Land to the east of Hardingstone, north of Newport Pagnell Road, Northampton

Statement of Common Ground in relation to Landscape and Visual Matters

FINAL

Appeal Ref:  APP/V2825/A/14/222886
LPA Ref:  N/2013/338

Signed  Date

Sara Howe  11 May 2015

Philip Brashaw  11 May 2015
Contents

1.0 Introduction ........................................................................................................... 1
  1.2. The Proposed Development ........................................................................... 2
  1.3. The LVIA Study Area ................................................................................... 2

2.0 Head of Planning’s report to Development Control Committee 6 May 2014 and
Inspector’s Report to Daventry District, Northampton Borough and South
Northamptonshire Councils on the Examination into the West
Northamptonshire Joint Core Strategy Local Plan, 2 October 2014 ................. 3
  2.1. Head of Planning’s report to Development Control Committee 6 May 2014
  2.2. Inspector’s Report to Daventry District, Northampton Borough and South
Northamptonshire Councils on the Examination into the West
Northamptonshire Joint Core Strategy Local Plan, 2 October 2014 ........... 5

3.0 Baseline and scoping of receptors ..................................................................... 6
  3.2. Topography .................................................................................................. 6
  3.3. Landscape and Townscape Character and Green Infrastructure .......... 6
  3.4. Northampton Landscape Sensitivity and Green Infrastructure Study,
February 2009 ....................................................................................................... 9
  3.5. Relevant Designations Baseline .................................................................. 9
  3.6. Landscape Features .................................................................................... 10
  3.7. Visual Baseline .......................................................................................... 11

4.0 Matters of disagreement ...................................................................................... 15

Appendices ................................................................................................................. 1

Appendix 1. Submitted LVIA - agreed viewpoints and study area
 correspondence ........................................................................................................... 1

Appendix 2. Local Landscape Character (Figure 2) ................................................. 2

Appendix 3. Drawing number 3238_02_01_A Topography and Viewpoints
 agreed for the submitted LVIA............................................................................. 3

Appendix 4. Detailed Zone of Theoretical Visibility Study and Viewpoints
 (Figure 3) ................................................................................................................ 4

Appendix 5. Emails from Influence dated 02/04/2015 and 07/04/2015 ............... 5

Appendix 6. Wireframes and Photomontages .......................................................... 6

Appendix 7. Method used for production of the Wirelines and Photomontages

Landscape Statement of Common Ground
Landscape Statement of Common Ground

Version: 1.8
Version date: 11 May 2015
Comment: Final SoCG

This document has been prepared and checked in accordance with ISO 9001:2008
1.0 Introduction

1.1.1. This Landscape Statement of Common Ground (SoCG) has been made between the following chartered landscape architects acting on behalf of the following parties:

- Sara Howe of Influence Environmental Ltd (IEL) on behalf of Northampton Borough Council (the Council); and
- Philip Brashaw of LDA Design on behalf of the Homes & Communities Agency (the HCA).

1.1.2. The purpose and scope of this SoCG is to identify areas of agreement that have been reached between the witnesses on behalf of their respective clients, as detailed above in reference to the proposed development. The SoCG also seeks to identify the key issues in dispute between the Council and the HCA.

1.1.3. This SoCG should be read in the context of the Principal SoCG which provides some areas of agreement relevant to this Landscape SoCG (including planning policy and description of the site and its context) which are not repeated in this SoCG.

1.1.4. The Landscape and Visual Impact Assessment submitted as part of the Environmental Impact Assessment (the ‘submitted LVIA’) dated March 2013 was undertaken following the Guidelines for Landscape and Visual Impact Assessment Second Edition (GLVIA2) (the Landscape Institute and Institute of Environmental Assessment & Management, 2002) which was in place at the time the submitted LVIA was prepared. The Second Edition has subsequently been replaced by the Guidelines for Landscape and Visual Impact Assessment Third Edition (GLVIA3) (the Landscape Institute and Institute of Environmental Assessment & Management, 2013). The Landscape Institute states that;

- “GLVIA3 replaces the second edition GLVIA2. In general terms the approach and methodologies in the new edition are the same. The main
difference is that GLVIA3 places greater emphasis on professional
g judgement and less emphasis on a formulaic approach.¹

1.1.5. Given Reason for Refusal 2 and the length of time that the Third Edition has
been in place and that some aspects of the baseline environment will have
changed since the submitted LVIA was prepared, LDA Design has prepared an
updated LVIA (the 'updated LVIA') following the current guidance for the
Appeal. The updated LVIA provides an up to date assessment taking into
account changes to the baseline environment, but also being informed by
further detailed information comprising a detailed Zone of Theoretical Visibility
study and photomontages of the proposed development. This SoCG includes
areas of agreement that are carried forward to the updated LVIA including
study area, viewpoints, viewpoints for photomontages and aspects of the
baseline environment.²

1.2. **The Proposed Development**

1.2.1. A description of the appeal proposal is contained the Principal Statement of
Common Ground between GL Hearn and the Council and is agreed.

1.3. **The LVIA Study Area**

1.3.1. A 4km study area is appropriate for assessing all potential significant
landscape and visual effects. This was agreed with the Council for the
submitted LVIA and is also agreed for the updated LVIA. Correspondence
agreeing the study area for the submitted LVIA is given in Appendix 1 of this
SoCG.

¹ [http://www.landscapeinstitute.co.uk/knowledge/GLVIA.php](http://www.landscapeinstitute.co.uk/knowledge/GLVIA.php)
² The updated LVIA (Land South of Brackmills, Landscape and Visual Impact Assessment, LDA
Design May 2015 (including Appendices Volume I and Appendices Volume II) was submitted to
the IEL and Northampton Borough Council on 6 May 2015.
2.0 Head of Planning’s report to Development Control Committee 6 May 2014 and Inspector’s Report to Daventry District, Northampton Borough and South Northamptonshire Councils on the Examination into the West Northamptonshire Joint Core Strategy Local Plan, 2 October 2014

2.1. Head of Planning’s report to Development Control Committee 6 May 2014

2.1.1. The Head of Planning, in her report to the Development Control Committee meeting on 6 May 2014 where she recommended approval of the application (the Officer’s Report), at which it was resolved to refuse the application, provided commentary on the Landscape and Visual elements of the application in paragraphs 7.27-7.32, and commentary on design and layout in paragraphs 7.18 to 7.26.

