



Landscape
Architects
& Environmental Consultants

REVISED DOCUMENT

LVIA

High Malton, North Yorkshire
Prepared on behalf of GVA

W1894
Revised and Updated April 2015

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High Malton, North Yorkshire

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I. Introduction

- 1.0.1. The Andrew Davis Partnership LLP was commissioned in August 2014 to undertake a Landscape and Visual Impact Assessment (LVIA) for the proposed development which comprises of 500 residential properties including a 60 unit retirement home ancillary employment with a significant area of open space. The site is to the north of Castle Howard Road and south of Middlecave Road and is to the east of the A64 and west of Malton.
- 1.0.2. The proposed development has been the subject of a wider consultation exercise and the number of discussions with Howardian Hill AONB and Ryedale District Council.
- 1.0.3. The LVIA chapter will assess the potential impacts on visual amenity and landscape character in the context of the Area of Outstanding Natural Beauty and the various character studies.
- 1.0.4. A complete review of the LVIA has been carried out during February - April 2015 to address the queries and concerns of Ryedale District Council, Natural England and Howardian Hills AONB.
- 1.0.5. We have also prepared a Landscape Masterplan, and phasing plan along with detailed planting plans for the phase 1 infrastructure planting along the Western and Southern boundaries and a snapshot of the landscape proposals for a typical housing area.
- 1.0.6. As part of the review we have revisited the photographic survey to include winter views, these photographs were on 23rd February 2015.
- These proposals have enabled us to prepare detail phased photomontages for the scheme from viewpoints 4, 7, 10 and 11 over the following time periods 2, 5, 10 and 15 years using the winter photographs. These locations have been agreed with Ryedale District Council and the AONB.
- The methodology to take the winter photographs and produce the photomontages is as follows:
- 1.1. Technical Methodology**
- 1.1.1. The photography was undertaken on Monday 23 February 2015 using a Canon EOS 5D Mark II (Full Frame Sensor) camera, with a fixed 50mm lens (f/4). The camera was mounted on a Manfrotto 303 SPH panoramic tripod head, and levelled using a Kaidan Quick Tilt Leveller, supported by a Manfrotto Tripod. The camera was levelled using a spirit level. The camera was set with the centre of the lens 1.65m above ground level, which is equivalent to the eye level of an average man (standing 5'9"). From each photograph location a full 360 degree field of view was taken centred around a nodal point. The tripod head was set with increments of 20 degrees between photographs. Photographs were taken in landscape format. Viewpoints closer to the site boundary were also taken with a 35mm lens to ensure the ridge-lines of proposed buildings would be visible in the photographs.
- 1.1.2. The position of the camera was surveyed using a Zenith RTK GPS receiver, giving a high degree of accuracy. This can be as accurate as 20mm in eastings, northings, height, although the presence of trees around the survey equipment is likely to reduce this accuracy to closer to 30cm accuracy
- 1.1.3. Jan Maciag Architects supplied a scaled SketchUp 3D model in *.obj format. This model was re-scaled and geo-referenced using common points within the site. A surface mesh was generated using spot height data supplied by a site survey (undertaken in March 2015) by Silkstone Environmental. A point cloud generated from Ordnance Survey Terrain 5 data was converted into a surface mesh across the surrounding areas to illustrate a wider topographic setting of the proposed development. Two software packages were used to verify height data in the 3D model. This included ridge height information for adjacent dwellings supplied by Silkstone Environmental.
- 1.1.4. The Landscape Masterplan was added to the model to illustrate the potential effectiveness of planting at different stages in the project construction. Four stages were identified to illustrate the effectiveness at years 2, 5, 10 and 15.
- 1.1.5. The following table illustrates the anticipated growth rates of tree planting at the site:
- 1.1.6. Table 1:
- | | Heavy Standard Trees | Whips/ Transplants |
|---------|----------------------|--------------------|
| Year 2 | 3.5m | 1-1.5m |
| Year 5 | 5m | 5m |
| Year 10 | 8m | 8m |
| Year 15 | 10m | 10m |
- 1.1.7. The resultant 3D model illustrates the indicative architectural and landscape elements at the above heights and identified in the masterplan.
- 1.1.8. The camera locations used for the photography were re-constructed within the 3D model. Target points identified on site were inserted in the 3D model to ensure the modelling is geometrically correctly set up.
- 1.1.9. The individual frames were cylindrically distorted using PTGUI and Adobe PhotoSHOP CC. This allowed a full 360 degree panorama to be constructed from each viewpoint. From this 360 degree view a 90 degree portion directed towards the site was extracted and used as the basis of the visualisations.
- 1.1.10. Model renders were exported from the 3D model and used to overlay the photography, using common target points between the photograph and the 3D model. A cylindrical projection setting for the cameras was used in the computer software to replicate the cylindrical projection gathered from the photography.
- 1.1.11. The work has followed a clear and robust methodology to ensure scale, massing and positioning of the proposed development was as accurate as possible. Fully rendered photomontages were not produced as the approach followed was considered robust for understanding and communicating the landscape and visual impacts of a development of this scale and massing in this location would be.
- 1.1.12. The work was carried out by Michael Spence a Chartered Landscape Architect and Registered EIA Practitioner who is a Technical Advisor to the Landscape Institute on Photography and Photomontages in Landscape and Visual Impact Assessment. Michael has been carrying out this kind of work for over 20 years and his work has been used at Public Inquiry.
- 1.1.13. The work fully complies with the Landscape Institute's Advice Note 01/11: Photography and Photomontages in Landscape and Visual Assessment.

2. Methodology

2.1. GENERAL

- 2.1.1. The landscape and visual impact assessment considers two types of impact: direct effects on the landscape resources and indirect effects on public perceptions of landscape, in terms of change to landscape character or as a result of visual impacts.
- 2.1.2. The assessment of direct effects on the physical landscape (resources) considers:
 - The nature and extent of the landscape changes likely to occur and options for mitigating adverse effects if necessary.
 - The effect on any national, regional or local designation.
- 2.1.3. The assessment of visual impact and public perceptions of the landscape considers:
 - The visual envelope, to identify the location of publicly accessible points from where the development proposals can be seen and to establish the extent and nature of visibility that occurs at each location;
 - The identification of those who would perceive the changes, including residents and visitors to the area;
 - Visual characteristics of the proposed development in relation to its surroundings;
 - The magnitude and significance of the perceived changes in respect of landscape character and quality.
- 2.1.4. A study area has been identified to focus baseline and impact assessments. The study area has been defined by taking into account the size of the site, the complexity of the surrounding landscape character and the range within which the proposed development may affect visual amenity.
- 2.1.5. The methodology used to undertake the landscape and visual assessment (outlined below) is based upon the guidance contained within the following documents:
 - Guidelines for Landscape and Visual Impact Assessment (2013) (The Landscape Institute, Institute of Environmental Management & Assessment, Spon Press)
 - Landscape Character Assessment: Guidance for England and Scotland (2002) (The Countryside Agency and Scottish Natural Heritage)

2.2. SOURCES OF INFORMATION AND CONSULTATION

- 2.2.1. Sources of information were as follows:
 - Ordnance Survey maps at 1:25,000 and 1:10,000
 - Natural England National Character Areas
 - The Howardian Hills Landscape Assessment Countryside Commission 1995
 - Howardian Hills Area of Outstanding Natural Beauty Management Plan 2014-2019
 - North Yorkshire and York Landscape Characterisation Project 2011

2.3. DETERMINING THE BASELINE – THE APPROACH

- Landscape Character Assessment**
- 2.3.1. This considers the influence of the combination of geology, land use, land cover, landform, and the presence of landscape elements and features (including ecological and historical). It also takes into account more subjective responses affecting a person in the environment, such as scenic quality or measure of tranquillity, in order to develop a description of the existing character of the site and the surrounding landscape. This assessment has allowed differing zones of local landscape character to be identified within the study area.
 - 2.3.2. Areas of Landscape Character were identified for the purpose of assessment, based on fieldwork and desktop study.
 - 2.3.3. A strategic context to the assessment is provided by a review of national, district and local landscape character assessments that have been undertaken by other parties and the review of relevant planning/landscape policies outlined in this chapter.
 - 2.3.4. The value of the landscape character areas is qualified as set out in the table below:

Table 1: Value of Landscape Character Areas

Value	Criteria	Typical Scale
Exceptional	High quality and rarity. No or limited potential for substitution	International, National
High	High quality and rarity. Limited potential for substitution.	National, Regional, Local
Medium	Medium quality and rarity. Limited potential for substitution.	Regional, Local
Low	Low quality and rarity.	Local

Source: Guidelines for Landscape and Visual Impact Assessment (2002)

- 2.3.5. The sensitivity of each local character area is categorised by reference to the sensitivity of the landscape and the viewer to change:
 - Sensitive to potential change
 - Tolerant of potential change
 - Insensitive to potential change

Visual Assessment

- The Zone of Visual Influence (ZVI)*
- 2.3.6. The zone of visual influence (ZVI) for the application site was identified on the basis of natural landform, only using the contours displayed on a 1:25,000 Ordnance Survey map. This desktop study highlighted areas where the site should be visible from; however, intervening vegetation and built form often restrict visibility within the ZVI.
 - 2.3.7. Fieldwork studies were then undertaken to establish the extent of available views towards the development proposals within the ZVI from which a Visual Envelope Map (VEM) was produced, illustrating the extent of views to and from the development.
 - 2.3.8. The relative importance or degree of influence that development proposals have on the view will be assessed in relation to the wider landscape, using the following criteria:

Major
The site/development is viewed as being the dominant visual element in the landscape when considering the view towards it.

Moderate
The site/development is viewed as being an important visual element in the landscape when considering the view towards it.

Minor
The site/development is viewed as being one of a number of components that make up a view, but not a dominant feature in the landscape when considering the view towards it.

- 2.3.9. The views are further classified as to whether or not they are filtered, that is whether there is a degree of intervening vegetation or other obstruction.

Representative Receptor Viewpoints and Receptor Groups

- 2.3.10. The main receptor groups were identified as:
 - Homeowners
 - Motorists
 - Pedestrians
- 2.3.11. Each of the groups of receptors differ in terms of sensitivity. For example, motorists have less sensitivity to change in the landscape as they are transient receptors and the impact upon them is therefore small. Residential receptors, however, have more sensitivity to change in their landscape as they are static and any change would be constant.
- 2.3.12. The extent and nature of the existing views are described by reference to the following matters and illustrated by annotated photographs.
 - Composition of view
 - Character and features
 - Visual amenity and quality
 - Nature of the receptor
 - Influence of site (major/moderate/minor, as described above)
 - Distance
 - Elevation
 - Full or partial
 - Seasonal variations
 - Extent: The extent of the view and proportion of the development which is visible is categorised below:

Full: Greater than 75% of the site is visible
Partial: Greater than 25 - 75% of the site is visible
Restricted: Less than 25% of the site is visible

- The extent of view of the development proposals is classified on the percentage of the ground plane (or any lodges located on the ground plane) or landscaping which is visible from the viewpoints.
- Distance : The distance of the views towards the application and development is categorised below:
Short distance: Less than 0.25 Km
Medium distance: 0.25 – 0.50 Km
Long distance: Greater than 0.50 Km

2.3.13. Photographs are used in this document with the intention of representing the human eye as accurately as possible. Therefore they were taken in accordance with Advice Note 01/11, *Photography and photomontage in landscape and visual impact assessment* produced by the Landscape Institute, with a fixed focal length of 35mm on a digital SLR camera (model Nikon D90) summer photographs by Andrew Davis Partnership LLP and winter photographs by Mike Spence on a Canon EOS 5D Mark II Full Fram Sensor.

