  SITE BOUNDARY
-  VIEWPOINT LOCATION



VIEWPOINT LOCATION PLAN



VIEWPOINT N



VIEWPOINT O

LEGEND

- SITE BOUNDARY
- ⓐ VIEWPOINT LOCATION



VIEWPOINT LOCATION PLAN



VIEWPOINT P



VIEWPOINT Q

LEGEND

-  SITE BOUNDARY
-  VIEWPOINT LOCATION





VIEWPOINT LOCATION PLAN



VIEWPOINT R

LEGEND

-  SITE BOUNDARY
-  VIEWPOINT LOCATION



VIEWPOINT LOCATION PLAN

5.0 VISUAL ASSESSMENT

5.1 INTRODUCTION

The extent to which the Site is visible from the surrounding landscape is based on grading of degrees of visibility. It is determined from a visual inspection of the Site and its context from roads, public rights of way and properties.







Seasonal change in existing evergreen and deciduous plant material will affect the available views. Typically views will be different through the seasons with a greater sense of enclosure in the summer months when deciduous trees are in leaf. The fieldwork was completed on the 24th June 2023.

The plans on the following page show the actual visual summary of the existing Site from the immediate environs. The photographs 1-27 then illustrate the views. Those photographs selected for the Vision Document are to include description of the view.

There are no strategic views across the Site protected by policy as the Site lies to the north of that important view identified in the Neighbourhood Plan - south of Manor Farm. The Site benefits from a relatively localised visual envelope due in part to the sloping landform and the vegetated boundaries with buildings beyond. Where views of the Site are experienced, those views are typically filtered through intervening vegetation and / or are partial views of just the boundary vegetation. As such, it is anticipated that those visual receptors likely to be susceptible to change would be limited to:

- Those pedestrians walking along the Public Right of Way through and within close proximity to the Site.
- Those residents at nearby dwellings that directly overlook the Site - particularly those at Eperson Way to the west and that dwelling at the southern extent of Mill Lane. All other residential receptors experience views of the Site as filtered through intervening boundary vegetation.

LEGEND

-  SITE BOUNDARIES
-  FOOTPATHS
-  MOWBRAY WAY LONG DISTANCE FOOTPATH
-  OPEN VIEW (AN OPEN VIEW OF THE WHOLE OF THE SITE OR OPEN VIEW OF PART OF THE SITE).
-  PARTIAL VIEW (A VIEW OF PART OF THE SITE, OR WHERE VIEWS ARE FILTERED).
-  TRUNCATED VIEW (VIEWS OF THE SITE ARE OBSCURED OR DIFFICULT TO PERCEIVE).