2.1.2. In relation to Hardingstone Conservation Area the Council’s Conservation Officer view is set out in 6.8 of the Officer’s Report.

2.1.3. The Joint Core Strategy has subsequently been adopted. Paragraphs 12.44 to 12.49 of the Core Strategy give more context to the requirements of Policy N6 which covers the appeal site.

2.1.4. Matters of agreement between the parties to this Statement of Common Ground, having regard to points covered in the Officer’s Report, are as follows:

- Policy E7 of the Northampton Local Plan places special importance on considering the impact of development on the skyline, including between Great Houghton and Hardingstone as seen from the Nene Valley to the north. The weight to be applied to Policy E7 is disputed between the parties as recorded in the Principal SoCG.

- Brackmills Wood will obscure some views to and from the north. In close proximity views from the west and south, development would be viewed within the context of existing development situated along the west and southern boundaries of the site.
• The proposed development would be visually prominent along parts of The Green, Newport Pagnell Road and Landimore Road and would significantly alter views along the public footpath (KN6) which crosses diagonally through the site.

• The landscape character of the appeal site will change significantly with the development of the site.

• Policy N6 of the adopted Joint Core Strategy does not refer to the landscape or visual sensitivity of the Appeal site, however the supporting text refers to the potential for the development to impact upon the skyline and this must be taken into account and addressed within the masterplan for the site, that screening between the existing residential development and the proposed SUE should be addressed, that account shall be taken of the Hardingstone Conservation Area and that the majority of the site is of medium sensitivity in respect of development potential. Finally it states that "a masterplan ....will be required ....to demonstrate how the landuse elements positively respond to context, design issues, connectivity and sustainable planning requirements".

• The application is submitted in outline and therefore the detailed design of the proposal in terms of layout, appearance, scale and landscaping would be a matter for consideration at reserved matters stage, subject to the fact that the parameters of the development are defined in the Framework Plans.

• The Planning Officer’s report to Committee of 6 May 2014 at 7.32 states that the land has no nationally or locally important designations and that sufficient mitigation measures are proposed when balanced against the overriding requirements for housing provision.

• The Planning Officer’s report to Committee of 6 May 2014 at 6.8 and 7.74 states that there would be no significant negative impacts on the setting of Hardingstone Conservation Area or the setting of any listed buildings within the locality, as confirmed by the Council’s Conservation Officer.

• Officer opinion was that the development of the site as proposed is consistent with the requirements of NPPF.
2.2. Inspector's Report to Daventry District, Northampton Borough and South Northamptonshire Councils on the Examination into the West Northamptonshire Joint Core Strategy Local Plan, 2 October 2014

2.2.1. The Inspector provided commentary on the proposed allocation N6 in paragraphs 139 – 145 of his report. The Inspector was of the opinion that the SUE site is suitable in principle to accommodate a sustainable urban extension for about 1,300 new homes. The Inspector stated that "The local landscape sensitivity of parts of the site can be addressed and partly mitigated through such measures, together with the backdrop of woodland to the north, which forms a strong local landscape feature, as part of a comprehensive masterplan for the whole site. The masterplan should also take into account the potential skyline views of buildings on the site from the north and east, as well as the retention, if at all possible, of existing footpaths, Landimore Road and the minor road within the site to help integrate the scheme into its surroundings. As a result, the development should not materially threaten the separate identity of the settlements of Hardingstone and Wootton." (141). He had the following documents that are relevant to landscape and visual matters before him at the Examination:

- Northampton Local Plan, June 2007 (Northampton Borough Council)
- Northamptonshire Environmental Character and Green Infrastructure Suite (version 2.2) [http://www.mrpenvironmentalcharacter.org.uk/](http://www.mrpenvironmentalcharacter.org.uk/)
- Northampton Landscape Sensitivity and Green Infrastructure Study 2009 (Living Landscapes Consultancy Ltd on behalf of the River Nene Regional Park)
3.0 Baseline and scoping of receptors

3.1.1. The agreed description of the Appeal site and its surroundings is contained in the Principal SoCG. This section provides further information relevant to landscape and visual matters.

3.2. Topography

3.2.1. The Appeal site lies on high ground which falls southwards towards Wootton Brook and northwards towards Brackmills and the River Nene. It forms part of an elevated section of land running west-east from Huntsbury Hill within the urban area of Northampton, to Hardingstone, continuing across the site and the countryside to the east as far as Cogenhoe over 5km north east of the Appeal site. The highest point within the Appeal site is located on the western edge adjoining Hardingstone at approximately 108m AOD and the lowest point is in the south-east corner near the junction of Newport Pagnell Road with The Green at approximately 89m AOD. The land continues to rise to the east of the Appeal site, reaching between 110-120m AOD approximately 0.5km east of the Appeal site boundary. The ground falls northwards from the Appeal site to the River Nene at approximately 55m AOD before rising again north of the River Nene. To the south of the Appeal site the land falls to Wootton Brook at below 75m AOD, a small tributary to the Nene, before rising again south of Wootton Brook.

3.3. Landscape and Townscape Character and Green Infrastructure

3.3.1. A hierarchy of landscape character assessments have been carried out in England, from national (largest) down to local (smallest and most detailed) scales. The 4km study area is covered by the following landscape character assessments:

• Regional Scale: East Midlands Regional Landscape Character Assessment, April 2010 for Natural England. The Appeal site lies within regional landscape character type 5C: Undulating Mixed Farmlands.

• County Scale: Current Northamptonshire Landscape Character Assessment, November 2006.

3.3.2. The most detailed of these (the Current Northamptonshire Landscape Character Assessment, November 2006) provides the most appropriate published baseline against which to assess landscape effects.

3.3.3. The Current Northamptonshire Landscape Character Assessment forms part of the Northamptonshire Environmental Character and Green Infrastructure Suite, version 2.2, April 2008.

Northamptonshire Environmental Character and Green Infrastructure Suite, version 2.2, April 2008 (River Nene Regional Park CIC)

3.3.4. The Northamptonshire Environmental Character and Green Infrastructure Suite, version 2.2, April 2008 is not a Supplementary Planning Document.

