Visual Impact Assessment
for proposed residential development at
Mingle Lane, Stapleford, South Cambridgeshire.

September 2012

landscape design • environmental planning
Preliminary visual impact assessment
for proposed residential development at
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1.0 Background.

1.1 A preliminary study has been undertaken to assess the potential visual impact effects of a proposed residential development on land north of Mingle Lane, Stapleford, South Cambridgeshire. The study has also considered the potential for landscape impacts relating to the development, as these two aspects of impact assessment are often closely interconnected. The report has been prepared by Richard Morrish Associates Ltd, Chartered Landscape Architects, a registered practice of the Landscape Institute. A site visit was made in September, 2012.

1.2 The development is represented by Januarys on behalf of private landowners. The land comprises approximately 10 Ha of arable farmland and 2 Ha of grazing paddock and lies within the Cambridge Green Belt.

1.3 For the purposes of the visual impact assessment the principal study area has been an area extending approximately 2 km in radius from the proposed development sites. Fieldwork has established that the proposed development is unlikely to be visible to potential observers beyond this distance.

2.0 Method of Assessment.

2.1 The visual impact assessment has been based on the published Guidelines for Landscape and Visual Impact Assessment (GLVIA) produced by the Landscape Institute in conjunction with the Institute for Environmental Management and Assessment (first published in 1995 and reproduced with amendments in 2002). Additional information on local designations and features have been established from the South Cambridgeshire District Council website, NGO and community websites. The Countryside Agency Character Map of England (1999), and the Cambridgeshire Landscape Guidelines, (1995) were reviewed for landscape character background.
2.2 The GLVIA publication defines landscape and visual impacts as *changes to the fabric, character and quality of the landscape as a result of development*. Therefore impact assessment is principally concerned with:

- Direct impacts upon specific landscape elements
- Effects on the overall pattern of components that give rise to landscape character and regional and local distinctiveness
- Impacts on acknowledged areas of special landscape value such as designated landscapes, sites of conservation interest or sites of cultural interest
- Direct intrusion or obstruction upon views within the landscape
- The effect on specific visual receptors
- The overall impact on visual amenity – which can range from degradation through to enhancement.

Impact assessment therefore aims to:

- Identify potential impacts
- Predict and estimate the magnitude of the impact (typically in a scale from high through to medium and low)
- Correlate this with an assessment of landscape sensitivity, or sensitivity of the receptor (i.e. the viewer or viewpoint)
- Make a conclusion about the significance of the potential impacts (typically in a scale from substantial through to moderate, slight and negligible).

2.3 Therefore a major development may have a high magnitude of impact, but if the setting is an industrial complex, the landscape sensitivity may be low and the only receptors may be daytime workers. The significance of the impact may therefore be negligible.

3.0 **The Proposed Development.** (Refer to Figure 2.0).

3.1 The proposed development will be located in two existing agricultural fields (one in arable use, and a paddock used for pony grazing). Access to the arable field is principally from a 25m wide gap in the existing housing along Mingle Lane and this is proposed as the road access point for the proposed development. Additional pedestrian and cycle access is proposed from Hinton Way and Mingle Lane.

3.2 The proposed masterplan illustrates approximately 8.5Ha of residential development which would equate to around 215 houses at 25dph. It is provisionally proposed that these would be arranged in a simple grid arrangement to provide a legible and permeable development with distinctive streets and sub-neighbourhood blocks. It is likely that there would be a mix of dwelling types, but for the purposes of the provisional landscape and visual impact assessment it is assumed all dwellings will constitute two-storey detached and semi-detached houses with a typical height to roof ridge of 9.5m above ground level. The site is presently estimated to lie between 20 and 24m AOD and therefore we extrapolate that the development on the site is unlikely to rise higher than 35m AOD. This is important to establish in terms of defining the zone of visual influence (ZVI).

3.3 In an iterative process the design team have considered how development on this site could best be integrated into the wider landscape – considering both the character of the existing settlement edge, including mature gardens and substantial tree cover, and the more open arable landscape beyond. A survey of existing vegetation around site boundaries has been undertaken (refer to Figure 3.1). Retaining existing boundary vegetation has importance for landscape character, heritage and local biodiversity - but in many developments it is later subsumed into the development, unsympathetically managed and eventually diminished as a
landscape feature. The proposed masterplan at Mingle Lane incorporates existing boundary vegetation into linear multi-functional open spaces that will allow appropriate management of hedges and hedge trees to continue. New planting and establishment of sympathetic meadow and native shrub planting will greatly assist a successful transition from settlement to open countryside. In addition these boundary landscapes will provide safe, attractive routes for internal site circulation, informal recreation and nature conservation activities.

