APPENDIX 9 -

LANDSCAPE AND VISUAL APPRAISAL
LANDSCAPE AND VISUAL APPRAISAL

FURTHO PIT, OLD STRATFORD

CHARTERED LANDSCAPE ARCHITECTS

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<table>
<thead>
<tr>
<th>Document Control</th>
<th>Checked</th>
</tr>
</thead>
<tbody>
<tr>
<td>Status:</td>
<td>Final V1</td>
</tr>
<tr>
<td>Date:</td>
<td>27/09/2018</td>
</tr>
</tbody>
</table>
Furtho Pit, Old Stratford – Landscape and Visual Appraisal Statement

Site location:

The former Furtho Pit site is situated lying east of the A5/A508 junction in the south of the South Northamptonshire District.

The site is bounded by open countryside to the north, east and west, with the village of Old Stratford to the south. The site is separated from the village by the A5 highway which forms the southern boundary. There are a small number of residential dwellings to the north of the study site along Stratford Road. The village of Stony Stratford is situated to the south and east with Milton Keynes situated further to the south.

In its wider context, the study site is bounded largely by open countryside to the east, interspersed with villages and agricultural dwellings to the north, south and west, with the urban form of Milton Keynes and its associated suburbs to the south east.

The western portion of the site was previously in use for open cast gravel extraction, which has subsequently been restored with infill which is inert in nature. Whilst technically a Greenfield site, it is not considered to be of prime quality and already contains some commercial development.

Please refer to Figures within Appendix B for the site location, context, designations and site photographs.

Development Proposals being considered:

This statement considers the capacity of the site, in landscape and visual terms, for potential commercial development of up to 15.35 Ha with a Country Park forming the landscape to the south and east. Proposed commercial development is to be formed of a mixture of manufacturing/warehouse spaces, and office units, all with associated parking and a substantial soft landscaping scheme.

Context & Designations:

<table>
<thead>
<tr>
<th>Designation</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Greenbelt</td>
<td>No</td>
</tr>
<tr>
<td>Area of Outstanding Natural Beauty</td>
<td>No</td>
</tr>
<tr>
<td>Listed buildings</td>
<td>None on site, some buildings/structures within the wider contextual landscape</td>
</tr>
<tr>
<td>Registered Park and Garden</td>
<td>No</td>
</tr>
<tr>
<td>Conservation Area</td>
<td>Grand Union Canal (and associated Conservation Area) passes through the centre of the site.</td>
</tr>
<tr>
<td>Tree Preservation Orders</td>
<td>Unknown</td>
</tr>
<tr>
<td>Open access land/public rights of way</td>
<td>Some local rights of way to the south of the site and along the existing access road</td>
</tr>
<tr>
<td>Other designations</td>
<td>Special Landscape Area (SLA) (Local Plan) situated within proximity to the north east</td>
</tr>
</tbody>
</table>
### Landscape legislation context

<table>
<thead>
<tr>
<th>National Planning Policy Framework (NPPF)</th>
<th>July 2018</th>
</tr>
</thead>
</table>
| Paragraphs 170-175 Conserving and Enhancing the Natural Environment | • Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;  
• Conserving and enhancing the natural environment including valued landscapes  

The study site is not located within a designated landscape, Area of outstanding Natural Beauty (AONB) or land which is designated Green Belt. |

<table>
<thead>
<tr>
<th>West Northamptonshire Core Strategy Adopted December 2014:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Policy BN1: Green Infrastructure Connections</td>
</tr>
<tr>
<td>Policy BN2: Biodiversity</td>
</tr>
<tr>
<td>Policy BN3: Woodland Enhancement and Creation</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Grand Union Canal Conservation Area Appraisal and Management Plan</th>
</tr>
</thead>
</table>
| Character Area 8: Old Stratford Arm | The route of the former Grand Union Canal passes through the central section of the study site. The Canal in this location is disused and currently no longer holds water.  

