

APPEAL REF: APP/B3030/W/20/3265876

Local Planning Authority Reference: 20/00873/FULM



Appeal by Keepmoat Homes Ltd

Field Reference Number 7108, Eakring Road, Bilsthorpe

PROOF OF EVIDENCE

In relation to Landscape and Visual Matters

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April 2021

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1.0 INTRODUCTION

- 1.1 My name is Timothy Richard Jackson. I am a Chartered Member of the Landscape Institute and a director in the long established, multi-disciplinary environmental design company FPCR Environment and Design Ltd (FPCR). The Practice is a member of the Landscape Institute, the Institute of Environmental Assessment and Management and The Urban Design Group. I have been a partner/ director of the practice for over 20 years.
- 1.2 I have over 30 years' experience of landscape and development projects from initial conceptual design through to final completion and long-term aftercare. I am frequently involved in site selection, constraints analysis, environmental impact assessment and detailed landscape design. I have advised on landscape and visual impact issues on a wide range of residential development schemes and have completed landscape character assessment work and landscape capacity studies for local authority and private sector clients.
- 1.3 I have also undertaken Green Belt, Settlement (and Strategic) 'Gap' and Green Wedge studies and presented evidence on these and landscape, visual and design matters at planning appeals and local plan examinations.
- 1.4 In the past year, I have been responsible for the co-ordination and production of a series of Landscape and Visual Impact Assessments, Landscape and Green Infrastructure Strategies, Landscape Masterplans and Design and Access Statements in support of various planning applications, together with accompanying Environmental Statements. I am currently leading the masterplanning, environmental impact assessment and landscape services on one of the first round of approved Garden Villages at Grantham in Lincolnshire.
- 1.5 FPCR acts as a consultant to government bodies such as the Homes England and Natural England. It also acts as a consultant to many local authorities across the United Kingdom and we have received Landscape Institute Awards for projects carried out on behalf of Cambridge County Council (The County Waste Strategy Design Guide) and Hinckley and Bosworth (The Borough Wide Landscape Character Assessment).
- 1.6 My curriculum vitae is included at Appendix 1.
- 1.7 **The evidence which I have prepared and provide for this appeal reference is true and has been prepared and is given in accordance with guidance of my professional institution and I confirm that the opinions expressed are my true and professional opinions irrespective of by whom I am instructed.**

2.0 SCOPE OF EVIDENCE

2.1 The planning application was recommended for approval by the Case Officer (Committee Report at CD4.1) and went before Planning Committee on 3rd November 2020. The Planning Committee overturned the officer's recommendation and resolved to refuse permission, which the Council confirmed by notice on 4th November 2020 (CD4.2).

2.2 I address landscape and visual matters relevant to Newark and Sherwood District Council's (NSDC's) Reason for Refusal (RfR). For ease of reference, I have repeated the RfR below:

"01. The application site forms part of the site allocation detailed by Policy Bi/MU/1 of the Allocations and Development Management DPD. In respect to the residential element, the policy envisages around 75 dwellings to come forward with one of the requirements of the allocation being for development to demonstrate an appropriate design which addresses the site's gateway location and manages the transition into the main built up area.

The proposal for 103 units would, by virtue of its density, fail to secure an appropriate transition to the open countryside with parking and turning areas being proposed close to the northern boundary with little opportunity for landscaped screening. In addition to this, there are significant design compromises whereby the skew towards larger units (in terms of number of bedrooms) not only fails to represent the preferences of the latest District wide housing needs evidence but also leads to a significant proportion of the proposed four bed units being served by three parking spaces in tandem. The Local Planning Authority consider that this will lead to parking on street rather than in plot which consequently will detrimentally affect the efficiency of the internal highways network. Moreover, the size of a number of the proposed units are modest in their floor space again as a result of the overall number of dwellings far exceeding the number anticipated on a site of this size in this location.

These design compromises would cumulatively lead to an unsustainable design contrary to Spatial Policy 7 (Sustainable Transport); Core Policy 3 (Housing Mix, Type and Density); and Core Policy 9 (Sustainable Design) of the Core Strategy as well as Policy Bi/MU/1 (Bilthorpe - Mixed Use Site 1) and Policy DM5 (Design) of the Allocations and Development Management DPD as well as the national design stance promoted by the NPPF and its associated guidance.

The benefits of the scheme, namely housing delivery in a sustainable settlement are not considered sufficient to outweigh the harm through the elements of poor design identified.

2.3 In my evidence I will focus on the landscape and visual aspects of the RfR. Mr Carr gives evidence on urban design matters and there is inevitably some crossover and related landscape design issues in respect of the 'gateway location' and 'transition' matters, referenced in the RfR. My evidence generally focuses on the broader character and appearance issue and the relationship of the proposed development with its settlement edge and landscape setting and Mr Carr's focus is primarily on the design and layout of the proposals within the site.

2.4 My evidence will address relevant landscape policy and design criteria as set out in the National Planning Policy Framework (NPPF), Development Plan and other relevant documents. I will also consider and address the hierarchy of landscape character assessments, landscape designations and other landscape related documents or plans where relevant to the site and its context.

- 2.5 I will show that the proposal will not be out of character with the existing settlement or its landscape context and it will in fact represent a wholly appropriate development solution in landscape and visual terms. The proposed scheme responds positively to the existing characteristics and features of this well contained location and the visual amenity of the area will not be harmed to any material degree by the proposal.
- 2.6 In addressing the relevant issues raised by the RfR, I will show that:
- a) **The site is very well defined and contained with the existing settlement area immediately to the west and south, existing mature trees on the slopes of the former colliery tip to the east and the line of a disused rail line to the north.**
 - b) **The existing site is visually enclosed and closely allied with the existing settlement edge. It is not widely visible and forms a logical site for residential development, as recognised by its allocation in the Development Plan.**
 - c) **The proposed development encompasses an appropriate landscape design response to the northern edge of the site and suitably addresses its relationship to the landscape beyond. This includes consideration of the site's location on the Eakring Road approach into Bilsthorpe from the north and how the proposals will be perceived in this context.**
- 2.7 As a consequence, I conclude that the site will be developed in a way that does not result in any significant or unacceptable harm to local landscape character or visual amenity.

3.0 THE PROPOSED SITE – LOCAL CONTEXT AND CHARACTER

- 3.1 The Landscape and Visual Appraisal (LVA) (CD2.1) and Design and Access Statement (DAS) (CD1.14) submitted as part of the planning application describe the key characteristics and features of the site and local area in terms of landscape, settlement and visual amenity. This can be summarised as follows:

Context & Land use

- 3.2 The site comprises a single broadly rectangular field on the north eastern edge of Bilsthorpe. It is located immediately to the east of Eakring Road, with the existing settlement extending directly to the west and south of the site. To the west of the site are existing dwellings that front towards Eakring Road. A small grouping of commercial or community related buildings site directly to the south of the site with further existing dwellings beyond these to the south.
- 3.3 To the east and north east of the site lies the former Bilsthorpe Colliery. The immediate eastern site boundary adjoins the wooded former colliery tip. Beyond the site to the north lies a disused rail line (formerly serving the Colliery) with fields beyond. The disused rail line is lined by mature largely scrubby vegetation and includes informal non-vehicular access along the route. To the west and beyond the Eakring Road bridge this route continues as a more defined footway and cycleway.
- 3.4 The wider context of the site includes further settlement within Bilsthorpe to the west and south; Bilsthorpe Business Park to the north east beyond the disused rail corridor; Bilsthorpe Sports Ground to the north west, also beyond the disused rail corridor; and mature woodland and steeply sloping ground (of the former colliery tip) to the east of the site. A series of wind turbines and a solar farm lie within the wider context to the east and north east.
- 3.5 The surrounding uses and features clearly and strongly define and contain the site. In contextual terms the site is more closely allied with the existing settlement than it is the wider landscape to the north.

