

Ben Woolnough
Suffolk Coastal
District Council
East Suffolk House
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Woodbridge
IP12 1RT

By Email to: Ben Woolnough, Case Officer @ Suffolk Coastal DC
Ben.Woolnough@eastsoffolk.gov.uk

Our Ref: 10317_R02_RH_HM
10 January 2017

Dear Ben,

Adastral Park: Scope of LVIA ES Chapter: Viewpoints, Study Area, Photomontages and Cumulative Schemes

Further to the submission of the EIA Scoping Report for Adastral Park on 14th December 2016, I am writing to seek agreement of the following matters relating to the Landscape and Visual Impact Assessment that will be included within the ES Chapter to be submitted to support the outline planning application for the proposed development of Adastral Park:

- Viewpoints and Visual Receptors
- Study Area
- Photomontages
- Cumulative Schemes to be considered within the Environmental Statement in relation to landscape and visual effects.

The methodology to be employed within the LVIA is based on the Guidelines for Landscape and Visual Impact Assessment – Third edition, 2013 (GLVIA3). The scope of the LVIA, including the key issues to be addressed and methodology to be employed are set-out within the Scoping Report (Section 11). This has included identification of matters relating to the Suffolk Coast and Heaths AONB and its setting.

I understand that you will forward this letter and attachments to your colleague Nicholas Newton, Arboriculture and Landscape Manager at Suffolk Coastal District Council (SCDC) for his review and agreement.

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Viewpoints and Visual Receptors

I would be grateful if you and Nicholas could consider the attached drawings with a view to agreeing the study area and viewpoints to be included within the LVA. These include the following:

Topography (drawing 10317/P09) and Zone of Theoretical Visibility (drawing 10317/P10)

The Zone of Theoretical Visibility (ZTV) has been generated for development of up to 13m ridge height across those general areas of the site that are proposed for development.

The assumption of 13m ridge height assumes development of up to three stores across the site in order to test the area of theoretical visibility associated with the maximum height parameters of development of the nature and scale proposed.

The ZTV assumes bare earth modelling using Ordnance Survey Terrain 5 data (as illustrated on the Topography plan), and does not take into account earthworks / bunding bounding the site and existing quarrying activities, built form and vegetation that limit views towards the site. Whilst details of the finished ground levels for development are not known at this stage, the ZTV has been generated assuming that those areas that are quarries have been levelled to 25m AOD to reflect the surrounding landform.

The ZTV was used to identify the potential extent of visibility and inform subsequent preliminary fieldwork to ascertain the extent of visibility of the site and identify a number of proposed viewpoints.

Proposed Viewpoint Locations (drawing 10317/P11)

This drawing shows the location of 16 viewpoints from within the public realm that are proposed for inclusion in the LVA to inform the basis of the visual assessment, as well as the extent of woodland and trees / tree belts and built form within the area that serves to limit the visibility of the site and any potential development upon it.

Tyler Grange have undertaken preliminary fieldwork in October and November 2016 when trees were in partial leaf in order to establish the visibility of the site and record a set of initial illustrative photographs. Photoviews from these locations are illustrated on the attached ***Photosheets (drawing 10317/P12)***.

Once the viewpoints have been agreed with SCDC, it is proposed that the site is revisited in order to take a set of winter photographs. This will allow for any variations in the location of viewpoints to be taken into account, with the winter views representing the worst-case scenario in respect of visibility due to trees being out of leaf.

The proposed viewpoints reflect the limited visibility of the site and proposed development within the local landscape. This is due to the predominantly flat topography and screening effect of adjacent development to the west, tree belts, woodland and hedgerows to field boundaries both bounding the site and within the wider landscape. Earthworks and bunding to the site boundaries further limit views into and across the site area from adjacent Public Rights of Way, roads, places of work, residential properties and recreational resources / visitor attractions. Although the eastern boundary is open, longer distance views beyond Newbourne Road are limited by intervening trees and hedgerows, screening views from Public Rights of Way and Waldringfield to the east.

The viewpoint locations have been chosen to be representative of a variety of groups of people (visual receptors), including local workers and residents, users of Public Rights of Way and local roads. The

viewpoints also allow for views from a range of orientations and distances to be considered, as well as those from key locations including within the AONB.