Recommendations for successful new development within the setting of the Conservation Area relating to landscape and visual matters include the following;  

**Action 1:** The landscape setting of the canal must be protected and enhanced.  

[new development] should relate well to the place, and the lie of the land. |
Use materials and building methods which are of a similar high quality as those used in existing buildings

Respect existing important views, and, or, create new views and juxtapositions which add to the variety and texture of their setting

**Action 2:** New development must respond sensitively and creatively to the historic environment.

### National Landscape Character Context

#### National Character Area

**NCA Area 88 Bedfordshire and Cambridgeshire Claylands**

Key characteristics of the Bedfordshire and Cambridgeshire Claylands national character area are summarised as follows:

- Gently undulating, lowland plateau divided by shallow river valleys that gradually widen as they approach The Fens NCA in the east.
- Underlying geology of Jurassic and Cretaceous clays overlain by more recent Quaternary glacial deposits of chalky boulder clay (till) and sand and gravel river terrace deposits within the river valleys. Limerich, loamy and clayey soils with impeded drainage predominate, with better-drained soils in the river valleys.
- The River Great Ouse and its tributaries meander slowly across the landscape, and the River Nene and the Grand Union Canal are also features. Three aquifers underlie the NCA and a large manmade reservoir, Grafham Water, supplies water within and outside the NCA.
- Brickfields of the Marston Vale and Peterborough area form distinctive post-industrial landscapes with man-made waterbodies and landfill sites. Restoration of sand and gravel workings has left a series of flooded and restored waterbodies within the river valleys.
- Variable, scattered woodland cover comprising smaller plantations, secondary woodland, pollarded willows and poplar along river valleys, and clusters of ancient woodland, particularly on higher ground to the northwest representing remnant ancient deer parks and Royal Hunting Forests.
- Predominantly open, arable landscape of planned and regular fields bounded by open ditches and trimmed, often species-poor hedgerows which contrast with those fields that are irregular and piecemeal.
- Wide variety of semi-natural habitats supporting a range of species – some notably rare and scarce – including sites designated for species associated with ancient woodland, wetland sites important for birds, great crested newt and species of stonewort, and traditional orchards and unimproved grassland supporting a rich diversity of wild flowers.
- Rich geological and archaeological history evident in fossils, medieval earthworks, deserted villages and Roman roads. A number of historic parklands, designed landscapes and country houses – including Stowe House and Park, Kimbolton Park, Croxton Park, Wimpole Hall and Wrest Park – combine with Bletchley Park, Second World War airfields, the Cardington Airship Hangars and brickfields to provide a strong sense of history and place.
- Diversity of building materials including brick, render, thatch and stone. Locally quarried limestone features in villages such as Lavendon, Harrold and Turvey on the upper stretches of the River Great Ouse.
- Settlements cluster around major road and rail corridors, with smaller towns, villages and linear settlements widely dispersed throughout, giving a more rural feel. Small villages are usually nucleated around a church or village green, while fen-edge villages are often in a linear form along roads.
Major transport routes cross the area, including the M1, M11, A1, A6, A5 and A14 roads, the East Coast and Midlands mainline railways, and the Grand Union Canal.

Recreational assets include Grafham Water, the Grand Union Canal, Forest of Marston Vale Community Forest, Chilterns AONB, woodland and wetland sites, an extensive rights-of-way network and two National Cycle Routes. The cities of Cambridge and Peterborough and several of the historic market towns in the NCA are popular tourist destinations.

Opportunities:

- Maintain and manage a sustainable and productive claylands arable landscape, while managing, expanding and linking woodlands, hedgerows and other semi-natural habitats to benefit biodiversity, improve soil and water quality, and ameliorate climate change by promoting good agricultural practice.

- Protect aquifers and enhance the quality, state and structure of the River Great Ouse, its valley and tributaries, habitats, waterbodies and flood plain by seeking to enhance their ecological, historical and recreational importance while taking into account their contribution to sense of place and regulating water flow, quality and availability.

- Plan and create high-quality green infrastructure to help accommodate growth and expansion, linking and enhancing existing semi-natural habitats. Regenerate the post-industrial landscapes of the Forest of Marston Vale and Peterborough to improve and create new opportunities for biodiversity, recreation, timber and biomass provision while strengthening sense of place, tranquillity, resilience to climate change, and people’s health and wellbeing.