3.3.5. The Northamptonshire Environmental Character Strategy (ECS) and Green Infrastructure Suite (GIS) are two initiatives placing the environment at the heart of decision making enabling a proactive approach to planning, design and project delivery. They are presented online at http://www.mrpenvironmentalcharacter.org.uk/ and formed part of the evidence base for the Joint Core Strategy.

Environmental Character Strategy

3.3.6. Character assessments form the core of the ECS, mapping and describing the landscape resource. They are detailed assessments of current landscape, biodiversity and historic character, and are supported by guidelines to facilitate positive management in the future.

3.3.7. The Current Northamptonshire Landscape Character Assessment which forms part of this suite of documents provides the most detailed published assessment of the landscape character baseline within the agreed 4km LVIA
study area and identifies the most localised changes in landscape character. It identifies 19 landscape character types (excluding urban areas), and 63 rural landscape character areas across the county. The entire Appeal site lies within the Limestone Valley Slopes landscape character type with much of the surrounding area to the east and south covered by the Undulating Claylands landscape character type. The land adjoining the site to the south west and west, and beyond Brackmills Country Park to the north, is defined as Urban. The character types and areas within the agreed 4km study area are shown on Figure 2 in Appendix 2.

3.3.8. The only published local landscape character areas that have potential to be affected by the proposed development are:

- 12a Wollaston to Irchester (within the Limestone Valley Slopes landscape character type)
- 6b Iackleton Claylands (within the Undulating Claylands landscape character type)
- 18c The Nene, Duston Mill to Billing Wharf (within the Broad River Valley Floodplain landscape character type)

Green Infrastructure Suite

3.3.9. The GIS provides a Green Infrastructure model and strategy for the county and includes a report *Making the Connection – Strategic Green Infrastructure Framework for Northamptonshire* which presents the strategy.

3.3.10. LDA Design prepared the Environmental and Current Landscape Assessments, Strategies and Guidelines; and *Making the Connection – Northamptonshire’s Green Infrastructure Strategy* with support from Northamptonshire County Council and the River Nene Regional Park, as confirmed in the Acknowledgements of the Northamptonshire Environmental Character and Green Infrastructure Suite.

3.4. Northampton Landscape Sensitivity and Green Infrastructure Study, February 2009

3.4.1. The Northampton Landscape Sensitivity and Green Infrastructure Study was prepared by Living Landscapes Consultancy Ltd on behalf of the River Nene Regional Park CIC, who commissioned the study on behalf of the West Northamptonshire Joint Planning Unit (JPU). It formed part of the evidence base for the Local Development Framework, in particular the preparation of the West Northamptonshire Joint Core Strategy. Key stakeholders were consulted on a draft of the document but it was not subject to public consultation, and it is not adopted Supplementary Planning Guidance.

Townscape Character

3.4.2. Section 5.1 and Figure 12 of the Study provide the most detailed published assessment of the townscape character of Northampton. The Indicative Townscape Character Types shown on Figure 12 and described in Section 5.1 provide an appropriate baseline for the assessment of effects on townscape character within the updated LVIA.

3.5. Relevant Designations Baseline

3.5.1. There are no landscape designations within the Appeal site, and no landscape designations would be affected by the proposal.

3.5.2. There is a Registered Park and Garden within the 4km study area - Courteenhall Registered Historic Park and Garden, which lies over 3km to the south-west of the Appeal site, which would not be affected by the Proposed Development.

3.5.3. There are no trees subject to Tree Preservation Orders within the Appeal site.

3.5.4. None of the hedgerows within or on the boundaries of the Appeal site are ‘important’ hedgerows’ under the Hedgerow Regulations 1997.
3.6. Landscape Features

3.6.1. The arable fields within the Appeal site contain a small number of landscape features comprising hedges, trees, scrub and a small area of woodland. Within the Appeal site, there are five sections of hedgerow. These are as follows:

- Fragmented overgrown section of native species hedgerow / scrub with some trees, running roughly north-west to south-east along part of the public footpath (KN6);
- Fragmented section of native species hedgerow / scrub (approximate length 50m) running north-south from the northern boundary of the Appeal site due north of Pagnell Court;
- Sections of native species hedge running north-south from The Green to the boundary with Brackmills Wood. The hedgerow contains some large gaps along its length and four mature oak trees;
- Two continuous lengths of hedgerow with occasional trees located on the western and eastern edges of Landimore Road. The lengths were planted when the road was constructed.

3.6.2. Hedgerows within or on the boundaries of the Appeal site are dominated by hawthorn (*Crataegus monogyna*) with abundant blackthorn (*Prunus spinosa*) and occasional field maple (*Acer campestre*).

3.6.3. Principal individual trees within the Appeal site comprise the four oak trees within the hedge running north-south from The Green to Brackmills Wood mentioned above, and a single mature oak tree near the northern boundary adjacent to Landimore Road. There is also a small area of woodland to the north of Pagnell Court on the southern edge of the Appeal site, and the occasional small tree on other boundaries.

3.6.4. There are some landscape features on the boundaries of the Appeal site comprising:
A mixture of rear garden fence boundaries and scrub and occasional trees along the back of properties on The Warren (west) and Newport Pagnell Road (south).

The remaining section of the southern boundary is marked by a native species hedgerow with occasional trees; this runs along Newport Pagnell Road and The Green.

The vegetation along the eastern boundary with the adjoining arable field comprises a gappy native hedge with some small trees.

The northern boundary has sections of stock proof fence enclosing the Appeal site. Immediately outside of the northern Appeal site boundary there is a substantial area of plantation woodland (Brackmills Wood) containing native species including silver birch, Scots pine, oak, ash and cherry. The wood is approximately 8 - 10m tall.

3.7. Visual Baseline

Viewpoints and photomontages

3.7.1. Eight representative viewpoints for the submitted LVIA were agreed with officers of Northampton Borough Council and West Northamptonshire Development Corporation (see correspondence in Appendix 1). Their locations are shown on Drawing 3238_02_01_A of the submitted LVIA (see Appendix 3 of this SoCG). These are viewpoint numbers 1 to 8 in Table 1 below.

