APPENDIX 1

SITE LOCATION PLAN
APPENDIX 2

INDICATIVE MASTERPLAN
LAND SOUTH OF CANNOCK ROAD, HEATH HAYES, CANNOCK - CONCEPT PLAN

PLANNING | DESIGN | ENVIRONMENT | ECONOMICS | www.pegasuspg.co.uk | TEAM/DRAWN BY: NO | APPROVED BY: RD | DATE: 23/03/17 | SCALE: 1:2500 B A2 | DRWS: P17-0407_001_1 REV A | CLIENT: RICHDBROUGH ESTATES LTD
APPENDIX 3

LOCAL FACILITIES PLAN
APPENDIX 4

LANDSCAPE & VISUAL TECHNICAL NOTE
Land South of Cannock Road, Heath Hayes, Cannock, Staffordshire
10865_R01a_Landscape & Visual Technical Note

1.0 Introduction

1.1 This technical note has been prepared by Tyler Grange LLP (TG) on behalf of Richborough, in response to desktop analysis and preliminary fieldwork undertaken in March 2017. The note provides advice on the feasibility of future development on land located to the south of Cannock Road, Heath Hayes, Staffordshire, in terms of landscape character and visual context. It is to be read alongside the Landscape Opportunities and Constraints Plan (Ref: 10865_P01a). It also considers the proposed development of the site with reference to the contribution to Green Belt purposes.

1.2 It is intended that this work will support representations to the Cannock Chase Local Plan process for the promotion of the site as a housing allocation. The work does not constitute a full Landscape and Visual Appraisal (LVA) or a full Landscape and Visual Impact Assessment (LVIA).

2.0 Site Context

2.1 The proposed development site is situated within the Cannock Chase district of Staffordshire, located to the eastern periphery of Cannock and to the immediate south of the established Heath Hayes residential suburb. The site is approximately 1.9km (1.2 miles) to the east of Cannock Town Centre and 10.8km (6.7 miles) west of Lichfield town centre and is centred on OS Grid Reference: 400510-309760.

2.2 The site currently comprises approximately 32 hectares (80 acres) of both typical pastoral farmland with some areas used for seasonal crop production. The land is interspersed with connecting native hedgerows and bound by mixed species woodland blocks.

2.3 The landform of the site gently falls from north to south with a topographical range of approximately 171m AOD to 159m AOD.

2.4 The site boundaries and immediate surroundings comprise:

- To the north – the site adjoins the existing residential edge associated with Cannock Road (A5150), including the Severn Trent compound to the north-east (see Photoviewpoint 3).
- To the east – the boundary is well defined by a mixed woodland block, a PRoW and the north-south route of Newlands Brook (see Photoviewpoint 4).
- To the south – the site adjoins the vegetated Newlands Lane which has been closed to traffic in response to localised subsidence (see Photoviewpoint 9); and
- To the west – the boundary is formed by a mixed woodland block with Newlands Lane beyond (see Photoviewpoint 8).
2.5. Additional ownership associated with a proposed Country Park is located to the south of the closed east-west section of Newlands Lane. That area of land extends to approximately 15 hectares (37 acres) and comprises arable crop production, rough grassland, mixed and self-seeded woodland and scrub (see Photoviewpoints 11, 12, 13, 15, 17 and 18). The area is traversed by overhead power lines and the boundary is formed by a former haulage track.

3.0 Landscape Planning Context, SPD & Evidence Base Documents

3.1. The site is not subject to any local or national landscape designations, nor has ever been considered for such. The site is located within the Green Belt. Whilst Green Belt is not a landscape designation, the review of the principles purposes have a close correlation with matters of inter-visibility and character, hence the consideration within this Technical Note.

**Cannock Chase Local Plan (2014) Policy**

3.2. The current adopted development plan for the site is the Cannock Chase Local Plan (part 1) 2014 (adopted 11th June 2014). The Local Plan (Part 2) will contain Site Allocations and Planning Standards and was approved for consultation on 15th December 2016. Consultation, including the submission of representations, is expected to run between 30th January and 27th March 2017.