- Protect, conserve and enhance the cultural heritage and tranquillity of the Bedfordshire and Cambridgeshire Claylands NCA, including its important geodiversity, archaeology, historic houses, parkland, and Second World War and industrial heritage, by improving interpretation and educational opportunities to increase people’s enjoyment and understanding of the landscape.

**District/Local Landscape Character Type**

<table>
<thead>
<tr>
<th>County/District Character Types</th>
<th>Northamptonshire Current Landscape Character Assessment 2006:</th>
</tr>
</thead>
<tbody>
<tr>
<td>The site is situated within two landscape character types as identified within the county/district landscape character assessment:</td>
<td></td>
</tr>
<tr>
<td>6 Undulating Claylands</td>
<td></td>
</tr>
<tr>
<td>17 River Valley Floodplain</td>
<td></td>
</tr>
</tbody>
</table>

These are further broken down into two landscape character areas:

- 6a The Tove Catchment
- 17b River Tove Floodplain

**6a The Tove Catchment**

Characteristics:
The area forms the catchment of the River Tove, which originates north of Sulgrave. Flowing eastwards from more elevated land to the west of the area, the river is fed by a dendritic pattern of streams from the north and south until the river itself becomes a significant landscape feature east of Towcester, forming part of the River Valley Floodplain.

A section of the Grand Union Canal also passes through the area.

Land cover is typically a combination of both arable and pasture farming with improved pasture largely located around village settlements bordering the River Tove and its tributaries, and also on sloping valley sides. Where pastoral fields predominate, a more intricate and intimate pattern prevails.

A significant number of the woodlands are also ancient woodland. Woodland associated with estate parklands are particularly significant in the character area.

Whilst woodland is not a prominent feature on the Undulating Claylands, there are a number of moderately sized woodland blocks. These create a more localised woodland character in places that contain views, and result in a more intimate landscape.

The landscape beyond the villages is generally well settled with numerous farms and dwellings, although some areas are devoid of any development and often have an unoccupied character. Communication routes are extensive in the area, including the A43, A5 and A508.

Recreational opportunities in the character area include sections of the Grand Union Canal Walk.

17b River Tove Floodplain

Characteristics:

- The narrow, meandering course of the river set into the floodplain is often inconspicuous within the landscape, marked only by scattered trees of willow and ash with occasional limes and poplar lines. Pollarded willows also occur along the line of the river.

- Although in places both the River Tove and canal are open to surrounding fields, in other areas they are bounded by post and wire and fences and the canal is frequently lined by low hawthorn hedgerows.

- A combination of arable land and improved pastures, grazed by both sheep and cattle, characterises the area, although pasture predominates in the southern section of the character area.

- Field sizes vary throughout the floodplain landscape, although in larger fields there is often evidence of field amalgamation.

- Woodland cover is sparse in the character area.

- Isolated small broadleaved copses are located within the area. Areas of woodland and amenity planting are also associated with Cosgrove Leisure Park. Despite limited
woodland cover in the floodplain, woodland in surrounding landscape types creates a greater sense of tree cover.

- Typical of the landscape type, settlement is limited. A number of isolated farms and dwellings occur
- within the floodplain, but large areas nevertheless remain unsettled. The eastern edge of Cosgrove, east of the Grand Union Canal, also extends into the floodplain along with a hotel and Cosgrove Leisure Park.
- There are limited roads providing access to individual dwellings and settlements. These generally cross over the floodplain landscape rather than running along the valley.
- A number of footpaths cross through the landscape, including the Grand Union Canal Walk and a limited stretch of the Grafton Way.