In addition to representing a range of visual receptors and key views, the photoviews also illustrate the landscape character of the area and visual context within which the site and key landscape features are experienced. This will allow for a balanced assessment to be made of the likely landscape and visual effects arising from the proposed development.

It should be noted that the proposed viewpoints do not provide an exhaustive record of all areas from which there may be views of the site.

Visual Receptors

The groups of people identified as having the potential to be affected by the proposed development are listed below, and are represented by the proposed viewpoints. Views from these locations are illustrated on the attached Photosheets.

Users of Public Footpaths and Bridleways within and bounding the site

- Viewpoints 1 – 3: Users of Public Footpaths passing along the northern site boundary, within the site
- Viewpoints 12 & 13: Users of Public Footpaths within and crossing the site
- Viewpoints 14 & 15: Users of Bridleways passing along the southern site boundary, within the site
- Viewpoints 7 & 16: Users of Bridleways to the south of the site, adjacent to the Stables Café, Brightwell Barns and Sheep Drift Farm
- Viewpoints 10 & 11: Users of Bridleways, pavements & Barracks Square alongside the A12 to the west of the site

Users of Public Rights of Way within the countryside to the east, south and west of the site

- Viewpoints 4 & 5: Users of Public Rights of Way, Ipswich Road, Newbourne Road and views from the AONB to the east of the site
- Viewpoint 6: Users of Public Footpaths to the south of Newbourne Road, south of the site
- Viewpoint 8: Users of Public Footpaths to the north of Foxhall Road, west of the site
- Viewpoint 9: Users of Public Footpaths and Bridleways south of Brightwell Heath, west of the site

Motorists using the A12 and local roads (Ipswich Road and Newbourne Road to the south and east of the site)

- Viewpoint 10: Users of the A12 passing the site to the west
- Viewpoint 7: Users of Ipswich road to the south of the site at the access to Brightwell Barns and Sheep Drift Farm
- Viewpoint 4: Users of Newbourne Road to the east / south east of the site (glimpsed views)
- Viewpoint 5: Users of Newbourne Road and Ipswich Road approaching the site from the east

Residents, Workers and Recreational Visitors

The LVIA will also give consideration within the assessment to the potential effects upon views from neighbouring workplaces, recreational facilities and residential properties overlooking the site and the visual amenity of these groups of people. This will be limited to an assessment made from fieldwork

within the public realm, and not involve visiting private workplaces or properties themselves. Those groups of people to be considered include the following:

- Workers at Adastral Park
- Workers at Brightwell Barns and business units at Sheep Drift Farm
- Users of the Waldringfield Golf Club
- Visitors to the Moon & Sixpence Holiday Park to the north of the site area; and
- Residents of properties adjacent to and overlooking the site

Study Area

The proposed study area as shown on the **Proposed Viewpoint Locations** plan includes the area from which the site is visible, as well as the extent of the local landscape which may have the potential to be influenced by the proposed residential development of the site. The justification of the Study Area for both landscape and visual effects is considered further below.

Landscape Effects

The area includes those landscape character areas and landscape resources within and surrounding the site which may be either directly or indirectly affected by the proposed development. Although the Study Area extends beyond those areas from which the site may be visible, it allows for consideration of the wider character of the area including both developed and undeveloped landscapes when identifying the situation of the site in relation to the adjacent built edge and development at Adastral Park and the transition with the wider landscape and AONB.

The site and adjacent landscape is contained within the Forested Estate Sandlands Landscape Character Area as identified by the 2008 Suffolk Landscape Character Assessment. This area extends to cover a wide area beyond the site, including localised variations in character, landcover and features that are not characteristic of the site or its situation adjacent to Adastral Park and associated land uses.

In order to allow for a focussed assessment of the landscape, the LVIA will therefore undertake a detailed site-specific assessment of the landscape character of the site and its local environs within the wider Study Area. The extents of this are shown on the attached drawing: **Site Specific Context (drawing 10317/P13)**.

Visual Effects

Within the wider Study Area, the site and proposed development will only be visible from a smaller area, as recognised by the proposed viewpoints. As set-out above, this reflects the containment of the site by built form and vegetation within the predominantly flat, low-lying landscape. The area within which the site and proposed development may be discernible within the landscape, and have the potential to affect the composition of views is illustrated on the **Site-Specific Context** plan.

Photomontages

In addition to the photoviewpoints, it is proposed that photomontages of the proposed development are prepared to inform the LVIA and demonstrate the scale, massing and height of development and structural landscaping. These are from the following locations, as illustrated on the *Proposed Viewpoints* plan.