2.4. DETERMINING THE PREDICTED IMPACTS : THE APPROACH

2.4.1. The impact assessment draws on the baseline study to consider the range of likely impacts arising from the development, in both its construction and operation.

2.4.2. The nature of the change is considered, taking into account whether there is a change of use, the land form or cover, whether elements or features are lost, modified, enhanced or introduced or, in terms of the character assessment, whether the more subjective matters highlighted above are influenced by the proposed development. The assessment of the proposal takes account of the primary and secondary landscape mitigation measures.

2.4.3. The landscape and visual impact assessment takes into account the likely construction and operational impacts.

2.4.4. All primary mitigation measures will be introduced as part of the construction phase.

2.4.5. The operation assessment focuses, therefore, upon the likely impacts in the years ahead.

Assessment of Visual Impact

2.4.6. The visual impact of the proposed development upon the existing visual amenity in the area has been assessed by first taking into account the existing views and what sections of the assessment site can be viewed from these.

Impact Assessment Summary Sheets

2.4.7. Impact assessment sheets have been prepared to assist the process and facilitate clear and logical presentation of the key issues and findings, but also to allow ease of comparison.

2.4.8. Grading of the scale of the impact is based on the detailed information available regarding the nature of the proposed development, the scale, duration and permanence of the change and the size of the resource/area affected (source: Guidelines for Landscape and Visual Impact Assessment 2002). The following criteria area used:

Nature
 Adverse (A): Negative impact
 Neutral (N): No impact
 Beneficial (B): Positive impact

Magnitude
 Assessment is based on the scale of change, especially in terms of the actual degree of change within the view, the level of contrast or integration of the new element and the size of area affected.

Table 2: Magnitude Assessment Criteria

Significance	Criteria
High	Total loss of, or major alteration to, key elements/features/ characteristics of the baseline resource/landscape/view and/ or introduction of elements considered to be totally uncharacteristic when set within the attributes of the receiving landscape.

Significance	Criteria
Medium	Partial loss of, or alteration to, one or more key elements/features/ characteristics of the baseline resource/landscape/view and/ or introduction of elements that may be prominent but may not necessarily be considered to be substantially uncharacteristic when set within the attributes of the receiving landscape.
Low	Minor loss or alteration to one or more key elements/features/ characteristics of the baseline resource/landscape/view and/ or introduction of elements that may not be characteristic when set within the attributes of the receiving landscape.
Very Low	Barely perceptible loss or alteration to one or more key elements/ features/characteristics of the baseline resource/landscape/view and/ or introduction of elements that are not uncharacteristic with the surrounding landscape, approximating the 'no change' situation.

Permanence
 Permanent / Irreversible (P/I)
 Temporary / Reversible (T/R)

A final assessment of the overall significance of the impact that the development proposals might have upon the specific resource/character area/view can then be made. The assessment is based upon both the relative value and sensitivity of the landscape resource, character or view and the scale of the predicted effect that the development would have on it. The impact is graded **major, moderate, minor** or **negligible**. As the final judgement is subjective, the final rating was agreed by two independent surveyors to maintain a level of consistency throughout the whole assessment.

Overall Assessment Criteria

2.4.9. The allocation of an overall impact, balancing the potential adverse and beneficial impacts, was defined using the seven-point scale in the summary in order to provide a conclusion of

the overall acceptability of the scheme in the context of the existing environment.

Table 3: Significance of Impact Assessment Criteria

Significance	Criteria
Major Adverse	Major adverse effects would be important considerations at national level. Mitigation measures may not be wholly successful by virtue of the magnitude of the predicted impacts.
Moderate Adverse	Moderate adverse effects would be important at district level, but would not represent key factors in the decision making process. Mitigation measures and/or detailed design work may ameliorate some of the consequences of adverse effects at this scale.
Slight Adverse	Minor adverse effects are those which are relevant in the local context, yet can generally be reduced, removed or even reversed by appropriate mitigation.
Negligible	Effects are assigned this level of significance if they are nil, imperceptible, negligible or within margins of forecasting error when compared to the existing situation.
Slight Benefit	Minor benefits are those which are experienced at a local level. They may arise from the implementation of locally successful mitigation measures.
Moderate Benefit	Moderate benefits are those which are important considerations at district level.
Major Benefit	Major benefits would be experienced at national level and would be directly or indirectly attributable to the proposals.

3. Application Site Proposals

This section of the report should be read in conjunction with Plans 1-7

3.1. SITE DESCRIPTION AND BASELINE STUDY

- 3.1.1. The application site consists of 5 existing fields dissected by hedgerow with the existing veterinary practice in the north east corner with some smaller paddocks. The northern boundary is defined by hedgerows on Middlecave Road and a public right of way ref 25.60/45/1. There are glimpsed views towards the North York Moor.
- 3.1.2. The eastern boundary consists of hedgerows and tree belts associated with the housing area.
- 3.1.3. The southern boundary is defined by intermittent hedgerows and Castle Howard Road with long distant views towards The Wolds.
- 3.1.4. The western boundary is defined by existing hedgerows associated with the A64 trunk road, which at this point is in a cutting with views towards the Howardian Hills AONB.
- Landscape Resource Baseline Conditions**
- 3.1.5. The principal landscape type is arable farmland as the majority of the site is cereal crop which represents the majority of the fields within the area. There is a large track of land on the eastern boundary which is managed grassland with the veterinary practice with some small paddock on the northern boundary.
- 3.1.6. The principal asset of the application site are the established managed hedgerows on all sides and internally, which are predominantly hawthorn 1.2m high punctuated with mature hedgerow trees. These hedgerows have been identified as having minimal ecological value in the Ecological Appraisal Report prepared by Bowland Ecology.
- 3.1.7. The retention of the internal hedgerows would be unrealistic given the scope of the development. The important boundary hedgerows will be retained as part of the application site and all the trees covered by Tree Preservation Orders (TPO).

Northern Boundary

- 3.1.8. The northern boundary is defined by hedgerows, farm field gates and the veterinary practice. Behind the hedgerow there is managed grassland, paddocks and the garden to the veterinary practice.

Eastern Boundary

- 3.1.9. The eastern boundary is defined by hedgerows with hedgerow trees which back onto the existing housing area. The land beyond the hedgerow is managed grassland and the avenue of trees leading to the property known as The Uplands.

Southern Boundary

- 3.1.10. The southern boundary is an established hedgerow with hedgerow trees along Castle Howard Road.

Western Boundary

- 3.1.11. The western boundary is existing hedgerows and tree belts that define boundary with the A64 trunk road.

Site Context

- 3.1.12. Plan No 1 illustrates the immediate environs of the application site which is to the north playing fields of Malton School, to the east existing housing development, to the south arable farmland and to the west the A64 trunk road in a cutting with arable farmland beyond.
- 3.1.13. Plan 2 illustrates that the site is located between the 40-60 metre contour above the valley floor to the north and east.
- 3.1.14. The site essentially occupies the flatter part of the area on or about the 60 meter contour.

Site Planning

- 3.1.15. The principal building blocks of the application site have been carefully considered to work with the existing topography and site constraints. The housing areas have been located away from the boundaries of the site thus allowing a substantial landscape buffer to be established.

- 3.1.16. The developments of the application site are well located and are set within extensive landscape infrastructure.

3.2. KEY LANDSCAPE DESIGN ELEMENTS

- 3.2.1. There are five different types of landscape treatment that have been identified as part of the Indicative Landscape Masterplan Plan 3 W1894 MP01 Rev G
- Perimeter Infrastructure Planting
 - Secondary Infrastructure Planting
 - Open Amenity Space
 - Amenity Planting and Courtyard
 - Central Courtyard
- 3.2.2. Perimeter Infrastructure planting will form strong buffer zones to the southern and western boundaries of the application site. Comprising of native advanced stock, feathered trees with understorey planting, this should create a substantial landscape belt to the most sensitive parameters of the site in relation to the A64 trunk road AONB and Castle Howard Road. This planting will be carried out in the first planting season after planning permission has been granted. This can be seen on detail plan W1894/MP03 Rev A, drawings 1-3.
- 3.2.3. These proposals implement many of the recommendations within the various character studies as set out in Section 6.4
- 3.2.4. Secondary Road Infrastructure planting is proposed to create a bold linear framework throughout the spine of the development, predominantly with native avenue trees and a structure shrub understorey, lining the main access routes within the development.
- 3.2.5. Open amenity space will be created between the housing areas running north to south along the eastern edge. This will consist of native avenue trees lining the access roads.
- 3.2.6. Amenity planting will be implemented to enhance areas within the development and comprise of advanced stock ornamental trees and a wide variety of shrubs to provide colour and seasonal interest.
- 3.2.7. Central Courtyard planting will comprise of ornamental trees to create a secluded and tranquil village centre atmosphere.

- 3.2.8. Planting within the proposed residential area will comprise low maintenance amenity shrubs, specimens and small stock ornamental trees suitable for a semi-urban environment. There is opportunity to create a strong landscape infrastructure with habitat creation and open space to the heart of this area, through the planting of species favourable with insects and birds. This can be seen on drawing W1894/MP02 sheets 1 - 2.

3.3. MAINTENANCE/AFTERCARE

- 3.3.1. The proposed planting will be detailed in close consultation with the local authority and upon implementation, will be subject to 12 month maintenance and a defects liability period and there is a willingness to draft and agree a 5 year landscape management plan as part of the development proposals.

3.4. SUMMARY

- 3.4.1. In summary the principal landscape resources and TPO trees and existing vegetation which forms the boundaries to the application site for its role in the fabric of the wider landscape and this must be protected and enhanced as part of the development and integrated with adjacent vegetation and the surrounding environment.

4. Landscape Character

This section of the report should be read in conjunction with Plans 5, 6 and 7

4.1. NATIONAL CHARACTER AREA PROFILE

- 4.1.1. The application site lies within Natural England Character Area 29 Howardian Hills to the north, the Character Area 26 Vale of Pickering to the east, Character Area 27 Yorkshire Wolds and the Howardian Hills are described as follows:

The Howardian Hills are physically distinct and to some extent, separated from neighbouring areas: their Jurassic limestone and sandstones are relatively resistant to erosion compared with the marls, shale's and clays of the surrounding vales. Nonetheless, the hills are linked, both visually and physically, by their pattern of rivers and watercourses. The majority of watercourses that rise in the hills of this NCA drain in a broadly eastward direction, into the River Derwent: some joining further upstream, with the River Rye, while others meet the Derwent further south in the Vale of York NCA. The River Derwent rises in the Vale of Pickering, flowing down through Kirkham Gorge and through the Howardian Hills before flowing southwards into the Vale of York NCA, and from there towards the Humber estuary. The Derwent is the only major watercourse in the NCA. In the north of the area there is also a small stretch of the River Rye (a tributary of the Derwent).

- 4.1.2. There are strong visual links to and from this NCA across the lower-lying land of the Vale of Pickering to the east and the Vale of York to the west, and northwards to the elevated land mass of the North York Moors.
- 4.1.3. The only significant transport corridor within the Howardian Hills NCA, and linking it with surrounding areas, is the A64 in the south-east. Otherwise, this very rural NCA is served by a network of minor roads, and is characterised by the very high levels of tranquillity and low levels of intrusion.