**Ouse Urban River Valley (LCT 2) – Milton keynes Landscape Character Assessment** June 2016

Adjacent to the south of the eastern portion of the site, beyond the River Great Ouse is the Ouse Urban River Valley Landscape Character Area. Key characterises of this adjoining character area are identified as follows:

- The floodplain to the north of Milton Keynes was significantly affected by extensive mineral extraction
- Land uses comprise a complex mix of land types including, pasture parkland and restored mineral workings
- There are a number of industrial archaeological features of interest, including the Grand Union Canal

### Site features

**Natural Elements:**

<table>
<thead>
<tr>
<th>Landform</th>
<th>Gently undulating, landform slopes towards a central watercourse/stream</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vegetation</td>
<td></td>
</tr>
<tr>
<td>Trees</td>
<td>Field boundaries are well treed, including the route of the Grand Union Canal which divides the site north to south. Native tree species such as Oak and Ash are well established and contribute to a sense of time depth. Tree planting belts associated with the highway corridors to the west and south provide some screening value where vegetation has not recently been disturbed/removed. A small wooded area within the south western portion of the site and the tree line associated with the Grand Union Canal provide good visual separation between the fields to the east with those to the west. Established willow trees are evident in some locations along watercourses</td>
</tr>
<tr>
<td><strong>Hedges and hedgerows</strong></td>
<td>Fields are large in size/scale with established hedgerow which has grown largely unmanaged to mature heights rather than regularly managed.</td>
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<td>--------------------------</td>
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</tr>
<tr>
<td><strong>Landcover</strong></td>
<td>Agricultural (both pastoral and arable) Land, restored former quarry forms the land to the west. Hard surfaces and built form where there is existing commercial use.</td>
</tr>
<tr>
<td><strong>Other</strong></td>
<td>Existing commercial buildings and tarmac access roads provide access to the western portion of land and existing commercial unit</td>
</tr>
<tr>
<td><strong>Hydrology</strong></td>
<td>Grand Union Canal (not restored/re watered in this location) Watercourse/stream runs west to east. River Great Ouse is situated further to the south</td>
</tr>
<tr>
<td><strong>Cultural Elements:</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Land Use</strong></td>
<td>The site is a mix of agricultural farmland to the east and a restored former gravel quarry extraction site to the west. The two land parcels adjacent to Stratford Road are former quarry extraction sites which has subsequently been restored to pasture.</td>
</tr>
<tr>
<td><strong>Boundaries and enclosure pattern</strong></td>
<td>The site is enclosed on all boundaries by established trees and hedges – condition is variable</td>
</tr>
<tr>
<td><strong>Time depth / Historic landscape</strong></td>
<td>The land to the west shows signs of ground disturbance and is influenced by the adjoining highways limiting the sense of tranquillity and time depth. The landscape to the east including the former Canal route and agricultural fields is largely rural in character with established trees which contribute to a sense of tranquillity and time depth. Historic features within the wider landscape are apparent outside of the site boundaries with limited direct intervisibility.</td>
</tr>
<tr>
<td><strong>Relationship to built form/ settlement</strong></td>
<td>The site is contained by the existing highways network. Old Stratford is immediately to the south beyond the A5 highway.</td>
</tr>
<tr>
<td><strong>Amenity / Recreational use</strong></td>
<td>A small number of PRoW to the south with one crossing the site to the south and east.</td>
</tr>
<tr>
<td><strong>Perceptual qualities</strong></td>
<td>Low tranquillity within the existing disturbed areas of the site to the west. The fields to the east, away from the road network and towards the canal corridor have a greater sense of rural character.</td>
</tr>
<tr>
<td><strong>Landscape Sensitivity</strong></td>
<td>There are no landscape designations within the study site or immediately adjacent, and other than the existing mature trees and hedgerow there no rare or vulnerable landscape features, or elements of great value identified within the site itself. As a former quarry site, the landscape to the west is heavily disturbed with earth mounding and shaping relating to its former land use. The A5 and A508 reduces the tranquillity of the western portion site with associated noise from frequent passing traffic. To the east the landscape is agricultural and has a greater sense of time depth associated with the former canal, established trees and small wooded copse which are evident in this location.</td>
</tr>
</tbody>
</table>
The study site located adjacent to residential development of Old Stratford and there is an existing large-scale commercial unit adjoining to the south of the site which informs the immediate character and setting of the landscape in this location. Beyond this area and to the east, the open countryside forms a more rural setting. Overall the site’s neglected and unmanaged landscape to the west is more closely associated with the surrounding urban area than of the wider open countryside further to the east.