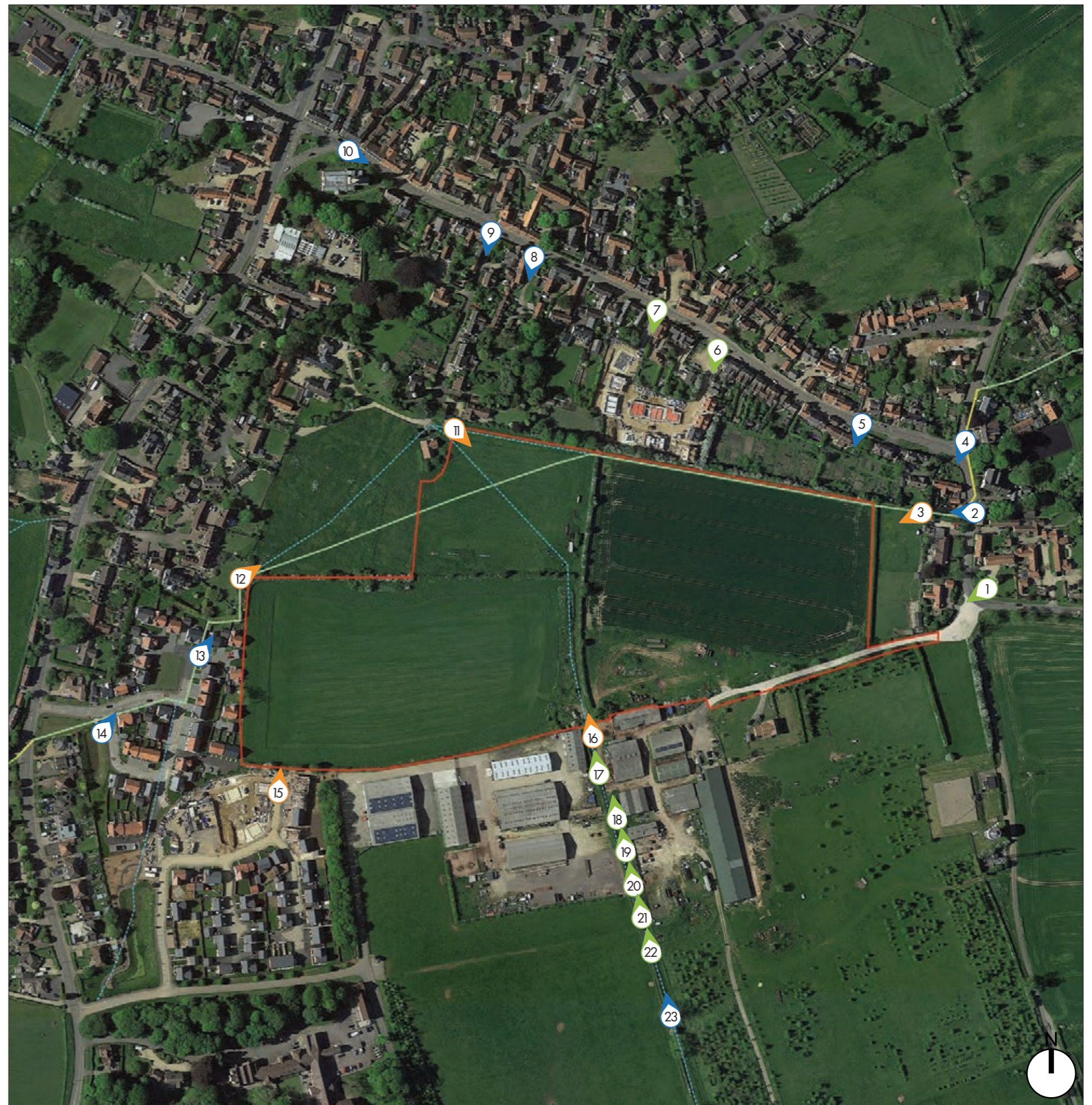


FIGURE 5.1 – VIEWPOINT LOCATIONS IN THE LOCAL AREA (FABRIK, 2023)



VIEWPOINT 1 LOOKING SOUTHWEST FROM THE JUNCTION OF HIGH STREET AND WALTHAM ROAD. THE SITE'S ACCESS TRACK IS APPARENT FROM THIS LOCATION.



VIEWPOINT 2 LOOKING WEST FROM THE PROW AND HIGH STREET. VIEW OF THE SITE TRUNCATED BY INTERVENING VEGETATION.







VIEWPOINT 3 LOOKING WEST FROM THE MOWBRAY WAY PROW. OPEN VIEWS OF THE SITE'S EASTERN BOUNDARY VEGETATION ARE APPARENT.



VIEWPOINT 4 LOOKING SOUTHWEST FROM THE JUNCTION OF BESCABY LANE HIGH STREET. VIEW OF THE SITE TRUNCATED BY INTERVENING BUILT FORM.

LEGEND

-  **SITE BOUNDARY**
-  **OPEN VIEW**
-  **PARTIAL VIEW**
-  **TRUNCATED VIEW**



VIEWPOINT LOCATIONS



VIEWPOINT 5 LOOKING SOUTH FROM THE HIGH STREET. VIEW OF THE SITE TRUNCATED BY INTERVENING VEGETATION AND BUILT FORM.



VIEWPOINT 7 LOOKING SOUTH FROM THE HIGH STREET. VIEWS OF THE SITE'S NORTHERN BOUNDARY VEGETATION ARE GLIMPSED BETWEEN BUILT FORM.



VIEWPOINT 9 LOOKING SOUTH FROM THE HIGH STREET. VIEW OF THE SITE TRUNCATED BY INTERVENING VEGETATION AND BUILT FORM.



VIEWPOINT 6 LOOKING SOUTH FROM THE HIGH STREET. VIEWS OF THE SITE'S NORTHERN BOUNDARY VEGETATION ARE GLIMPSED BETWEEN BUILT FORM.