4.2. HOWARDIAN HILLS AONB

- 4.2.1. The Howardian Hills AONB lying to the west of the site is described as:

Lying between the Vale of Pickering and the Vale of York, the Howardian Hills AONB forms a clearly defined geographical area of well-wooded rolling countryside (see Figure 1). In the North West the AONB abuts the North York Moors National Park; in the east, along the Derwent Valley, it extends to the rising ground of the Yorkshire Wolds. Roughly rectangular in shape and up to 16 miles (25km) long by 6 miles (10km) wide, it covers 79 square miles (204 sqkm.). Section 2.3 (A Rich Heritage) describes the landscape and its characteristic features in more detail.

Administratively, the AONB falls within the County of North Yorkshire and is divided between the Districts of Ryedale and Hambleton. Containing all or part of 44 Parishes, which are administered by 29 Parish Councils or Meetings, the designated area has a population of approximately 6,100 people. A further 3,200 live in villages just outside the designated boundary (1).

- 4.2.2. Within the AONB there are further landscape types and the character adjacent to the site within the AONB is North Ridge which is described as follows:

North ridge

This area extends from Gilling East towards the outskirts of Malton, and takes the form of a long narrow ridge of oolitic limestone, over 100 m in height. The underlying rock strata dip to the north producing a convex slope which rises gently from the Vale of Pickering and terminates abruptly in a steep south-facing escarpment. However, in the west the ridge is broken by a series of steep-sided river valleys and between Gilling East and Hovingham the scarp faces to the north.

The topography produces distinct variation in landscape character. The uniformly gentle dip slope has rich, well-drained soils with the best quality agricultural land in the AONB. Large arable fields are divided by low, often gappy hedges with relatively few hedgerow trees and virtually no woodland, giving the landscape a distinctively open, exposed character and affording panoramic views over the Vale of Pickering. This homogeneous character begins

to break down around Hovingham where the dip slope contracts to form a broad-topped hill, and the open arable farmland is mixed with the amenity planting and parkland associated with Hovingham Hall. This area forms a transition to the more heavily wooded slopes to the west. In strong contrast with most of the dip slope, the steep southern escarpment face is heavily wooded along nearly its entire length, forming one of the most attractive landscape features of the AONB. The woodland is almost entirely ancient in origin but the majority has been replanted, mostly with conifers, to the detriment of its landscape and wildlife value.

Settlement is concentrated in the prominent line of villages which lie along the edge of the Vale of Pickering immediately outside the boundary of the AONB. Numerous ancient track ways, often with wide verges and sunken below the surrounding landscape are an attractive feature of this area, and the ridge-line road in the east offers impressive views over the Castle Howard basin. The limestone quarries to the east of the Hovingham are intrusive features in longer distance views into this area.

4.3. NORTH YORKSHIRE AND YORK LANDSCAPE CHARACTERISATION PROJECT 2011

- 4.3.1. The proposed application site comes within the Character Area 5 Limestone Ridge and is characterised as follows:

- Prominent ridge which facilitates dramatic panoramic views over the Castle Howard basin;
- Several County Houses with associated designed parkland settings;
- Pockets of semi-natural ancient woodland on steep escarpments and mature parkland trees are key landscape features;
- Historic settlement pattern with spring-line villages located at the foot of the hills;
- Strong historic character within villages, linear form with wide grass verges and widespread use of vernacular materials;
- Network of minor roads which closely follow topography.

4.4. THE LANDSCAPE CHARACTER ASSESSMENT OF NORTHERN RYEDALE, GILLESPIE, 1999

- 4.4.1. The proposed application site falls within The Vale of Pickering Local Landscape type 1 Area Wooded Open Vale and its key characteristics are:

- Flat low lying terrain
- Open countryside
- Long views punctuated by geometric woodland blocks

4.5. SPECIAL QUALITIES STUDY OF RYEDALE'S MARKET TOWNS, JULY 2010

- 4.5.1. This study considers the following:

- Landscape Character
- Biodiversity
- The historic and archaeological landscape
- Existing Settlement Pattern
- The current green infrastructure

- 4.5.2. This site is identified in this report as MNH1 a Residential Broad Location.

4.6. SUMMARY

- 4.6.1. The development will seek to fulfil the opportunities described in the above documents through the implementation of new green infrastructure as part of the proposals with the intention of preserving, conserving and enhancing the landscape character in and around the application site.

- 4.6.2. Access to the application site will utilise the existing Castle Howard Road and Middlecave Road and proposals will provide opportunities for screening to limit the impact of both the road and the proposed development. Well managed existing, native hedgerows to the front of the site will be conserved and enhanced as part of the proposals.

<p>5. Visual Survey</p> <p>Baseline Assessments</p> <p><i>This section of the report should be read in conjunction with Plan 8 and Plates 1-15</i></p> <p>5.1. INTRODUCTION</p> <p>5.1.1. The application site is located on fairly level ground on or about the 60 metre contour.</p> <p>5.1.2. The topography of the application site and surrounding area is illustrated on Plan 2 and clearly shows how the site sits within a wider relatively level area with rising ground towards the west.</p> <p>5.1.3. The topography of the area plays an important role in controlling views to and from the site as the extent of the visual envelope on Plan 7 illustrates.</p> <p>5.1.4. The visual envelope on Plan 8 illustrates there are a number of publicly accessible areas with views into the site.</p> <p>5.1.5. The principal views into the site are from the north west and south and the existing vegetation controls views towards the site from the north west and south while housing development controls views in from the east.</p> <p>5.2. VIEWS FROM WITHIN THE APPLICATION</p> <p>5.2.1. The views from within the site are illustrated on Plan 8 and Plate 1.</p> <p>5.2.2. Viewpoint A: view looking north west to north east from the high point of the site with views towards the house known as The Upland and long distance views towards the North York Moors.</p> <p>5.2.3. Viewpoint B: looking south east to south west towards the southern boundary and Castle Howard Road with the Yorkshire Wolds in the long distance.</p> <p>5.3. VIEWS TOWARDS THE SITE</p> <p>5.3.1. There are a number of representative views towards the site by various receptors and these are summarised below, before each view point is reviewed in more detail.</p>	<p>Homeowners</p> <p>5.3.2. There are glimpsed views into the eastern part of the site from the upper floors of houses that back onto the site.</p> <p>5.3.3. Whilst homeowners are a sensitive receptor the views available to them are limited to upper floors, bathroom or bedroom windows and are not key living areas. These views are also limited due to existing vegetation in the summer but more open in the winter.</p> <p>5.3.4. Views toward the application site from the veterinary practice and The Uplands are limited due to existing vegetation in the summer but more open in the winter.</p> <p>Motorists</p> <p>5.3.5. There are no views into the site from the A64 trunk road as it is in a cutting all along the western boundary.</p> <p>5.3.6. There are views of the site from Middlecave Road but this will be of predominately the central open space with proposed housing backing on to existing residential development.</p> <p>5.3.7. The other main views into the site are from Castle Howard Road, these will be viewed at speed and are predominantly of the southern part of the site.</p> <p>Pedestrians</p> <p>5.3.8. There are views into the site from a number of public rights of way to the north and west along with the footpath associated with Castle Howard Road. The majority are glimpsed views due to breaks in tree and hedgerow cover. However these views are experienced by a sensitive receptor travelling west to east and south and the potential impacts must be considered as part of the development proposals.</p> <p>5.4. VIEWPOINT 1</p> <p>5.4.1. This is a short distance open view into the eastern part of the site from this location in both winter and summer the principal components of this view are houses leading to Hawthorn House open grassland and the veterinary practice.</p> <p>5.4.2. The summer view from this location would</p>	<p>be predominantly towards the central open space of the development with tree lined road with views of new housing to the east and west.</p> <p>5.4.3. In winter there would be filtered views towards the housing with the proposed open space predominant.</p> <p>5.5. VIEWPOINT 2</p> <p>5.5.1. This is a short distance open view looking south and west into the western boundary of the site in both winter and summer. The principal components of the view are electricity pylons, roadside vegetation to the A64 trunk road and arable farmland.</p> <p>5.5.2. The summer view from this location would be of proposed housing to the east and phase 1 infrastructure landscaping along the western boundary, with an employment block beyond.</p> <p>5.5.3. In winter there will be filtered views of the development and phase 1 landscape infrastructure in the foreground and beyond.</p> <p>5.6. VIEWPOINT 3</p> <p>5.6.1. This in both winter and summer views is a restricted short distance view into the western boundary of the site from pedestrians travelling east.</p> <p>5.6.2. The principal components of the view are the A64 trunk road, the electricity pylons, arable farmland and existing roadside vegetation infrastructure.</p> <p>5.6.3. The summer view from this location would be predominantly phase 1 infrastructure planting with employment units and proposed housing beyond.</p> <p>5.6.4. In winter the views will be filtered views towards phase 1 infrastructure landscaping with the new housing and the employment units beyond.</p> <p>5.7. VIEWPOINT 4</p> <p>5.7.1. This is a short distance view into the western boundary of the site looking east over arable farmland.</p> <p>5.7.2. The principal summer view components are the electricity pylons, the house known as The Uplands and associated existing</p>	<p>vegetation and arable farmland. There are also momentary views of high sided vehicles and buses travelling along the A64 trunk road.</p> <p>The principal winter view components are the veterinary practice, the house known as The Uplands and rooftop views of existing properties along the eastern boundary of the site.</p> <p>5.7.3. The view from this location will be a filtered view of the proposed phase 1 infrastructure planting along the western boundary with housing beyond.</p> <p>5.7.4. In winter there will be filtered views to the development on the western boundary behind establishing phase 1 infrastructure planting</p> <p>5.8. VIEWPOINT 5</p> <p>5.8.1. This is a short distance view on the edge of the AONB, across open field towards the application site. The principal components of the summer view are the electricity pylons. The house known as The Uplands and roadside vegetation associated with the A64, once again you get momentary views of high sided vehicles and buses travelling along the A64 trunk road. The winter view is similar but with clearer views of existing properties along the Eastern boundary of the site.</p> <p>5.8.2. The summer view from this location would be of the roadside planting to the A64, the phase 1 infrastructure boundary planting with proposed housing beyond.</p> <p>5.8.3. In winter there would be filtered views toward the proposed housing behind establishing phase 1 infrastructure planting</p> <p>5.9. VIEWPOINT 6</p> <p>5.9.1. This is a short distance view on the edge of the AONB, across open field towards the application site. The principal components of the summer view to the view are the electricity pylons The house known as The Uplands and roadside vegetation with the pedestrian footbridge over the A64.</p> <p>5.9.2. The winter view is similar to the summer view with the exception that you also get views of the housing on the private road leading to Hawthorn House</p>
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- 5.9.3. The view from this location would be of the roadside planting to the A64, the phase 1 infrastructure landscaping to the western boundary with housing beyond.
- 5.9.4. In winter there would be filtered views toward the proposed housing behind Phase 1 infrastructure planting.
- 5.10. VIEWPOINT 7**
- 5.10.1. This is a medium distant view within the AONB looking east towards the site. The principal components of this view are A64 trunk road, electricity pylons, the house known as The Uplands and associated planting in the summer, but in the winter there are clear views of the upper floors and roofs of the properties along the Eastern boundary.
- 5.10.2. The view from this location would be predominantly of the phase 1 infrastructure planting with the proposed housing beyond, partially screened by off-site existing vegetation.
- 5.10.3. In winter the filtered views would be toward the proposed housing behind the phase 1 infrastructure planting.
- 5.11. VIEWPOINT 8**
- 5.11.1. This is a long distance filtered view within the AONB, of the site from the junction of Swinton Lane and Braygate Street. The principal components of the view are tree belts arable farmland in the summer. The winter view is of the western residential edge of Malton with The Wolds beyond.
- 5.11.2. The view from this location will be mitigated by distance but will be a glimpse view of the phase 1 infrastructure planting on the western boundary with housing beyond.
- 5.11.3. In winter the filtered view will be towards phase 1 infrastructure planting with housing beyond.
- 5.12. VIEWPOINT 9**
- 5.12.1. This is a medium distant glimpse view within the AONB from the junction of Braygate Street and the public right of way of Broughton Lane. The principal components of this view are hedgerows arable farmland with the Wolds beyond in the summer. In the winter you get clear views of the western residential edge of Malton.
- 5.12.2. The view from this location will be the phase 1 infrastructure planting along the western boundary with glimpse views of housing beyond.
- 5.12.3. In winter there will be a filtered view of the phase 1 infrastructure planting with the new development beyond.
- 5.13. VIEWPOINT 10**
- 5.13.1. This is a short distance view on the edge of the AONB into the site from a public right of way. The principle components of this view are the pylons, existing roadside planting to the A64, and there are views of high sided vehicles and buses along the A64 trunk road arable land with the application site and the major tree belt along the eastern boundary of the site in the summer. The winter view clearly opens up a view of the existing residential development of Malton along the eastern boundary of the site.
- 5.13.2. The view from this location would be a framed view of the proposed housing with phase 1 infrastructure planting in the foreground.
- 5.13.3. In winter there will be filtered views of the new development behind the established phase 1 infrastructure planting.
- 5.14. VIEWPOINT 11 and 11a**
- 5.14.1. This is a short distant view on the edge of the AONB into the site, the principle components of this view is the A64 trunk road, Castle Howard Road, existing roadside planting and arable land within the application site in the summer but the winter views open up the site to views of the existing residential developments on the eastern boundary of the site. On viewpoint 11a we have highlighted recent approved planning applications with their references and approval dates.
- 5.14.2. The view from this location would be a framed view of the proposed housing behind phase 1 with infrastructure planting.
- 5.14.3. In winter there will be filtered views of the new development behind the established phase 1 infrastructure landscaping.
- 5.15. VIEWPOINTS 12, 13 AND 14**
- 5.15.1. These are short distant views into the site from gaps in the hedgerows along Castle Howard Road.
- 5.15.2. The principle components of these views are the electricity pylons, arable farmland and hedgerows with long distance views of the North York Moors in the summer but the winter photographs open up clear views to the residential properties along the eastern boundary.
- 5.15.3. The views from this location would be predominantly new infrastructure planting with housing beyond.
- 5.15.4. In the winter these views would be filtered.
- 5.16. VISUAL SURVEY SUMMARY**
- 5.16.1. The majority of views into the site are short distant views from public rights of way, Middlecave Road and Castle Howard Road and four of these views are on the boundary of the AONB.
- 5.16.2. There are two medium distant views into the site and one long distance view which are all within the AONB.
- 5.16.3. There are no long distant views from any viewpoint on the North Yorkshire Moors or the Wolds as they are mitigated by distance and Malton. Long distant views from the A64 from the south and around High Hutton screened by landform and vegetation but you do get views of Malton and its church spire.
- 5.16.4. Clearly there is a difference between the summer view and winter views. In the summer the existing vegetation mitigates the impact of the existing residential properties on the eastern boundary but in winter there are clear views of these properties.