3.3. The Local Plan Part 1 sets out ‘District Wide Objectives’. The Plan identifies eight strategic objectives, which have been identified to respond to the key issues and challenges identified within the District Profile. The Local Plan is ‘Objectives Led’ which is central to meeting the overall ‘Vision’ for growth.

3.4. The Objectives include:

- Objective 1 Promote pride in attractive, safe, local communities;
- Objective 2 Create healthy living opportunities across the District;
- Objective 3 Provide for housing choice;
- Objective 4 Encourage a vibrant local economy and workforce;
- Objective 5 Encourage sustainable transport infrastructure;
- Objective 6 Create attractive town centres;
- Objective 7 Provide well managed and appreciated environments; and
- Objective 8 Support a greener future.

3.5. Most relevant to landscape is the creation of healthy living opportunities, the provision of managed and appreciated environments; and, the support for a greener future.

3.6. The Local Plan goes onto set out a suite of Core Policies that have been identified to support the Objectives. Again, those of most relevance in terms of the consideration of design, environmental impact, landscape character and visual amenity are summarised below:

**Policy CP1 – Strategy**

3.7. The policy states that:

*In Cannock Chase District the focus of investment and regeneration will be in existing settlements whilst conserving and enhancing the landscape of the AONB, Hednesford Hills, Green Belt and the green infrastructure of the District……The urban areas will accommodate most of the District’s new housing and employment development, distributed broadly in*
proportion to the existing scale of settlement………The extent of the urban areas will be constrained by the Green Belt Boundary as defined on the Policies Map. Development proposals at locations within the Green Belt will be assessed against the NPPF and Policy CP14….. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.”

3.8. Furthermore, the policy states:

“Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:

1. any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or

2. specific policies in that Framework indicate that development should be restricted.”

3.9. Development of the site would represent a logical addition to the existing settlement fringe location; and, represent a scaled growth that responds to identified defensible boundaries. Adjustment to the Green Belt boundary would be required; however, there would be no significant harm to any designated, protected or notable landscape features.

Policy CP14 – Landscape Character and Cannock Chase Area of Outstanding Natural Beauty (AONB)

3.10. This policy aims to ensure that the District’s landscape character will be protected, conserved and enhanced via the consideration of landscape character in all development proposals. It confirms that development proposals that are compatible with the objectives of the AONB Management Plan will be supported, and proposals that protect and enhance green infrastructure will be encouraged.

3.11. The policy states that:

“Development proposals, including those for appropriate development within the Green Belt, and land management practices within the AONB and on its fringes including the Hednesford Hills, must be sensitive to the distinctive landscape character and ensure they do not have an adverse impact upon their setting through design, layout or intensity.”

3.12. It is clear that this policy does not set out to preclude development, but to ensure that sensitive design responds to landscape character observations. Clearly, the policy also applies to a hierarchy of landscapes, requiring judgement upon the degree to which the most sensitive and valued landscapes (such as AONB) can accommodate change. Ordinary landscapes may also have some value; however, indicators for poorer quality, condition and evident detractors will offer greater capacity for development to be achieved in association with the provision of landscape enhancements. That is the case in terms of the character context of the site, which does not contain features that take in beyond ordinary.
3.13. On behalf of the Council, LUC undertook a review of the Green Belt Boundaries, with the site assessed as ‘Land south of Heath Hayes’. The site was considered as the land had been identified for possible housing development within the Preferred Options consultation based on developer interest.

3.14. The Green Belt Review carries out a 2 stage appraisal of the land, the first stage reviews the site against the established PPG2 purposes; however, this has now been updated with additional reference to paragraph 80 of the NPPF. The assessment carried out concluded that the inclusion of the site within the Green Belt would be fully supported when assessed against the relevant purposes.