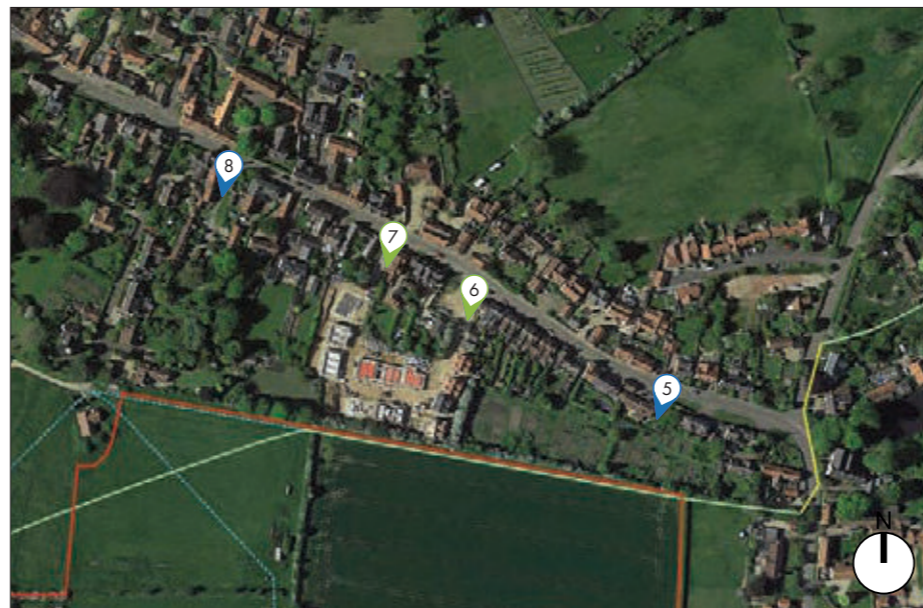
VIEWPOINT 8 LOOKING SOUTH FROM THE HIGH STREET. VIEW OF THE SITE TRUNCATED BY INTERVENING VEGETATION AND BUILT FORM.



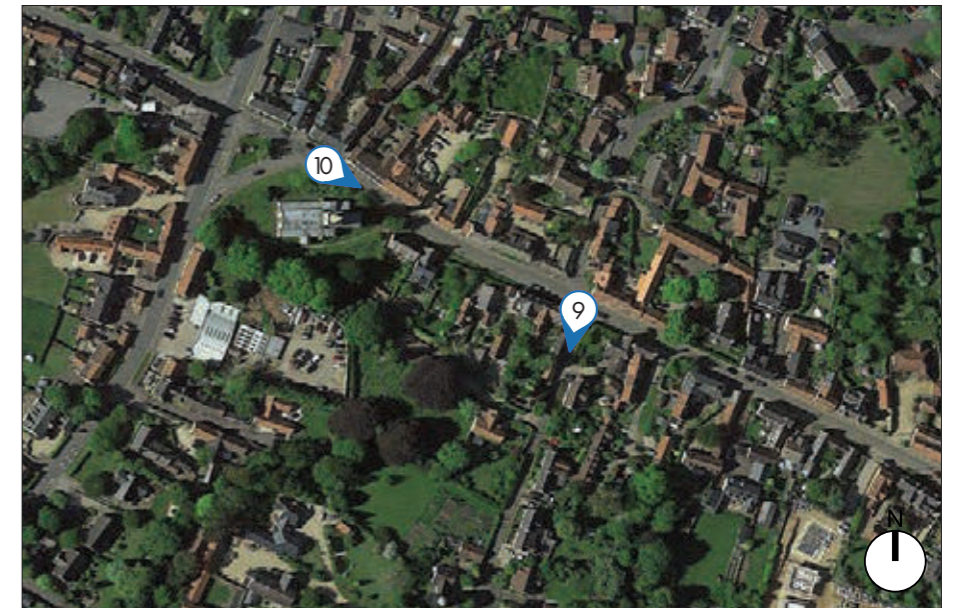
VIEWPOINT 10 LOOKING SOUTHEAST FROM THE HIGH STREET. VIEW OF THE SITE TRUNCATED BY INTERVENING VEGETATION AND BUILT FORM.

LEGEND

-  **SITE BOUNDARY**
-  **OPEN VIEW**
-  **PARTIAL VIEW**
-  **TRUNCATED VIEW**



VIEWPOINT LOCATIONS



VIEWPOINT LOCATIONS



VIEWPOINT 11 LOOKING SOUTHEAST FROM THE END OF MILL LANE. OPEN VIEWS OF THE SITE'S NORTHWESTERN FIELD PARCEL ARE EXPERIENCED.