The landscape to the west is therefore assessed to have an overall low sensitivity to commercial development with opportunities to bring enhancement through development with the introduction of additional native species tree and hedge planting as part of potential future development. The landscape to east is more rural in character and a moderate sense of time depth, as such this area of the study site has a medium sensitivity to development.

### Visual context

#### Key Visual Receptors:

| Footbridge from Old Stratford (VP 1) | Elevated, glimpsed and oblique views of the southern portion of the study site. There are more direct views into the site from immediately adjacent to the footpath entrance to the study site. The existing mature trees and hedgerow boundary to the site provides a degree of enclosure to the wider site, obscuring and filtering potential views. Views from this location will be slightly more available in a winter landscape when vegetation in not in leaf. |
| Public Rights of Way within the southern portion of the site (VP 2 and 3) | Important views from these locations include the canal corridor which is well treed and forms a linear belt of vegetation obscuring the western portion of the site including the existing commercial unit. Views to the east comprise a largely rural/agricultural landscape of arable farming fields and well treed field boundaries. |
| Access road within the site (VP4) | The laneway access is well vegetated on both sides with limited glimpsed views to the east and west through areas where there is a lack of vegetation and trees. |
| Users of Stratford Road to the north (VP5) | There are limited views towards the site from this location due to intervening vegetation and trees along the northern boundary of the site. Where vegetative boundaries are weaker there are glimpsed views into the western portion of the study site. |
| Public Right of Way to the north within the site (VP 6) | Open views towards the canal corridor and associated vegetation are visible for the duration of the footpath. Views over the north western portion of the site are rural in nature. |
Public Rights of Way towards the south and East (VP 7 and 8) | Views towards the site from within the Stony Stratford Nature Reserve are obscured and restricted landform and established vegetation. The canal corridor and associated vegetative belt provide visual containment to the western portion of the site. Views are open in nature of an agricultural landscape.

Public Rights of Way to the West beyond the A508 (VP 9 and 10) | Views from this location towards the site are obscured by boundary vegetation, both within the fields themselves and the well treed boundary on the western edge of the study site. Where established hedgerow trees have reached a height of maturity they provide strong visual enclosure to the western area of the study site.

### Visual context and prominence:

The study site is generally well enclosed by established vegetation and tree belts. The southern boundary of the site is situated adjacent to a well vegetated roadside cutting which further reduces visibility from potential receptors on the A5 highway. The site is visible from the surrounding highway network at the A5/A508 roundabout where due to existing highways works there are open views into the site due to lack of vegetation and trees.

The site is not easily identifiable in potential medium distance views from elevated land to the north and west. There are no identified locations where long-distance views are evident. Residential receptors are limited to the small number of dwellings on Stratford Road, where some dwellings are orientated towards the study site. Overall, the site itself is not assessed to be visually prominent. Identified views are predominantly short distance and local in nature from Public Rights of Way within the site itself to the south.

### Visual sensitivity:

Views from more sensitive areas within proximity such as the Conservation associated with Cosgrove and the tow path associated with the Canal are obscured and filtered by both landform and established vegetation and trees. Intervisibility in a summer landscape is therefore not apparent with no direct identified views during a site visit from these locations.

There are limited views into the site from road users and dwellings along Stratford Road, these are generally glimpsed through existing hedgerow gaps where a lack of existing trees and vegetation allow. There are limited potential views from the residential edge of Old Stratford with a well vegetated roadside cutting forming a dense boundary in this location.

There are some potential views into the site from the highway network where there is a lack of roadside vegetation such as the A5/A508 roundabout, where tree cover is thinner or has been removed through works in these locations.

In this context, the overall the visual sensitivity of the site is assessed to be **low-medium**.
### Potential for landscape mitigation and enhancement

#### Enhancement opportunities

There are opportunities to reinforce the existing hedgerow and treed boundaries where the development is likely to be most visible from the local highways. A dense buffer of native planting would provide both significant screening of proposals for development and also create biodiversity enhancements and contribute to the Green Infrastructure network in accordance with the aspirations of the local plan. There are further opportunities for tree planting along the former canal corridor to help preserve its setting and restore this section of the former canal corridor before it meets with the A5.