3.15. The second stage of the Review assessed the landscape character of the site which is located within the ‘Planned Coalfield Farmlands LCA’. The LCA is evaluated at having a ‘Moderate strength of Character’ with the overall strategy for the parcel to ‘Conserve and Strengthen’ the local character. The Review then goes on to assess the land in terms of visual impact, against which the site was assigned a ‘Low’ value, with an overall condition assessed as being ‘Moderate’. The findings also identify that the site has ‘Low Habitat Connectivity’ and ‘Weak Functional Integrity’.

3.16. The assessment against PPG2 purposes is taken as the primary consideration. Therefore, where the assessment is supportive of inclusion in the Green Belt that will be the overall recommendation. The assessment recommendations for the Land to the south of Heath Hayes concluded that the site should be retained within the Green Belt as it satisfies the key purposes; however, the LCA assessment would not support the retention of the site within the Green Belt based on landscape character and visual observations.

3.17. The recommendations for the site as set out within the LCA are clear:

“Arable intensification has removed hedges and results in an open featureless landscape compared with the adjacent areas. Development could be accommodated providing that a new landscape framework is created with access to Newlands Lane.”

3.18. Overall, the Green Belt Review recommendation for the retention of the site within the Green Belt has not been subject to site specific fieldwork, and also needs to be balanced with the consideration of additional NPPF paragraph 80 opportunities for much improved habitat creation and recreation. This is considered further below, where this Technical Notes specifically reviews the performance of the site and adjoining Country Park proposals against the Green Belt purposes.

Cannock Chase Historic Environment Assessment.

3.19. A series of historic environment assessments (HEAs) have been produced by the County Council's Historic Environment Section for seven out of Staffordshire's eight Districts and Boroughs, plus the Cannock Chase AONB. The site lies within the Cannock historic environment character zones (CHECZs) ‘14 – Newlands Lane, Cannock’. The historic landscape is described as:
“The zone is dominated by fields of piecemeal enclosure, which had been enclosed in the late medieval/post medieval period from a landscape of arable open fields. The open fields had probably been farmed by the inhabitants of Leacroft which was first recorded in the 14th century. By the early 19th century it was a settlement of scattered cottages and farmsteads (see also CHECZ 15). The sites of two farmsteads, shown on map 19, lie within the zone, Leacroft Hill Farm and Leacroft Farm. The former was noted in the 1950s as retaining a 17th century house within its plan and it is possible that its development is associated with the origins of the piecemeal enclosure. Both of the farmsteads have been identified as having had a regular courtyard plan form, suggesting that they were either first constructed or rebuilt in the late 18th or 19th century. However, both had been demolished by circa 1980.”

3.20. The HER then scores the land against a series of criteria which results in the land as having a ‘Low/Moderate’ score. This suggests that development would only have a marginal impact upon the historic environment of the locality. Consequently, there would only be a need to address the following issues at an early stage in any development process:

- Any development in this area would need to consider design strategies for retaining or reflecting the local distinctiveness of the zone; and
- A strategy for assessing the potential impacts upon archaeological features, both known and unknown, and any consequent mitigation identified would be required. Such archaeological considerations include, but are not limited to, activities associated with the sites of the historic farmsteads.

Cannock Chase Council Green Infrastructure Assessment (Final Version) March 2011

3.21. The council undertook a Green Infrastructure (GI) Assessment to highlight the key strategic green infrastructure assets which must be protected and enhanced through the Plan process. Within the GI Assessment, the land to the south of the site is considered as a ‘Strategic Green Link’. At present, there is a network of PRoW that traverse the landscape and that can be conserved and enhanced with additional links, to respond positively to the findings of the assessment and creating a more robust GI network in the locality of the site.

4.0 Landscape Character

4.1. At the national level the site is located within the ‘Cannock Chase and Cank Wood’ Character Area (National Character Area 67).

4.2. The ‘Review of Landscape Character Assessment for Cannock Chase District’ by Ashmead Price (November 2016) identifies the site area as lying within the ‘Planned Coalfield Farmlands’ landscape character type.