Topography

- 3.6 The site is relatively flat with a gentle fall from around 73m Above Ordnance Datum (AOD) in the north western corner, close to the Eakring Road rail bridge, down to around 70m AOD at the southern site boundary.
- 3.7 More broadly, the land rises markedly immediately to the east of the site, as this is the former restored colliery tip but otherwise typically falls gently to the west and south. Aside from the adjoining former tip, the local landform is characterised by very gently rolling slopes.

Local Character and Appearance

- 3.8 An assessment of the character and appearance of the landscape has been undertaken in accordance with the Guidelines for Landscape and Visual Impact Assessment (3rd edition) (GLVIA3) and is included within the submitted LVA. Published Landscape Character Assessments covering the broader landscape context of the site and Bilsthorpe are included in the LVA and are referenced in the following Landscape Character section.

4.0 LANDSCAPE CHARACTER

- 4.1 The LVA (CD2.1) includes an assessment of the baseline landscape character by reference to relevant published studies. This is summarised below.

National Context

- 4.2 The site lies within the National Character Area (NCA) 49, ‘*Sherwood*’, as defined by Natural England. This area covers a very extensive landscape tract from south of Nottingham (and including a large part of the urban area of Nottingham) to Retford and Worksop and the northern parts of Nottinghamshire to the north.
- 4.3 Key characteristics of this NCA include the following:
- *“A gently rolling landform of low rounded sandstone hills, which principally coincide with an outcrop of the Permo-Triassic Sherwood Sandstone Group. The sandstone gives rise to well drained, acidic, sandy soils.*
 - *Woodland is a distinctive feature of the area with a mosaic of broadleaved, mixed and coniferous woodlands, including ancient oak wood pasture and parkland, and pine plantations.*
 - *Narrow river corridors, associated with marshy flats and flood meadows, drain the area and dry valleys are characteristic because of the permeable geology.*
 - *A dispersed settlement pattern of small villages and farmsteads is common in the agricultural areas, with larger settlements surrounding the perimeter of the area. Characteristic building materials are local red sandstone, and red brick and pantiles.”*
- 4.4 The focus of the majority of this NCA is the wider forest, woodland and landscape areas away from the larger settlements. This national scale study provides relevant information and background relating only to the very broad landscape context of the site and the existing settlement.

Regional Context

East Midlands Regional Landscape Character Assessment (2010)

- 4.5 The East Midlands Regional Landscape Character Assessment (EMRLCA) (April 2010) is a strategic regional level assessment and it subdivides the East Midlands Region into 31 Regional Landscape Character Types (LCT).
- 4.6 The site falls within the ‘*Wooded Village Farmlands*’ LCT, (which is part of group 5: ‘*Village Farmlands*’). This LCT also covers an extensive area in two separate locations, to the north east of Nottingham and to the south of Derby.
- 4.7 As with the Natural England study above, this landscape character assessment provides relevant information and background relating only to the very broad landscape context of the site and the existing settlement. The most relevant extracts are included within the LVA.

County/ District ContextNewark and Sherwood Landscape Character Assessment Supplementary Planning Document (SPD) (2013) (Extracts at CD7.10)

- 4.8 The Newark and Sherwood Landscape Character Assessment (NSLCA) SPD (Extracts at CD7.10) is based upon Regional Character Areas (RCAs), which are divided into 'Landscape Types'. Bilsthorpe lies on the western edge of the 'Mid-Nottinghamshire Farmlands' RCA, which is the largest of the five RCAs and covers an extensive area of approximately 1/3 of the total land within Newark and Sherwood District (See Appendix 2).
- 4.9 The 'Visual Character of the Landscape' for the *Mid-Nottinghamshire Farmlands* includes the following references;
- "...undulating landscape with a distinctively rural, agricultural character...relatively remote from major population centres...typically roads are narrow country lanes linking the scattered nucleated settlements...*
- ...strong sense of enclosure which exists over most of the region. Field patterns have remained largely intact although they have become somewhat eroded in the most intensively farmed areas, especially to the north and east...*
- ...generally well-wooded character...Woodlands tend to be mainly deciduous or mixed and are typically small to medium in size...."*
- 4.10 This study also identifies at a more detailed level areas of character (referred to as 'Landscape Policy Zones' (LPZs)) and assesses the condition, quality and sensitivity of these areas. It also seeks to provide recommendations and strategies for the LPZs.
- 4.11 The study identifies 28 different LPZs within the *Mid-Nottinghamshire Farmlands*. The site lies at the southern extent of the 'Estate Farmlands and Plantations' Landscape Type, LPZ MN24 (*Rufford Park Estate Farmlands with Plantations*) and adjoins LPZ MN27 (*Kirklington Village Farmlands*).
- 4.12 For LPZ MN24 (*Rufford Park Estate Farmlands with Plantations*) the study advises;
- "Predominantly flat plateau area contained by ridge to east and Rufford estate woodland to the north, by landform to the west and urban fringe to the south.... A highly variable area in terms of its cultural integrity and sense of place, a number of different land uses are apparent throughout the Policy Zone..... Towards the south, it is also predominantly arable farmland with cattle and sheep grazing on restored mine areas. A business park development on the former colliery site. Deciduous woodland planting on reclaimed pit slopes. Some horsiculture on reclaimed areas. Sports pitches on fingers of Bilsthorpe.... Bilsthorpe forms the southern boundary to the Policy Zone and Eakring lies to the east."*
- 4.13 For LPZ MN24 (*Rufford Park Estate Farmlands with Plantations*) the study further advises;
- The Landscape Condition is defined as *Poor*.
- The Landscape Sensitivity is defined as *Very Low*.
- 4.14 Under the heading Landscape Sensitivity, the study states;
- "A very weak sense of place and moderate visibility leads to a very low landscape sensitivity overall."*

- 4.15 Under the heading Landscape Actions the study advises; ‘Create’. This reflects the *Poor Condition* and *Very Low Sensitivity* assessments contained within the study.
- 4.16 LPZ MN27 (Kirklington Village Farmlands) lies close to the south and east of the site and for reference is also identified as a landscape in Very Poor condition. It is similarly identified as a Landscape that warrants a ‘Create’ Action Strategy due to the combination of condition and sensitivity assessments.
- 4.17 This District wide landscape character assessment provides the most detailed published study of the landscape context of the site. It is evident from this study that the site lies within a landscape context that is assessed to be in a poorer condition and of a lower sensitivity than the vast majority of the district (see Appendix 2 (Figure 1.3 of NSLCA; page 13)). In my opinion this does not indicate that the site and its context has no landscape value or sensitivities but does clearly indicate that it is more capable of accommodating change as part of a ‘Create’ Action Strategy. Markedly more sensitive landscapes exist both across the District and the Mid-Nottinghamshire Farmlands RCA.

Landscape Designations

- 4.18 The site landscape and that of its context includes no national, local or other landscape designations. e.g. National Parks, AONBs Special Landscape Areas etc
- 4.19 There are no heritage or other relevant environmental designations within the site or its immediate context. Bilsthorpe Conservation Area and a small number of Listed Buildings lie approximately 750m to the south of the site within the southern part of Bilsthorpe and have no visual interrelationship with the site. Rufford Abbey Registered Park and Garden lies approximately 1.7km (at its closest point) to the north of the site and similarly has no visual interrelationship with the site.

Site and Immediate Context

- 4.20 An assessment of landscape character of the site and its immediate context has been carried out, providing a finer level of assessment than the published studies. This is detailed in the submitted LVA.

