

Land to the south and east of Adastral Park

10317_R03_ Environmental Statement Chapter 11

Landscape and Visual Impact - Addendum Note

Application reference number DC/17/1435/OUT

- 1.1 This Addendum Note has been prepared to provide consideration of the Landscape and Visual Impacts associated with revisions to the proposed site access from the A12 through the addition of a right turn lane. The additional lane has been added as a consequence of safety and deliverability discussions held with Suffolk County Council.
- 1.2 The amended access at the A12 junction is illustrated on the following drawings prepared by Brookbanks Consulting Ltd (Brookbanks) and Southern Ecological Solutions LTD (SES):
- Proposed Western Signalized Access off A12 Dual Carriageway (Drawing: 10391-HL-07 Revision C); and
 - Tree Protection Plan (Drawing: TPP Sheet 2 of 5, Revision F)
- 1.3 As illustrated on the Tree Protection Plan (Sheet 2 of 5), the addition of the extra right turn lane will require the loss of additional trees to the north of the junction (Tree Group G190 –Blackthorn and Field Maple) and a section of a group of trees to the south (Tree Group 194 – Blackthorn, Field Maple and Sycamore). The remainder of tree group 194 south of the visibility splay is to be retained. The Arboricultural Impact Assessment prepared by SES [Revision D, 14th September 2017] has assessed these trees as being category C.
- 1.4 Prior to the amendments to include the additional right turn lane, the junction with the A12 necessitated the removal of some trees within Group 194 as well as a group of sycamore (Group G191) to the north of the junction. The additional tree loss associated with the revised junction is localised and limited to that required to accommodate the visibility splay.
- 1.5 The landscape and visual effects of these changes are considered below, with reference to the Landscape and Visual Impact Assessment (LVIA) contained within Environmental Statement Chapter 11 that was prepared to support the planning application.

Landscape Effects

- 1.6 Chapter 11 of the ES assesses the proposed development as resulting in a 'Low' magnitude of change and 'Minor Adverse' residual effect upon the 'Relationship with the settlement edge, pattern and character'. This is summarised at paragraphs 11.8.26, which states that:

Tyler Grange LLP, Unit 430 Scott House, Custard Factory, Gibb Street, Birmingham, B9 4DT

Tel: 0121 773 0770 www.tylergrange.co.uk

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“The existing bund to the western boundary will be reduced in height and relocated adjacent to the A12, with an acoustic barrier located along the length. The overall height of this acoustic feature will be similar to that of the existing planted bund. Beyond the peripheral acoustic barrier there is a proposed area of open space, the combination of these two features will result in the proposed development to the west of the site being set back from the boundary.”

1.7 Details of the edge treatment to the west of the site alongside the A12 and the associated site entrance are provided within the Design and Access Statement and CGI Images that have been submitted to support the application. In relation to the landscape treatment adjacent to the junction at the site entrance off the A12, these include the following:

- The proposed development includes for the construction of an acoustic barrier alongside the A12, incorporating elements of green walls and planting of trees and shrubs within the roadside verge where visibility splays allow. Beyond the acoustic barrier, a green corridor incorporating new tree planting is to be provided, beyond which the new residential buildings will be situated; and
- The site entrance acts as a gateway feature at the junction with the Boulevard that runs along the primary road through the development.

1.8 Whilst the addition of the right turn lane onto the A12 necessitates the removal of further trees, they do not result in the loss of the landscaped acoustic barrier incorporating green walls and planting, or the provision of a green corridor and tree planting between the barrier and residential buildings. There will also be opportunities to landscape the verge adjacent to the A12 in front of the acoustic barrier outside the visibility splay to incorporate new tree and shrub planting where practicable.

1.9 Considering the above factors, the proposed changes to the A12 access would not result in a substantial change to the proposals, with the character and features associated with the gateway to the development and the roadside acoustic barrier and associated landscape planting being retained. There would therefore be no change to the assessment of a ‘Minor Adverse’ effect upon the local landscape of the site and its relationship with the settlement edge character and pattern.

Visual Effects

1.10 Chapter 11 of the ES summarises the residual visual effects of the proposed development in **Table 11.6**, and identifies motorists using the A12 passing the site as follows:

Visual Receptor	Sensitivity	Magnitude of Change	Significance
Users of the A12 passing the site to the west. Viewpoint 10	Low Users of local road with limited views of the site.	Low Presence of new road junction and housing not uncharacteristic, with maturing landscape boundary treatment	Minor Neutral

1.11 At paragraph 11.8.58, ES Chapter 11 sets-out the justification of the assessment of the magnitude of change, stating that:

“Upon completion of the proposals, users of the A12 will have views of the new acoustic barrier with new landscape planting which will soften the appearance of the barrier. The proposed entrance off the A12 will allow the users glimpsed short distance views into the site of the development adjacent to the site access. There are further views of rooftops above the acoustic barrier of the proposed development adjacent to the western boundary. (Photoviewpoint 10 and photomontage 10). The proposals will result in a Low magnitude of change for users of this road as the structure of views from the A12 will remain as existing.”

- 1.12 As set-out above when considering the changes associated with the addition of the right turn lane at the A12 junction, the landscaped acoustic barrier would be retained along with the green corridor and tree planting beyond. The roadside verge could also be landscaped to incorporate tree and shrub planting, subject to detailed design and constraints posed by visibility splays.
- 1.13 Whilst there would be a localised loss of some trees to accommodate the larger visibility splay, this would not result in any fundamental change to the composition of the views obtained from alongside the A12 and the features within them. Furthermore, the nature, extent and character of the proposals within these views would remain as with the originally submitted proposals.
- 1.14 Considering the above, there would be no change to the assessment of a residual ‘Minor Neutral’ visual effect upon users of the A12 passing the site.