4.3. The key characteristics for the ‘Planned Coalfield Farmlands’ are summarised below:

- “Low rolling plateau;
- Restored opencast sites with immature landscape features;
- Pockets of planned farmland enclosed by thorn hedges/fences;
- Patches of secondary woodland on older restored sites;
- Wet heathland character in less disturbed areas;
- A vacant landscape lacking in settlement, often adjoining a well defined urban edge;
• Large scale urban elements including pylons major roads and distribution warehouses; and,
• Heathy origins strongly evident throughout."

4.4. The landscape is described as being:

“A varied industrial/urbanised landscape of former mining villages and disturbed/restored land, set within a matrix of planned farmland originally reclaimed from woodland and heath. The remaining farmland, which is used mainly for stock rearing with some cropping, comprises small to medium sized fields defined by a regular pattern of thorn hedges/ fences. Pockets of agricultural land are often surrounded by urban settlement and/or land disturbed by extensive coal mining and clay winning. The mixed rocks of the coal measures and the overlying sandy drift give rise to a rolling topography with heavy, in places impoverished soils, which are very much reflected in the heathy origins of this landscape.”

Evaluation

4.5. The Character of the area is considered by the Assessment to be ‘Moderate’ as the rolling plateau landform is not particularly prominent, and the remaining semi-natural vegetation only contributes to a moderate strength of character.

4.6. The Condition of the area is considered by the Assessment to be ‘Moderate’ due to the fact that although the overall condition of the landscape is one of decline, the original distracting factors including the open cast mining are no longer active.

Sensitivity

4.7. The Planned Coalfields Farmlands has a ‘Low’ cultural sensitivity due to the fact that it is a relatively recent landscape. Visual sensitivity is also ‘Moderate’ due to the generally more open nature of this rolling landscape.

Landscape Management Strategy

4.8. Overall, the strategy for the area is to ‘Restore/Conserve and Enhance’, with opportunities identified to create more heathland to link to the wider landscape, and to plant new shelter belt woodlands to provide buffers against future housing development. Wet woodland and wet grassland creation and management is also encouraged.

5.0 Visual Circumstances

Visual Envelope

5.1 The Visual Envelope (VE) associated with the site is relatively localised, contained to the east, west and south by the existing framework of vegetation, including the mixed woodland blocks and undulating landform. Gaps within the boundary vegetation does permit glimpsed views south (approximately 500m) towards the distribution warehouses off Hickling Road. The overhead power lines also appear as detracting linear features within the landscape.

5.2 To the north, views are contained by the existing residential edge which sits at a higher topographical position.
Visual Receptors

5.3 The principal visual receptors likely to experience change will be localised and already influenced by the settlement fringe location. Receptors will include:

- The recreational users of local PRoW, including the north-south footpath that traverses the site;
- The residents and users of businesses associated with the adjoining Cannock Road;
- Pedestrian and road users of Cannock Road;
- The highway and recreational users of Newlands Lane; and
- The workers and visitors of the outdoor pursuits / shooting club to the west of the site.

5.4 Overall, the visual circumstances of the site are influenced by the settlement fringe context and the enclosure created by the secondary mixed woodland, which is characteristic of the evolving and somewhat degraded landscape character of the locality.

6.0 Green Belt Purposes

6.1 A review of the site’s performance and suitability for release is summarised below in relation to the principal Green Belt objectives as set out within the NPPF (the Framework), with reference to the key purposes of Green Belt land and with consideration of paragraph 81 of the NPPF, in terms of positively enhancing Green Belt.

To Check Unrestricted Sprawl

6.2 The principal consideration is the sprawl of the existing urban edge of Heath Hayes and potential coalescence with Norton Canes to the south (approximately 1.7km apart at present). Whilst the proposed development would result in some localised loss of the existing ‘open’ context, the width of the gap would only be reduced by some 400 metres.