6. Impact Analysis

This section of the report should be read in conjunction with Plans 1-8 and Plates 1-15

6.1. Introduction

6.1.1. The potential impact of the application site proposals is assessed in terms of the landscape resource, landscape character and visual amenity. The principal focus of the impact assessment is visual amenity.

6.2. Landscape Resource

6.2.1. In terms of landscape resource there will be a net loss in the principal landscape type of arable land which will be replaced by buildings, hard-standing and infrastructure planting. The landscape resource is of low value important only at local level and is adequately represented throughout, the area and therefore its loss is not significant.

6.2.2. The landscape resource of high value is the boundary vegetation which is important as a physical boundary in landscape pattern and for wildlife movement. All the boundary hedgerows will be retained and strengthened with native planting reinforcing their position in the landscape.

6.2.3. The internal clipped hedgerows with a few individual mature trees are available as a landscape resource for similar reasons but they are less species rich and with fewer trees than the boundary vegetation.

6.2.4. Overall there will be a loss of internal hedgerows and arable land replaced by development but this loss will be offset by a substantial increase in native planting of circa 3.7 hectares of trees and shrub planting and 1.4 hectares of open space and associated planting, which has amenity and wildlife benefits.

6.3. Landscape Character

6.3.1. The adopted Local Plan Strategy recognises the clear requirement for additional land allocations (beyond the development limits as defined) to provide at least 200 dwellings per annum across Ryedale (Policy SP2) of which 50% must be in Malton and Norton, as Principle Towns. Detailed policy guidance with regards to the pattern and distribution of site allocations is provided highlighting

the release of extension sites around the towns and within the A64 boundary at Malton. In terms of landscape character designation of the application site and adjacent AONB, the potential impact of has been taken into account and we have concluded there will be no significant harm.

6.3.2. All of the built development lies to the east of the A64 trunk road which is a dual carriageway which means that none of the AONB is affected by development.

6.3.3. The development of the application can be accommodated within the landscape pattern adjacent to existing housing areas with the Howardian Hills NCA29 and Character Area 5 Limestone Ridge of the North Yorkshire and York Landscape Characterisation Project.

6.3.4. The development will result in the loss of agricultural land and internal hedgerows but will represent a natural extension to the existing built development of housing that exists along the sites eastern boundary and is clearly visible in the winter months from the AONB.

6.3.5. The scope of the application site proposals will reinforce some of the key characteristics with the Howardian Hill NCA29, the Howardian Hill AONB and the North Yorkshire and York Landscape Characterisation Project which are:

Howardian Hills NCA29

- Creating, extending and linking woodlands and scrub (particularly on steeper slopes, in valleys and along stretches of watercourses), in keeping with local landscape character and avoiding wetlands and species-rich grasslands. This will strengthen the habitat network, increase infiltration rates to recharge the aquifer, and build the water-holding capacity of the land, thus regulating peak flows.

- Restoring hedgerows, hedgerow trees and in-field trees as characteristic features of this landscape.

- Managing existing woodland and expanding tree cover in appropriate locations to enhance biodiversity, protect soils and sequester carbon, as well as providing a source of timber and wood fuel. Seeking opportunities to develop alternative markets for timber.

- Seeking to screen existing development and future settlement-edge developments with woodland, to assimilate with the existing landscape character, and to reduce noise and light pollution, maintaining the area's high levels of tranquillity.

Howardian Hills AONB

- Maintain the contrast between the wooded scarp slope and open dip slope, reinforce the framework of hedges and encourage sensitive woodland management.

- Promote the retention, restoration and sympathetic management of hedges, particularly those in the most visible locations and those associated with the remnant strip fields systems near Swinton, Easthope, Barton-le-Street, Slingsby and Hovingham.

North Yorkshire and York Landscape Characteristics Project.

- Manage hedgerows to encourage them to thicken and re-plant if necessary.

- Extend and link woodlands, particularly on the steeper slopes.

- Manage woodland to enhance biodiversity and sequester carbon as well as providing a source of timber and wood fuel.

The Vale of Pickering Wooded Open Vale

- Maintain the existing proportion and distribution of woodland to open farmland.

- Avoid any further field enlargement or hedgerow removal.

- Protect, manage and replant all existing hedgerows.

- Locally restore and enhance wetlands in the area, so that they are more sympathetic to landscape and wildlife.

- Continue to maintain the attractive parkland landscapes around Scampston and Knaption Halls.

- Undertake a landscape assessment to identify opportunities for enhancing the A64 corridor.

Special Qualities Study of Ryedale Market Town

- The report has identified this site MNHI could be considered for some development but it will require careful consideration and mitigation to ensure that it does not create adverse impact on this skyline and the current attractive rural approach to the town.

6.3.6. In summary the application site proposals will result in a loss of arable land and internal hedgerows but this is not significant to the overall quality and the A64 forms a natural boundary and development limit to ensure the most sensitive and valuable areas remain open and undeveloped to the south and west.

6.4. SUMMARY

It is the intention as can be seen from our detail landscape proposals to implement many of the recommendations within the various character studies such as

Howardian Hills NCA29

- Restoring hedgerows, hedgerow trees and in field trees as characteristic features of this landscape.

- Seeking to screen existing development and future settlement-edge developments with woodland, to assimilate with the existing landscape character, and to reduce noise and light pollution, maintaining the area's high levels of tranquillity.

Howardian Hills AONB

- Promote the retention, restoration and sympathetic management of hedges, particularly those in the most visible locations

North Yorkshire and York Landscape Characteristics Project.

- Manage hedgerows to encourage them to thicken and re-plant if necessary.

- Extend and link woodlands, particularly on the steeper slopes.

- Manage woodland to enhance biodiversity and sequester carbon as well as providing a source of timber and wood fuel.