Photomontage Viewpoint 5: From the junction of Newbourne Road and Ipswich Road to the east

This photomontage is proposed in order to demonstrate that the proposals would not introduce prominent or incongruous development into views from the edge of the AONB when approaching the site from the east. The montage will also illustrate how structural landscaping would provide an appropriate transitional edge to reflect the character of the area and local settlements within the AONB to the east, including Waldringfield.

Photomontage Viewpoint 6: From Public Footpaths 14 & 14a to the south of Newbourne Road, south of the site

This photomontage is proposed in order to demonstrate that the proposals will not introduce development that would be prominent or break the skyline in views from the wider countryside and edge of the Special Landscape Area to the south.

Photomontage 10: From Bridleway 12 adjacent to the A12

This photomontage is proposed in order to show how the main site entrance off the A12 and development at the gateway to the site would be viewed in conjunction with the existing development at Adastral Park when approaching along the A12 from the south.

Cumulative Schemes

Northern Quadrant at Adastral Park

The cumulative landscape and visual effects of the proposed development of the *Northern Quadrant at Adastral Park* to include for the redevelopment of B1(b) development arranged in buildings of between 1 and 5 storeys to the northwest of the application site will be considered within the Cumulative Effects chapter of the ES.

Potential Cumulative Schemes scoped-out of LVIA

The following cumulative schemes have been identified by SCDC as “foreseeable development” which may have the potential for cumulative landscape and / or visual effects. Having given consideration to each of these, none are regarded as having the potential to result in significant cumulative landscape or visual effects and it is therefore proposed that they are scoped out of the Cumulative Effects assessment within the ES.

In addition, the Felixstowe Peninsula Area Action Plan and the SCDC Site Allocations DPD have been reviewed, and there are no additional allocation sites identified that may have any significant cumulative landscape and visual effects.

- DC/15/4672/OUT - Bell Lane, Kesgrave
- C/10/1906 - Land South of Main Road, Martlesham:
- DC/15/4788/OUT - Land and Buildings to The East of Bridge Farm, Top Street, Martlesham:
- DC/15/1128/OUT - Land at Candlet Road, Felixstowe
- C/12/1930 - Western Part of Land at Trinity Park and Land at White House Farm, Felixstowe Road, Purdis Farm
- DC/14/0991/OUT - Land off Woods Lane, Melton
- DC/16/1919/FUL - Land at High Road, Trimley St Martin
- Melton Hill – Former SCDC Council Offices



I would be grateful if you could consider the above and confirm that the proposed Viewpoints, Visual Receptors, Study Area, Photomontages and Cumulative Schemes are acceptable to inform the LVIA.

The contents of this report are valid at the time of writing. Tyler Grange shall not be liable for any use of this report other than for the purposes for which it was produced. Owing to the dynamic nature of ecological, landscape, and arboricultural resources, if more than twelve months have elapsed since the date of this report, further advice must be taken before you rely on the contents of this report. Notwithstanding any provision of the Tyler Grange LLP Terms & Conditions, Tyler Grange LLP shall not be liable for any losses (howsoever incurred) arising as a result of reliance by the client or any third party on this report more than twelve months after the date of this report.

If you have any queries, please do not hesitate to contact me.