3.4 The proposed development introduces a large central open space with a village green character that will create a social focus for the new development whilst creating a new facility for the existing village. A pavilion / community building is presently proposed for this area. A secondary open space that could incorporate play areas and / or surface water attenuation facilities is also proposed.

3.5 A hierarchy of roads is envisaged where kerb and surface design can indicate a progression from public to more private spaces. Some street lighting may be required but the masterplan allows for this lighting to be ‘internalised’ within the development, greatly reducing the potential impact to neighbours and the wider landscape setting.

3.6 **Construction:** Visual impacts during construction processes can include removal or alteration of existing landscape features, creation of temporary working areas or use of temporary building apparatus such as cranes. At this stage such matters have not been fully evaluated – but it is unlikely that there will be a need for substantial works beyond the site boundary or a need for cranes or other large temporary building apparatus. The majority of boundary vegetation can be protected and retained although the paddock area and some sections of hedge around it are presently proposed for removal. (Refer also to Section 5.0 below). Planning conditions could stipulate phasing and construction management.

3.7 **Operation:** It is anticipated the level of daily traffic movement and activity at the site will be similar to the adjacent neighbouring residential areas – with a slight peak of traffic in morning and afternoon periods and a steady low level of traffic and movement at other times. The proposed masterplan aims to increase the ratio of local foot and cycle journeys and reduce car movements. Some road lighting is anticipated for adoptable road sections and there would be additional lighting at individual dwellings. Planning conditions could define appropriate lighting requirements. No other operational issues are presently anticipated with relevance to landscape matters.

4.0 **Landscape Context of the Proposed Development.**

**Landscape Character:**

4.1 The Countryside Agency **Character Map of England** (1999) shows the study site to lie within the **East Anglian Chalkland** character area. This is a landscape associated with open, rolling arable land, with some nucleated villages, but with sparse settlement between them, limited tree cover, but often distinctive woodland shelterbelts, straight roads sometimes with roadside hedges and a simple, large-scale field pattern. However the economic success of Cambridge has led to many of the chalkland villages growing considerably in the last 50-60 years, with associated road infrastructure, employment areas and other urban elements influencing local rural landscapes. This is certainly the case at Great Shelford/Stapleford and neighbouring villages such as Sawston, Babraham and the Abington’s, where residential, employment and institutional development have greatly influenced the character of the pre-war settlements – although they all remain attractive and popular settlements in which to live and work.
4.2 The major portion of the study site is presently arable land, but the site is nevertheless greatly influenced by its proximity to the joint settlements of Great Shelford and Stapleford – where the adjacent largely post-war development along Gog Magog Way, Mingle Lane, and Hinton Way have a distinctly ‘suburban’ character. The large gardens, often with mature trees have generally established sufficiently to enclose the dwellings and now create a ‘natural’ edge to the village - although some planting and boundary details are not especially sympathetic to the wider landscape. There appear to be few historic features at the site, although some of the hedges may represent inclosure act field boundaries. The age of the pasture has not been determined, but like many pony grazing paddocks it has a slightly unkempt character – with overgrown hedges and various types of boundary fence. An area of approximately 1 hectare of largely bramble scrub in the north-west corner of the site surrounds a semi-derelict farm building and it is assumed that this site is a former smallholding or farmyard. The Stapleford parish cemetery on the eastern boundary of the site was created in the late 19th century but extended once in the 1940s and again recently. With these local landscape features it would therefore be fair to describe the general character of the site and its setting as peri-urban rather than rural.

4.3 Apart from the roads, no designated public rights of way have been noted on or near the site and the majority of the arable farmland around Shelford/Stapleford offers limited public access. However the road corridors are relatively busy, with both Haverhill Road to the east and Hinton Way to the west providing access between the A1307 and the A1301. Therefore traffic noise and also air traffic were notable in the locality during the site visit, although the site is still relatively tranquil owing to the limited access.