3.7.2. As the second Reason for Refusal states that “Policy E7 of the Northampton Local Plan identifies part of the site as an important skyline between Great Houghton and Hardingstone as seen from the Nene Valley”, and supporting text to Policy N6 of the Core Strategy (paragraph 12.46) states that “The potential for development within the SUE to impact on the skyline when viewed from the north and the east must be taken into account and addressed within the masterplan for the site”, LDA Design suggested two further representative viewpoints (9 and 10) informed by a ZTV study (included in Appendix 4) using detailed Digital Surface Model (DSM). Influence requested a further seven representative viewpoints (see correspondence in Appendix 5) (giving a total of 17). The detailed ZTV and the seventeen representative viewpoints are shown.
on Figure 3 in Appendix 4 and described in Table 1 below and are agreed for the updated LVIA. It is agreed that these viewpoints are both representative and appropriate to use for the purposes of informing the assessment of landscape and visual impacts in the updated LVIA.

3.7.3. It is agreed that it is appropriate to submit representative viewpoints with photomontages and wireframes of the Proposed Development (noting that they are illustrative because the application is in 'outline'). It is agreed that photomontages will only be produced from the six viewpoints noted in Table 1 below. These have been prepared by LDA Design and are included in Appendix 6 and a method statement in Appendix 7. The methodology, as appended to this document, is appropriate. It is agreed that the wireframes and photomontages are suitable for use as part of this appeal.

3.7.4. Details of the seventeen representative viewpoints and the six from which photomontages have been prepared are given in Table 1:

Table 1: Representative viewpoints

<table>
<thead>
<tr>
<th>Viewpoint</th>
<th>Distance, direction from the Appeal site</th>
<th>Photomontage produced by LDA Design</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 - Newport Pagnell Road</td>
<td>20m, south</td>
<td>No</td>
</tr>
<tr>
<td>2 - The Green</td>
<td>10m, south</td>
<td>No</td>
</tr>
<tr>
<td>3 - Minor Road east of site</td>
<td>0.8km, east</td>
<td>Yes</td>
</tr>
<tr>
<td>4 - Delapré Abbey Parkland</td>
<td>1.8km, north west</td>
<td>No</td>
</tr>
<tr>
<td>5 - Preston Dearery Road, near Quinton</td>
<td>2.5km, south</td>
<td>No</td>
</tr>
<tr>
<td>6 - Public Footpath KV8 north of Hackleton</td>
<td>3.0km, east</td>
<td>Yes</td>
</tr>
<tr>
<td>7 - Mimosa Close, Northampton</td>
<td>3.2km, north</td>
<td>No</td>
</tr>
<tr>
<td>8 - Cliftonville Road, Northampton</td>
<td>2.6km, north</td>
<td>Yes</td>
</tr>
<tr>
<td>Viewpoint</td>
<td>Distance, direction from the Appeal site</td>
<td>Photomontage produced by LDA Design</td>
</tr>
<tr>
<td>-----------------------------------------------</td>
<td>-----------------------------------------</td>
<td>------------------------------------</td>
</tr>
<tr>
<td>9 - Nene Way, Dames Meadow, Northampton</td>
<td>2.0km, north</td>
<td>Yes</td>
</tr>
<tr>
<td>10 - Nene Way, Northampton Washlands</td>
<td>3.2km, north east</td>
<td>Yes</td>
</tr>
<tr>
<td>11 – Public Footpath KN6 Hardingstone end</td>
<td>0km</td>
<td>No</td>
</tr>
<tr>
<td>12 – Public Footpath KN6 west of Landimore Road</td>
<td>0km</td>
<td>No</td>
</tr>
<tr>
<td>13 – Public Footpath KN6 east of Landimore Road</td>
<td>0km</td>
<td>No</td>
</tr>
<tr>
<td>14 – Brackmills Country Park</td>
<td>25m, north</td>
<td>No</td>
</tr>
<tr>
<td>15 – The Green west of Hardingstone Lodge</td>
<td>0.4km, east</td>
<td>Yes</td>
</tr>
<tr>
<td>16 – Public Footpath HW26 Delapre Golf Course</td>
<td>1.2km, north west</td>
<td>No</td>
</tr>
<tr>
<td>17 – Public Footpath KM1 West of The Grange</td>
<td>0.37km, south east</td>
<td>No</td>
</tr>
</tbody>
</table>

**Visual receptors**

3.7.5. Users of the following visual receptors have potential to be affected by the Proposed Development:

- **Settlements** – people in publicly accessible areas within Northampton close to the Appeal site.
- **Public Rights of Way** – users of KN6 where it crosses the Appeal site and the Nene Valley Way to the north and north east of the site.
- **Publicly accessible land** - users of Brackmills Country Park to the north of the Appeal site
- Roads - users of roads within the Appeal site and adjoining the Appeal site boundary (Landimore Road, Newport Pagnell Road and The Green).

3.7.6. The proposed development would be visible from other visual receptors but effects on them would not have the potential to be significant.

3.7.7. Residential properties that have the greatest potential to be affected by views of the proposed development are properties backing onto the site on The Warren, Newport Pagnell Road, Pagnell Court and Wootton Fields\(^4\)

\(^4\) Wootton Fields which has outline and reserved matters consent for 300 dwellings (S/2007/0813/PO and S/2011/0889/MAR). Phase 1 (the northern most section adjacent to Newport Pagnell Road) is currently under construction.
4.0 Matters of disagreement

4.1.1. The following are the matters of disagreement between the two parties:

- Whether and if so to what extent the proposed layout is of a scale and density that results in an urbanising effect and is of a scale and density detrimental to the existing rural character of the surrounding area.

- The impact of the proposed development upon the important skyline between Great Houghton and Hardingstone as seen from the Nene Valley

- The degree of effect on local landscape character; and

- The proposed treatment and context of public footpath KN6 where it runs through the Appeal site.
Land to the east of Hardingstone, north of Newport Pagnell Road, Northampton

Appendices

Appendix 1. Submitted LVIA - agreed viewpoints and study area correspondence
Dear John and Gareth,

I am writing to follow up our correspondence regarding representative viewpoints. We have taken on board your comments and reviewed these in the field and set out our findings/response below.