Landscape Value

- 4.21 As part of the baseline appraisal, I have assessed the landscape value of the site and its immediate context. I have undertaken this by examining the range of local factors set out in the Guidelines for Landscape and Visual Impact Assessment (GLVIA3). This appraises the landscape in terms of a range of factors as set out below and detailed within Box 5.1 on Page 84 of GLVIA3 (CD7.9). As a starting point, landscape designations are considered.
- 4.22 Landscape Designations: The site and its immediate context are not subject to any national, local or other landscape designations..
- 4.23 Landscape Quality (Condition): The landscape of the site and its immediate context is variable in terms of its condition and level of intactness. Existing hedgerows and planting to the site’s boundaries are mixed and the boundary to the north includes a redundant concrete post and chain-link fence and native planting. The fence is in poor condition and the planting to the site boundary and disused rail corridor does not appear to be subject to any sustained management.

- 4.24 Overall, the condition of the landscape of the site and its immediate context is considered to be moderate to poor, with evidence of elements in decline. The published landscape character assessment (NSLCA) assesses the condition of the Landscape Policy Zone within which the site is located as Poor.
- 4.25 Scenic Quality: The site and its immediate context comprise a mix of uses and features. The site itself occupies an enclosed setting with mature woodland on the former colliery tip slopes to the east with existing dwellings and settlement uses directly to the south and west. Beyond lies the Bilsthorpe Business Park, Bilsthorpe Sports Ground and fields to the north. In scenic terms there are some detracting elements yet also some positive features, including the mature woodland.
- 4.26 In scenic terms, the mature woodland and trees offer the most positive local contribution.
- 4.27 Rarity and Representativeness: The site and its immediate context are largely representative of the relevant Landscape Character Areas (LPZ MN24 (*Rufford Park Estate Farmlands with Plantations*) and LPZ MN27 (*Kirklington Village Farmlands*)). These landscapes include variable areas and features and a number of different land uses are apparent throughout the Policy Zones. There is mixed farming beyond the settlement area including on restored mine areas, with woodland planting on reclaimed pit slopes.
- 4.28 There are no features of special interest or rarity within the site or its immediate context.
- 4.29 Conservation Interest: The Ecological Appraisal submitted with the planning application confirms that the site includes limited ecological interest. There is some wider ecological interest and value in the much broader context yet this is largely beyond the immediate context.
- 4.30 No designated archaeological/ heritage assets are recorded on or in close proximity to the site.
- 4.31 Recreational Value: The site has no direct recreational use or value and there is currently no authorised public access into or across the site. National Cycle Network Route 645 runs adjacent to the site's western boundary along Eakring Road and from the road it follows the route of the dismantled railway line to the west of the site.
- 4.32 Informal public access follows the disused rail line corridor across the northern site boundary with other informal and/ or unauthorised routes across the site and the field to the north. There is also further pedestrian/ cycle access across the wooded slopes of the reclaimed tip to the east of the site. Bilsthorpe Sports Ground lies to the north west of the site beyond the disused rail corridor.
- 4.33 Perceptual Aspects and Associations: The site sits within an enclosed settlement edge context and is perceived alongside existing built development. It is not a tranquil or a wild landscape.
- 4.34 No relevant associations between the landscape of the site and its immediate context and any artists, writers or other people of interest, or with significant events in history have been identified.
- 4.35 In conclusion and having appraised the landscape in accordance with the 'Box 5.1' GLVIA3 factors it is judged that the landscape of the site and its immediate context is of Medium/ Low Landscape Value.

Existing Landscape Summary:

- **The site landscape and that of its context includes no national, local or other landscape designations and there is no intervisibility between the site and any designated landscapes or other related features or areas of interest.**

- The most detailed published landscape character assessment study (NSLCA) confirms that the site lies with a landscape of varying uses and features, including settlement, farmland and restored mine workings.
- The NSLCA states for the landscape within which the site is located;
 - *“A very weak sense of place and moderate visibility leads to a very low landscape sensitivity overall.”*
- The study also assesses the condition of the landscape as Poor.
- The site itself is strongly contained by a combination of the existing settlement edge; woodland on the adjoining reclaimed tip; and a disused rail corridor. The site is more closely allied with the existing settlement edge than it is the wider landscape beyond.
- The landscape value of the site and its immediate context has been assessed in accordance with recognised landscape assessment guidelines (GLVIA3) to be *Medium/Low*.
- In visual terms, the site is very well enclosed by the immediately surrounding settlement edge and woodland and there are relatively few visual receptors with views of the site. These are confined to immediately surrounding properties and short stretches of the road and informal access routes close to the site.
- It is a visually contained site set into the settlement edge and with its Zone of Theoretical Visibility (ZTV) (or visual “envelope”) strongly constrained by the surrounding features.

5.0 LANDSCAPE AND VISUAL EFFECTS

- 5.1 The landscape and visual effects arising from the proposed development are described in the Landscape and Visual Appraisal (LVA) (CD2.1). Whilst I was not responsible for the production of the LVA, I have fully reviewed the study and its findings and undertaken my own landscape and visual assessment of the proposed development and I agree with the overall assessment of effects and conclusions of the LVA. Both the LVA and I conclude that the appeal site could successfully accommodate change of the scale and nature presented in the application documents and would not lead to any unacceptable landscape or visual harm.

Methodology

- 5.2 The Landscape and Visual Appraisal has been undertaken based upon the Guidelines for Landscape and Visual Impact Assessment, third edition (GLVIA3), published by the Landscape Institute and the Institute of Environmental Management and Assessment, in 2013.

- 5.3 In summary, the GLVIA3 states:

“Landscape and Visual impact assessment (LVIA), is a tool used to identify and assess the significance of and the effects of change resulting from development on both landscape as an environmental resource in its own right and on people’s views and visual amenity.”

- 5.4 There are two components of LVIA:

- Assessment of landscape effects; assessing effects on the landscape as a resource in its own right;
- Assessment of visual effects: assessing effects on specific views and on the general visual amenity experienced by people.

- 5.5 The components of the appraisal include baseline studies; description and details of the landscape proposals and mitigation measures to be adopted as part of the scheme; identification and description of likely effects arising from the proposed development; and an assessment of the significance of these effects.

- 5.6 In terms of baseline studies, the appraisal provides an understanding of the landscape in the area to be affected, its constituent elements, character, condition and value. For the visual baseline, this includes an understanding of the area in which the development may be visible, the people who may experience views, and the nature of views.

Assessment of Landscape Effects

- 5.7 GLVIA3 states that “An assessment of landscape effects deals with the effects of change and development on landscape as a resource”. The baseline landscape is described by reference to existing landscape character assessments and by a description of the site and its context.
- 5.8 The overall landscape effect is determined by considering the sensitivity of the landscape receptors and the magnitude of effect on the landscape. Final conclusions on the overall landscape effects are drawn from the assessment components described.

Assessment of Visual Effects

- 5.9 An assessment of visual effects deals with the effects of change and development on the views available to people and their visual amenity.
- 5.10 It is important to remember that visual receptors are all people. For each affected viewpoint, the assessment considers both susceptibility to change in views and the value attached to views.
- 5.11 Each of the visual effects is evaluated in terms of its size or scale, the geographical extent of the area influenced and its duration or reversibility.
- 5.12 In terms of size or scale, the magnitude of visual effects takes account of:
- The scale of the change in the view with respect to the loss or addition of features in the view and changes in its composition, including the proportion of the view occupied by the proposed development;
 - The degree of contrast or integration of any new features or changes in the landscape with the existing or remaining landscape elements and characteristics in terms of form, scale and mass, line height, colour and texture;
 - The nature of the view of the proposed development, in terms of the relative amount of time over which it will be experienced and whether views will be full, partial or glimpses.
- 5.13 The geographical extent of the visual effect in each viewpoint is likely to reflect:
- The angle of view in relation to the main activity of the receptor
 - The distance of the viewpoint from the proposed development
 - The extent of the area over which the changes would be visible.
- 5.14 As with landscape effects, the duration of the effect could be short to long term or permanent and the same definitions apply.
- 5.15 The final conclusions on effects, whether adverse or beneficial, are drawn from the separate judgements on the sensitivity of the receptors and the magnitude of the effects. This overall judgement involves a reasoned professional overview of the individual judgements against the criteria, to then make the overall judgement.