<p>The Vale of Pickering Wooded Open Vale</p>	<p>increased incrementally each year bedding the development into the site.</p>	<p>landscaping including advanced stock tree planting.</p>	<p>6.10. VIEWPOINT 5 AND 6</p>
<ul style="list-style-type: none"> • Protect, manage and replant all existing hedgerows. 	<p>6.6.4. Therefore on balance the overall significance of impact will be adverse but moderate.</p>	<p><i>Operational Effects</i></p>	<p>6.10.1. The nature of the impact is adverse but moderate in terms of magnitude as there are glimpsed views phases 6 -10 of the built elements of the application site because of existing vegetation and proposed phase 1 infrastructure planting along the western boundary.</p>
<ul style="list-style-type: none"> • Undertake a landscape assessment to identify opportunities for enhancing the A64 corridor 	<p>6.7. VIEWPOINT 2</p>	<p>6.8.3. In time once the application site proposals and in particular the landscape infrastructure has had a chance to establish the impact of the 'built' element of the scheme will be reduced as the planting height and mass increased incrementally each year bedding the development into site.</p>	<p><i>Construction Effects</i></p>
<p>6.5. VISUAL AMENITY</p>	<p>6.7.1. The nature of the impact from this viewpoint is adverse but moderate in terms of magnitude as views will be towards development with infrastructure landscaping in the foreground.</p>	<p>6.8.4. Therefore on balance the overall significance of impact will be adverse but minor.</p>	<p>6.10.2. The implementation of the application site proposals will be mitigated by existing vegetation and the phase 1 landscape infrastructure planting along the western boundary.</p>
<p>6.5.1. In terms of visual amenity there are three principal receptor groups that will be affected as a result of development, pedestrians along public rights of way, motorists and homeowners.</p>	<p><i>Construction Effects</i></p>	<p>6.9. VIEWPOINT 4</p>	<p><i>Operational Effects</i></p>
<p>6.5.2. There are views from properties in by the eastern boundary, these are restricted to upper storey bedrooms/bathroom windows and will be essentially to the proposed housing development within the application site. There will be no significant impact for this receptor group.</p>	<p>6.7.2. The implementation of the application site proposals in phases 5-13 will result in a changes in the view that will have an initially adverse impact on visual amenity but upon completion the impact will be reduced because development is taking place behind the establishing phase 1 infrastructure landscaping.</p>	<p>6.9.1. The nature of the impact from this location is adverse but moderate in terms of magnitude as views will be predominantly towards existing vegetation and proposed phase 1 infrastructure landscaping along with existing roadside vegetation with the later phases of development beyond.</p>	<p>6.10.3. The implementation of the application site proposals will result in a significant change in the view that will have an initially adverse impact on visual amenity but upon completion the impact will be reduced. However, as larger areas of the completed site will be on view short term adverse impacts will be reduced each year bedding the development into the site.</p>
<p>6.5.3. Therefore the visual impact assessment will focus on the three viewpoint groups and the construction effects in years 1 -12 and operation effects in years 5-15</p>	<p><i>Operational Effects</i></p>	<p><i>Construction Effects</i></p>	<p>6.10.4. Therefore on balance the overall significance of impact will be adverse but minor.</p>
<p>6.6. VIEWPOINT 1</p>	<p>6.7.3. In time once the application site proposals and in particular the landscape infrastructure has had a chance to establish the impact of the 'built' element of the scheme will be reduced as the planting height and mass increased incrementally each year bedding the development into site bearing in mind the planting will have been implemented well ahead of this development phase.</p>	<p>6.9.2. The implementation of the application site proposals will result in some earth movements and construction that will have an initially adverse impact on visual amenity but upon completion the change in the view will be minimal as existing roadside vegetation is retained outside the site and reinforced by new phase 1 infrastructure landscaping including advanced stock tree planting.</p>	<p>6.11. VIEWPOINT 7</p>
<p>6.6.1. The nature of the impact from this location is adverse but low in terms of magnitude as views will be predominantly towards existing and proposed open space with existing and proposed vegetation giving glimpsed view to built development.</p>	<p>6.7.4. Therefore on balance the overall significance of impact will be adverse but moderate.</p>	<p>6.9.3. The implementation of the application site proposals will result in a significant change in the view that will have an initially adverse impact on visual amenity but upon completion the impact will be reduced. As later phases of development are completed there will be short term adverse impacts reducing each year as the phase 1 infrastructure landscaping establishes.</p>	<p>6.11.1. The nature of the impact of this location is adverse but low in terms of magnitude because of distance and the intervening vegetation.</p>
<p><i>Construction Effects</i></p>	<p>6.8. VIEWPOINT 3</p>	<p><i>Operational Effects</i></p>	<p><i>Construction Effects</i></p>
<p>6.6.2. The implementation of the application site proposals in phases 3 and 5 will result in some earth movements and construction that will have an initially adverse impact on visual amenity but upon completion the change in the view will be minimal as existing vegetation is retained the site and reinforced by new infrastructure landscaping including advanced stock tree planting.</p>	<p>6.8.1. The nature of the impact from this location is adverse but very low in terms of magnitude as views will be predominantly towards existing and proposed phase 1 vegetation with glimpsed views to the later phases of 'built' element of the development.</p>	<p>6.9.4. Therefore on balance the overall significance of impact will be adverse but minor.</p>	<p>6.11.2. The implementation of the application site proposals will result in current visible areas being in phases 6 -12 behind an established phase 1 infrastructure landscaping developed and will have an adverse effect on visual amenity but on completion this will be less apparent with the existing vegetation and the infrastructure landscape.</p>
<p><i>Operational Effects</i></p>	<p>6.8.2. The implementation of the application site proposals will result in some earth movements and construction that will have an initially adverse impact on visual amenity but upon completion the change in the view will be minimal as existing roadside vegetation is retained outside the site and reinforced by new phase 1 infrastructure</p>	<p><i>Operational Effects</i></p>	<p><i>Operational Effects</i></p>
<p>6.6.3. In time once the application site proposals and in particular the landscape infrastructure has had a chance to establish the impact of the 'built' element of the scheme will be reduced as the planting height and mass</p>	<p>6.8.2. The implementation of the application site proposals will result in some earth movements and construction that will have an initially adverse impact on visual amenity but upon completion the change in the view will be minimal as existing roadside vegetation is retained outside the site and reinforced by new phase 1 infrastructure</p>	<p>6.11.3. In time once the application site proposals and in particular the landscape infrastructure has had a chance to establish the impact of the 'built' element of the scheme will be reduced as the planting height and mass</p>	<p>6.11.3. In time once the application site proposals and in particular the landscape infrastructure has had a chance to establish the impact of the 'built' element of the scheme will be reduced as the planting height and mass</p>

- increased incrementally each year bedding the development into site.
- 6.11.4. Therefore on balance the overall significance of impact will be adverse but **moderate**.
- 6.12. VIEWPOINT 8 AND 9**
- 6.12.1. The nature of the impact from these locations will be adverse but very low in terms of magnitude as they are medium and long distant views with intervening vegetation in the foreground.
- Construction Effects*
- 6.12.2. The implementation of the application site proposals will result in some earth movements and construction that will have an initially adverse impact on visual amenity but upon completion the change in the view will be minimal as existing roadside vegetation is retained outside the site and reinforced by new infrastructure phase 1 landscaping including advanced stock tree planting.
- Operational Effects*
- 6.12.3. In time once the application site proposals and in particular the landscape infrastructure has had a chance to establish the 'built' element will be integrated into the fabric of the landscape from this distance.
- 6.12.4. Therefore on balance the overall significance of impact is **neutral**.
- 6.13. VIEWPOINT 10**
- 6.13.1. The nature of the impact from this location will be adverse and high in terms of magnitude as the views are predominantly toward the proposed development phases 6 - 12 and phase 1 infrastructure landscaping which will be establishing well ahead of the development phases in the foreground
- Construction Effects*
- 6.13.2. The implementation of the application site proposals will result in the field being developed and hence these will be an initially adverse impact on visual amenity but on completion this will be less apparent with the establishment of the infrastructure landscaping.
- 6.13.3. The site planting and advance planting along the western boundary will assist in reducing the initially adverse impact.
- Operational Effects*
- 6.13.4. In time once the application site proposals and in particular the landscape infrastructure has established the impact of the 'built' element of the scheme will be reduced as the planting height and mass increased incrementally each year bedding the development into surrounding landscape.
- 6.13.5. Therefore on balance the overall significance of the impact will be **moderate**.
- 6.14. VIEWPOINTS 11-14**
- 6.14.1. The nature of the impact from these locations will be adverse and high in terms of magnitude as the views are predominantly towards proposed phases 2, 4, 11 and 12 with proposed phase 1 infrastructure landscaping in the foreground.
- Construction Effects*
- 6.14.2. The implementation of the application site proposals will result in the field being developed and hence these will be an initially adverse impact on visual amenity but on completion this will be less apparent with the establishment of the infrastructure landscaping. However, as these areas include phases 2 and 4 of development, the initial immaturity in the first 3 years means the benefits will not be realised.
- 6.14.3. The site planting and phase 1 infrastructure planting along Great Howard Road will assist in reducing the initially adverse impact.
- Operational Effects*
- 6.14.4. In time once the application site proposals and in particular the landscape infrastructure has had a chance to establish the impact of the 'built' element of the scheme will be reduced as the planting height and mass increased incrementally each year bedding the development into the surrounding landscape.
- 6.14.5. Therefore on balance the overall significance of impact will be **moderate**.
- 6.15. SUMMARY**
- 6.15.1. In summary there are predominantly adverse impacts on visual amenity during the construction phase due to the scale of the development and proximity of the receptor groups. However, the residual impacts have been significantly reduced by careful site planning and the incorporation that will result in only **minor adverse** impacts on visual amenity during and beyond the operational phase as the substantial landscape infrastructure absorbs the development into the landscape.
- 6.15.2. It is also important to note that the phase 1 infrastructure landscape will go along way to mitigating the later phases of the development in particular from viewpoints within and on the boundaries of the AONB.

7. Mitigation Measures

7.1. PRIMARY MITIGATION MEASURES

- 7.1.1. The baseline studies and the predicted impact assessments have identified the following primary mitigation measures which have been incorporated into the landscape masterplan, which is consistent with the iterative approach.
- 7.1.2. Retention and enhancement of all existing boundary tree belts and hedgerows.
- 7.1.3. Incorporation of significant areas of internal infrastructure landscape to integrate 'built' element into the valley side.
- 7.1.4. Implementation of phase 1 infrastructure landscaping to the western and southern boundary to include advance stock trees in particular adjacent to the A64 and spine roads.
- 7.1.5. Implementation of feathered trees within native structure planting areas to create a naturalistic appearance in the short term but to maximise the chances of successful establishment in the operational phase.
- 7.1.6. The proposed quality and mix of architectural elements create a mosaic of built-form with landscaping rather than one homogeneous mass.

7.2. SECONDARY MITIGATION MEASURES

- 7.2.1. A secondary mitigation measure is a willingness to agree the scope of a landscape management plan, to ensure the longevity of the existing and proposed landscape infrastructure and maintain landscape quality (see Appendix).

8. Overall Impact Assessment

8.1. INTRODUCTION

- 8.1.1. The proposed development will inevitably create some initial adverse impacts associated with the construction process and change in land use. However, these will be mitigated by sensitive site planning, advanced planting and extensive areas of landscape infrastructure associated with the scheme.
- 8.1.2. In terms of the landscape resource, the principal assets of boundary trees and hedgerows will be retained and reinforced and there will be a net 3.7 hectares tree and shrub planting associated amenity and biodiversity benefits and 1.4 hectares of open and associated planting.
- 8.1.3. In terms of landscape character the key type areas identified in the Character Assessment will be retained and reinforced in the medium to long term as the landscape infrastructure establishes.
- 8.1.4. In terms of visual amenity there will be some minor adverse residual effects in the first three years but these will be substantially mitigated in years 3-5 and are ameliorated in the first three years by the advanced planting along the A64 boundary and by careful site planning retaining existing skyline views.
- 8.1.5. The photomontage locations have been chosen because they are important views from two locations on the edge of the AONB and two from within the AONB and one from a footpath leading to the AONB.
- 8.1.6. The photomontages show the phased development being implemented behind the phase 1 infrastructure landscaping planting after years 2, 5, 10 and 15.
- 8.1.7. The photomontage viewpoints of 4, 7, 10 and 11 have been chosen with the agreement of Ryedale District Council and the AONB.

8.2. SUMMARY

- 8.2.1. Therefore bearing the above in mind, the overall significance if impact of the development as a whole in relation to table No 2 in Chapter 2 is adverse and **moderate** reducing to **minor** in years 3 – 5.