The development of the site provides an opportunity to bring significant enhancement through the creation of a Country Park which could allow for the potential restoration and re-watering of the former Canal and greater permeability to the existing footpath network linking it with Old Stratford.

There are opportunities to introduce a substantial soft landscape scheme in association with the commercial development itself to help link development proposals with its wider landscape setting and contribute towards a Green Infrastructure strategy for the entire site.
OVERALL SUMMARY:

The study site is not designated at National or local level and does not fall within an Area of Outstanding Natural Beauty (AONB), Green Belt or landscape designation.

The western portion of the site has been previously developed, and other than the existing tree and hedgerow network and former canal corridor has no identified landscape features or elements of great rarity or value. Although the site is located on the edge of Old Stratford town, it has a limited sense of association with the adjoining open countryside to the north, west and east.

Development provides an opportunity to introduce substantial new native landscape elements within both the proposed commercial development and the wider proposed Country Park and as such could provide substantial contribution to the local green infrastructure network.

Potential landscape effects through development are likely to be limited to the site itself, with successful proposed development responding to the existing character of the site in terms of sensitivities around the existing canal and towards the eastern portion of the site where its more rural character is more sensitive to built form. Development proposals in these locations should ensure that they respond accordingly in terms of materials, finishes and building heights which would complement and enhance its proximity to the Canal corridor.

Visual effects are likely to be limited to the local highways network and the existing Public Rights of Way within the site itself. Whilst the western portion of the site has capacity to accommodate larger units set within an existing and enhanced well treed site, towards the eastern portion of the site will respond to the more rural setting and as such building heights should be limited accordingly in these locations.

It is concluded that the site has capacity in landscape and visual terms for the outline development of commercial development proposals and that overall development of a meaningful and substantial landscape strategy is likely to introduce landscape enhancements which will benefit and enhance local landscape character and visual amenity.
**APPENDIX A – GLOSSARY OF TERMS**

Some of the terms listed below may not have been used within the document.

<table>
<thead>
<tr>
<th>Term</th>
<th>Definition</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Characterisation</strong></td>
<td>The process of identifying areas of similar landscape character, classifying and mapping them and describing their character.</td>
</tr>
<tr>
<td><strong>Designated landscape</strong></td>
<td>Areas of landscape identified as being of importance at international, national or local levels, either defined by statute or identified in development plans or other documents.</td>
</tr>
<tr>
<td><strong>Elements</strong></td>
<td>Individual parts which make up the landscape, such as, for example, trees, hedges and buildings.</td>
</tr>
<tr>
<td><strong>Geographical Information System (GIS)</strong></td>
<td>A system that captures, stores, analyses, manages and presents data linked to location. It links spatial information to a digital database.</td>
</tr>
<tr>
<td><strong>Green Infrastructure (GI)</strong></td>
<td>Network of green spaces and watercourses and water bodies that connect rural areas, villages, towns and cities.</td>
</tr>
<tr>
<td><strong>Indirect effects</strong></td>
<td>Effects that result indirectly from the proposed project as a consequence of the direct effects, often occurring away from the site, or as a result of a sequence of interrelationships or a complex pathway. They may be separated by distance or in time from the source of the effects.</td>
</tr>
<tr>
<td><strong>Iterative design process</strong></td>
<td>The process by which project design is amended and improved by successive stages of refinement which respond to growing understanding of environmental issues.</td>
</tr>
<tr>
<td><strong>Key characteristics</strong></td>
<td>Those combinations of elements which are particularly important to the current character of the landscape and help to give an area its particularly distinctive sense of place.</td>
</tr>
<tr>
<td><strong>Land use</strong></td>
<td>What land is used for, based on broad categories of functional land cover, such as urban and industrial use and the different types of agriculture and forestry.</td>
</tr>
<tr>
<td><strong>Landform</strong></td>
<td>An area, as perceived by people, the character of which is the result of the action and interaction of natural and/or human factors.</td>
</tr>
<tr>
<td><strong>Landscape and Visual Impact Assessment (LVIA)</strong></td>
<td>A tool used to identify and assess the likely significance of the effects of change resulting from development both on the landscape as an environmental resource in its own right and on people’s views and visual amenity.</td>
</tr>
<tr>
<td><strong>Landscape Character</strong></td>
<td>A distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse.</td>
</tr>
<tr>
<td><strong>Landscape Character Areas (LCA’s)</strong></td>
<td>These are single unique areas which are the discrete geographical areas of a particular landscape type.</td>
</tr>
<tr>
<td><strong>Landscape Character Assessment</strong></td>
<td>The process of identifying and describing variation in the character of the landscape, and using this information to assist in managing change in the landscape. It seeks to identify and explain the unique combination of elements and features that make landscape distinctive. The process results in the production of a Landscape Characterisation Assessment.</td>
</tr>
<tr>
<td><strong>Landscape Effects</strong></td>
<td>Effects on the landscape as a resource in its own right.</td>
</tr>
</tbody>
</table>
| **Landscape quality (condition)** | A measure of the physical state of the landscape. It may include the extent to which typical character is represented in individual
areas, the intactness of the landscape and the condition of individual elements.