VIEWPOINT 12 LOOKING NORTHEAST FROM THE PROW AND MOWBRAY WAY IMMEDIATELY WEST OF THE SITE. OPEN AND PARTIAL VIEWS OF THE SITE'S WESTERN BOUNDARY VEGETATION ARE EXPERIENCED FROM THIS STRETCH OF FOOTPATH.



VIEWPOINT 13 LOOKING NORTHEAST FROM THE PROW AND MOWBRAY WAY WEST OF THE SITE. VIEW OF THE SITE TRUNCATED BY INTERVENING VEGETATION AND BUILT FORM.



VIEWPOINT 14 LOOKING NORTHEAST FROM THE PROW AND MOWBRAY WAY WEST OF THE SITE. VIEW OF THE SITE TRUNCATED BY INTERVENING VEGETATION AND BUILT FORM.



VIEWPOINT 15 LOOKING NORTH FROM THE RESIDENTIAL STREET SOUTH OF THE SITE. FROM HERE THERE ARE OPEN VIEWS OF PART OF THE SITE'S SOUTHERN BOUNDARY.

LEGEND

- SITE BOUNDARY
- ① OPEN VIEW
- ② PARTIAL VIEW
- ③ TRUNCATED VIEW



VIEWPOINT LOCATIONS



VIEWPOINT LOCATIONS



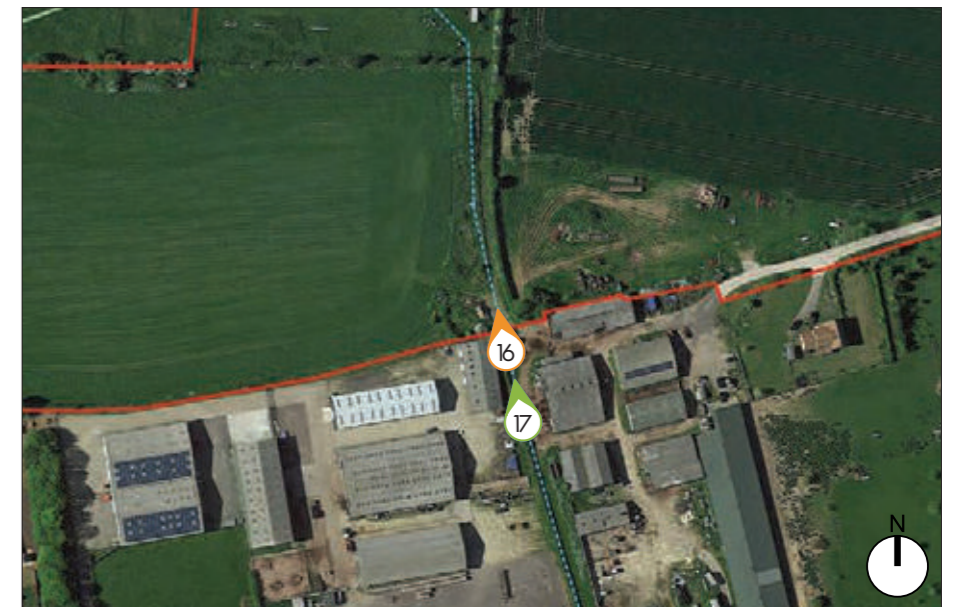
VIEWPOINT 16 LOOKING NORTH FROM THE PROW IMMEDIATELY SOUTH OF THE SITE. FROM HERE THERE ARE OPEN VIEWS OF PART OF THE SITE'S SOUTHERN BOUNDARY VEGETATION AND GLIMPSED VIEWS OF THE SOUTHERN FIELD PARCELS.



VIEWPOINT 17 LOOKING NORTH FROM THE PROW SOUTH OF THE SITE. FROM HERE THERE ARE PARTIAL VIEWS OF PART OF THE SITE'S SOUTHERN BOUNDARY VEGETATION.

LEGEND

- **SITE BOUNDARY**
- ① **OPEN VIEW**
- ① **PARTIAL VIEW**
- ① **TRUNCATED VIEW**



VIEWPOINT LOCATIONS



VIEWPOINT 18 LOOKING NORTH FROM THE PROW SOUTH OF THE SITE. PARTIAL VIEW OF PART OF THE SITE'S SOUTHERN BOUNDARY VEGETATION. WIDER VIEWS OF THE SITE ARE TRUNCATED BY INTERVENING BUILT FORM AND VEGETATION.