John Hill - West Northamptonshire Development Corporation Comments

John, you queried in your email dated 02.12.11 if there should be any views taken from the road leading from Viewpoint 3, south to Viewpoint 5. Additionally you queried if there should be a representative view from the approach to the site from the east along the B526 from the village of Hackleton.

We have checked these locations in the field and as you suggested the intervening topography and vegetation means there is very limited visibility at these locations. We will describe visibility more widely from these locations in the report but will not assess specific viewpoints at these locations.

Gareth Jones - Northampton Borough Council

Gareth, in your email dated 09.12.11 you set out two proposed viewpoint locations to the north of the site near Northampton General Hospital. We have checked these locations in the field and can confirm that there is limited visibility at both locations. Views from Bedford Road to the site are particularly restricted by mature vegetation and buildings located along the river. The two proposed viewpoints you suggest are also located approximately 300m apart and represent similar receptors and experience very similar views. Due to the lack of visibility from Bedford Road we have added a representative viewpoint from Cliftonville Road and will discuss views from the valley floor (around Midsummer Meadow recreation Ground) in the wider report.

As a general rule we do not take representative viewpoints from locations where it is known that there will be no change in the view. The purpose of an LVIA for an EIA is to assess whether there are any 'significant' effects on the landscape/views. Therefore the viewpoints set out below have been included due to the possibility of recording significant effects, as well as being representative for a group of receptors or a location. Representative viewpoints within the Landscape and Visual Impact Assessment for Wootton SUE (refer to drawing 3238_02_01A).
1. Newport Pagnell Road (B526), footpath and houses south of site
Receptors: Local residents and footpath users
2. Minor Road forming the southern edge of site
Receptors: Footpath and road users
3. Minor Road to the southeast of site
Receptors: Road users
4. Delapré Abbey Parkland
Receptors: Public open space users
5. Preston Deanery Road
Receptors: Road users
6. Public Footpath KV8 north of Hackleton
Receptors: Users of footpaths
7. Mimosa Close, Northampton
Receptors: Local residents and road users
8. Cliftonville Road, Northampton
Receptors: Local residents and road users

As there have been no particular comments/queries raised by either of you regarding the extent of the 4km study area shown on our original drawing, I have taken this to mean that this is acceptable to you both.

Regards, Stephanie Bassford
Principal Consultant

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Stephanie,

I’ve attached a plan with annotated X’s (x2, one on Bedford Road and the other on Cliftonville) showing the approximate location for additional visual and landscape impact assessment as discussed. I’ve managed to scan it twice into the same pdf (for the avoidance of doubt it’s the same document).

Regards
Gareth

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Stephanie

I returned your call this morning but you were out of the office. I apologise for the delay in replying. I understand you have spoken to Gareth Jones at NBC who has commented on the proposed viewpoints. I haven’t had chance to visit the site recently but would query if there should be any views taken from the road leading from viewpoint 3 south to viewpoint 5 and additionally when you approach the site from the east along the B526 from the village of Hackleton. It may be the existing contours deny views of the site hence why you have not shown any?

Regards

John

---

From: Stephanie Bassford (LDA Design (Peterborough))
Sent: 22 November 2011 15:33
To: John Hill
Subject: Project: 3238 - Wootton SUE - Document issue no 2

Issued By: Stephanie Bassford (LDA Design (Peterborough))
On: 22 Nov 2011

Dear John,

I am writing to seek your agreement of the proposed study area and viewpoints for our Landscape and Visual Impact assessment of the proposed sustainable urban extension at Wootton, which is being promoted on behalf of Housing and Communities Agency. I attach the following documents:

1. A sheet listing our proposed 7 viewpoints.
2. Drawing 3238_02_01 showing topography and the locations of the proposed viewpoints.
3. Drawing 3238_02_03 showing the Zone of Theoretical Visiblity (ZTV) of the proposed sustainable urban development.

We are proposing a 4km study area which is considered sufficient to cover all likely landscape and visual effects.
The design has not been fixed at this stage; we have therefore allowed for a maximum building height of 10m (3 storeys) and selected a number of potential building locations within the site in order for us to run this initial ZTV. The final ZTV within the LVIA will be run once the design has been fixed.

I would be grateful if you would review the attached information and, hopefully, confirm that the proposed viewpoints and study area are acceptable. If you have any comments please let me know.

I look forward to hearing from you.

Regards
Stephanie Bassford
Principal Consultant

17 Minster Precincts
Peterborough
PE1 1XX

tel: 01733 310471
fax: 01733 553661

email: [REDACTED]
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Land to the east of Hardingstone, north of Newport Pagnell Road, Northampton

Appendix 2. Local Landscape Character (Figure 2)
Land to the east of Hardingstone, north of Newport Pagnell Road, Northampton

Appendix 3. Drawing number 3238_02_01_A Topography and Viewpoints agreed for the submitted LVIA
Land to the east of Hardingstone, north of Newport Pagnell Road, Northampton

Appendix 4. Detailed Zone of Theoretical Visibility Study and Viewpoints (Figure 3)
Land to the east of Hardingstone, north of Newport Pagnell Road, Northampton

Appendix 5. Emails from Influence dated 02/04/2015 and 07/04/2015
Philip

Following my email at the end of last week regarding the viewpoints, I would like to suggest that a further photomontage is carried out from the view we are proposing near Hardingstone Lodge (number 4)

Also, could I ask that the wirelines are included as they are a very useful tool in the process.

I am in the office until about 11.30 this morning but can be reached on my mobile up until 1pm. I am then in all day Wednesday and Thursday if you want to discuss anything further.

Thank you

Sara
Phillip

Thank you for the information you sent through in relation to the Statement of Common Ground (SoCG). I am in the process of reviewing it and we hope to issue our amended copy by the end of next week.

In advance of that though I thought it would be appropriate to make my recommendations on additional viewpoints. I have run a ‘bare earth’ to help inform the viewpoint selection, which as I understand it is recommended by the GLVIA3 (Paragraph 6.8) I would recommend that you run your own bare earth ZTV.

I attach a map showing the approximate locations and the descriptions below.

PRoW KN6 – A number of viewpoints would be appropriate along the length of this footpath, I have shown an arbitrary location but think there should be at least one at the entrance (Hardingstone end) and in each of the parcels.