Regards,

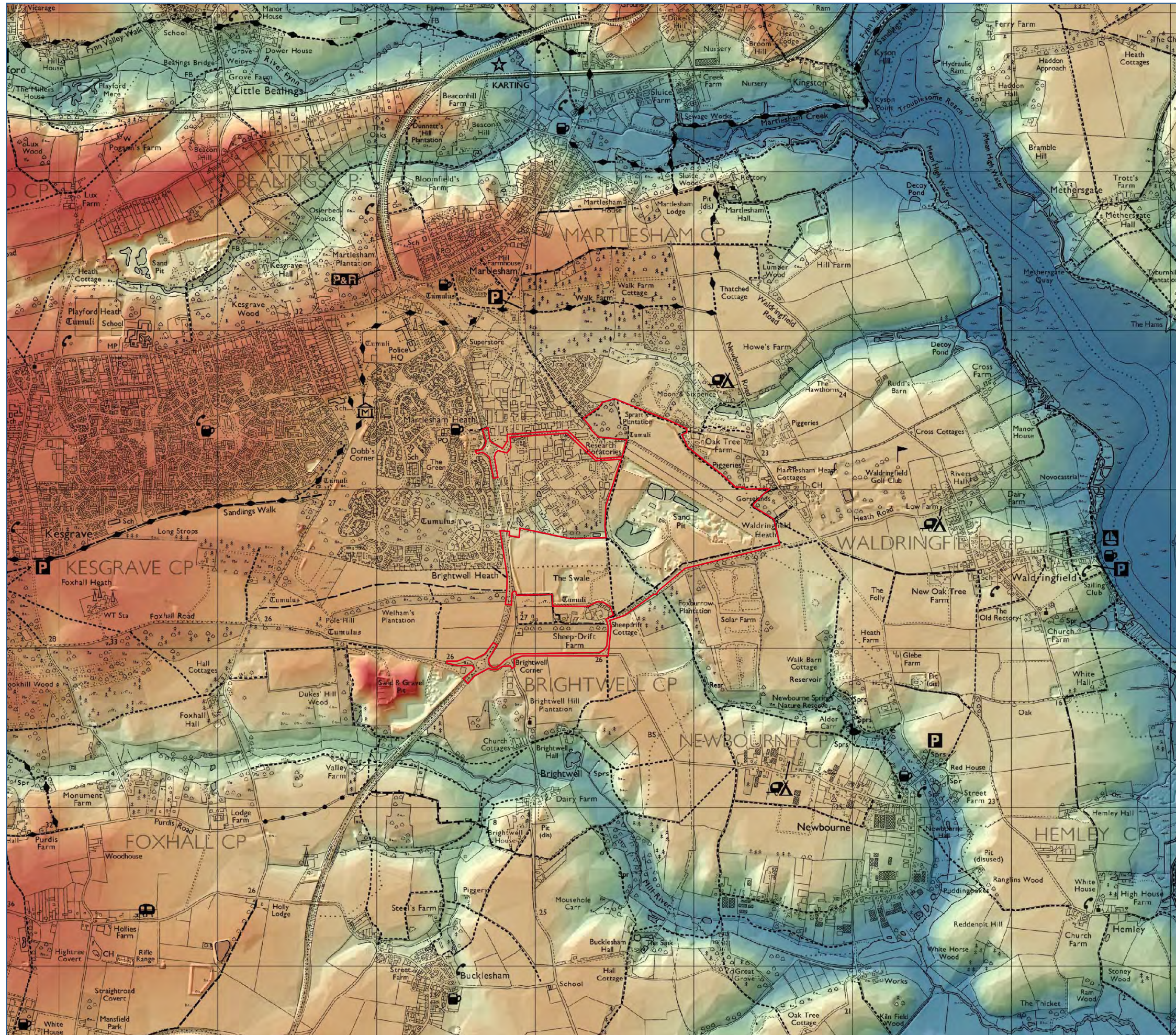
A handwritten signature in black ink that reads 'Robert Hughes'.

Robert Hughes

Partner

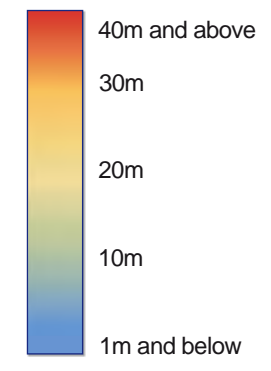
Enclosed Plans:

- Topography (10317_P09)
- Zone of Theoretical Visibility (10317_P10)
- Proposed Viewpoint Locations (10317_P11)
- Photoviewpoints 1-15 (10317_P12)
- Site Specific Context (10317_P13)

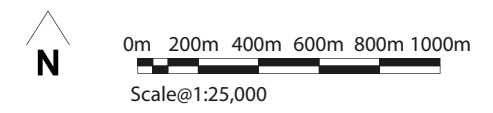


 Site Boundary

Height AOD (m)

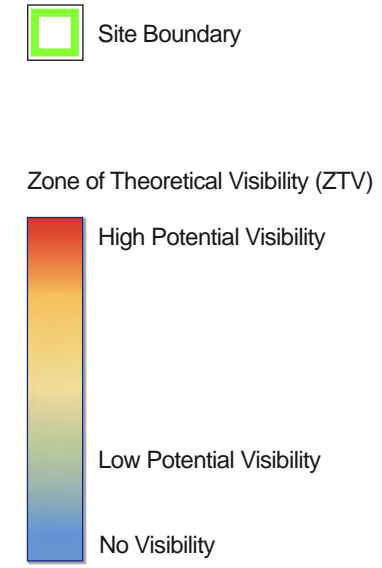
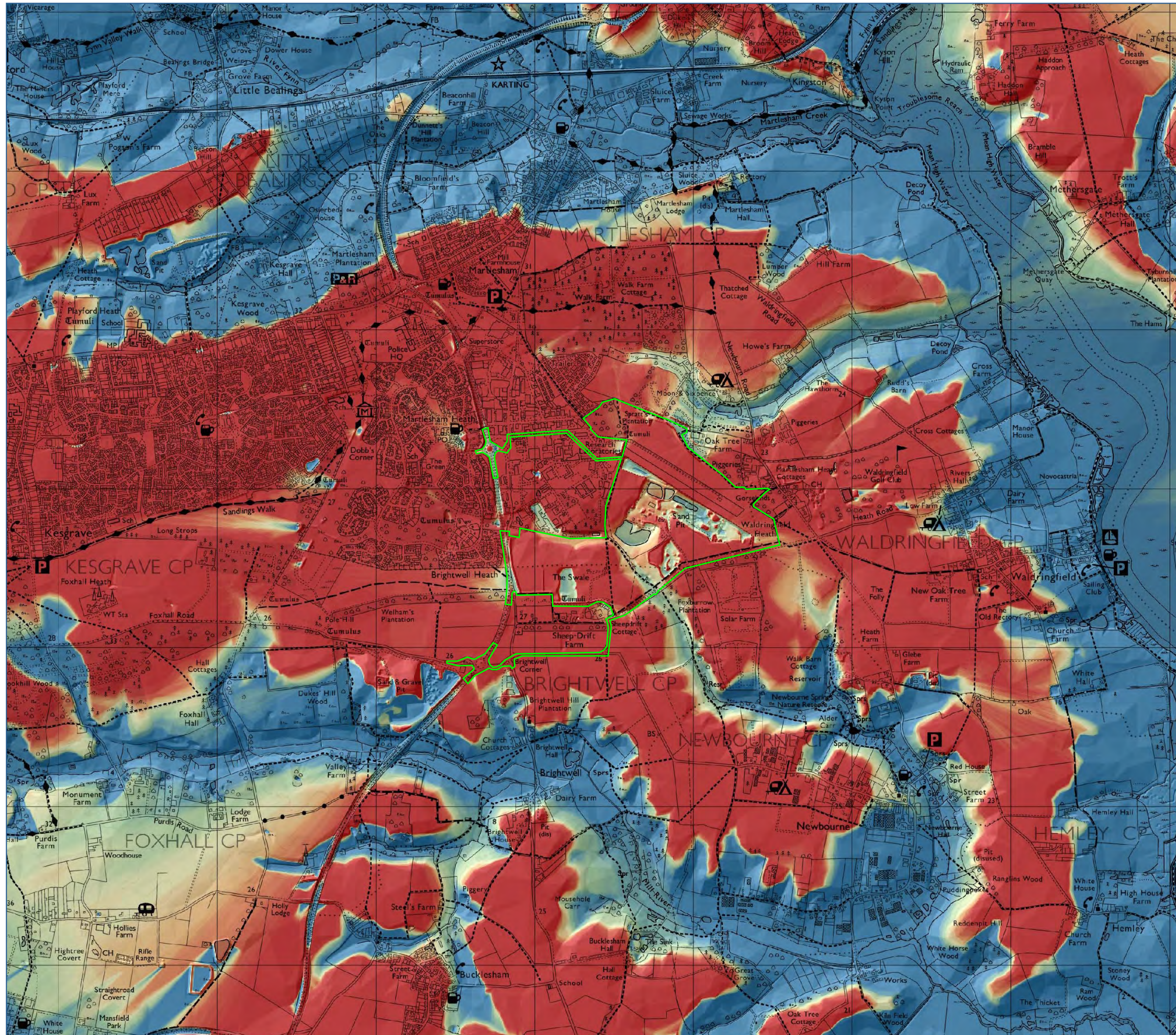


Source:
The plan has been modelled using GIS computer software (QGIS) and Ordnance Survey Terrain 5 data, and as such does not take into account built form or vegetation present within the landscape.