Local Site Context (Refer also to the photographs and plans provided)

4.4 The southern boundary of the site is largely defined by eleven property boundaries along Mingle Lane, featuring a variety of garden fences and hedges some of which provide quite an open boundary and some of which are totally enclosing. Four dwellings were noted as bungalows but the others are two-storey detached houses. There is a 25 metre wide ‘unused plot’ between numbers 27 (new house) and 31 (bungalow) that provides an access to the fields beyond and this is cultivated.

4.5 To the east the boundary with the cemetery is defined by metal railings and a variety of trees and shrubs (generally inside the cemetery). Trees include some young mature limes, oak, sycamore, chestnut and thuya to a height of 8-10m. Adjacent to the cemetery access road is a scrubby strip of land that presumably provided an historic field access but is now largely overgrown with bramble scrub. The parish church of St Andrews, Stapleford and the neighbouring vicarage lie further to the south-east and beyond an additional 200m wide arable field the Dukes Meadow development.

4.6 To the north-east and north the site is defined by gappy (perhaps 70% intact) native hedgerows (2m tall) and featuring hawthorn, field maple, prunus spp, rose, elder, elm and ash. Beyond these hedges is open arable farmland for between 500-1000m until Haverhill Road to the east and a group of large properties in wooded grounds at Fox Hill to the north. Topography and an accumulation of mature vegetation generally define the viewsheet at around 800-900m from the site – but there is a visual corridor to high ground at Magog Down some 1600m to the north-east.

4.7 To the west the site is enclosed by houses accessed from Hinton Way, many of which have mature vegetation including large trees that enclose the dwellings. At ‘Greenacre’, to the south of the paddock, are extensive grounds including a tennis court and a good sized copse with trees (including sycamore and walnut) to 15m+. The northern boundary of the paddock includes an overgrown hedge to 6m+. As noted in 4.2 above, the north-west corner of the
proposed development site includes an agricultural building and scrubby vegetation including several young mature trees (lime, hawthorn, sycamore). Three access paths between the Hinton Way dwellings are proposed for inclusion in the development and appear to vary in width between 3 and 5m wide. One is used as access to the paddock, one appears to have been partly absorbed into a neighbouring garden, and is not presently used as access, and one provides access to the above mentioned agricultural building and also the rear garages of a terrace of older cottages on Hinton Way – Nos 80-88.

4.8 Further to the north-west the viewshed continues to be enclosed by dwellings along Hinton Way. Around 250m north of the site there is a substantial garden with an orchard (estimated to lie at around 32m AOD). The orchard and topography largely define the viewshed for the proposed development and no views of the development are anticipated from further north on Hinton Way.

Planning Context:

4.9 The study site falls within the jurisdiction of South Cambridgeshire District Council and the parishes of Stapleford and Great Shelford, the parish boundary line passing through the site. The study site lies within the Cambridge Green Belt and within the Cambridge Southern Fringe Area Action Plan (policy CSF/5) – and is indicated as an area that could be included for a ‘countryside enhancement strategy’.

4.10 Principal goals of the Cambridge Green Belt include preserving the historic setting of Cambridge, preventing settlement coalescence and providing a high quality landscape setting for the city and its satellite settlements. The new National Planning Policy Framework (NPPF) upholds the five main purposes of Green Belt and supports enhancement of green belt areas by improving opportunities for access, recreation, visual amenity and biodiversity and by improving derelict land. Some of the goals for the countryside within the southern fringe area also include improving recreational needs, providing benefits to wildlife, and establishing new natural habitats. The southern fringe policy acknowledges the poor footpath network in some areas and notably around Great Shelford and to Magog Downs.

4.11 The study site is not within an area of flood risk area and does not appear to be intervisible with any section of the Granta river valley. There are no public footpaths within the site but there is some partial intervisibility with the Haverhill Road, Gog Magog Way and the Magog Downs public open space.

4.12 The site lies immediately adjacent the Stapleford conservation area which includes the Grade II listed St Andrews church, The White House (17th century cottage), Dove Cottage (18th century dovecote) and Stapleford Hall (17th century manor house). At Fox Hill to the north two large houses set in woodland are Grade II listed Middlefield (1908 – Edward Lutyens) and, Galewood, Pinewood and the Towers (1908, William Flockhart, in the arts and crafts style). At the time of the site visit there appeared to be no direct intervisibility between the site and any of these buildings due to intermediate features and vegetation, but there is likely to be some seasonal potential for intervisibility between the site and the Church and also White House.