Landscape and Visual Effects

- 5.16 The following paragraphs detail my evaluation and key findings.

Landscape Effects

- 5.17 The site is located within a well-defined and enclosed settlement edge landscape which includes a variety of uses and influences on all sides (existing dwellings; woodland on reclaimed tip; and disused rail line). It is a very well contained site within the broader landscape and settlement setting. The site and its context is not recognised by any national, local or other landscape designations.
- 5.18 Published landscape character assessment studies covering the site and the broader context of the settlement have been prepared at National, Regional and District scales. The proposed development will have no discernible effect upon the landscape characteristics and features of the relevant character areas at these scales.

- 5.19 To understand the likely landscape effects, it is more helpful to examine the changes on the area most affected, which is the site itself and its immediate landscape context. In line with the method of assessment outlined in GLVIA3, assessing these likely effects requires judgements to be made on landscape value, susceptibility to change and factors influencing the magnitude of effect.
- 5.20 As assessed as part of the baseline and in accordance with GLVIA3 the landscape value of the site and its immediate context has been assessed as Medium/ Low.
- 5.21 In the context of the site, its susceptibility to the type of proposed change (ie. residential development) is relatively low, given the presence and influence of the existing surrounding housing and the ability of the site to accommodate the change without any notable loss or consequences to existing landscape features. The characteristic of the site landscape most susceptible to change is its openness, yet this is no different from any greenfield site on the edge of a settlement. The site and its immediate landscape context is assessed as having a Medium/ Low susceptibility to change to the proposed development.
- 5.22 In terms of the magnitude of landscape change that will arise from the proposed development, this will result in some limited and localised change. The proposed housing will reflect the general type and pattern of development already present within the site's immediate context and it will include conservation of existing perimeter planting and hedgerows and new landscape and public open space proposals.
- 5.23 The northerly extent of the proposed development will extend up to the disused rail corridor reflecting the existing northerly limits of the housing to the west of Eakring Road. This represents a logical and appropriate development boundary in both settlement and landscape character terms. The northern edge of the proposed development will include new dwellings generally facing (or 'fronting') out towards the north and the landscape beyond.
- 5.24 Proposed semi mature native hedgerow and tree planting will stretch across the northern boundary of the site. This new hedgerow and tree planting will supplement the existing mature scrubby planting lining the disused rail corridor. Coupled with the removal of the redundant concrete post and chain link fence across this boundary, the proposals will provide an appropriate design response to this edge of the scheme. The new and existing planting will provide a suitable degree of visual filtering to the new housing when viewed from the north. I address further the landscape design approach to the northern edge of the site in the next section of my evidence.
- 5.25 The western side of the site will largely comprise the existing conserved roadside planting and hedgerow supported by more limited new planting. Application of a suitable landscape management regime for this hedgerow and planting will benefit its longer term contribution. Other existing planting lining or immediately beyond the site lies to the east and south.
- 5.26 Overall and upon completion of the proposed development the magnitude of change upon the landscape character of the site and its immediate context will be Medium/ Low and the resultant effect of the proposed development will be Moderate/ Minor Adverse. These localised landscape effects will reduce to Minor Adverse over time as the existing and new native planting is managed and matures.

Visual Effects

Visual Receptors

- 5.27 The visual receptors and the effects of the proposed development upon these receptors is described in the LVA (CD2.1). A limited number of visual receptors will experience views towards the proposed development. These principally comprise:
- Residents of the adjacent properties on Eakring Road and close to the west of the site;
 - Users of the informal paths/ routes close to the north and east of the site (including the disused rail corridor);
 - Users of Eakring Road (including National Cycle Network 645) alongside the site and close to the north; and
- 5.28 The visual effects will thus largely be confined to the immediately surrounding residential properties, short stretches of road and informal paths and routes (including the disused rail corridor) close to the site.
- 5.29 Views towards the proposed development from residential properties will be limited to the immediately surrounding properties, largely those along Eakring Road. Residents of these properties will have views across Eakring Rd to the new dwellings generally set back into the site. The wooded reclaimed tip immediately beyond the site will still be seen between and beyond the proposed development. The visual effect of the proposed development upon these properties will be Moderate Adverse, reducing over time with the maturing and management of the existing and new planting.
- 5.30 Some other partial or glimpsed views from properties along The Green will also be likely towards the proposed development, yet given the very restricted nature of these views, the visual effect is unlikely to be any more than Negligible.
- 5.31 Close views towards the proposed development will be possible from Eakring Road that stretches along the western side of the site. Users of this road also include pedestrians on the roadside footpath and users of National Cycle Network (NCN) 645. For the stretch of road alongside the site, the visual effect of the proposed development on users will be moderated by the settlement context of this stretch of road and the presence of existing dwellings lining its western side. The existing conserved roadside hedgerow and planting to the site boundary will also assist in offering some degree of visual filtering. The visual effects of the proposed development upon users of this stretch of road will be Minor or Moderate/ Minor Adverse.
- 5.32 Views towards the proposed development will be possible from stretches of some informal access routes close to the north and east of the site. It should be noted that these do not appear to be definitive Public Rights of Way yet have been appraised as part of the LVA and my consideration of visual matters.
- 5.33 From the disused rail corridor immediately to the north of the site anyone moving along this route will have filtered views beyond the existing and new boundary planting towards the northern edge of the proposed development. Within these views the nearest dwellings will be visible facing towards the route. For reference, the disused rail corridor to the west of Eakring Road, forms part of NCN 645 and existing dwellings are presently visible close to the south of this stretch of the disused rail corridor.
- 5.34 For users of the informal route along the disused rail corridor immediately to the north of the site the visual effect of the proposed development will be Moderate/ Minor Adverse. Similar or

reduced levels of visual effect will be experienced by users of the other informal routes close to the north and east of the site.

Overall Visual Effects Summary

- 5.35 The proposed development will result in limited visual effects being largely constrained to the immediately adjoining properties, a short stretch of Eakring Road and some short surrounding informal access routes. This reflects the site's visually enclosed position, with existing built development and woodland and trees significantly restricting any wider visibility.

6.0 LANDSCAPE AND VISUAL ISSUES

- 6.1 The Decision Notice (CD4.2), Committee Report (CD4.1), Council's Statement of Case (CD6.13) and other relevant correspondence relating to matters of character and appearance and landscape design have been appraised. Having regard to all of the relevant matters raised, I believe that the following issues are those that warrant closer attention and evaluation:
- What is the effect of the proposal upon the character and appearance of the landscape and the north east edge of Bilsthorpe?
 - Does the proposed development adopt an appropriate landscape design response to its northern boundary?
- 6.2 The first matter considers the effect of the proposed development upon this particular part of the settlement edge and surrounding landscape. The second matter considers more specifically the landscape design approach to the northern edge of the proposed development and its relationship to the landscape beyond. This relates more directly to the RfR and the reference to the site's gateway location and to securing an appropriate transition to the open countryside.
- 6.3 In the context of this second matter, the urban design evidence of Mr Carr is also relevant.
- 6.4 The Policy position is appraised in the following section. I consider each of the above issues in turn.

1. What is the effect of the proposal upon the character and appearance of the landscape and the north east edge of Bilsthorpe?

- 6.5 The effect of the proposed development upon the character and appearance of the landscape has been comprehensively assessed as part of the landscape and visual appraisal of the proposals as detailed in the LVA (CD2.1) and addressed in the preceding section of my evidence.
- 6.6 The site occupies a very well defined and contained position on the north east edge of Bilsthorpe. In simple terms and as readily apparent both on the ground and from the Aerial Photograph (at Appendix 3), it is a site that is closely allied with the existing settlement and represents a logical and suitable location for new residential development in landscape and visual terms.
- 6.7 The site's allocation for new residential development in the Development Plan will have included consideration of potential landscape and visual impacts. The Council must therefore have also concluded that the site has the potential to successfully assimilate new residential development in landscape and visual terms.
- 6.8 The LVA submitted with the planning application concluded that the proposed development would have a Negligible level of landscape effect upon the landscape context of the site, represented by the published landscape character areas. This reflects the broader scale of these landscape areas; the lower sensitivity of the landscape within the context of the site; and the limited influence that the proposals would exert over the surrounding landscape.
- 6.9 At a more detailed and localised scale, the LVA concluded that the proposed development would have a Minor Adverse landscape effect, once the planting and green infrastructure proposals had suitably established. These judgements confirm that there would be no significant or even moderately adverse landscape effects, even at a localised and site wide scale.

- 6.10 In relation to this matter, it is also relevant to note that the Committee Report (CD4.1) (under the heading Impact on Landscape Character; on page 11) summarises the Officers position as follows:

“The methodology employed in preparing an LVA requires a level of technical expertise. Therefore, in the interests of robust decision making, Officers have sought an independent review of the submitted document during the life of the application.

The appointed consultant, Via East Midlands, confirms the initial Officer assessment above regarding the site being visually contained and therefore concur with the applicant that the landscape impacts will not extend a great distance from the site. Ultimately Via East Midlands are in agreement with the conclusions of the submitted LVIA and have identified no fundamental landscape issues arising from the proposal.”

- 6.11 This confirms that both the initial Officer assessment and the subsequent independent third party review of the LVA (CD3.1) agreed with its conclusions and identified no matters of concern. This is an unequivocal position in terms of the assessed landscape and visual effects of the proposed development.
- 6.12 The effect of the proposed development upon the character and appearance of the landscape and the north east edge of Bilsthorpe will be at most, limited and localised and will result in no significant impacts.

2. Does the proposed development adopt an appropriate landscape design response to its northern boundary?

- 6.13 The urban design approach to the proposed development is addressed by Mr Carr in his evidence and this does also include consideration of the northern boundary of the site. In relation to this issue, I consider the appropriateness and suitability of the landscape design approach that has been adopted to the northern boundary and the resultant effects of the proposals in landscape and visual terms. This takes into account the site's location at an entrance to the settlement and the relationship between the built up area and the landscape beyond.
- 6.14 The proposed development will include new dwellings sited towards the northern edge of the site (See CD2.39). These are arranged as a relatively small number of detached or semi-detached dwellings generally fronting (facing outwards) towards the disused rail line and the landscape beyond. The proposed dwellings are set back from the northern site boundary behind vehicular access and landscape proposals. In landscape design terms, this general arrangement and orientation of dwellings towards the adjoining landscape beyond typically represents good design practice.
- 6.15 In situations where there are views back towards new dwellings on the settlement edge, siting these dwellings to face outwardly towards the landscape beyond, in combination with new perimeter landscape and planting proposals is often the most appropriate design response. It avoids rear garden boundaries and the paraphernalia often within these gardens being readily visible and presenting a more detracting impression. In this regard it is also relevant to note that both Concept Layout Options presented by the Council in their Statement of Case at Appendix K (CD6.25) similarly included the same general arrangement and relationship of new dwellings to the landscape beyond the northern boundary.

- 6.16 At this northerly entrance into Bilsthorpe along Eakring Road, the existing limits of the settlement are defined by the disused rail corridor that stretches east – west. The proposed development will reflect this existing situation and extend up to the disused rail boundary in a similar manner to the existing settlement area west of Eakring Road. The main difference will be that the existing dwellings to the west largely back onto (ie rear gardens) the disused rail corridor. This aside, the proposed development will simply mirror the existing extent of the built up area to the west of Eakring Road and will not extend beyond the current northerly limits as defined by the disused rail corridor.
- 6.17 Considering this in more detail, it is appropriate to appraise how the proposed development will be perceived and experienced by people approaching the site along Eakring Road from the north and also for those users of the informal access route along the disused rail corridor.

Eakring Road Approach

- 6.18 The site is largely screened from view from much of the road approach into Bilsthorpe from the north. Apart from brief glimpses, it is not until you reach the northerly approach to the bridge over the rail line that the site becomes more visible. This is after passing the entrance to the Bilsthorpe Business Park, Bilsthorpe Sports Ground and an outlying residential property.
- 6.19 At this point on the rail bridge approach, it will be possible to see the proposed development beyond the disused rail line and with a backdrop of the wooded reclaimed tip. In these brief passing views, the nearest dwellings will be visible beyond the disused rail corridor. Existing planting along the disused rail corridor and new semi mature planting along the northern edge of the site will be seen in front of the dwellings and will provide some appropriate filtering and softening of the views. The existing and new semi mature planting will also screen and filter lower level elements and activities on the northern edge of the site eg. Vehicular movements.
- 6.20 The visible impression of the proposed development at this northerly road entrance into Bilsthorpe will be wholly appropriate to the site's location and context. The new dwellings will be visible, positively fronting towards the north and seen beyond a filtering edge of existing and new native planting.

Disused Rail Corridor Views

- 6.21 The disused rail corridor stretches for approximately 70 metres across the northern edge of the site. It provides an informal access route which is used by pedestrians and cyclists. The corridor includes existing mature and largely scrubby planting to both sides of the former track bed and this presently filters and restricts views beyond.
- 6.22 The proposed development would be visible for users of this route. The existing and proposed planting would however screen and filter views towards the new dwellings. These views would also be experienced as part of a route that presently includes clear open views towards industrial development within Bilsthorpe Business Park, immediately to east; and existing dwellings backing on to the corridor immediately beyond Eakring Road to the west.
- 6.23 Any visual effects arising from the proposed development on users of this informal route would be limited and the impression of the scheme would be appropriate, with the new dwellings partially visible beyond the existing and new native boundary planting.

Width and Detail of the Northern Landscape Boundary

- 6.24 Concern has been raised about the adequacy of the width of the proposed landscape area (to the northern boundary) to achieve a suitable transition between the new development and the landscape beyond. The width of this proposed landscape boundary typically varies 2 - 4m across the northern edge of the site. The proposals for this landscape boundary will combine semi mature 'instant' native hedgerow planting and native trees and evergreen plant species. The planting proposals to the northern boundary are detailed on Drawing No. c-1704-05 (CD2.39)
- 6.25 The proposed width of this landscape boundary is sufficient to achieve the desired landscape solution. It allows for a semi mature native hedgerow to be planted along the length of this boundary and for this to be supplemented by other native planting, including trees and evergreen (coniferous) stock. The proposed trees will include Lime, Field Maple, Silver Birch and Scots Pine; with the latter providing the evergreen element. All of the proposed planting will have sufficient space to establish and thrive within this northern boundary area.
- 6.26 The species selected are indigenous and locally occurring and reflect the references and approach advocated in the landscape character assessment studies. Large planting stock will be utilised to provide some instant effect and maturity. Over time, the management and maturing of this planting will increasingly filter and soften views towards the proposed dwellings.
- 6.27 In addition to the proposed planting, the removal of the redundant concrete post and chain link fencing to the boundary will represent a positive change. The existing mature planting within the disused rail corridor will further supplement the proposed planting and in combination will filter lower level views from the north.

Conclusion

- 6.28 In landscape and visual terms, the proposed development responds appropriately and positively to its position on the north east edge of Bilsthorpe at an entrance into the settlement along Eakring Road. It does address the site's 'gateway' location and encompasses a suitable landscape 'transition' and boundary to the north. The landscape proposals will include new semi mature and native hedgerow planting and other locally occurring native tree and evergreen species. In my opinion, increasing the width of the proposed landscape area along this northern site boundary would provide no material difference or improvement to the suitability or effectiveness of the landscape and planting proposals.

7.0 POLICY CONTEXT

National Planning Policy Framework (NPPF)

- 7.1 The NPPF sets out the Government's economic, environmental and social planning policy and in combination these policies give the Government's vision of sustainable development. The NPPF emphasises the need for well-designed places, promoting healthy and safe communities and conserving and enhancing the natural environment. The introduction to Section 2 '*Achieving Sustainable Development*' states that "*the purpose of the planning system is to contribute to the achievement of sustainable development*". A holistic approach is encouraged, balancing benefits with impacts across all aspects of the development process.
- 7.2 Landscape and green infrastructure matters are primarily addressed within Sections 15, '*Conserving and enhancing the natural environment*'. Paragraph 170 states;
- 'Planning policies and decisions should contribute to and enhance the natural and local environment by:*
- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);*
 - b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;.....'*
- 7.3 Paragraph 171 advises;
- "Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries".*
- 7.4 The site is within an undesignated landscape with no statutory or protected status for reasons of landscape character or value. It also does not form part of any landscape of statutory status or identified quality in the development plan. The site is not and does not form part of a '*valued landscape*' as referenced at paragraph 170 a).
- 7.5 The landscape value of the site and its immediate context has also been examined earlier in this evidence and in the LVA (CD2.1), by reference to the range of factors that can help in the identification of valued landscapes, as detailed at Box 5.1 of GLVIA3 (CD7.9). This is an approach to considering '*valued landscapes*' that was frequently adopted under the previous NPPF. Both of these assessments conclude that this is a landscape of Medium/ Low value, based upon the range of factors. In my opinion and having considered these Box 5.1 factors, the landscape of the site and its immediate context would also not be identified as '*valued*' under this approach.
- 7.6 Further to the conclusions of the LVA and my own assessment, the Council have not alleged at any time that the landscape of the site or its context should be considered '*valued*' for the purposes of the NPPF.

Local Planning Policy

Newark and Sherwood Amended Core Strategy (March 2019)

7.7 The following policy is of relevance to landscape and visual matters;

“Core Policy 13

Landscape Character

Based on the comprehensive assessment of the District’s landscape character, provided by the Landscape Character Assessment Supplementary Planning Document, the District Council will work with partners and developers to secure:

- *New development which positively addresses the implications of relevant landscape Policy Zone(s) that is consistent with the landscape conservation and enhancement aims for the area(s) ensuring that landscapes, including valued landscapes, have been protected and enhanced.”*

7.8 The site lies within an LPZ assessed within the District’s Landscape Character Assessment Supplementary Planning Document to be of Very Low Landscape Sensitivity, reflecting in part its assessed Poor Landscape Condition.

7.9 The proposed development does respond positively to the relevant Landscape Policy Zone (LPZ). It includes new native planting proposals that are indigenous and locally occurring and will thus reflect the ‘Create’ management action advocated within this LPZ.

7.10 The Reason Refusal does not reference or allege any conflict with this policy.

Newark and Sherwood Local Development Framework - Allocations & Development Management Development Plan Document (July 2013)

7.11 The following policy is of relevance to landscape and visual matters;

“Policy Bi/MU/1

Bilsthorpe - Mixed Use Site 1

Land to the east of Eakring Road has been allocated on the Policies Map for mixed use development providing around 75 dwellings and retail development.

In addition to the general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular reference to Policy DM2 Allocated Sites, and Policy DM3 Developer Contributions and Planning Obligations, development on the site will be subject to the following:

- *Appropriate design which addresses the site’s gateway location and manages the transition into the main built up area;*
- *Pre-determination archaeological evaluation submitted as part of any planning application and post-determination mitigation measures secured by condition on any planning consent are likely to be required;*
- *Appropriate phasing of retail and residential uses.”*

- 7.12 The first bullet point is addressed in landscape and visual terms in the preceding section of my evidence. The proposed development does address the site's 'gateway' location and encompasses a suitable landscape 'transition' and boundary to the north. This will include new semi mature and native hedgerow planting and other locally occurring native tree and evergreen species.

Policy Context Conclusion

- 7.13 In my opinion, the proposed development accords with and responds positively to the relevant policy context.

8.0 SUMMARY AND CONCLUSIONS

Introduction

- 8.1 My name is Timothy Richard Jackson. I am a Chartered Member of the Landscape Institute and a director in the long established, award winning, multi-disciplinary environmental design company FPCR Environment and Design Ltd (FPCR). I have over 30 years' experience of landscape and development projects from initial conceptual design through to final completion and long-term aftercare. My curriculum vitae is included at Appendix 1 of my proof of evidence.

Scope of Evidence

- 8.2 The planning application was recommended for approval by the Case Officer (Committee Report at CD4.1) and went before Planning Committee on 3rd November 2020. The Planning Committee overturned the officer's recommendation and resolved to refuse permission, which the Council confirmed by notice on 4th November 2020 (CD4.2). I address landscape and visual matters relevant to Newark and Sherwood District Council's Reason for Refusal.

The Proposed Site – Context and Character

- 8.3 A summary of the landscape and visual baseline analysis confirms:
- The site landscape and that of its context includes no national, local or other landscape designations and there is no intervisibility between the site and any designated landscapes or other related features or areas of interest.
 - The most detailed published landscape character assessment study (NSLCA) confirms that the site lies with a landscape of varying uses and features, including settlement, farmland and restored mine workings.
 - The NSLCA states for the landscape within which the site is located;

“A very weak sense of place and moderate visibility leads to a very low landscape sensitivity overall.”
 - The study also assesses the condition of the landscape as *Poor*.
 - The site itself is strongly contained by a combination of the existing settlement edge; woodland on the adjoining reclaimed tip; and a disused rail corridor. The site is more closely allied with the existing settlement edge than it is the wider landscape beyond.
 - The landscape value of the site and its immediate context has been assessed in accordance with recognised landscape assessment guidelines (GLVIA3) to be Medium/ Low.
 - In visual terms, the site is very well enclosed by the immediately surrounding settlement edge and woodland and there are relatively few visual receptors with views of the site. These are confined to immediately surrounding properties and short stretches of the road and informal access routes close to the site.
 - It is a visually contained site set into the settlement edge and with its Zone of Theoretical Visibility (ZTV) (or visual “envelope”) strongly constrained by the surrounding features.

Landscape and Visual Effects

- 8.4 The effects of the proposed development on landscape and visual resources and receptors will not be significant or lead to any unacceptable landscape or visual harm. The site is very well enclosed and sits closely allied to existing built development immediately to the west and south.
- 8.5 The proposed development will not change the key characteristics of this part of the settlement edge landscape. No new elements or features that do not already exist in the vicinity of the site will be introduced and the scheme will integrate successfully with the existing settlement and surrounding features.
- 8.6 The resultant change arising from the proposed development will affect the site itself and only its immediate context and not the wider landscape, surrounding countryside or any of the published landscape character areas or types. The resultant effect of the proposed development upon the landscape of the site and its immediate context will be Moderate/ Minor Adverse upon completion of the proposed development and this will reduce to Minor Adverse as the existing and new planting is managed and matures.
- 8.7 Only a small number of visual receptors will be affected by the proposed development. This reflects the site's visually contained position with existing built development, woodland and trees significantly restricting any wider viewing opportunities. The proposed development will result in limited visual effects being largely constrained to the immediately adjoining properties, a short stretch of Eakring Road and some short surrounding informal access routes.

Landscape and Visual Issues

- 8.8 Analysis of the Committee Report (CD4.1), Council's Statement of Case (CD6.13) and other relevant correspondence reveals that there is no substantive justification to refuse the scheme on the grounds of landscape character and appearance, landscape design or visual amenity.
- 8.9 Having regard to all of the relevant matters raised, I believe that the following issues are those that warrant closer attention and evaluation:
- What is the effect of the proposal upon the character and appearance of the landscape and the north east edge of Bilsthorpe?
 - Does the proposed development adopt an appropriate landscape design response to its northern boundary?

1. What is the effect of the proposal upon the character and appearance of the landscape and the north east edge of Bilsthorpe?

- 8.10 The effect of the proposed development upon the character and appearance of the landscape has been comprehensively assessed as part of the landscape and visual appraisal of the proposals as detailed in the LVA (CD2.1).
- 8.11 The LVA submitted with the planning application concluded that the proposed development would have a Negligible level of landscape effect upon the landscape context of the site, represented by the published landscape character areas. At a more detailed and localised scale, the LVA concluded that the proposed development would have a Minor Adverse landscape effect, once the planting and green infrastructure proposals had suitably established. These

judgements confirm that there would be no significant or even moderately adverse landscape effects arising from the proposed development, even at a localised and site wide scale.

- 8.12 The Committee Report (CD4.1) (under the heading Impact on Landscape Character; on page 11) confirms that an Officer review of the submitted LVA and a subsequent independent third party review of the LVA (CD3.1) both agreed with its conclusions and identified no matters of concern. This is an unequivocal position in terms of the assessed landscape and visual effects of the proposed development.
- 8.13 The effect of the proposed development upon the character and appearance of the landscape and the north east edge of Bilsthorpe will be at most, limited and localised and will result in no significant impacts.

2. Does the proposed development adopt an appropriate landscape design response to its northern boundary?

- 8.14 In landscape and visual terms, the proposed development responds appropriately and positively to its position on the north east edge of Bilsthorpe at an entrance into the settlement along Eakring Road. It does address the site's 'gateway' location and encompasses a suitable landscape 'transition' and boundary to the north. The landscape proposals will include new semi mature and native hedgerow planting and other locally occurring native tree and evergreen species. In my opinion, increasing the width of the proposed landscape area along the northern site boundary would provide no material difference or improvement to the suitability or effectiveness of the landscape and planting proposals.

Policy Context

- 8.15 In my opinion, the proposed development accords with and responds positively to the relevant policy context.

Conclusions and Recommendations

- 8.16 The site and its immediate context does not lie within a designated landscape and it has been assessed in accordance with recognised guidelines (GLVIA3) to be of Medium/ Low Landscape Value. It is a visually well contained site set into a well-defined settlement edge context.
- 8.17 The proposed development will create a sustainable residential development of 103 dwellings, with associated public open space, landscape and access provision. The proposals suitably recognise the character of the landscape and this particular part of the settlement edge and respond to the relevant published studies and guidelines and the site specific landscape and visual assessment.
- 8.18 I conclude that the proposals will result in limited and localised adverse landscape and visual effects. The proposed development will establish an appropriate development and landscape solution to this particular part of the settlement edge and will appropriately address the sites location at an entrance to Bilsthorpe.
- 8.19 I conclude on landscape and visual grounds that there are no justifiable or valid reasons to withhold planning permission for this proposed development.

APPEAL REF: APP/B3030/W/20/3265876

Local Planning Authority Reference: 20/00873/FULM



Appeal by Keepmoat Homes Ltd

Field Reference Number 7108, Eakring Road, Bilsthorpe

APPENDICES to Proof of Evidence

In relation to Landscape and Visual Matters

Timothy Jackson, BA (Hons), Dip LA, CMLI

April 2021

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APPENDICES

Appendix 1: Curriculum Vitae

Appendix 2: Newark and Sherwood Landscape Character Assessment (NSLCA); Figure 1.1 (page 10) & Figure 1.3 (page 13)

Appendix 3: Aerial Photograph

APPENDIX 1

Curriculum Vitae

CURRICULUM VITAE

SYNOPSIS

Tim is responsible for leading a wide range of major environmental, infrastructure and development projects. He has over 29 years experience on complex masterplanning, urban and landscape projects from initial feasibility and conceptual studies to environmental impact assessments (EIA), detail design, project management and implementation. Areas of particular expertise include the masterplanning of sustainable urban extensions (including Garden Villages), housing, employment and mixed use developments, public realm schemes and innovative design projects. His recent work encompasses a number of successful Strategic Rail Freight Interchanges (SRFIs), a Garden Village, a series of housing led schemes and a high profile public realm and university campus project.

Tim is proven in leading project teams in delivering against often challenging and complex requirements and timescales. Masterplanning and associated landscape and visual impact assessment services constitute a significant proportion of his work and he has presented expert evidence at over 30 planning appeals in recent years. Many of these have been for residential developments on greenfield sites and have included successful schemes at Kirton, Boston (215 dwellings), Meppershall and Silsoe, Central Bedfordshire (145 and 105 dwellings), Walmer, Kent (85 dwellings) and Clehonger, Herefordshire (90 dwellings).

His work on employment and commercial schemes include major rail freight schemes, notably; East Midlands Gateway, DIRFT III, West Midlands Interchange, Northampton Gateway and SIFE. These include Nationally Significant Infrastructure Projects (NSIPs) requiring Development Consent Orders (DCOs). He has presented landscape and visual evidence at appeal and at Examination Hearings into these major projects. Other premium business and technology parks have been undertaken in Nottingham and Dudley.

For the past ten years at Spitalgate Heath, Grantham, he has led the masterplanning, EIA and landscape services for a new 'Garden Village'. Other major mixed use and urban extension schemes include The Bridge (alongside the QEII Bridge Crossing at Dartford) and the Glasshoughton Regeneration project in Wakefield. Both developments are now substantially built out and recognised as exemplar schemes.

Urban design and public realm commissions have ranged from; the University of Leicester Main Campus; to the Parquesur retail, leisure and plaza development project in Madrid; to the regeneration of

Tim Jackson

BA (Hons), DipLA, CMLI



position

- Director

professional

- Chartered Member of the Landscape Institute
- Member of Urban Design Group

education

- BA (Hons), DipLA, CMLI

expertise

- Masterplanning and Urban Design
- Landscape and Visual Impact Assessment
- Green Infrastructure
- EIA and ES Co-ordination
- Housing and Mixed Use
- Employment and Technology Parks
- Rail Freight and Transport
- Public Realm and Parks

Burslem Market Place in Stoke on Trent. City Centre public realm schemes have also been led in Leicester and Lichfield city centres.

Tim Jackson

BA (Hons), DipLA, CMLI

Tim has been responsible for the production of many Masterplan documents, Development Briefs, Urban Design Frameworks, Design Codes and Design and Access Statements to assist in the delivery of many varied developments. He was also responsible for the production of the Residential Design Guide (SPD) for Rushcliffe Borough Council and other Masterplan SPDs.

Environmental Impact Assessment (EIA) projects and Environmental Statements have been led and co-ordinated for mixed use, highway, housing, employment and mineral developments. He is experienced at detailed landscape and visual analyses, incorporating comprehensive visualisation and photomontage techniques. Tim led the environmental team on the EIA of the £9 million Snowdon Summit redevelopment.

Tim's work has also included the £11 million Sports Lottery funded Preston Sports Arena for UCLAN and the £3.5 million Heritage Lottery funded Matlock Parks Restoration Project. He is a British Association of Landscape Industries Award Winner.