SITE CONTEXT

PLAN I



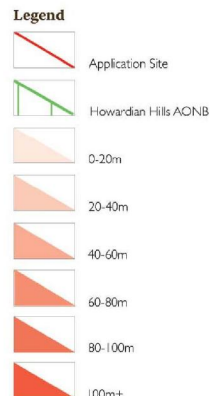
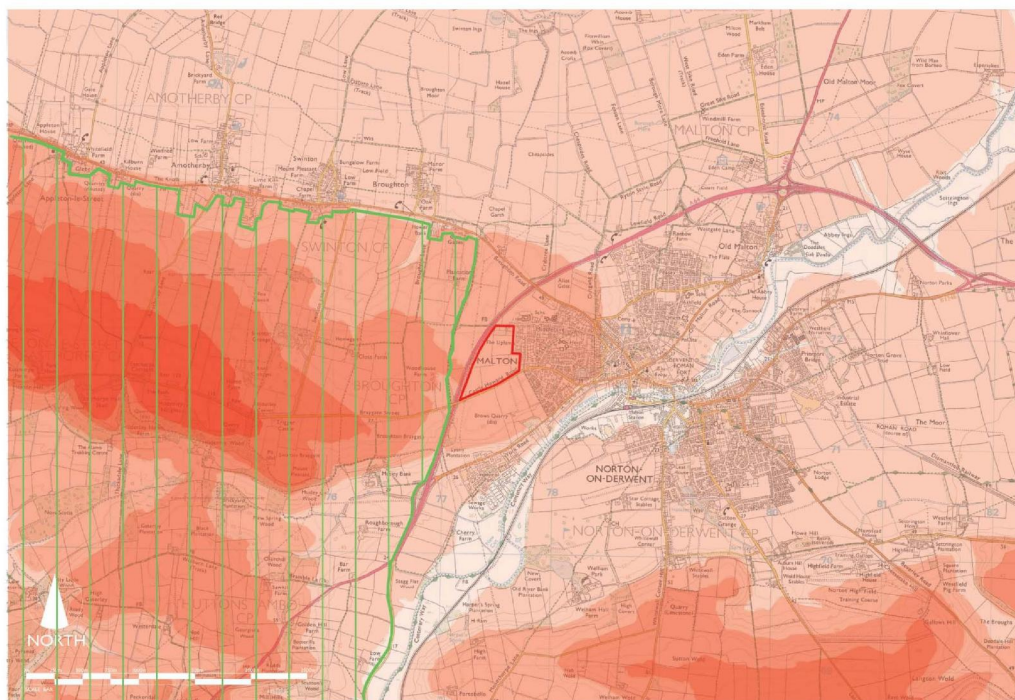
- Legend**
- Application Site
 - Howardian Hills AONB
 - Primary Roads
 - Secondary Roads
 - River Derwent
 - National Trail
 - Public Footpath
 - Public Bridleway

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CONTOUR ANALYSIS

PLAN 2



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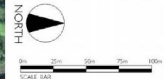
INDICATIVE LANDSCAPE MASTERPLAN

PLAN 3



- LEGEND**
- Site Boundary
 - Existing Vegetation
 - Proposed Tree Planting
 - Proposed Native Structure, Shrub and Tree Planting
 - Proposed Attenuation Ponds
 - Proposed Willflower Meadow
 - Proposed Residential Development
 - Proposed Mixed Use
 - Proposed Phasing

Refer to Full Size A1 Plan W1894 MP01 G



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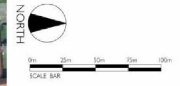
PHASING PLAN

PLAN 4



- LEGEND**
- Site Boundary
 - Existing Vegetation
 - Proposed Tree Planting
 - Proposed Native Structure, Shrub and Tree Planting
 - Proposed Attenuation Ponds
 - Proposed Willow Meadow
 - Proposed Phasing

Refer to Full Size A1 Plan W1894 PH-01 C

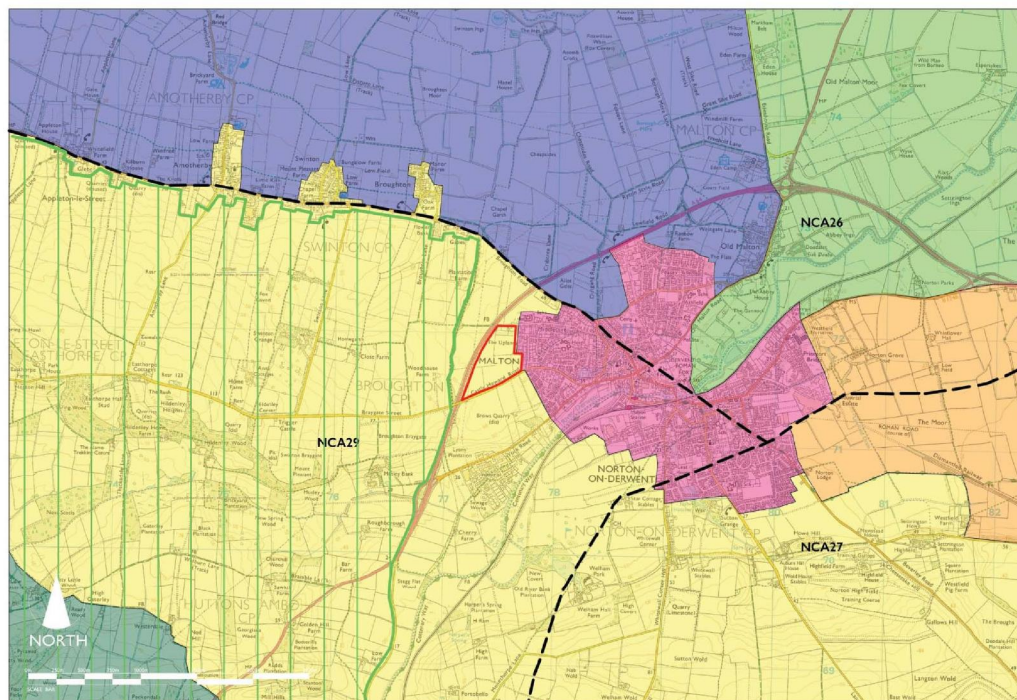


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REGIONAL LANDSCAPE CHARACTER

PLAN 5



Legend

-  Application Site
-  Howardian Hills AONB
- North Yorkshire and York Landscape Characterisation Project May 2011
-  Character Area 1: Urban Landscapes
-  Character Area 5: Limestone Ridge
-  Character Area 12: Wooded Hills & Valleys
-  Character Area 22: Open, Carr/Vale Farmland
-  Character Area 26: Enclosed Vale Farmland
-  Character Area 30: Sand & Gravel Vale Fringe
- Natural England National Character Areas
-  NCA Profile 26: Vale of Pickering
-  NCA Profile 27: Yorkshire Wolds
-  NCA Profile 29: Howardian Hills

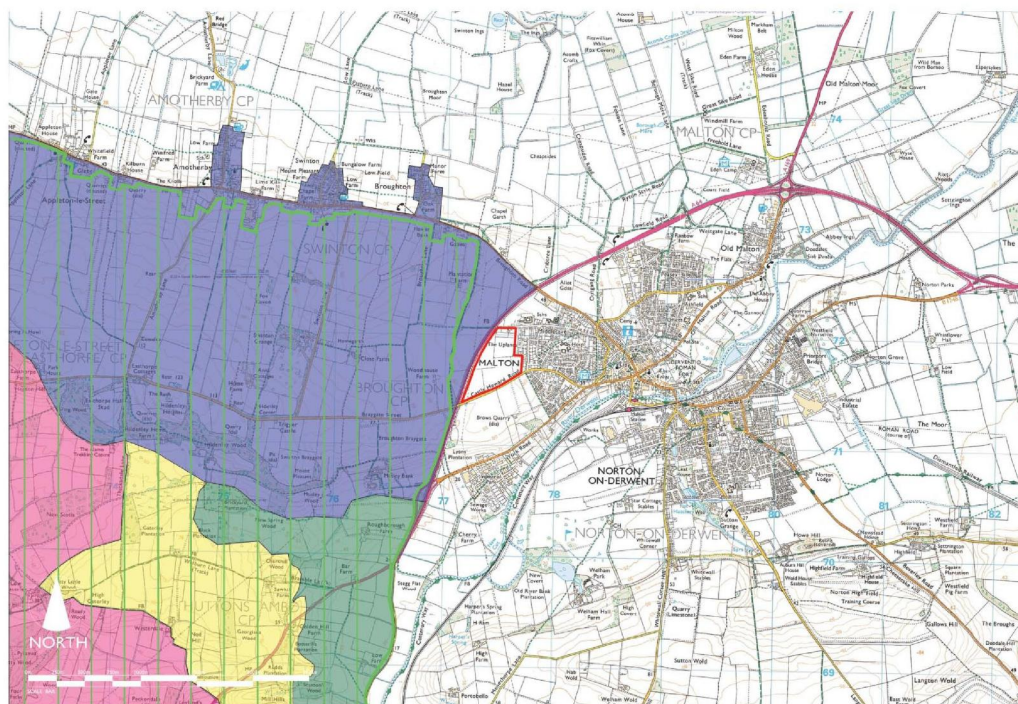
NB. Due to the scale of the North Yorkshire and York Landscape Characterisation Project (2011) in relation to this study area, character area boundaries are indicative guides and should not be relied upon for accuracy.

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LOCAL LANDSCAPE CHARACTER OF AONB

PLAN 6



Legend

-  Application Site
-  Howardian Hills AONB
- Countryside Commission
Landscape Assessment 1995
-  Castle Howard Basin
-  Central Hills & Valleys
-  Derwent Gorge
-  North Ridge

NB. Due to the scale of this character study within 'The Howardian Hills Landscape' in relation to this study area, character area boundaries are indicative guides and should not be relied upon for accuracy.

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PLANNING CONTEXT

PLAN 7



Legend

-  Application Site
-  Area of Outstanding Natural Beauty (AONB)
-  Site of Special Scientific Interest (SSSI)
-  Conservation Area
-  Special Qualities Study of Ryedale's Market Towns
-  Tree Preservation Order
-  Scheduled Ancient Monuments

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VISUAL SURVEY ~ ZONE OF VISUAL INFLUENCE

PLAN 8



- Legend**
- Application Site
 - Howardian Hills AONB
 - Primary Roads
 - Secondary Roads
 - River Derwent
 - National Trail
 - Public Footpath
 - Public Bridleway
 - Views Towards Site
 - Views From Within Site
 - Visual Envelope

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VIEWS FROM WITHIN SITE

PLATE I



Viewpoint A
View from within the application site looking North West to North East



Viewpoint B
View from within the application site looking South East to South West

VIEWS TOWARDS SITE - VIEW FROM MIDDLECAVE ROAD LOOKING SOUTH WEST TOWARDS THE APPLICATION SITE PLATE 2

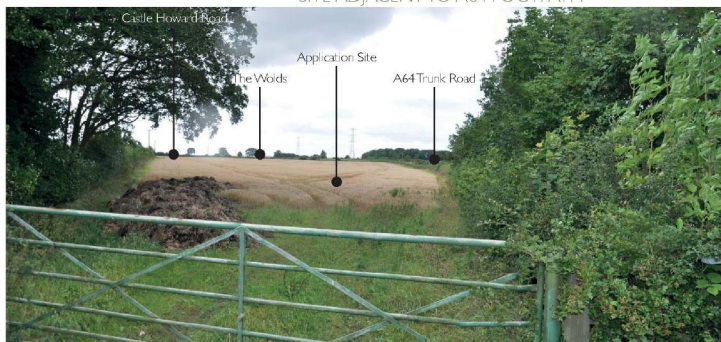


Viewpoint 1 ~ Summer



Viewpoint 1 ~ Winter

VIEWS TOWARDS SITE - VIEW FROM PUBLIC RIGHT OF WAY TOWARDS PROPOSED OPEN SPACE WITH APPLICATION SITE ADJACENT TO A64 FOOTPATH PLATE 3



Viewpoint 2 ~ Summer



Viewpoint 2 ~ Winter

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VIEWS TOWARDS SITE –VIEW FROM FOOTBRIDGE OVER A64 ON PUBLIC RIGHT OF WAY