VIEWPOINT 20 LOOKING NORTH FROM THE PROW SOUTH OF THE SITE. PARTIAL VIEW OF PART OF THE SITE'S SOUTHERN BOUNDARY VEGETATION. WIDER VIEWS OF THE SITE ARE TRUNCATED BY INTERVENING BUILT FORM AND VEGETATION.



VIEWPOINT 22 LOOKING NORTH FROM THE PROW SOUTH OF THE SITE. PARTIAL VIEW OF PART OF THE SITE'S SOUTHERN BOUNDARY VEGETATION. WIDER VIEWS OF THE SITE ARE TRUNCATED BY INTERVENING BUILT FORM AND VEGETATION.



VIEWPOINT 19 LOOKING NORTH FROM THE PROW SOUTH OF THE SITE. PARTIAL VIEW OF PART OF THE SITE'S SOUTHERN BOUNDARY VEGETATION. WIDER VIEWS OF THE SITE ARE TRUNCATED BY INTERVENING BUILT FORM AND VEGETATION.







VIEWPOINT 21 LOOKING NORTH FROM THE PROW SOUTH OF THE SITE. PARTIAL VIEW OF PART OF THE SITE'S SOUTHERN BOUNDARY VEGETATION. WIDER VIEWS OF THE SITE ARE TRUNCATED BY INTERVENING BUILT FORM AND VEGETATION.



VIEWPOINT 23 LOOKING NORTH FROM THE PROW SOUTH OF THE SITE. VIEWS OF THE SITE ARE WHOLLY TRUNCATED BY INTERVENING LANDFORM AND VEGETATION.