6.3 The physical distance of Green Belt separation also needs to be considered in association with the existing sense of enclosure and the degree of containment located at the settlement boundaries. Firstly, with the notable presence of intervening hedgerows and scattered woodlands, there is no real sense of any visual connection between Heath Hayes and Norton Canes, as the vegetation acts as a strong visual and physical feature of separation. There is some visibility with the distribution warehouses to the south-west (off Hickling Road); however, additional woodland planting would offer better visual containment over time.

6.4 Further scope also exists to create additional separation through the creation of wet woodland habitats associated with the proposed Country Park to the south of the proposed development area, which would also respond to the landscape character enhancement objectives.

To Prevent Neighbouring Towns Merging into one another

6.5 In terms of the merging of settlements, a key consideration is the strength and permanence of existing boundaries. As set out above, the site is both physically and visually contained by layers of vegetation, with no real inter-visibility. The sequential users of Cannock Road and Newlands Lane will not obtain clear inter-visibility between the two settlements. Instead, road users experience the settlement context in the form of the established residential edge. Additional housing would be visible, but the depth of vision is already limited for road users by hedgerow vegetation. Importantly, the sense of travelling from one distinct area to another will not be lost.
6.6. Further physical growth of Heath Hayes in this location, when considered in accordance with the promotion of a sensitive development that retained and enhanced boundary features, would be largely inconspicuous in the surrounding landscape, given the settlement backdrop, landform and surrounding landscape character context which assists in diminishing any perception of coalescence.

**Safeguarding the Countryside from Encroachment**

6.7. The existing framework of vegetation and limited number of public receptor locations restricts the perceived sense of openness; and, the limited inter-visibility between the site and the surrounding settlements emphasises the degree of containment that currently exists. The character of the landscape is somewhat transitional with obvious urban fringe components; and, there is little sense that it represents an extensive tract of open countryside. It is certainly not a remote or tranquil site.

6.8. The retention and enhancement of the framework of boundary vegetation, and the delivery of characteristic development response would further limit the extent to which any proposed built form would introduce uncharacteristic features into the landscape, thus any sense of visual encroachment into the wider open countryside would be negligible.

**Preserve the Setting and Special Character of Historic Towns**

6.9. Available information on the historic landscape does not determine any specific role that the site plays in providing an important setting or approach to Heath Hayes. As always, aspects of this landscape are expected to be ancient in origin, but no particular rare or unique historic landscape features have been identified at this stage. As set out in the HER, the landscape has been eroded and degraded by previous mining activities and the loss of nearby historic farmhouses.

6.10. Based on these findings, effects upon this Green Belt objective would also be negligible.

**Paragraph 81 of the Framework (NPPF)**

6.11. As set out at paragraph 81 of the Framework, there are also opportunities to be explored in terms of positively enhancing the landscape context of the site. In association with a sensitive development response, the following objectives could be established and presented as part of the overall landscape strategy response:

- The improvement to public access for recreation and the delivery of connecting Green Infrastructure corridors; and

- New native woodland planting, wet woodland creation, the re-establishment of heathland habitats and wet grassland could better reflect the characteristics of the local landscape character.

**7.0 Landscape Opportunity and Constraints**

7.1. In response to both desktop work and fieldwork investigations, a series of landscape opportunities and constraints have been identified. They have been established as clear 'landscape-led' principles to shape emerging development options for the site.
7.2. The principal landscape themes identified as illustrated on the Landscape Opportunities and Constraints Plan (Ref: 10865_P01a) include:

- Utilising Newlands Lane as a limit to built development, given the enclosure offered by the surrounding vegetation and the ability to create an improved ‘green lane’ / permeable boundary to the site through the retention and enhancement of existing landscape features;

- The creation of development cells within the existing medium-sized field parcels. Historic field boundary restoration may be an option or reference to previous field pattern as part of proposed development layouts;

- The provision of a primary north-south Green Infrastructure route in association with the existing PROW and retained hedgerow and the creation of other east-west routes to break up the bulk of the development and offer habitat and recreational connectivity between bordering woodland blocks;

- A subtle localised high-point in topography could be utilised to provide an internal area of pos to the east of the site;

- An additional woodland block within the south-west corner of the site would filter inter-visibility with the off-site distribution sheds at Hickling Road; and

- The land between Newlands Lane and the former haulage track to the south could be offered as a Country Park with informal recreational opportunities and the creation of wet grassland / wet woodland and heathland habitats as identified within SPD.