Brackmills Wood – There are a number of ‘viewing locations’ shown on the interpretation board at the Hardingstone entrance to the woods and a viewpoint is required from 1 or more of these.

Hardingstone Lodge – a viewpoint closer to the lodge

Grange Farm – a viewpoint closer to the road end of this PRoW

Delapre Golf Course – a viewpoint on the PRoW which runs on the west side of the golf course.

Please give me a ring if you wish to discuss anything further.

Regards

Sara
Land to the east of Hardingstone, north of Newport Pagnell Road, Northampton

Appendix 6. Wireframes and Photomontages

3943_EX_3  Viewpoint 3: Minor Road east of site - Existing view
3943_WF_3  Viewpoint 3: Minor Road east of site - Wireframe
3943_PM_3_YR1  Viewpoint 3: Minor Road east of site - Photomontage Year 1
3943_PM_3_YR15  Viewpoint 3: Minor Road east of site - Photomontage Year 15

3943_EX_6  Viewpoint 6: Public Footpath KV8 north of Hackleton - Existing view
3943_WF_6  Viewpoint 6: Public Footpath KV8 north of Hackleton - Wireframe
3943_PM_6_YR1  Viewpoint 6: Public Footpath KV8 north of Hackleton - Photomontage Year 1
3943_PM_6_YR15  Viewpoint 6: Public Footpath KV8 north of Hackleton - Photomontage Year 15

3943_EX_8  Viewpoint 8: Cliftonville Road, Northampton - Existing view
3943_WF_8  Viewpoint 8: Cliftonville Road, Northampton - Wireframe
3943_PM_8_YR1  Viewpoint 8: Cliftonville Road, Northampton - Photomontage Year 1
3943_PM_8_YR15  Viewpoint 8: Cliftonville Road, Northampton - Photomontage Year 15

3943_EX_9  Viewpoint 9: Nene Way, Barnes Meadow, Northampton - Existing view
3943_WF_9  Viewpoint 9: Nene Way, Barnes Meadow, Northampton - Wireframe
Land to the east of Hardingstone, north of Newport Pagnell Road, Northampton

3943_PM_9_YR1   Viewpoint 9: Nene Way, Barnes Meadow, Northampton - Photomontage Year 1
3943_PM_9_YR15  Viewpoint 9: Nene Way, Barnes Meadow, Northampton - Photomontage Year 15

3943_EX_10   Viewpoint 10: Nene Way, Northampton Washlands - Existing view
3943_WF_10   Viewpoint 10: Nene Way, Northampton Washlands - Wireframe
3943_PM_10_YR1  Viewpoint 10: Nene Way, Northampton Washlands - Photomontage Year 1
3943_PM_10_YR15 Viewpoint 10: Nene Way, Northampton Washlands - Photomontage Year 15

3943_EX_15   Viewpoint 15: The Green west of Hardingstone Lodge - Existing view
3943_WF_15   Viewpoint 15: The Green west of Hardingstone Lodge - Wireframe
3943_PM_15_YR1  Viewpoint 15: The Green west of Hardingstone Lodge - Photomontage Year 1
3943_PM_15_YR15 Viewpoint 15: The Green west of Hardingstone Lodge - Photomontage Year 15
Existing view

VIEWPOINT INFORMATION

Grid Reference: 481042, 258558
Elevation (ACU): 118m
Viewing Height: 1.6m
Viewing Distance: 300mm
Angle (width): 75°, site occupies 10°
Camera & Lens: Digital SLR, 50mm
Photo date / time: 10/12/2014 12:20
Distance to site boundary: 300m

No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site.
Area measurements for indicative purposes only.


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DATE: April 2015  DRAWN: BG
PAGE SIZE: 420mm x 297mm  CHECKED: JB
STATUS: Final  APPROVED: PB

DWG. NO. 3943_EX_6

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PROJECT TITLE
LAND SOUTH OF BRACKMILLS

DRAWING TITLE
Viewpoint 6: Public Footpath KV8 north of Hackleton
Existing view
Wireframe view

The proposed development on the wireframes shows the building arrangement based on the
Illustrative Masterplan showing number 2295/00. Proposed buildings are to heights shown on
Figure 3 Detailed Zone of Theoretical Visibility Study and Viewpoints. Proposed buildings are
shown in blue. Existing landscaping is shown in grey.

No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site.
Area measurements for indicative purposes only.


VIEWPOINT INFORMATION

Grid Reference: 481042, 258058
Elevation (AOD): 11m
Viewing Height: 1.6m
Viewing Distance: 300m
Angle (width): 75°, site acceptance - 10°
Camera & Lens: Digital SLR, 50mm
Photo date / time: 10/12/2014 12:20
Distance to site boundary: 300m

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Photomontage view

The proposed development on the photomontage shows the building arrangement based on the Illustrative Masterplan drawing number 2209/20. Proposed buildings are to heights shown on Figure 2 Detailed Zone of Theoretical Visibility Study and Viewpoints.

No dimensions are to be scaled from this drawing. All dimensions are to be checked on site. Area measurements for indicative purposes only.


VIEWPOINT INFORMATION

Grid Reference: 401042, 258059
Elevation (AOD): 110m
Viewing Distance: 300mm
Angle (width): 75°, site occupies -10°
Camera & Lens: Digital SLR, 50mm
Photo date / time: 10/12/2014 12:20
Distance to site boundary: 300m
Wireframe view

The proposed development on the wireframes above the building arrangement based on the
Illustrative Masterplan drawing number 2235/08/1. Proposed buildings are to heights shown on
Figure 3 Detailed Zone of Theoretical Visibility Study and Viewpoints. Proposed buildings are
shown in blue. Existing landform is shown in grey.

VIEWPOINT INFORMATION

Grid Reference: 476091, 200241
Elevation (AOD): 70m
Viewing Height: 1.6m
Viewing Distance: 300m
Angle (width): 7°. site outline - 35°
Camera & Lens: Digital SLR, 50mm
Photo date / time: 05/12/2014 15:20
Distance to site boundary: 250m

No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site.
Area measurements for indicative purposes only.