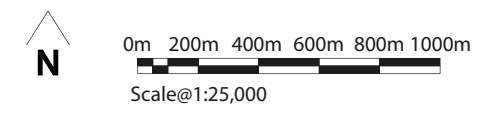


Project Adastral Park
Drawing Title Topography
Scale 1:25,000@A3
Drawing No. 10317/P09
Date January 2017
Checked AMcP/RH



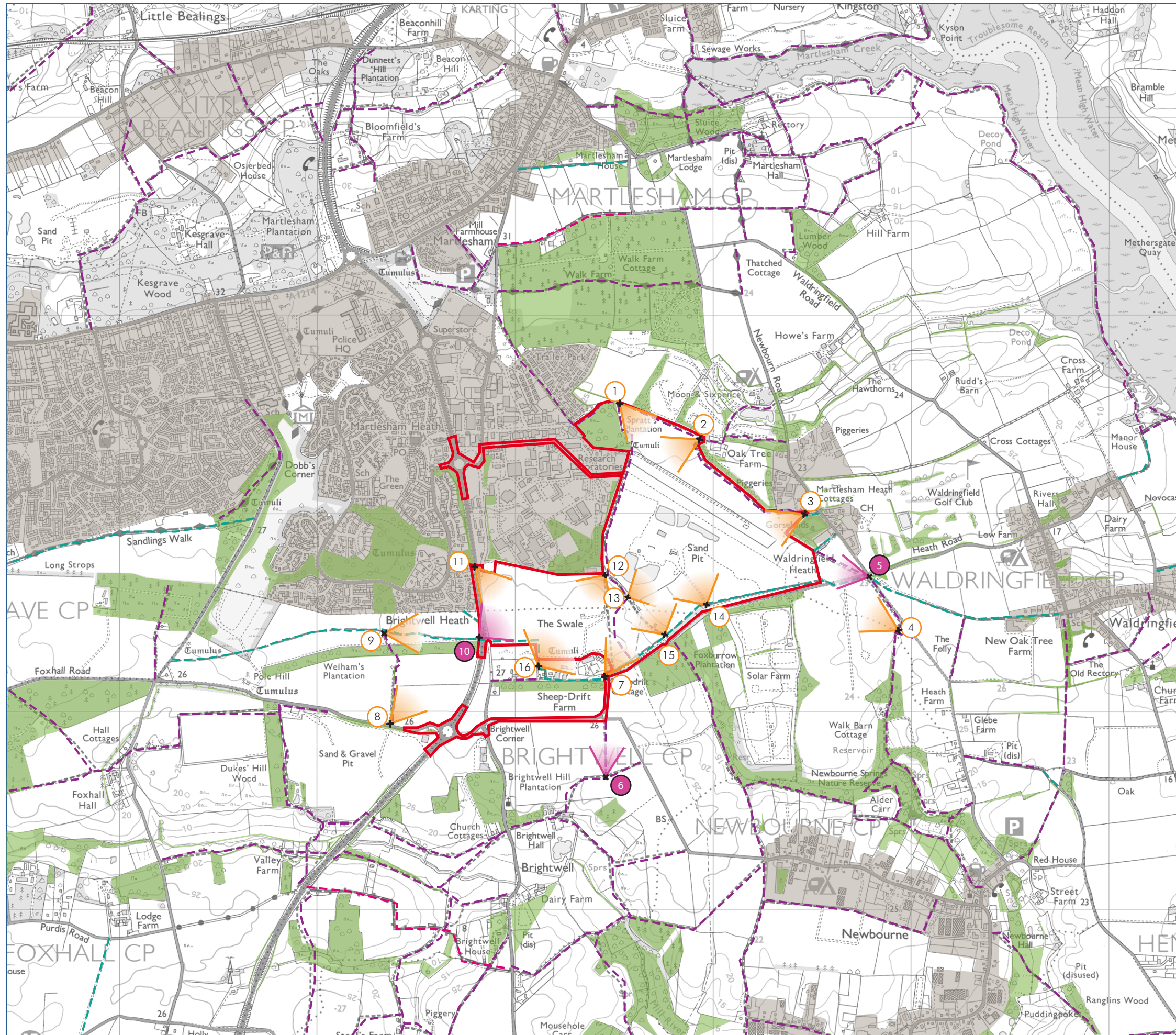










Source:
 The Zone of Theoretical Visibility (ZTV) illustrates the extent to which the site at 13m ridge height is potentially visible within a 5km radius (1.6m high receptor). The ZTV has been modelled using GIS computer software (Global Mapper) and Ordnance Survey Terrain 5 data, and as such does not take into account built form or vegetation present within the landscape. Field verification is required to refine the accuracy of the ZTV.