PLATE 4



Viewpoint 3 ~ Summer



Viewpoint 3 ~ Winter

VIEWS TOWARDS SITE – VIEW FROM PUBLIC RIGHT OF WAY LOOKING EAST TOWARDS APPLICATION SITE

PLATE 5



Viewpoint 4 ~ Summer



Viewpoint 4 ~ Winter

VIEWS TOWARDS SITE -VIEW FROM PUBLIC RIGHT OF WAY LOOKING SOUTH TOWARDS BRAYGATE STREET

PLATE 6



Viewpoint 5 ~ Summer



Viewpoint 5 ~ Winter

VIEWS TOWARDS SITE – VIEW FROM PUBLIC FOOTPATH GOING NORTH TOWARDS B1257

PLATE 7



Viewpoint 6 ~ Summer



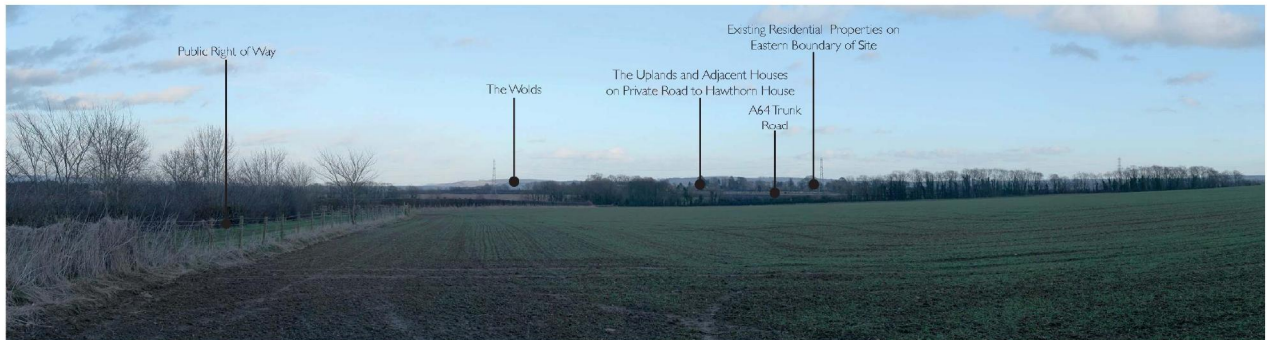
Viewpoint 6 ~ Winter

VIEWS TOWARDS SITE - VIEW FROM BROUGHTON LANE LOOKING EAST TOWARDS THE APPLICATION SITE

PLATE 8



Viewpoint 7 ~ Summer



Viewpoint 7 ~ Winter

VIEWS TOWARDS SITE - VIEW FROM SWINTON LANE LOOKING EAST TOWARDS THE APPLICATION SITE

PLATE 9



Viewpoint 8 ~ Summer



Viewpoint 8 ~ Winter

VIEWS TOWARDS SITE - VIEW FROM BRAYGATE STREET AT JUNCTION WITH BROUGHTON LANE LOOKING NORTH
EAST TOWARDS APPLICATION SITE PLATE 10



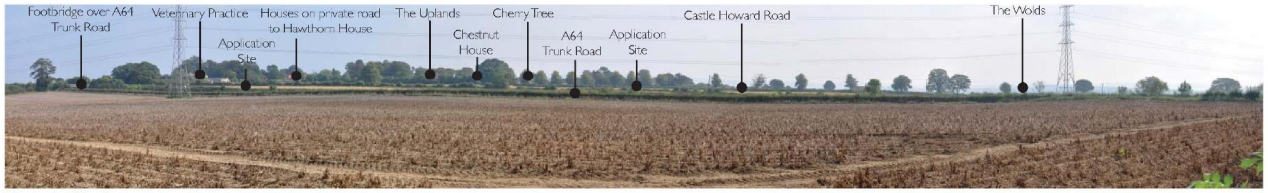
Viewpoint 9 ~ Summer



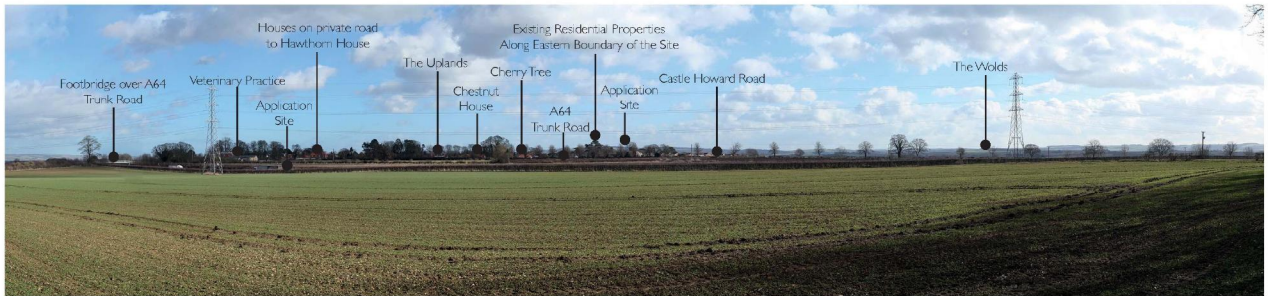
Viewpoint 9 ~ Winter

VIEWS TOWARDS SITE - VIEW FROM PUBLIC RIGHT OF WAY LOOKING EAST TOWARDS THE APPLICATION SITE

PLATE 11



Viewpoint 10 ~ Summer



Viewpoint 10 ~ Winter

VIEWSTOWARDS SITE – VIEW FROM PUBLIC RIGHT OF WAY LOOKING EAST TOWARDS THE APPLICATION SITE
SHOWING RECENT APPROVED DEVELOPMENTS

PLATE 11a



Viewpoint 10 ~ Winter

VIEWS TOWARDS SITE - VIEW FROM CASTLE HOWARD ROAD OVER THE A64 LOOKING NORTH EAST TOWARDS THE APPLICATION SITE

PLATE 12



Viewpoint 11 ~ Summer



Viewpoint 11 ~ Winter

VIEWS TOWARDS SITE - VIEW FROM CASTLE HOWARD ROAD LOOKING NORTH TOWARDS THE APPLICATION SITE PLATE 13



Viewpoint 12 ~ Summer



Viewpoint 12 ~ Winter

VIEWS TOWARDS SITE - VIEW FROM CASTLE HOWARD ROAD LOOKING NORTH TOWARDS THE APPLICATION SITE PLATE 14



Viewpoint 13 ~ Summer



Viewpoint 13 ~ Winter

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VIEWS TOWARDS SITE - VIEW FROM CASTLE HOWARD LOOKING NORTH WEST TOWARDS THE APPLICATION SITE PLATE 15



Viewpoint I4 ~ Summer



Viewpoint I4 ~ Winter

APPENDIX I

LANDSCAPE MANAGEMENT PLAN

FOR

THE PHASE I
INFRASTRUCTURE LANDSCAPING
HIGH MALTON

CONTENTS

- 1 Introduction
- 2 Aims and Objectives
- 3 Landscape Component Descriptions
- 4 Landscape and Habitat Management Objectives and Prescriptions
- 5 Implementation, Monitoring and Review

1. INTRODUCTION

The Landscape Management Plan has been prepared to support the Phase 1 Infrastructure Landscaping as shown on drawing W1894/MP03 Sheets 1, 2 and 3.

The purpose of the Management Plan is to provide objectives and priorities for management decisions following implementation and a framework for action for the ongoing maintenance of the site.

The overall aim of the Management Plan is to provide a framework that will ensure that a successful management of the Phase 1 Infrastructure Planting, the areas of soft landscape are maintained and developed to achieve the design intent and to reflect the landscape and ecological context of the site.

A further aim is to maintain an attractive area for informal recreation within the development.

The Management Plan summarises the underlying landscape design and ecological principles incorporated into the proposals and sets out how it is proposed that the habitats and amenity landscape should be managed:

Section 2 states the aims and objectives of the Management Plan.

Section 3 describes and gives details of the role of each landscape component.

Section 4 details the management objectives and a broad prescription for each component.

Section 5 provides details of implementation, monitoring and review.

2. AIMS AND OBJECTIVES OF THE MANAGEMENT PLAN

Aims

To adopt a coherent, strategic and integrated approach to the management and maintenance of the landscape components associated with the development to ensure successful screening of the development from the AONB, overall integration with the surrounding landscape and a management approach that is appropriate to both nature conservation and to the users of the site and its amenity.

Objectives

- To ensure the development is effectively screened by vegetation as sought within the landscape proposals.
- To retain and enhance the value (if any) of existing landscape features.
- To ensure successful establishment of all new landscape proposals.
- To achieve the integration of the vegetation on the site with the surrounding landscape.
- To maximise the nature conservation value of the new and existing habitats on the site.
- To fulfil legal requirements, including nature conservation, environmental protection and general public safety.
- To facilitate an efficient and sustainable landscape management and maintenance regime.
- To provide attractive and easily accessible areas suitable for low key informal recreation, such as dog walking.
- To provide a mechanism for monitoring and reviewing the Management Plan and operations.

3. LANDSCAPE COMPONENT DESCRIPTIONS

Appropriate management will be split up into five separate but interlinked components:

- i) Woodland tree planting
- ii) Woodland shrub planting
- iii) Woodland trees
- iv) Meadow grassland
- v) Existing trees and shrubs to be retained

The areas and features that make up these components are illustrated on the Landscape Masterplan.

i) Woodland Tree Planting

- New woodland tree planting is proposed to the Western and Southern boundaries as part of the Phase 1 Infrastructure Planting.

- The new woodland plantings will comprise of locally native trees. The planting shall consist of transplants at high planting densities and will be interspersed with specimen woodland trees. Woodland shrubs will be planted throughout the mix.

- All advantageous horticultural techniques will be used in the planting of these trees.

- New woodland tree areas will be planted into ameliorated topsoil.

- Selected areas of new woodland tree areas will be under-sown in years 2 – 7, following closure of tree canopy, with woodland grass / wildflower mix containing only species that are locally native and appropriate to the soil types to be sown. Where species are unlikely to have a successful strike rate from direct sown seed, pot grown (tube stock) plants will be used to supplement seeded areas.

The important objectives for new woodland plantings will be:

- Mitigate the impact of the development.
- Contributing to a strong perimeter structure.
- Integrating the site with adjacent areas.
- Wildlife conservation and enhancement.

ii) Woodland Shrub Planting

- New shrub plantings are proposed around the perimeter of the Phase 1 Infrastructure Landscaping to produce a tiered woodland edge

- The new woodland plantings will comprise of locally native shrubs. The planting shall consist of transplants at high planting densities. All advantageous horticultural techniques will be used in the planting of these shrubs.

- New woodland shrubs will be planted into ameliorated topsoil.

- Selected areas of new woodland tree areas, as advised by ecologist or landscape architect, will be under-sown in years 2 - 7 (following closure of tree canopy) with woodland grass/wildflower mix containing only species that are locally native and appropriate to the soil types to be sown. Where species are unlikely to have a successful strike rate from direct sown seed, pot grown (tube stock) plants will be used to supplement seeded areas.

The important objectives for new woodland plantings will be:

- Creation of a natural 'woodland' character.
- Contribution to a strong perimeter structure.
- Integration of the site with adjacent areas.
- Wildlife conservation and enhancement.

iii) Woodland Trees

- Individual and groups of extra heavy standard, heavy standard and feathered trees will be established within the areas of native woodland tree planting in key areas.

- This vegetation will be planted in fertile soils.

- The primary objective for these trees will be to mitigate the impact of the development from key vantage points and give a sense of maturity to the site.

iv) Meadow Grassland

- The meadow areas will be established without the use of soil ameliorants, with grass/wildflower and wetland seed mixes.