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DATE April 2015 DRAWN BG
PAGE SIZE 420mm x 297mm CHECKED JB
STATUS Final APPROVED PB

DWG. NO. 3943_WF_8

Photomontage view

The proposed development on the photomontage shows the building arrangement based on the Illustrative Masterplan drawing number 2205.00. Proposed buildings are to heights shown on Figure 3 Detailed Zone of Theoretical Visibility Study and Viewpoints.

VIEWPOINT INFORMATION

Grid Reference: 479051, 20241
Elevation (AOD): 70m
Viewer Height: 1.6m
Viewing Distance: 300mm
Angle (width): 75°, site overlap - 25°
Camera & Lens: Digital SLR, 50mm
Photo date / time: 10/12/2014 15:20
Distance to site boundary: 268m

No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site.
Area measurements for indicative purposes only.


<table>
<thead>
<tr>
<th>PROJECT TITLE</th>
<th>LAND SOUTH OF BRACKMILLS</th>
</tr>
</thead>
<tbody>
<tr>
<td>DRAWN TITLE</td>
<td>Viewpoint 8: Cliftonville Road, Northampton Photomontage Year 1</td>
</tr>
</tbody>
</table>

Photomontage view

The proposed development on the photomontage shows the building arrangement based on the Illustrative Masterplan drawing number 2205/200. Proposed buildings are to heights shown on Figure 3 Detailed Zone of Theoretical Visibility Study and Viewpoints.

VIEWPOINT INFORMATION

Grid Reference: 470001, 202041
Elevation (AC/HD): 70m
Viewing Height: 14m
Viewing Distance: 300mm
Angle (width): 75°, site occupied - 23°
Camera & Lens: Digital SLR, 50mm
Photo date / time: 15/12/2014 15:20
Distance to site boundary: 250mm

No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site.
Area measurements for indicative purposes only.


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Existing view

VIEWPOINT INFORMATION

Grid Reference: 497981, 258927
Elevation (AC/OD): 51m
Viewing Height: 1.6m
Viewing Distance: 300mm
Angle (width): 75°, site aspect - 29°
Camera & Lens: Digital SLR, 50mm
Photo date / time: 10/12/2014 14:50
Distance to site boundary: 2.08m

No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site.
Area measurements for indicative purposes only.


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STATUS: Final  APPROVED: PB

DWG. NO. 3943_EX_9

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Wireframe view

The proposed development on the wireframe shows the building arrangement based on the
Illustrative Masterplan showing number 2229/098. Proposed buildings are to heights shown on
Figure 2 Detailed Zone of Theoretical Visibility Study and Viewpoints. Proposed buildings are
shown in blue. Existing landfill is shown in grey.

No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site.
Area measurements for indicative purposes only.


VIEWPOINT INFORMATION
- Grid Reference: 476781, 259727
- Elevation (AOD): 57m
- Viewpoint Height: 1.6m
- Viewing Distance: 300mm
- Angle (width): 75°, site occupied - 28°
- Camera & Lens: Digital SLR, 50mm
- Photo date / time: 10/12/2014 14:50
- Distance to site boundary: 20mm

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PROJECT TITLE
LAND SOUTH OF BRACKMILLS

DRAWING TITLE
Viewpoint 9: Nene Way, Barnes Meadow, Northampton
Wireframe
Photomontage view

The proposed development on the photomontage shows the building arrangement based on the Illustrative Masterplan drawing number 220520. Proposed building are to heights shown on Figure 3 Detailed Zone of Theoretical Visibility Study and Viewpoint.

No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site.
Area measurements for indicative purposes only.


VIEWPOINT INFORMATION

Grid Reference: 496791 225927
Elevation (AC/0): 57m
Viewing Height: 1.6m
Viewing Distance: 300mm
Angle (width): 75°, site occupancy - 28°
Camera & Lens: Digital SLR, 50mm
Photo date / time: 10/12/2014 14:50
Distance to site boundary: 2.0km

PROJECT TITLE
LAND SOUTH OF BRACKMILLS

DRAWING TITLE
Viewpoint 9: Nene Way, Barnes Meadow, Northampton
Photomontage Year 1

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STATUS Final APPROVED PB

DWG. NO. 3943_PM_9_YR1
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Photomontage view

The proposed development on the photomontage shows the building arrangement based on the Illustrative Masterplan, drawing number 2209/206. Proposed buildings are to heights shown on Figure 3 Detailed Zone of Theoretical Visibility Study and Viewpoints.

VIEWPOINT INFORMATION

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<td>Viewing Distance</td>
<td>300mm</td>
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<tr>
<td>Angle (width)</td>
<td>75°, site occupies - 28°</td>
</tr>
<tr>
<td>Camera &amp; Lens</td>
<td>Digital SLR, 50mm</td>
</tr>
<tr>
<td>Photo date/time</td>
<td>10/12/2014 14:50</td>
</tr>
<tr>
<td>Distance to site boundary</td>
<td>200m</td>
</tr>
</tbody>
</table>

No dimensions are to be scaled from this drawing.
All dimensions are to be checked on-site.
Area measurements for indicative purposes only.

Wireframe view

The proposed development on the wireframes shows the building arrangement based on the Illustrative Masterplan drawing number 2205/200. Proposed buildings are to heights shown on Figure 2. Detailed Zone of Theoretical Visibility Study and Viewpoints. Proposed buildings are shown in blue. Existing landform is shown in grey.

VIEWPOINT INFORMATION

- Grid Reference: 479109, 200416
- Elevation (AOD): 58m
- Viewer Height: 1.6m
- Viewing Distance: 300mm
- Angle (width): 75°, site occupied - 25°
- Camera & Lens: Digital SLR, 50mm
- Photo date/time: 15/12/2011 10:40
- Distance to site boundary: 3.3km

No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site.
Area measurements for indicative purposes only.


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STATUS: Final APPROVED: PB

DWG. NO. 3943_WF_10

Photomontage view

The proposed development on the photomontage shows the building arrangement based on the
Illustrative Masterplan drawing number 2295/280. Proposed buildings are to heights shown on Figure 3 Detailed Zone of Theoretical Visibility Study and Viewpoint.