<table>
<thead>
<tr>
<th><strong>Landscape receptors</strong></th>
<th>Defined aspects of the landscape resource that have the potential to be affected by a proposal.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Landscape value</strong></td>
<td>The relative value that is attached to different landscape by society. A landscape may be valued by different stakeholders for a whole variety of reasons.</td>
</tr>
<tr>
<td><strong>Magnitude (of effect)</strong></td>
<td>A term that combines judgements about the size and scale of the effect, the extent of the area over which it occurs, whether it is reversible or irreversible and whether it is short or long term in duration.</td>
</tr>
<tr>
<td><strong>Photomontage</strong></td>
<td>A visualisation which superimposes an image of a proposed development upon a photograph or series of photographs.</td>
</tr>
<tr>
<td><strong>Scoping</strong></td>
<td>The process of identifying the issues to be addressed by an EIA. It is a method of ensuring that an EIA focuses on the important issues and avoids those that are considered to be less significant.</td>
</tr>
<tr>
<td><strong>Sensitivity</strong></td>
<td>A term applied to specific receptors, combining judgements of the susceptibility of the receptor to the specific type of change or development proposed and the value related to that receptor.</td>
</tr>
<tr>
<td><strong>Significance</strong></td>
<td>A measure of the importance or gravity of the environmental effect, defined by significance criteria specific to the environmental topic.</td>
</tr>
<tr>
<td><strong>Susceptibility (or vulnerability)</strong></td>
<td>How susceptible or vulnerable the landscape receptor is to accommodate the proposed development without undue negative consequences for the maintenance of the baseline situation</td>
</tr>
<tr>
<td><strong>Time depth</strong></td>
<td>Historical layering – the idea of a landscape as a ‘palimpsest, a much written –over manuscript.</td>
</tr>
<tr>
<td><strong>Tranquillity</strong></td>
<td>A state of calm and quietude associated with peace, considered to be a significant asset of landscape.</td>
</tr>
<tr>
<td><strong>Visual amenity</strong></td>
<td>The overall pleasantness of the views people enjoy of their surroundings, which provides an attractive visual setting or backdrop for the enjoyment of activities of the people living, working, recreating, visiting or travelling through an area.</td>
</tr>
<tr>
<td><strong>Visual effects</strong></td>
<td>Effects on specific views and on the general visual amenity experienced by people.</td>
</tr>
<tr>
<td><strong>Visual receptors</strong></td>
<td>Individuals and/or defined groups of people who have the potential to be affected by a proposal.</td>
</tr>
<tr>
<td><strong>Visualisation</strong></td>
<td>A computer simulation, photomontage or other technique illustrating the predicted appearance of a development</td>
</tr>
<tr>
<td><strong>Zone of Theoretical Visibility (ZTV)</strong></td>
<td>A map, usually digitally produced, showing areas of land within which a development is theoretically visible.</td>
</tr>
</tbody>
</table>
APPENDIX B – FIGURES AND PLANS
Figure 1 Site Location, Designations and Context
17090 Furtho Pit, Old Stratford
Figure 2  Site Topography
17090 Furtho Pit, Old Stratford