4.13 No designated ecological sites have been identified in the immediate locality but Magog Down is managed as a nature reserve by a community trust. Wandlebury is an iron age hill fort site (2km to the north-east) and a tumuli at Little Trees Hill is a scheduled ancient monument.
Landscape Sensitivity:

4.14 The landscape of the East Anglian Chalklands is generally open in character, often with a remote and tranquil character. Development in such landscapes has the potential to be widely prominent and intrusive to the overall landscape character. However the field study has indicated that this site is relatively enclosed by the existing settlement to the south, south-east and west and by topographic and mature vegetation features to the east and north. The site is considered to be more closely associated with the existing settlement of Great Shelford / Stapleford, and to have a peri-urban character. Well designed development at this site could therefore be relatively discrete in the wider perception of the area and even from significant local viewpoints such as Magog Downs. Development here will not directly influence the setting of Cambridge as it is spatially separated by topography, and an urban expansion of this scale and at this location is not considered likely to cause actual or perceived coalescence with other settlements. The development will be largely hidden from nearby roads and paths and is therefore unlikely to have a direct bearing on perceptions of the wider area for transient observers.

4.15 Any development on green field land at the edge of existing settlement can be perceived as encroachment into countryside. However in relative terms, development at this site is considered unlikely to have a significant impact on the overall character of the Cambridge Green Belt or the perception of Great Shelford and Stapleford in the wider landscape. The local landscape is therefore considered to have a low to moderate sensitivity to the proposed development. There will be significant opportunities to mitigate any perceived impacts of the development and to undertake works that could enhance the local landscape and improve, over time, the transition from settlement to farmland. In addition and in line with the southern fringe action plan, there will be opportunities to improve public access to the countryside, local recreational opportunities and to support local biodiversity.

5.0 Landscape Impacts.

5.1 The development will be in two existing fields, one of which is presently in arable use and the other used as pony grazing paddock. The paddock grassland will be lost and the majority of vegetation around the paddock boundary (approximately 150 metres of overgrown hedge) is also proposed for removal. An area of scrub with some trees is likely to be cleared from the north-west corner of the site, whilst there will also need to be some scrubby vegetation removed to create the other footpath entrances to the site. This vegetation is not considered to have any significant value for the wider landscape setting but could have some ecological value. It is presently intended to retain the remaining sections of boundary hedge and protect adjacent trees around the site. No significant offsite impacts are anticipated. The landscape effects of the development are therefore expected to be slight.

5.2 There will be opportunities for significant landscape enhancement works around the site including additional hedge and tree planting and creation of new meadow areas, lawns and a seasonal wetland as a surface water attenuation area. With a considered design approach these could have a range of positive benefits for the setting of Shelford/Stampfleord and the wider landscape character. The ecological value of the site could be increased and aspects of settlement pattern and townscape (eg access provision) could also benefit.
6.0 **Views Analysis.** (Refer to Figures 3.2, 4.1 and 4.2)

The following visual impact assessment assumes the development layout and construction as outlined in Section 3.0 above.

**From the south:**
6.1 The development will be directly visible from the eleven existing dwellings that will adjoin the site - 17, 19, 21, 23, 25, 27, 31, 33, 35, 37 and 39 on Mingle Lane. The new dwellings are anticipated to be 40-50 metres from the existing dwellings. Some existing properties are already well enclosed by mature vegetation but others are relatively open on their northern boundary. Dwellings No 27 and 31 will also lie directly adjacent the proposed road access to the site. A number of the dwellings on the opposite side of Mingle Lane may also have partial views of the entrance road and a view into the site, as will road users passing by. In all cases there will be some opportunity for visual mitigation with new planting. The properties along Mingle Lane are anticipated to define the southern viewshed.

**From the west:**
6.2 From the south-west it is possible some additional dwellings further along Mingle Lane may have partial views of the development from upper floors. There are likely to be views of the development in the paddock area from Greenacre, although this property appears to be reasonably well enclosed with mature vegetation. Approximately twenty seven dwellings on Hinton Way will share their rear boundary with the proposed development – from No 38 in the south to No. 88 in the north. As at Mingle Lane, some of the dwellings are very well enclosed with large gardens and mature trees, whilst others have a relatively open aspect. Partial views of the development can be expected from a number of additional dwellings along Hinton Way, especially from upper storey east-facing windows, and their will be the potential for glimpsed views of the development between these properties from the road and from dwellings on the opposite side of the street. Hinton Way is anticipated to define the western viewshed.