LEGEND

-  **SITE BOUNDARY**
-  **OPEN VIEW**
-  **PARTIAL VIEW**
-  **TRUNCATED VIEW**



VIEWPOINT LOCATIONS

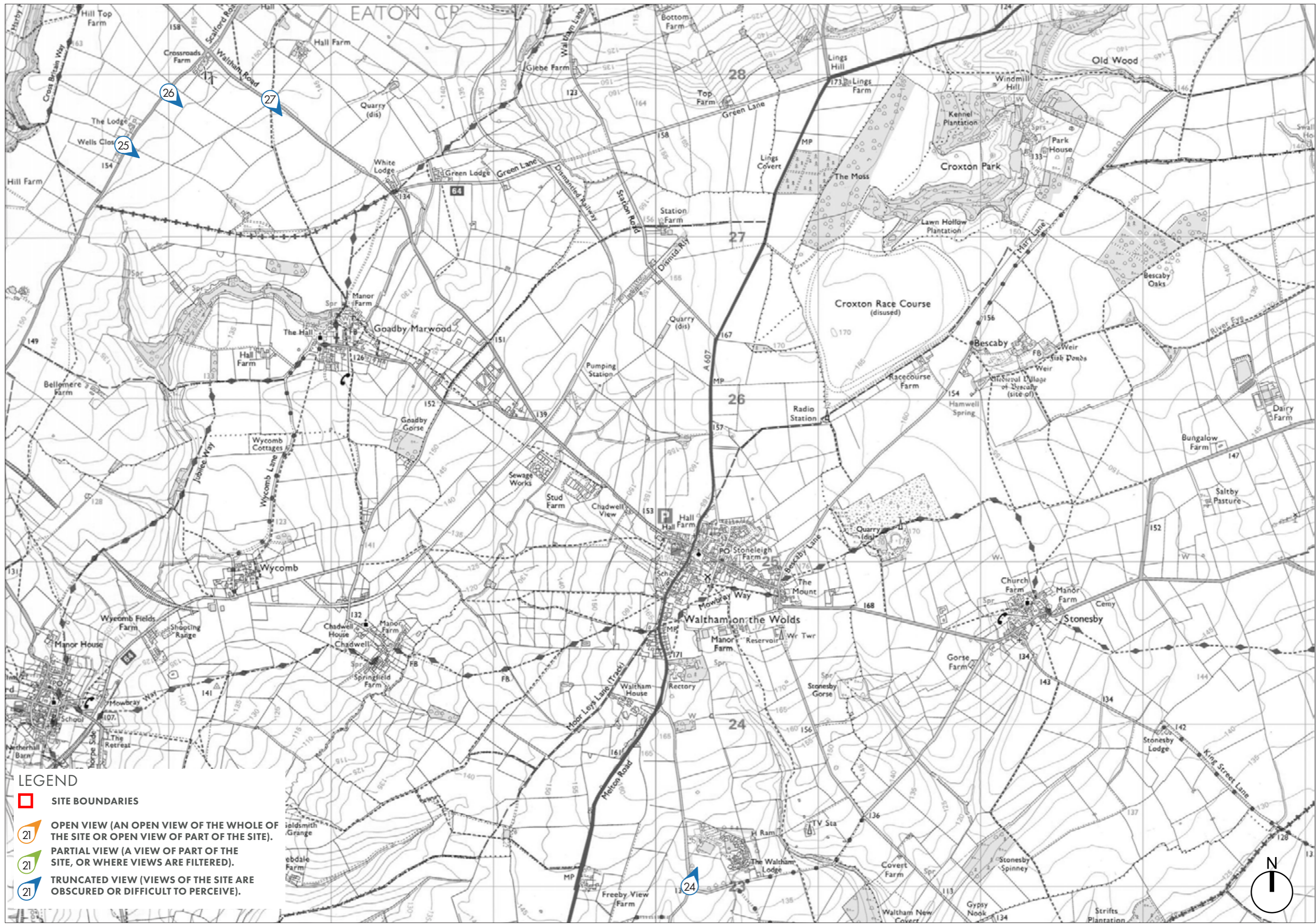


FIGURE 6.3 – VIEWPOINT LOCATIONS IN THE MIDDLE DISTANCE (FABRIK, 2023)



VIEWPOINT 24 LOOKING NORTHEAST FROM FREEBY LANE. VIEWS OF THE SITE ARE WHOLLY TRUNCATED BY INTERVENING LANDFORM AND VEGETATION.



VIEWPOINT 25 LOOKING SOUTHEAST FROM WALTHAM LANE. VIEWS OF THE SITE ARE WHOLLY TRUNCATED BY INTERVENING LANDFORM AND VEGETATION.

- LEGEND**
- SITE BOUNDARY
 - ②1 OPEN VIEW
 - ②1 PARTIAL VIEW
 - ②1 TRUNCATED VIEW



VIEWPOINT LOCATIONS



VIEWPOINT LOCATIONS



VIEWPOINT 26 LOOKING SOUTHEAST FROM WALTHAM LANE. VIEWS OF THE SITE ARE WHOLLY TRUNCATED BY INTERVENING LANDFORM AND VEGETATION.



VIEWPOINT 27 LOOKING SOUTHEAST FROM WALTHAM ROAD. VIEWS OF THE SITE ARE WHOLLY TRUNCATED BY INTERVENING LANDFORM AND VEGETATION.

LEGEND

- **SITE BOUNDARY**
- ① **OPEN VIEW**
- ② **PARTIAL VIEW**
- ③ **TRUNCATED VIEW**



VIEWPOINT LOCATIONS

6.0

DEVELOPMENT CONSIDERATIONS

The landscape and visual appraisal of the Site has identified a number of opportunities and constraints, with considerations listed below for incorporation into the proposed development and to underpin the rationale of the scheme layout.

6.1 SITE OPPORTUNITIES AND CONSTRAINTS

The site does not lie within or perform a role in the setting to a valued landscape, designated for its scenic qualities. The Site does however, form a small role in forming part of the agrarian setting to the southern edge of the Conservation Area.

Opportunities for development within the Site include:

- The Site relates well to the existing built form of the settlement edges to the west, north and east;
- The established vegetation in the vicinity of the Site provides both visual and physical containment (in part) to the west, north and east, as well as making a strong contribution to existing green infrastructure. There is the opportunity for proposed development to bolster this green infrastructure and strengthen its connections through the Site; and
- Development of the Site offers the opportunity for improving access to the wider rural landscape through the creation of meaningful publicly accessible green space within the northwestern and southern central sections of the Site to improve the quality and legibility of the connection between the residential area to the west, north and east of the Site and the PRoW network to the south.
- As part of the placemaking strategy, retain views to the Grade II Listed windmill and Grade I church spire.