Scale km
0 0.5 0.75 1

Key
Study Site

Base map reproduced from OS Explorer 1:25000
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Project Name:
Furtho Pit, Old Stratford

MHP Reference:
17090

Revision: Date:
MHP Reference:
Project Name:
Status:
Figure 3 Viewpoint Photograph Locations
17090 Furtho Pit, Old Stratford
Figure 4 Viewpoint Photographs
17090 Furtho Pit, Old Stratford

Approximate extent of study site Parcel A (Proposed Commercial Development)
Existing warehouse unit on boundary of study site

View west from footbridge over A5 towards study site

Existing warehouse unit on boundary of study site

View looking west towards Grand Union Canal and Existing Warehouse building from PRoW within proposed Country Park

Full extent of panorama, taken 18/07/18
This is a composite image made up of 5no. 50mm photographs joined together horizontally to form an overall field of view which is wider than seen in detail by the human eye.
Full extent of panorama, taken 18/07/18
This is a composite image made up of 4no. 50mm photographs joined together horizontally to form an overall field of view which is wider than seen in detail by the human eye.

View looking east from PRoW within study site towards proposed Country Park

Full extent of panorama, taken 18/07/18
This is a composite image made up of 5no. 50mm photographs joined together horizontally to form an overall field of view which is wider than seen in detail by the human eye.

View looking west into study site from existing lane
Full extent of panorama, taken 18/07/18
This is a composite image made up of 4no. 50mm photographs joined together horizontally to form an overall field of view which is wider than seen in detail by the human eye.

Existing warehouse unit on boundary of study site

Full extent of panorama, taken 18/07/18
This is a composite image made up of 5no. 50mm photographs joined together horizontally to form an overall field of view which is wider than seen in detail by the human eye.
Viewpoint Photograph 7

Full extent of panorama, taken 18/07/18
This is a composite image made up of 5no. 50mm photographs joined together horizontally to form an overall field of view which is wider than seen in detail by the human eye.

View west from PRoW to the east of the study site

A5 Highway

Viewpoint Photograph 8

Full extent of panorama, taken 18/07/18
This is a composite image made up of 4no. 50mm photographs joined together horizontally to form an overall field of view which is wider than seen in detail by the human eye.

View looking west towards study site (not visible) from within River Ouse Nature area
Approximate extent of study site Parcel A (Proposed Commercial Development) hidden behind existing vegetation and roundabout.

View looking east from PRoW towards roundabout/study site.

Approximate extent of study site Parcel A (Proposed Commercial Development) hidden behind existing vegetation and trees.

View looking east from PRoW to the west of the A508 Highway.

Full extent of panorama, taken 18/07/18
This is a composite image made up of 5no. 50mm photographs joined together horizontally to form an overall field of view which is wider than seen in detail by the human eye.

Full extent of panorama, taken 18/07/18
This is a composite image made up of 3no. 50mm photographs joined together horizontally to form an overall field of view which is wider than seen in detail by the human eye.
Wooded area to the north provides visual containment to the site from potential views from the A508 Highway and Furtho to the north.

Area of weaker boundary vegetation with views into northern portion of study site - opportunity for strengthening of boundary vegetation.

Area of study site suitable for smaller commercial units using characteristic building materials sympathetic to the wider rural character.

Opportunity to restore canal side vegetation and trees associated with Grand Union Canal to protect setting of Canal as part of development proposals.

Limited intervisibility to the study site from PRoW to the west due to layers of boundary vegetation associated with existing hedgerows and trees.

Opportunities to create additional footpath links through proposed country park to link with existing footpath network.

Opportunity to create link with Grand Union Canal through proposed Country Park to Great Ouse as part of overall strategy to regenerate and restore former Canal.

Potential views from Old Stratford towards proposals due to built form and existing boundary vegetation.

Limited views from footpaths with nature reserve towards proposals due to established vegetation.

Existing roadside cutting and vegetation restricts views into study site from A5.

Opportunity to create vehicular access to commercial development from existing highway network avoiding village lanes.

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Study Site

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