**From the north:**
6.3 From the north-west it is not anticipated that their will be any views of the site from further up Hinton Way due to roadside hedges and local topography. No intervisibility is anticipated from 173 or 197 Hinton Way (*Beechwood House*), but there is some potential that the rooftops of new dwellings will be visible from 186 (*Hillstead Lodge*) from upper floors in south or east facing windows from a distance of approximately 800 metres. It is likely that some dwellings on Fox Hill will have views of the development in southern outlooks from distances of between 600 and 900 metres. These dwellings include *Hillstead*, *Keepers Cottage*, *House on the Hill* and possibly *Middlefield Cottage*. No intervisibility was noted with the listed buildings *Middlefield* and *Galewood*, *Pinewood and the Towers*. No designated public access was identified on Fox Hill. Topography and mature vegetation defines the viewedshed in this direction.

**To the east and south-east:**
6.4 In the north-east it is possible to see distant views of parts of the site from Magog Down near the wood at Little Trees Hill, but not from the car parks or other areas nearer Babraham Road. There is some potential for views of the development from Haverhill Road from a distance of 600-700 metres – but only through gaps in the almost continuous roadside hedge (refer to photographs). It is possible that the hedge in winter may allow filtered views of the development – but then only from transient receptors. These may include pedestrians and cyclists as there is a footpath beside the road. Rising topography on arable farmland beyond the road will generally define the viewedshed in this direction. A farm track here appears not to be a designated footpath.
6.5 From dwellings within the relatively new development named Chalkhill off Gog Magog Way. Residents with west-facing windows may have partial views of the development from a distance of 500-600 metres. Much of the proposed development would be screened by vegetation around Stapleford cemetery from this direction. There may be some potential for partial views of the site from other properties along this end of Gog Magog Way, and also from a short section of the road itself where it adjoins open farmland. There are also anticipated to be some partial views of the development from five or six dwellings at Dukes Meadow, from a distance of 250-300 metres – although most of these are bungalows well enclosed by mature vegetation.

6.6 Intervisibility was noted between the site and a modern dwelling at 49 Mingle Lane and there could be partial views of the development from the neighbouring property No 45 – although this is largely set back behind St Andrews Church. The church itself appeared to be very well enclosed by mature vegetation but there is some potential for filtered views towards the proposed development from a distance of perhaps 150 metres from the churchyard, especially in winter months. There is likely to be some intervisibility between the development and the north-facing windows on upper floors of the adjacent vicarage. There will be potential for views of the proposed cycle and pedestrian access at this corner of the development for adjacent residents and passers-by on Mingle Lane. A sensitive approach to design should not require removal of significant trees.

6.7 Lastly, the development will adjoin the cemetery on its western and northern boundary. Existing vegetation partially encloses the cemetery and the proposed master plan allows for an additional landscape setback that could ensure that the cemetery retains a dignified setting.

Summary:

6.8 Thirty eight dwellings have been identified that will immediately adjoin the site and where there is likely to be direct views of the new housing from facing windows and garden areas. Partial views of the development are anticipated from an additional 30-40 dwellings from various distances up to 900 metres away. There will be some potential for glimpsed views of the development at the entrance on Mingle Lane and from Hinton Way and potentially along a section of Haverhill Road. There will be distant partial views of the development from a vantage point on Magog Down and from some areas of surrounding farmland – but no other public paths have been identified.

7.0 Magnitude and Significance of Visual Impacts.

7.1 When assessing the magnitude of visual impact the following criteria are important:

- The extent of the views of the development coupled with the proportion of the development that will be visible
- The distance of the viewer or viewpoint from the development
- Whether the viewer/viewpoint is fixed (static) or transient. Therefore views from residential locations are normally considered to be more sensitive to visual intrusion than views from public roads and paths which are in turn more sensitive than views from working areas and occasionally visited land.