8.0 Conclusion

8.1. In response to the desktop and fieldwork undertaken it is evident that the site represents a logical release from the Green Belt in landscape terms, particularly given the settlement fringe context and the robustness of the boundaries that surround; and, the degree of visual separation. A sensitive development response for the site would not result in any obvious sense of coalescence.

8.2. The site is both physically and visually contained by layers of vegetation, with no real inter-visibility with Norton Canes to the south. The sequential users of Cannock Road and Newlands Lane will not obtain clear inter-visibility between the two settlements. Instead, road users experience the settlement context in the form of the established residential edge. Additional housing would be visible, but the depth of vision is already limited for road users by hedgerow vegetation. Importantly, the sense of travelling from one distinct area to another will not be lost.

8.3. Whilst development in this location would result in some very minor narrowing of the existing Green Belt between Heath Hayes and Norton Canes (approximately 400m), there is scope to create additional separation through the creation of wet woodland habitats associated with the proposed Country Park to the south of the proposed development area, which would also respond to the landscape character enhancement objectives.

8.4. The character of the landscape is neither rare nor unique and a classified within the various Landscape SPG, it is clearly typical of its type, has no real sense of tranquillity, is influenced by urban context; and, the historic field pattern has been influenced by modern enclosure and some loss of historic hedgerow features.
8.5. Further opportunities also exist to maintain and improve public access to the site; to introduce planting that could better reflect the characteristics of the local landscape; and, to conserve and enhance historic hedgerow features as directed through the LCA objectives for the area.

8.6. Overall, the landscape effects associated with sensitive development in this location are predicted to be localised and wouldn’t be considered incongruous or uncharacteristic. Furthermore, the provision of a Country Park would be a considerable benefit in terms of public recreation and improved biodiversity/habitat potential.

Plans & Photoviewpoint Sheets

10865/P01a Landscape Opportunities and Constraints March 2017 AC/JB
10865/P03 Photoviewpoints Locations March 2017 MF/JB
10865/P02 Photoviewpoints 1 – 18 March 2017 MF/JB
**Public Right of Way Reference**

- **FP01**

**Site Boundary**

- **Potential country park boundary**
- **Potential development parcels suitable in landscape and visual terms**
- **Recommended drainage and Blue Infrastructure**
- **Recommended areas of open space provision**
- **Recommended areas of woodland and wet woodland planting**
- **Development edges to take into account relationship with adjacent Green Infrastructure Corridors and retained woodland**
- **Green Infrastructure connections (including enhanced hedgerow features)**
- **Existing Public Rights of Way**
- **Existing Bridleway**
- **Public Right of Way Reference**

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**Development Area**

- **Primary east-west Green Infrastructure linkage and recreational route**
- **Primary north-south Green Infrastructure linkage / recreational route associated with retained hedgerow**
- **Retention of hedgerows within plot layout to create habitat linkages with adjoining woodland blocks / recreational routes between development cells**
- **Strong containment of development parcels due to surrounding woodland blocks and 15m development offset**
- **Potential for country park with informal public access / creation of connecting woodland blocks and wet grassland as set out in SPD**
- **Proposed woodland belt to screen off-site views towards distribution warehouses (off Hickling Road)**
- **Overhead power lines**
- **Potential Country Park**
- **Existing Bridleway**
- **Public Right of Way Reference**
- **Potential drainage and Blue Infrastructure**
- **Possible area of POS associated with local high-point in topography**
- **Green lane created (Newlands Lane) defining the developable area / creating recreational and habitat linkages**
- **Wet woodland creation in association with Newlands Brook in accordance with SPD objectives**
- **Primary north-south Green Infrastructure linkage / recreational route associated with retained hedgerow**

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**Scale: 1:5,000**
Photoviewpoint 1:
Taken from Public Right of Way (PRoW) Norton Canes 25 within the site

Distance from Site: 0m
Orientation: South West
Coordinates:

Description / Commentary:
The view looks south west from the Public Right of Way junction with the A5190, a large arable field is visible across the view with the woodland block to the southern boundary visible to the centre of the view and the woodland adjacent to the western boundary is visible to the right of the view. There is partially screened views of the large industrial unit to the south of the site in the mid distance to the centre of the view.