VIEWPOINT INFORMATION

- Grid Reference: 479190, 200046
- Elevation (AOD): 58m
- View cone: 1.44m
- Viewing Distance: 3000mm
- Angle (width): 75°, site orientation 23°
- Camera & Lens: Digital SLR, 50mm
- Photo date/time: 10/12/2014 10:40
- Distance to site boundary: 3.8km

No dimensions are to be scaled from the drawing.
All dimensions are to be checked on site.
Area measurements for indicative purposes only.


Photomontage view

The proposed development on the photomontage shows the building arrangement based on the Illustrative Masterplan drawing number 2205:200. Proposed buildings are to heights shown on Figure 3 Detailed Zone of Theoretical Visibility Study and Viewpoint.

No dimensions are to be scaled from this drawing. All dimensions are to be checked on site.

Area measurements for indicative purposes only.

Location Plan: © Crown copyright and database rights 2015, Ordnance Survey 10000000.

VIEWPOINT INFORMATION
- Grid Reference: 479199, 200416
- Elevation (AOD): 58m
- Viewed Height: 1.6m
- Viewing Distance: 300mm
- Angle (width): 75°, site occupies - 25°
- Camera & Lens: Digital SLR, 50mm
- Photo date / time: 10/12/2014 10:40
- Distance to site boundary: 3.2m

Project Title: Land South of Brackmills

Viewpoint 10: Nene Way, Northampton Washlands
Photomontage Year 15
Existing view

VIEWPOINT INFORMATION

Grid Reference: 479489, 257227
Elevation (AGL): 11m
Viewing Height: 1.6m
Viewing Distance: 300mm
Angle (width): 75°, site orientation: 40°
Camera & Lens: Digital SLR, 50mm
Photo date / time: 16/04/2015 09:21
Distance to site boundary: 5.4m

Photomontage view

The proposed development on the photomontage shows the building arrangement based on the illustrative Masterplan drawing number 2205200. Proposed buildings are to heights shown on Figure 3 Detailed Zone of Theoretical Visibility Study and Viewpoint.

No dimensions are to be scaled from this drawing. All dimensions are to be checked on site.

Area measurements for indicative purposes only.

Photomontage view

The proposed development on the photomontage shows the building arrangement based on the
Illustrative Masterplan drawing number 2205/010. Proposed building are to heights shown on
Figure 3 Detailed Zone of Theoretical Visibility Study and Viewpoint.

VIEWPOINT INFORMATION

Grid Reference: 479469, 257227
Elevation (AOD): 11m
Viewing Height: 1.6m
Viewing Distance: 300mm
Angle (width): 75°, site occupancy - 40°
Camera & Lens: Digital SLR, 50mm
Photo date / time: 16/04/2015 09:21
Distance to site boundary: 5.4m

No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site.
Area measurements for indicative purposes only.


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Land to the east of Hardingstone, north of Newport Pagnell Road, Northampton

Appendix 7. Method used for production of the Wirelines and Photomontages

Visualisations are produced in the following stages:

1) Photography is undertaken using a full-frame digital SLR camera and fixed 50mm lens. A tripod with panoramic head is used to take overlapping photographs which are joined together using an industry standard application to create a single panoramic image in a cylindrical projection for each viewpoint. These are then saved at a fixed height and resolution to enable correct sizing when reproduced in the final documents.

2) The photograph locations and key landscape features or “markers” were identified and surveyed by a professional surveyor. The markers include the top of the water tower in Hardingstone, a large building in Brackmills Industrial Estate, a mobile phone mast, a tall mast in Wootton, trees in Pagnell Court and Hardingstone Church tower.

3) Creation of a 3D ground model created using digital Surface and Terrain data with a 2m² resolution.

4) The addition of the proposed illustrative scheme to the 3D model using AutoCAD. The development is modelled in 3D to closely resemble the illustrative scheme using building layout shown on the Illustrative Masterplan drawing number 3238/200 at heights within the areas shown on Figure 3 (Appendix 4) which correspond with the Scale Framework drawing number 3238_204 Rev A. The development is then inserted into the 3D model at the proposed location.
Land to the east of Hardingstone, north of Newport Pagnell Road, Northampton

5) Wireline generation – The surveyed viewpoints are added within the 3D model with each observer point being inserted at 1.6m above the modelled ground plane. The location of the surveyed markers are also included in the model. The view from the viewpoint is then replicated using virtual cameras to generate a series of single frame images, including the markers. As with the photographs, these single frame images are joined together using an industry standard application to create a single panoramic image for each viewpoint. These are then saved at a fixed height and resolution to ensure that they are the same size as the photographs.

6) Wireline matching – The wirelines are matched to the photographs using a combination of the visible topography and surface features, and the markers which have been included in the 3D model.

7) These matched images then form the baseline wireline panorama.

8) For the photomontage, an industry standard 3D rendering application is used to produce a rendered view of the development from the viewpoint. The rendering uses lighting conditions according to the time of day for the viewpoint photograph. These images are then saved at a fixed height and resolution to ensure that they are the same size as the photographs. The rendered development is then added to the photographs in the position identified by the wireframe (using an image processing application to overlay the photograph with both the wireframe and rendered development to ensure accuracy). The images are then layered to ensure that the development appears in front of and behind the correct elements visible within the photograph.
Land to the east of Hardingstone, north of Newport Pagnell Road, Northampton

9) Each viewpoint is shown as four images:
   a) Existing view.
   b) Wireline image.
   c) Proposed photomontage view at Year 1 on completion of development when mitigation is immature and existing retained vegetation is shown. Proposed view at Year 15. Existing vegetation and proposed planting within the site are shown having grown to the following heights.

<table>
<thead>
<tr>
<th></th>
<th>Approximate height at Year 1</th>
<th>Annual growth rate</th>
<th>Approximate height shown in Year 15 photomontages</th>
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<tbody>
<tr>
<td>Trees within Brackmills Wood</td>
<td>Existing trees shown unchanged. Approximate height is 8-10m.</td>
<td>30cm</td>
<td>Up to 13.5m</td>
</tr>
<tr>
<td>Planting within site</td>
<td>2.5m</td>
<td>20cm</td>
<td>Up to 5.5m</td>
</tr>
</tbody>
</table>

10) Only proposed vegetation within the site and existing trees within Brackmills Wood are shown as growing between Years 1 and 15. All other retained vegetation is shown unchanged.