- The objective is for these areas to contribute significantly to the ecological value of the area, particularly in providing new opportunities for woodland edge flora, permanent rough grassy cover and associated fauna. They will also be important in contributing to the physical and visual interest of the site, particularly in providing visual transition between natural ecological edges and the more manicured development itself.

vii) Existing Trees and Shrubs to be Retained

- The existing planting and associated trees

throughout the site will be retained as a part of the proposed development.

- The trees and shrubs will be retained in order to maintain some of the existing landscape and ecological values of the site. The existing shrubs and trees located to the boundaries of the site will be incorporated into areas of proposed woodland planting.

4. LANDSCAPE AND HABITAT MANAGEMENT OBJECTIVES AND PRESCRIPTIONS

General Prescriptions

There are a number of general prescriptions that apply to management within the application site and these are:

- All legally designated weeds shall be controlled.
- Vegetation which suppresses or otherwise inhibits the development of planted species and proper management of habitats shall be restricted and/or removed.
- Any species which colonise the site and are incongruous with the planting scheme and/or with the surrounding context shall be removed.
- All herbicides will be systemic, biodegradable and non-residual, and only used where necessary and appropriate.
- All areas will be subject to a regular system of litter collection and removal.

Woodland Tree Planting Management Objectives

The objectives for the management of the new woodland tree plantings will be to:

- Ensure the establishment and healthy growth of the planting.
- Ensure permanent screening from adjacent areas by encouraging the planting to achieve a good height and a dense habitat.
- Develop their value as wildlife habitat
- Ensure a strong external landscape structure to the site.

Prescription

The woodland plantings will be subject to a high standard of establishment maintenance to ensure survival and rapid development of all specimens. The following work will be undertaken during the first five years after planting to ensure the satisfactory establishment and development of these trees.

- Weeds to be suppressed throughout the planted areas with 3no. applications of a translocated herbicide each growing season and 1no. application of herbicide during each dormant season in 0.5m diameter circles around each tree.

- Allow for strimming out any remaining grass beneath and to immediate margins of woodland planting twice a year.

- Treatment of any plants against pests and diseases with spraying and dusting as required.

- Allow for spot treatment of any pernicious weeds each season.

- Allow for application of a slow-release fertiliser around the bases of all planting during the spring of the first growing season.

- Any vandalised, unhealthy and dead trees will be replaced each year at the next available planting season and any underlying causes amended.

Rabbit fencing, stakes and ties, and any other forms of protection used to be regularly maintained.

- Stakes and ties to be removed at appropriate times to ensure optimum health of trees.

- Soil fertility to be maintained at appropriate levels.

- If feasible, soil should be maintained at appropriate levels for optimum growth and particular attention should be made to the cutting on the southern boundary (the need for installation of some form of irrigation system to be monitored).

In the following 2-7 years:

- Selective thinning of tree species to ensure appropriate spacing in relation to screening requirements and the satisfactory development of the trees for their ecological value.

- Low-level screening and buffering requirements should be achieved by coppicing selected specimens.

- Coppicing will be carried out on woodland trees in internal locations (i.e. where they do not have a screening function). This will need to commence approximately five years after

planting. Groups will need to be coppiced approximately every 10 years, with no more than 10% of the total area of woodland planting (including understorey and woodland margins) being coppiced in any one year.

- Arisings to be chipped and spread thinly over the planting area, avoiding wildflower seeded areas.

- Introduce woodland wildflowers in selected and suitable areas after canopy closure. In the following 7-12+ years:

- Further thinning of tree species should be undertaken as required (approximately every 10-15 years) until appropriate final matrix specimen spacing is reached to achieve maximum growth heights.

- Where screening is a particular requirement, spacing will be selected to ensure good screening effect but without the trees becoming elongated as a result of overcrowding.

- Where screening is not a specific requirement, spacings will be selected to ensure that trees are developing well and to ensure sufficient canopy cover is maintained to allow the development of the self-sown/planted woodland ground flora.

Woodland Shrub Planting

Management Objectives

The objectives for the management of the new woodland shrub plantings will be to:

- Ensure the establishment and healthy growth of the plantings.

- Contribute to the creation of the new woodland.

- Development their value as wildlife habitat.

- Ensure a strong internal and external landscape structure to the site.

Prescription

The woodland plantings will be subject to a high standard of establishment maintenance to ensure survival and rapid development of all specimens.

- Selective thinning of shrubs to ensure appropriate spacing in relation to the satisfactory

The following work will be undertaken during the first five years after planting to ensure the satisfactory establishment and development of these shrubs:

- Pruning/coppicing to the woodland shrubs beneath the electricity power lines to ensure that the maximum height of the plantings does not exceed 2-3m (exact height to be confirmed following discussions with the relevant bodies).

- Weeds to be suppressed throughout the planted areas with 3no. applications of a translocated herbicide each growing season and 1no. application of herbicide during each dormant season in 0.5m diameter circles around each shrub transplant.

- Allow for strimming out any remaining grass beneath and to immediate margins of woodland planting twice a year.

- Treatment of any plants against pests and diseases with spraying and dusting as required.

- Allow for spot treatment of any pernicious weeds each season.

- Allow for application of a slow-release fertiliser around the bases of all planting during the spring of the first growing season.

- Any vandalised, unhealthy and dead shrubs will be replaced each year at the next available planting season and any underlying causes amended.

- Rabbit fencing, stakes and ties, and any other forms of protection used to be regularly maintained.

- Stakes and ties to be removed at appropriate times to ensure optimum health of trees.

- Soil fertility to be maintained at appropriate levels.

- If feasible, soil should be maintained at appropriate levels for optimum growth and particular attention should be made to the cutting on the southern boundary (the need for installation of some form of irrigation system to be monitored).

In the following 3-7 years:

- Selective thinning of shrubs to ensure appropriate spacing in relation to the satisfactory

development of the trees for their ecological value.

- Pruning/coppicing to the woodland shrubs beneath the electricity power lines to ensure that the maximum height of the plantings does not exceed 2-3m (exact height to be confirmed following discussions with the relevant bodies).

- Coppicing will be carried out on woodland shrubs, commencing approximately five years after planting. Groups will need to be coppiced approximately every 10 years, with no more than 10% of the total area of woodland planting (including understorey and woodland margins) being coppiced in any one year.

- Arisings to be chipped and spread thinly over the planting area.

In the following 8-12+ years:

- Further thinning of shrubs should be undertaken as required (approximately every 10-15 years) until an attractive and ecologically high value woodland is created.

- Pruning/coppicing to the woodland shrubs beneath the electricity power lines to ensure that the maximum height of the plantings does not exceed 2-3m (exact height to be confirmed following discussions with the relevant bodies).

Woodland Trees

Management Objectives

- Provide an immediate visual screening and maturity to the site until the woodland plantings are fully established.

Prescription

The following work will be undertaken during the first five years after planting to ensure the satisfactory establishment and development of trees:

- Weeds to be suppressed throughout the planted areas with 3no. applications of a translocated herbicide each growing season and 1no. application of herbicide during each dormant season in 0.5m diameter circles around each tree.

- Ensure that the woodland tree plantings are not competing with the woodland trees by clearing a 1m diameter around the base of the specimens.

- Treatment of any trees against pests and diseases with spraying and dusting as required.

- Allow for spot treatment of any pernicious weeds each season.

- Allow for application of a slow-release fertiliser around the bases of all planting during the spring of the first growing season.

- Any vandalised, unhealthy and dead trees will be replaced each year at the next available planting season and any underlying causes amended.

- Guards, stakes and ties, and any other forms of protection used to be regularly maintained.

- Tree guards, stakes and ties to be removed at appropriate times to ensure optimum health of trees.

- Soil fertility to be maintained at appropriate levels.

- Soil moisture to be maintained at appropriate levels for optimum growth and particular attention should be made to the cutting on the southern boundary (the need for installation of some form of irrigation system to be monitored).

In the following 3-12+ years:

- Further thinning of trees may be undertaken if required (approximately every 10-15 years) until an attractive and ecologically high-value overall woodland effect is created whilst achieving maximum growth heights along the tops of the bunds.

- Selective formative pruning of branches to achieve optimum growth rates and good shape.

Meadow Grassland

Within the northern field, the following applies to both the existing areas of retained agricultural grassland and the areas of proposed wildflower grassland.

Management objectives

The objectives for the management of meadow grasslands will be to:

- Maximise the ecological diversity of the grassland flora and value for associated fauna.

- Ensure permanent rough grassy cover.
- Maintain an attractive open area for informal and low key amenity use, such as dog walking and jogging.
- Prevent the encroachment of woodland/scrub beyond the proposed areas.
- Control undesirable herbaceous species.

Prescription

Although the management needs of meadow grasslands will not be particularly demanding, it will be essential to ensure that certain key requirements are fulfilled if the management objectives are to be realised.

The appropriate management regime for wildflower grasslands will depend on soil fertility levels and other factors, so the following prescriptions will need to be adapted as necessary, following review by an ecologist or landscape manager.

The following prescriptions that should apply throughout the life of the development are:

- During establishment of the new, sown wildflower grassland areas, the sward will be mown to a height of 50mm whenever it reaches a height of 80-100mm in order to control weeds and encourage the development of herbaceous species. Arisings to be removed.
- Thereafter, meadow grassland will be mown twice yearly to a height of 25-40mm, at end July and in October.
- Cuttings will be left to lie and shall then be removed within one week after the area has been cut to ensure nutrient levels are kept to a minimum and to allow seed fall in July, and immediately after cutting in October.
- All arisings should be removed with the general objectives of providing appropriate conditions for meadow grassland flora and fauna.
- Some areas should be left uncut or cut to a different height or at a different time to create a diversity of habitat areas.
- Some arisings should be used to create habitat piles in suitable locations.
- Undesirable herbaceous species will be

controlled with a sensitive modification of mowing regimes, hand pulling or weed wiping/spot spraying with herbicides each season.

- As and where they may occur, brambles or other noxious weeds will be cut back at regular intervals and at least every two years.

- Areas where grass/flora swards fail to establish or die out will be re-sown and any underlying problems resolved.

- Soil ameliorants will not be used on meadow grassland areas.

Existing Trees and Shrubs to be Retained Management objectives

- The objectives for the management of existing hedgerows and trees will be to:
 - Retain, develop and enhance in a healthy and sustainable condition.
 - Maintain in an attractive condition that contributes to the overall design intent.

Prescription

Existing vegetation will be subject to a high level of protection and monitoring to ensure its health is maintained during the construction and initial establishment period. This will involve management works including the following:

- Annual trimming to be undertaken outside bird nesting season. Maintain to an 'A' section to improve ecological value. All arisings to be chipped and spread evenly along the base of the hedgerow.
- Protection of existing trees within hedgerows from trimming operations.
- Pruning and/or hedgerow replacement planting.

All of these management activities will be carefully monitored to eliminate undue stress on existing specimens.

5. IMPLEMENTATION, MONITORING AND REVIEW

All materials, workmanship, quality and operations shall be in accordance with current British Standards, Codes of Practice, and legislation.

Landscape and habitat management works will be monitored to appraise quality and immediate effectiveness. Additionally, a detailed ecological and landscape monitoring programme will be developed to monitor the ongoing condition of the area covered by the Management Plan against the design and management objectives.

This strategic monitoring will be undertaken on an annual basis for the first five years after initiation of the development and every five years subsequently.

The Landscape Management Plan will also be reviewed every five years in conjunction with the above strategic monitoring.

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