Photoviewpoint 2:
Taken from PRoW Norton Canes 25 within the site

Distance from Site: 0m
Orientation: South east
Coordinates:

Description / Commentary:
The view looks south east over a large arable field on falling landform. The woodland that bounds the eastern boundary is visible from the left to the centre of the view. Existing properties located along the A5190 are visible in the far left of the view. The line of pylons to the south of the site visible from the centre to the right of the view.
Photoviewpoint 3: Taken from the A5190

Description / Commentary:
The view looks south west towards the north eastern corner of the site. The A5190 is visible from the centre to the far right of the view with the small compound that is located to the north eastern corner is visible from the far left to the right of the view. The internal hedgerows which define the large arable fields to the north of the site and the woodland block adjacent to the southern boundary are visible to the centre of the view.
Photoviewpoint 4:

Taken from Newlands Lane adjacent to the south eastern corner of the site

- **Distance from Site:** 0m
- **Orientation:** North west
- **Coordinates:**

**Description / Commentary:**

The view looks north across a large arable field towards the higher ground within the site. The internal boundary vegetation is visible across the view with the woodland located to the south of the site visible to the left. There are glimpsed views of the existing properties located to the north of the A5190 visible to the centre of the view.

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Photoviewpoint 4:

**Cont**

**Distance from Site:**

**Orientation:**

**Coordinates:**

**Description / Commentary:**

Woodland to the eastern boundary
### Photoviewpoint 5:

**Description / Commentary:**
The view looks north from the southern boundary over the small field currently used for horseiculture adjacent to the southern boundary. The small field is visible across the view with the wider site located to the north of the site partially visible to beyond.

**Photoviewpoint 5:**
- **Taken from the Newlands Lane adjacent to the southern boundary**
- **Distance from Site:** 0m
- **Orientation:** North
- **Coordinates:**

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**Mature trees and hedgerow to the southern boundary**

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**Woodland parcel within the site**
Photoviewpoint 6: Taken from PRoW Norton Canes 25 that runs through the centre of the site

Description / Commentary:
The view looks north over the western section of the from the Public Right of Way that runs through the site. The arable fields within the western section of the site are visible across the view with the woodland block adjacent to the southern boundary visible to the far left of the view and the woodland adjacent to the western boundary is visible from the left to the centre of the view. There are glimpsed views of the existing properties to the north of the A5190 possible to the right of the view.
Photoviewpoint 7: Taken from the junction between Newlands Lane and PRoW Norton Canes 25

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<td>The view looks north from the junction between the Newlands Lane that runs adjacent to the southern boundary and the Public Right of Way that runs through the centre of the site. The arable fields of the site are visible across the view with the woodland to adjacent to Newlands Lane visible to the left of the view and the Public Right of Way that runs through the centre of the site visible to the right of the view. There are glimpsed views of the existing development to the north of the A5190 possible to the right of the view.</td>
<td>0m</td>
<td>South</td>
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Photoviewpoint 8:

**Taken from the within the site**

**Description / Commentary:**
The view looks over the western section of the site, the large arable field which forms the western section of the site is visible across with views of the mature vegetation adjacent to the western boundary being visible to the left of the view. There are glimpsed views of the Poplars Landfill Site to the far left of the view to the right of the view there are glimpsed views of the existing properties adjacent to the north of the A5190 possible.

