

# **Landscape and Visual Sensitivity Study for a potential Waste Management Centre at Blandford – Updated November 2016**

## **1. Introduction**

This is a strategic level assessment carried out by Dorset County Council, Senior Landscape Officer in February 2015 based on an outline assessment of viewpoints. The study was reviewed in November 2016 with the addition of two further site options and updated conclusions.

The purpose of the assessment is to determine the potential impact on key viewpoints of the development of a Waste Management Centre (WMC). This study will inform the identification of potential site options for locating a WMC to serve Blandford, as part of the preparation of the Bournemouth, Dorset and Poole Waste Plan.

For the purposes of this assessment, it has been assumed that a WMC would require a site of up to 3ha and will incorporate a Household Recycling Centre and waste transfer facility, and possibly depot facilities. Buildings would be a minimum of around 8m in height.

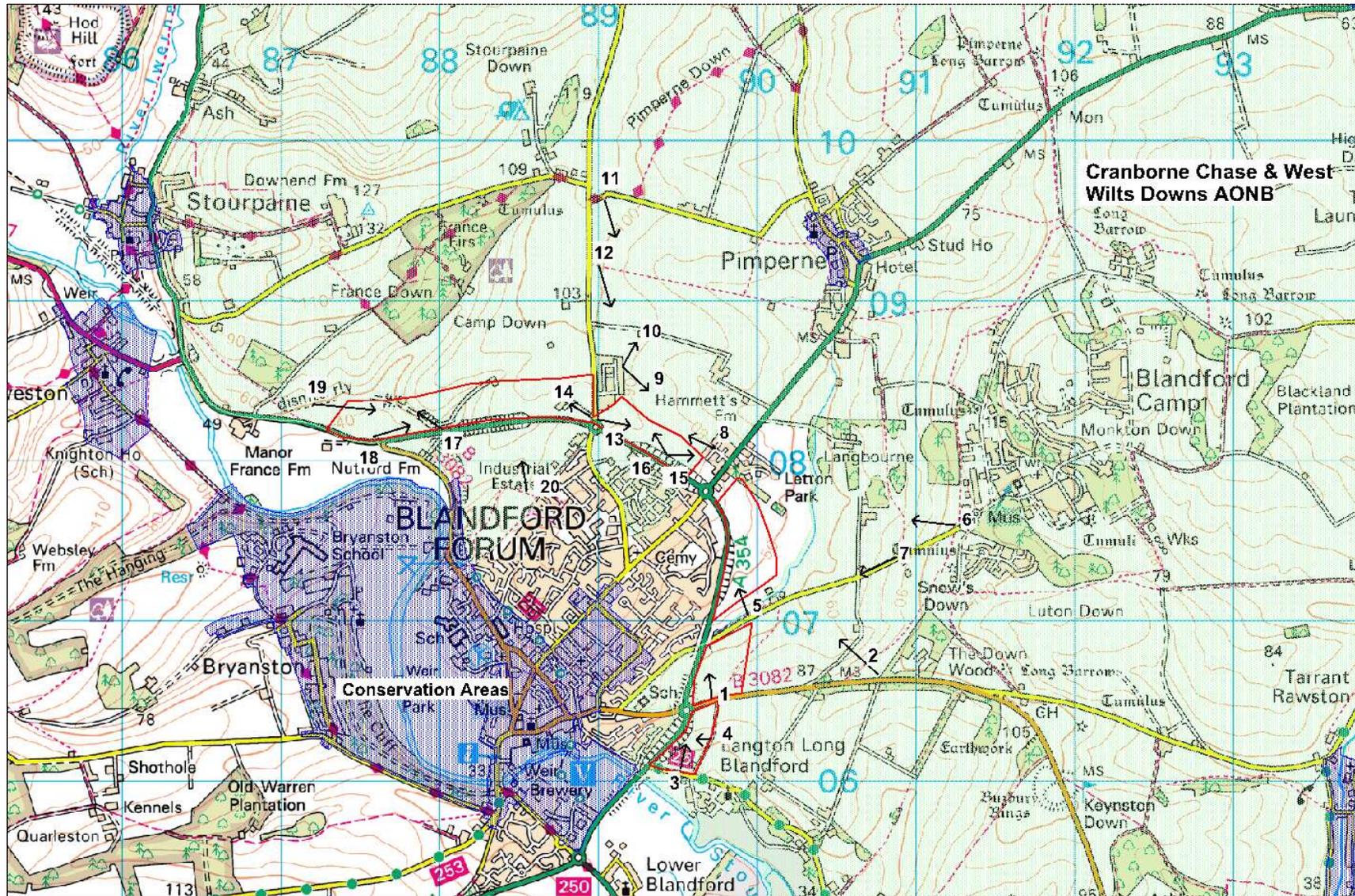
The viewpoints were selected as representative and specific viewpoints from where best to assess the potential impacts of a future WMC on the surrounding open countryside, a large proportion of which is AONB. A summary is provided which includes recommendations for any sustainable and appropriate mitigation measures. The AONB in this study area is the Cranborne Chase and West Wiltshire Downs AONB and the study area falls within the Southern Downland Belt Landscape Character Area of this AONB which is an Open Chalk Downland type.

## **2. Assessment of Key Viewpoints**

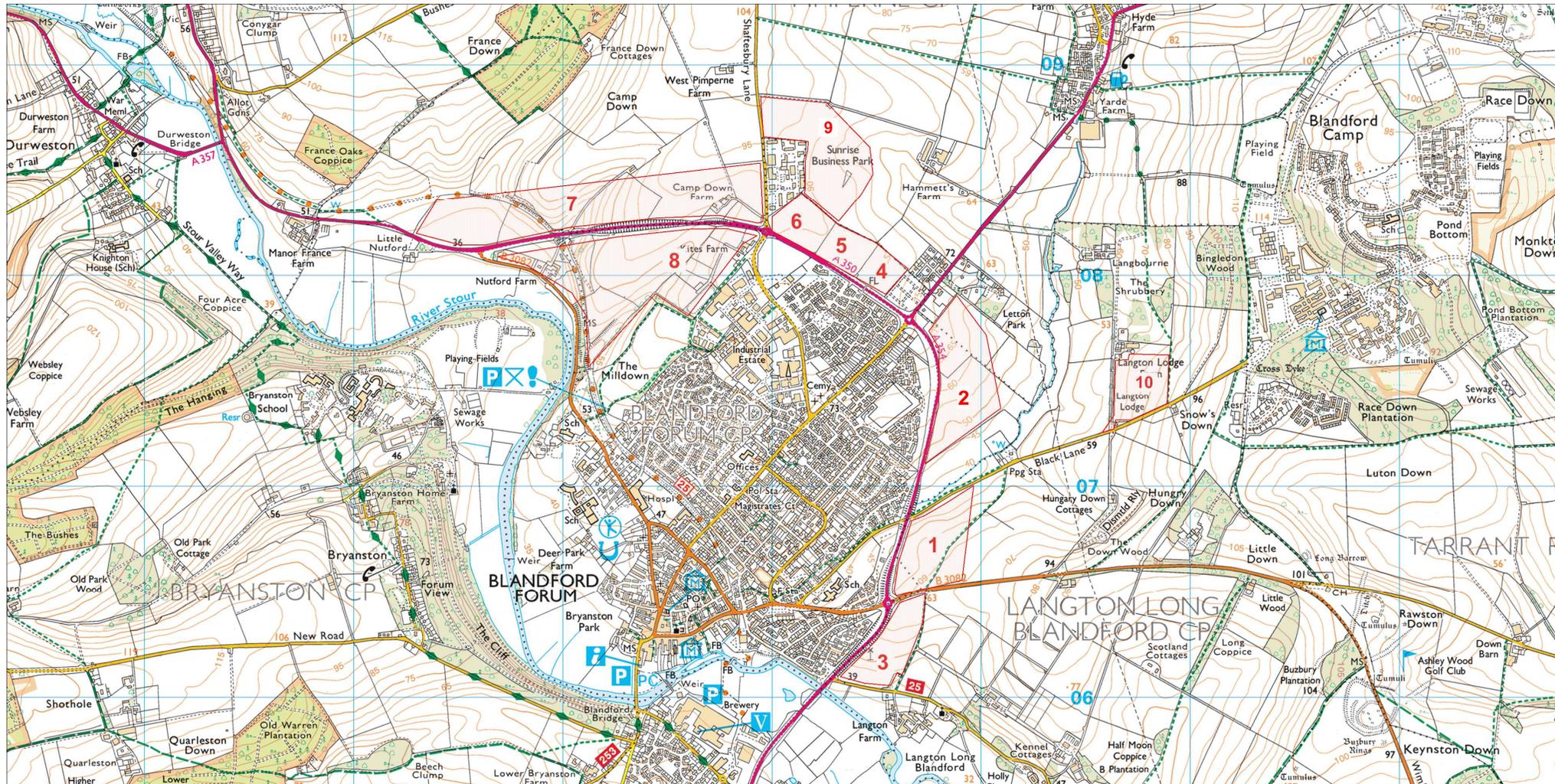
The impact of the proposed development on each viewpoint has been assessed and is set out below. Photos of each viewpoint are available.

**See Plans 1 & 2 below for photo viewpoints, study area locations & designations.**

Plan1 shows the extent of the overall study area in red, the AONB, Conservation Areas and photo viewpoint locations.



Plan 2 shows the 10 different study area subdivision locations referred to below in each viewpoint assessment.



NB: Appendix 1 and 2 include the study areas and viewpoints for the two additional site options.

Viewpoint 1, Photo 877

A lay-by on north side of B3082. Study area location 1 is very exposed to views as the viewer 'looks down' into the area so any development would be highly visible despite the wooded and urban edge backdrop. Development would therefore have a significant adverse impact on this sensitive and exposed viewpoint, on the character of the AONB and on the open undeveloped downland countryside which is outside the built up envelope of the town.

Viewpoint 2, