

7. LANDSCAPE AND VISUAL IMPACT

7.1 Introduction

7.1.1 This addendum note addresses the revised description of development and to consider if, as a result of the revised description of development, changes to the landscape and visual effects occur.

7.2 The Proposed Development

7.2.1 A revised description of development has been established, with the only substantive change being the increased number of dwelling units from a previous total of up to 1650, with a new total of up to 1950 dwellings.

7.2.3 This change to the number of total residential dwellings is the result of an increase in the proposed density of development, and is not a product of an increase in the extent or maximum height of development.

7.2.4 The previously assessed Land Use and Scale Parameter Plan (DE096_004B) promoted an average density of around 26.5 dwellings per hectare, with an average density of around 32.5 dwellings per hectare to the east of Broadnook Spinney, and an average of 23 dwellings per hectare to the west of Broadnook Spinney.

7.2.5 The previously assessed scheme restricted built height to the west of the Broadnook Spinney to being 2 storey (up to 10 metres) with up to 20% of the dwellings capable of being extended to 2.5 storey (11.5 metres) in height. To the east of the spinney the proposed approach was the same, but with 20% of housing capable of being extended to 3 storey (up to 12.5 metres). Beyond this height control, employment buildings were limited to up to 12 metres in height, and the Broadnook Centre was up to 3 storey (14 metres height to allow for a higher ground floor).

7.2.6 The current Land Use and Scale Parameter Plan (DE096_004N) promotes a different approach to density, primarily through a smaller average house size envisaged, to an average site density of around 31 dwellings per hectare, to an average of 27 dwellings per hectare to the west of the Broadnook Spinney, and 37 dwellings per hectare to its east.

7.2.7 The current approach to height controls reflects the previous approach, with the only exception being that now 30% and not 20% of development to the west of the Broadnook Spinney can become 2.5 storey (up to 11.5 metres) and similarly this 10% increase is applied to land east of the Broadnook Spinney, with 30% of these dwellings now capable of becoming 3 storey (up to 12.5 metres).

7.2.8 In summary, the parameters that influence the previous findings in respect of the predicted landscape and visual effects relates to the proposed extent and height of development. The current proposal retains the previously assessed extent of development and retains the same maximum built heights (with a 10% increase in the amount of built form that can sit at the highest built parameter).

7.2.9 The landscape and visual effects are mitigated by various elements of the proposed green infrastructure strategy that acts to mitigate and reduce these effects (to a different degree over different time periods). The previously assessed Green Infrastructure and Mitigation Strategy, as set out at Figure 41 of the submitted Landscape and Visual Impact Assessment, remains current, with the exception of development and outdoor sports use being removed from land to the east of the A6, which is now retained as Green Infrastructure, primarily for ecological mitigation use.

7.3 Landscape and Visual Effects

7.3.1 Due to the lack of change to the key factors that influence landscape and visual effects, and if anything a strengthening of the Mitigation Strategy by removing development and promoting ecological mitigation to the east of the A6, there is no change to the predicted landscape and visual effects as previously assessed.

7.3.2 The only change resulting in the increased numbers is an increase from up to 20% to now up to 30% of the residential areas to the west and east of the Broadnook Spinney as defined on the Land Use and Scale Parameter Plan (DE096_004N).

7.3.3 This change will not make a perceptible or recognizable change to the landscape character of the site and local landscape when compared with the previously assessed scheme parameters. As a result there is **no change** to the predicted landscape effects as summarised at paragraph 7.12 of the submitted LVIA.

7.3.4 This change will not be perceptible from the agreed representative viewpoints as identified on Figure 16 of the submitted LVIA, resulting in **no change** to the predicted visual effects, as summarised at paragraph 7.12 of the submitted LVIA.