Constraints to development within the Site include:

- Two PRoW, one of which is the Melton Way long distance path, cross the Site, and some PRoW are present within the immediate Site context;
- Existing boundaries of hedgerows and trees are predominantly intact and provide much of the Site with an element of enclosure;
- There is some intervisibility between the Site and the settlement edges - particularly at Mill Lane to the immediate north and from Eperson Way to the immediate west.
- Views to the Grade II Listed windmill and Grade I church spire.

6.2 DEVELOPMENT CONSIDERATIONS

The following development parameters have been informed by the landscape and visual policy context, published landscape character assessment and the key views:

- The landscape elements of highest value should be retained, including the boundary hedgerows and trees.
- The PRoW's that cross the Site have a high amenity value. The paths should be set within areas of connected green infrastructure.
- Areas of green space should be provided to protect the landscape setting of the

Conservation Area, within proximity to Mill Lane and the associated Grade II Listed windmill. Heritage advice to additionally be sought.

- Additional green infrastructure should be delivered within the Site, including hedgerow and tree planting, in line with the key characteristics of the landscape character area, to positively define the new southern edge of Waltham on the Wold, providing a positive interface and transition between the settlement edge and the countryside beyond.
- Sensitively located development parcels, well related to the existing settlement edges, could be placed in the landscape, with the retention of the northwestern field parcel, as public open space.
- The development parcel within the east of the Site should be set back from the PRoW at its northern boundary, to allow for a generous green corridor along its alignment, to retain the open character and verdant nature of views along this route.
- The development parcel within the west of the Site should be set back from the PRoW that crosses north - south through the centre of the Site, to additionally allow for a generous green corridor along its alignment.
- Development should be limited in height to respect the domestic scale of the dwellings on the edge of the village.
- Development should allow for positive viewing opportunities along street scenes to the adjacent Grade II Listed windmill and church spire.

The following mitigation measures are recommended to reduce the likely landscape and visual effects resulting from residential development at the Site:

- Tree and hedgerow planting along the boundaries where currently denuded or where beneficial to further filter views, whilst providing enhanced green corridors, with benefits for wildlife and biodiversity.
- The provision of a significant area of public open space within the Site's northwestern field parcel, which is crossed diagonally by two PRoW and is well connected to the centre of the village via Mill Lane to the immediate north.
- Maintenance of the existing PRoW's, retaining and enhancing the area of green space and vegetation in the vicinity of the PRoW within the north and centre of the Site.
- The proposals should be domestic in scale, limited to 2 storeys in height, with ideally 1.5 storey dwellings located where there are viewing opportunities to adjacent skyline features from the PRoW within the centre-south of the Site.

The recommended open space strategy should seek to be developed in accordance with published landscape character assessment recommendations

Enhancements to the landscape character of the area of the Site proposed for open space are to be developed with the ecologists and are to include:

- supplementary hedgerow and tree planting,
- locally appropriate meadow and grassland mixes,
- appropriate maintenance and management techniques.

6.3 SUMMARY

Following the appraisal of the existing landscape and visual context, and in considering the Landscape and Visual Opportunities and Constraints, it is considered that the Site provides the opportunity to sensitively accommodate residential development. As with the development of any green field site, there will be landscape and visual harm associated with development parcels. To minimise harm, development parcels are to be sensitively located and framed by proposed green infrastructure, as illustrated in Figure 5.1 overleaf, to reflect the distribution of existing settlement to the west, north and east to create a coherent urban edge set in and contained by a robust vegetated boundary.

Furthermore, publicly accessible green space could be delivered that would relate strongly to the village context as well as improving the quality of access to and recreation within the wider rural landscape.

LEGEND

- SITE BOUNDARY
- TREEBELT/ VEGETATION
- SETTLEMENT BOUNDARY
- ROAD CORRIDOR
- LISTED BUILDINGS
- CONSERVATION AREA
- FOOTPATH
- MOWBRAY WAY -LONG DISTANCE ROUTES
- SUPPLEMENTARY HEDGEROW AND TREES
- PROPOSED PUBLIC OPEN SPACE
- DEVELOPMENT PARCELS
- RETAINED VIEWS TO WINDMILL & CHURCH
- 50 CONTOURS



FIGURE 6.1 – DEVELOPMENT PARAMETERS (FABRIK, 2023)

LENTEN HOUSE
16 LENTEN STREET
ALTON
HAMPSHIRE
GU34 1HG

FIRST FLOOR STUDIO,
THE OLD SCHOOL
4 EXTON STREET
LONDON
SE1 8UE

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fabrik