

SUMMARY OF LANDSCAPE ANALYSIS FOR MUX1a

David Williams Landscape Consultancy (DWLC)

Construction Phase

1. DWLC's landscape analysis recognises that construction activities may result in a medium magnitude of change, particularly in early phases and before the structural landscaping has become established. However, the effectiveness of the landscape buffer areas of trees and shrubs immediately south of the adjoining Maylam Gardens development, planted in 2000, demonstrates how residential development can be screened and mitigated in a relatively short time.
2. The early phases of the MUX1a development would be set back to the north of Cryalls Lane and Wises Lane, with new sports pitches occupying the middle ground in the views from the south. The open fields in the foreground will remain unchanged and introduction of new hedgerow and tree planting along the southern edge of the new sports pitches and school, will assist in setting back the proposed development from Wises Lane and other viewpoints from the south and southwest.

Completion Phase

3. The advance planting of a substantial landscape buffer on the southern boundary, including along the boundary of the additional land towards Chestnut Street, will not only mitigate its visual impact on the open countryside, but when taken together with the proposed allotments, school playing fields and sports pitches, the whole of the site's open boundaries to the south, southwest and west will form a substantial and permanent edge to the extended urban area.
4. Although a small portion of the eastern parts of the allocation and its development will be perceived from viewpoints to the south (e.g. Borden Recreation Ground) but the introduction of new hedgerow and tree planting adjoining Cryalls Lane as well as the introduction of new hedgerow and tree planting along the southern edge of the new sports pitches, will significantly reduce the visual effects of the development within the eastern parts of the site.
5. With regard to the existing situation, Cryalls Farmhouse – a Grade II listed building – is well enclosed and contained by tall hedgerows and trees with limited intervisibility between the listed building and the site. It will continue to be well screened and following the implementation of the MUX1a development, it is unlikely that the development will be perceived in the setting of the listed building.
6. In addition, the 'green grid' of planting within the development will soften, screen, curtail and control inward views, ensuring that the visual effects of the development are reduced and will provide additional opportunities to enhance the southern edge of the Site in the immediate vicinity of Wises Lane.

7. The temporary visual effects are assessed as *“Moderate to Moderate / Slight Adverse”* although in views from the footpath and Borden Recreation Ground the residual visual effects are greater at *“Moderate / Substantial Adverse”* primarily due to the increased sensitivity of these viewpoints. However the residual Year 15 effects are *“Slight to Moderate Beneficial”* from Wises Lane and Footpath ZR119 and *“Moderate / Slight Beneficial”* for Borden Recreation Ground.
8. A further buffer strip along the southern boundary of the site will be gifted either to Borden Parish Council or another responsible body as agreed with the LPA, to ensure that any further future development will be under the third-party and publicly accountable control from a land ownership viewpoint.
9. The planning application does not propose floodlit sports pitches, but we have nonetheless assessed potential visual impacts, should application be made for these at a later stage once the development is completed. We have assumed that current lighting technology can ensure the lighting spill is minimal with columns no higher than 13 metres. This would produce very much reduced impacts by comparison for example, with the Westlands School’s artificial grass pitch with its floodlighting, which uses now out-dated equipment. Any floodlighting proposals would be subject to a planning application and a decision would be based on the individual merits of the proposal. In any event, the landscape and visual impacts would be mitigated by the proposed structural planting along the southern edges of the school and rugby club land, which will have been established at the earliest phases.
10. Overall, these proposed open uses would also provide an appropriate transition between the main housing area and areas of open countryside to the south.