7.2 The potential magnitude of impact for residents in the immediately adjacent thirty-eight dwellings has the potential to be medium-to-high depending on the extent to which the existing outlook from these properties is already open or enclosed. Where an open view exists, then it is likely that an outlook over open farmland, potentially to distant landmarks such as the Magog Downs, could be adversely affected. Such views are unlikely to be completely blocked and significant overshadowing from the new dwellings is unlikely due to aspect and proposed set-backs. There will be potential for mitigation with design including
planting. The significance of the changes to the views are therefore considered to be moderate.

7.3 The magnitude of impact for a number of other residents in approximately 30-40 nearby dwellings is considered to be low. The development will be partially visible but will not be directly adjacent the property and is not anticipated to dominate the overall outlook from these dwellings. There will be potential for mitigation with planting and this may even offer an improved landscape outlook in time. The significance of the changes to views for these receptors is therefore considered to be slight.

7.4 The magnitude of impact for a number of other transient receptors in the locality, including visitors to Magog Down, is considered to be low. The development will be partially visible generally in distant views. There will be good opportunities for mitigation and the overall landscape setting is unlikely to be greatly diminished. The significance of the changes to views for these receptors is therefore considered to be slight or negligible.

8.0 Conclusions and Mitigation.

8.1 The study site lies at the edge of a wider chalkland landscape that extends between Great Shelford/Stapleford and the Gog Magog ridge. However the site has an established relationship with the existing settlement – and a number of non-rural characteristics and features give the land parcel a peri-urban character.

8.2 Being largely arable land there are few landscape features apart from boundary vegetation – much of which could be retained in the development proposed. A section of hedge, an area of paddock and areas of scrub in derelict corners of the site are proposed for removal. These are not considered to have great significance to the wider landscape character.

8.3 Residents in thirty-eight neighbouring dwellings may experience adverse visual impacts from the proposed development – depending on the degree to which their property is already enclosed by vegetation. Residents at an additional estimated forty dwellings may have some intervisibility with the development, and there is potential for a small number of transient visual receptors to have slight changes to outlook. However in the main, the site is considered to be relatively discrete in the wider landscape and development here would be largely hidden from local roads, paths and public access areas.

8.4 An iterative design process has helped develop a preliminary site masterplan that utilises existing site assets and ensures that they can add immediate maturity to a new development whilst allowing them to be sympathetically managed and retained in the long term. The proposed development provides opportunities to create amenities for new and existing residents and new landscape infrastructure that will benefit local biodiversity and enhance the interface between settlement and countryside. These are stated objectives of the southern fringe action plan. The development would not undermine key purposes of the Cambridge Green Belt, being spatially separate to the city itself and not likely to lead to coalescence of settlements. The quality of development at this site could be high, creating an attractive living environment with distinctive spatial elements within an already desirable settlement.
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Figure 1 - Location and Character Area
1. Bramble scrub with some young mature trees. Trees near the boundary might be retained.
2/3. Existing hedges can be retained and extended.
4. Cemetery with boundary tree and shrub planting and expansion area to the east.
5. Cemetery entrance - hedge on east side.
7. Mature trees near road front - need to be safeguarded by careful design.
8. Existing field entrance (cultivated).
10. wooded boundary with trees to 15m +
11. Mostly open fenced boundary - 2 small trees.
12. Existing paddock.
13. Overgrown hedge to 6m.
15. Arable.

Figure 3.1 - Landscape Features
View 1: Looking north from Mingle Lane at proposed development site entrance. No 27 Mingle Lane to left and 31 to right. Note Fox Hill in background.

View 2: Cemetery entrance looking north. Note scrub to left where pedestrian/cycle access proposed.

View 3: Panorama of site looking south from near northern boundary.

View 4: Looking west at back of dwellings along Hinton Way over existing paddock.

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Figure 4.1 - Photographs (i)
View 5 - Looking east from the viewing benches at the highest point of Magog Down (Little Trees Hill). The proposed development (see red tone for visible parts of site) is anticipated to be distantly visible from this popular vantage point, but is unlikely to be especially prominent or of sufficient scale to greatly alter the overall landscape setting.

View 6 - Looking north-east from a gap in the roadside hedge, Haverhill Road, Stapleford. It is not possible to see the proposed development land from this position (due to minor topographic variety and intermediate hedges) - but it is anticipated that the taller parts and rooftops of typical detached dwellings at the proposed development site could be seen. It should be emphasised that this viewpoint is an atypical opportunity to look west from Haverhill Road, where the almost continuous hedge is considered sufficiently thick to screen views throughout the year.