APPENDIX 2

**Newark and Sherwood Landscape Character Assessment
(NSLCA); Figure 1.1 (page 10) & Figure 1.3 (page 13)**

Newark and Sherwood Landscape Character Assessment SPD

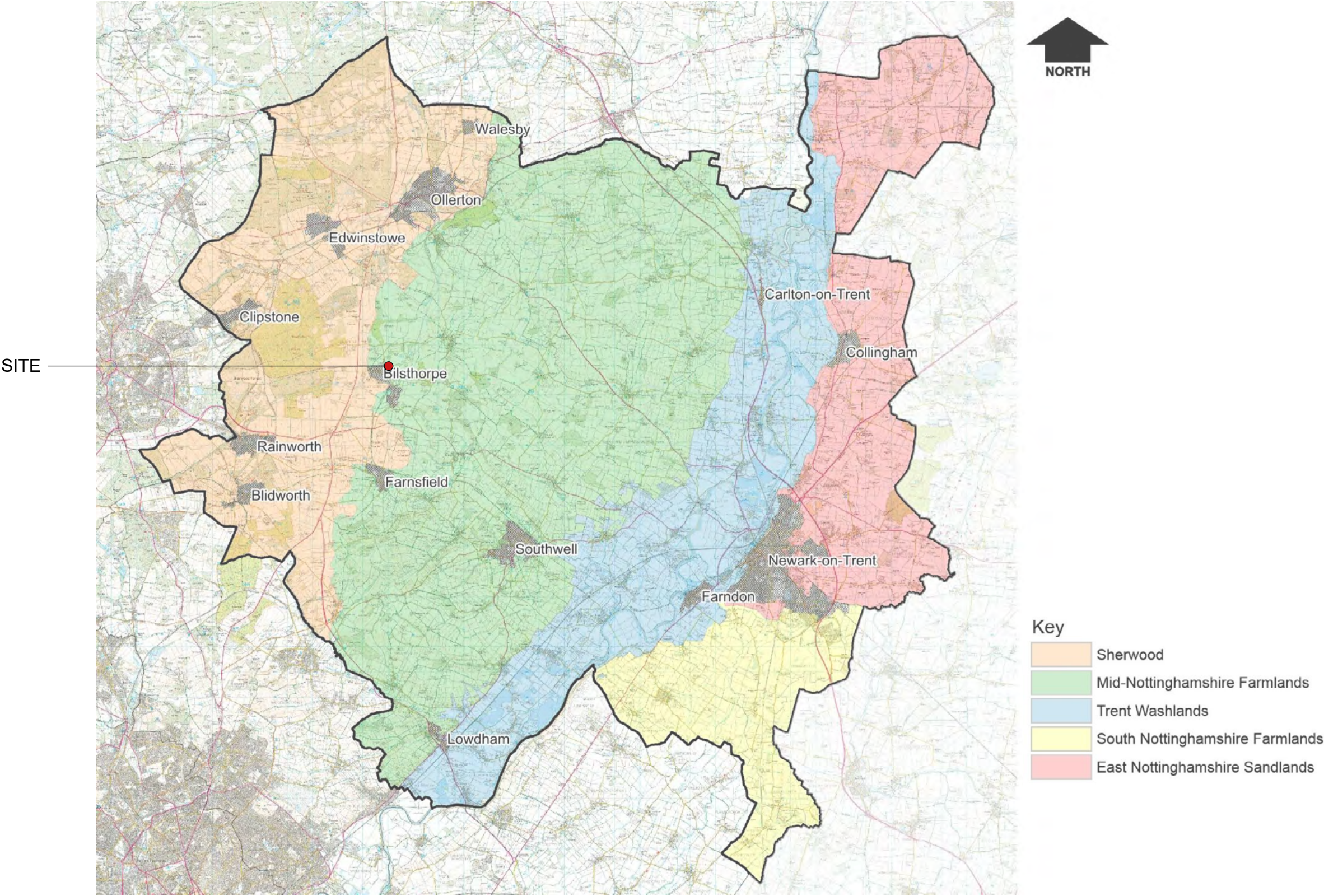


Figure 1.1 Regional Character Areas overlaid on an OS map

Newark and Sherwood Landscape Character Assessment

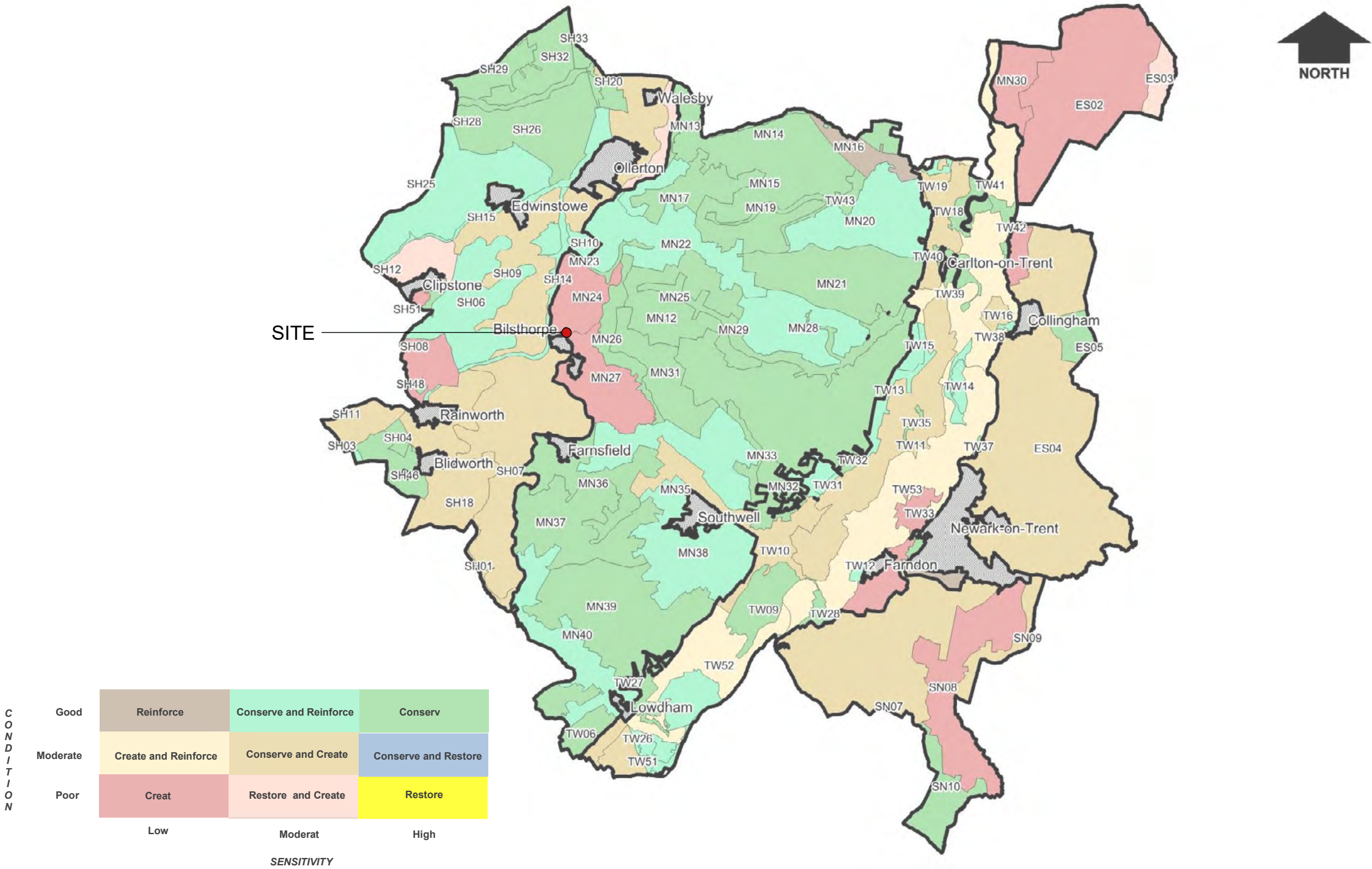


Figure 1.3 Landscape Policy Zones and Landscape Actions for each Policy Zone




APPENDIX 3

Aerial Photograph



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-  Site Boundary
-  Public Right of Way (With reference)
-  National Cycle Network route 645



client
Keepmoat Homes

project
Eakring Road,
Bilsthorpe

drawing title
AERIAL PHOTOGRAPH

scale
NTS @ A3

drawn
JES/EAF

issue date
28 May 2020

rev

Appendix 3