Project Aداstral Park
 Drawing Title **Zone of Theoretical Visibility**
 Scale 1:25,000@A3
 Drawing No. 10317/P10
 Date January 2017
 Checked AMcP/RH





-  Site Boundary
-  Proposed Photoviewpoint Location
-  Proposed Photomontage Location
-  Footpath
-  Bridleway
-  Restricted Byway
-  Trees and Woodland Limiting Views
-  Built form / Development



Scale@1:20,000
 Project Adastral Park

Drawing Title Proposed Viewpoint Locations

Scale 1:20,000@A3
 Drawing No. 10317_P11
 Date January 2017
 Checked AMcP/MF



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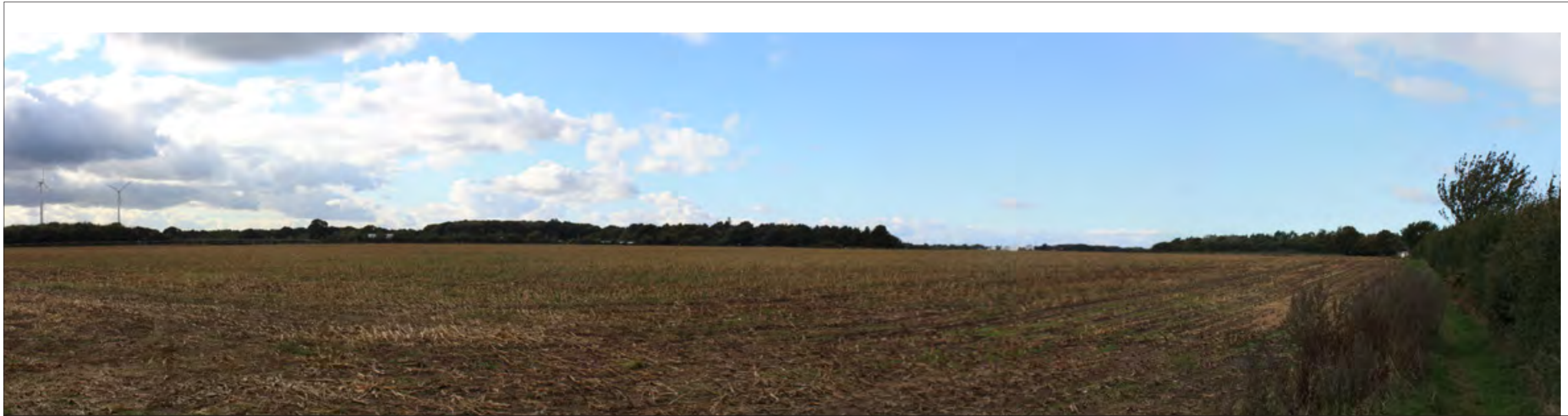
Photoviewpoint 1:	Taken from junction between PRow 42, 43 and 51	Distance from Site:	0m	Orientation	South	Coordinates:	
Description / Commentary:							



Photoviewpoint 2:	Taken from PRow 23	Distance from Site:	0m	Orientation	West	Coordinates:	
Description / Commentary:							



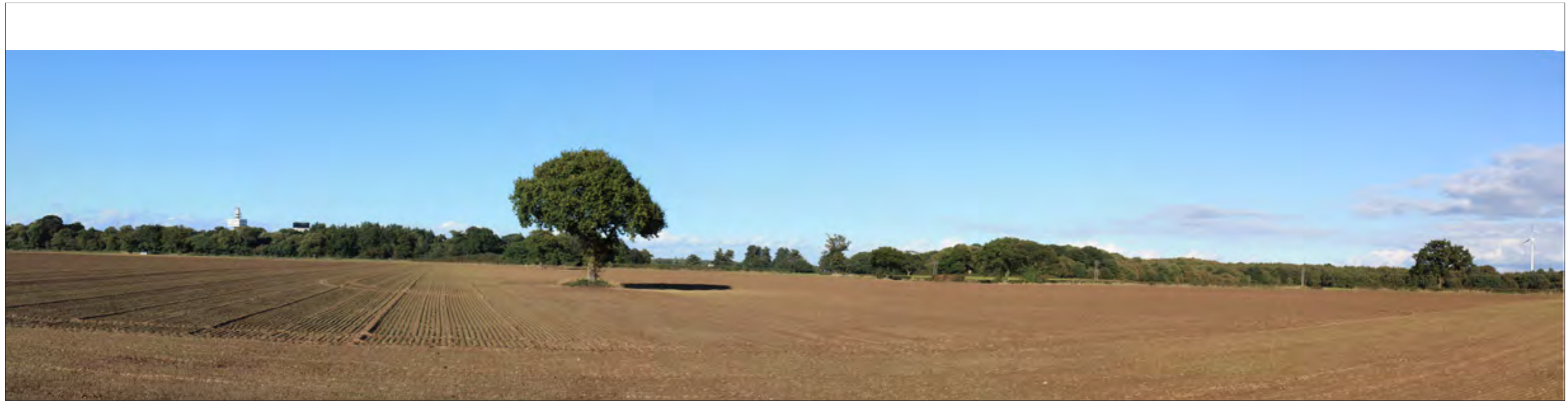
Photoviewpoint 3:	Taken from the junction between Bridleway 7 and PRoW 23	Distance from Site:	0m	Orientation	West	Coordinates:	
Description / Commentary:							



Photoviewpoint 4:	Taken from PRoW 27	Distance from Site:	450m	Orientation	North West	Coordinates:	
Description / Commentary:							



Photoviewpoint 5:	View from junction between Ipswich Road, Newbourne Lane, Bridleway 35 and PRoW 7A and 27	Distance from Site:	230m	Orientation	North west	Coordinates:	
Description / Commentary:							



Photoviewpoint 6:	Taken from 14 and 14A	Distance from Site:	550m	Orientation	North	Coordinates:	
Description / Commentary:							



Photoviewpoint 7:	Taken from Bridleway 12	Distance from Site:	15m	Orientation	North East	Coordinates:	
Description / Commentary:							



Photoviewpoint 8:	Taken from PRoW 5	Distance from Site:	610m	Orientation	North East	Coordinates:	
Description / Commentary:							



Photoviewpoint 9:	Taken from Junction between Bridleway 6 and PRow 5 to the west of the site	Distance from Site:	620m	Orientation	East	Coordinates:	
Description / Commentary:							



Photoviewpoint 10:	Taken from Bridleway 6 adjacent to A12.	Distance from Site:	10m	Orientation	East	Coordinates:	
Description / Commentary:							



Photoviewpoint 11a	Taken from Barracks Square.	Distance from Site:	0m	Orientation	South East	Coordinates:	
Description / Commentary:							



Photoviewpoint 12	Taken from PRoW 10.	Distance from Site:	0m	Orientation	South West	Coordinates:	
Description / Commentary:							



Photoviewpoint 13:	Taken from PRoW 10	Distance from Site:	0m	Orientation	East	Coordinates:	
Description / Commentary:							



Photoviewpoint 13:	Cont	Distance from Site:		Orientation		Coordinates:	
Description / Commentary:							



Photoviewpoint 14:	Taken from Bridleway 12	Distance from Site:	0m	Orientation	North	Coordinates:	
Description / Commentary:							



Photoviewpoint 14:	Cont	Distance from Site:	0m	Orientation		Coordinates:	
Description / Commentary:							



Photoviewpoint 15	Taken from Bridleway 10 and 12	Distance from Site:	0m	Orientation	North	Coordinates:	
Description / Commentary:							



Photoviewpoint 15	Cont	Distance from Site:		Orientation		Coordinates:	
Description / Commentary:							



Photoviewpoint 16:	Taken from Bridleway 12	Distance from Site:	0m	Orientation	North East	Coordinates:	
Description / Commentary:							



Photoviewpoint 16:	Cont	Distance from Site:		Orientation		Coordinates:	
Description / Commentary:							



 Site Boundary

 0m 100m 200m 300m 400m 500m

Scale@1:10,000

Project **Adastral Park
nr Ipswich, Suffolk**

Drawing Title **Site Specific Context**

Scale 1:10,000@A3

Drawing No. 10317_P13

Date January 2017

Checked AMcP/MF

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