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**Photoviewpoint 8:**

**Existing properties to the north of the A5190**

**Public Right of Way**

**Distance from Site:** 0m

**Orientation:** North

**Coordinates:**
### Photoviewpoint 9:

**Taken from the Newlands Lane adjacent to the southern boundary**

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<td>Orientation</td>
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<td>Coordinates:</td>
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</table>

**Description / Commentary:**

The view looks north from the Bridleway that runs adjacent to the southern boundary. The view looks north towards the woodland block with the bridleway visible across the view.

### Photoviewpoint 10:

**Taken from the Newlands Lane adjacent to the western boundary**

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<td>Orientation</td>
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**Description / Commentary:**

The view looks east from Newlands Lane towards the western site boundary with glimpsed views of the site beyond. The mature boundary vegetation is visible across the view with glimpsed views of the large arable field which forms the western section of the site visible beyond from the left to centre of the view.
Photoviewpoint 11: Taken from the Newlands Lane adjacent to the southern boundary

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<tbody>
<tr>
<td>The view looks south form the bridleway adjacent to the southern boundary over the wider landscape to the south of the site. The large field containing crops is visible across the view with the landform falling to Newlands Brook the left of the view. The line of Pylons that runs to the south of the site is visible across the view in the mid distance.</td>
<td>0m</td>
<td>South</td>
<td></td>
</tr>
</tbody>
</table>
Photoviewpoint 12: Taken from the Newlands Lane adjacent to the southern boundary

Description / Commentary: The view looks south from the Bridleway adjacent to the southern boundary, the bridleway is visible to the left and right of the view. The large arable field to the south of the site is visible across the view with views beyond restricted due to the field being under crop.
Photoviewpoint 13: Taken from the Newlands Lane adjacent to the southern boundary

<table>
<thead>
<tr>
<th>Description / Commentary:</th>
<th>Distance from Site:</th>
<th>Orientation</th>
<th>Coordinates:</th>
</tr>
</thead>
</table>

The view looks south from Newlands Lane which runs adjacent to the southern boundary of the site. A field used for horseiculture is visible across the view with the line of pylons which runs across the landscape to the south of the site visible across the view. The large industrial unit that lies to the south west of the site is visible to the right of the view.

Photoviewpoint 13:

- **Large industrial Unit to the south west**
- **Pylons to the south of the site**
### Photoviewpoint 14:

**Description / Commentary:**
The view looks south east from the junction between the A5190 and Newlands Lane to the north west of the site. The A5190 is visible from the left to the right of the view in the foreground with Newlands Lane visible in the centre of the view. The mature vegetation which bounds the western site boundary is visible across the view.

**Distance from Site:** 10m  
**Orientation:** South east  
**Coordinates:**

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### Photoviewpoint 15:

**Description / Commentary:**
The view looks east from Norton Lane, an agricultural field with associated mature boundary vegetation is visible across the view. The line of pylons that lies to the south of the site is visible across the view.

**Distance from Site:** 135m  
**Orientation:** East  
**Coordinates:**

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### Photoviewpoint 16

**Description / Commentary:**
The view looks north over rising agricultural fields from the Bridleway that runs to the south of the site. Agricultural fields on rising landform with associated boundary vegetation is visible across the view. The woodland block to the south of the site is visible to the left of the view. The Crops with the large arable field to the south of the site is visible to the right of the view.

**Location:**
- **Distance from Site:** 420m
- **Orientation:** North
- **Coordinates:**

### Photoviewpoint 17

**Description / Commentary:**
The view looks north west over the agricultural landscape to the south of the site, an agricultural field on rising landform is visible across the view with the line of pylons visible to the left and the centre of the view. The woodland block to the south of the site. The Poplars Landfill Site is visible to the far left of the view.

**Location:**
- **Distance from Site:** 575m
- **Orientation:** North
- **Coordinates:**
### Photoviewpoint 18

**Description / Commentary:**

The view looks north east over the agricultural landscape to the south of the site, an agricultural field and associated boundary vegetation is visible across the view with the line of pylons visible to the left and the centre of the view.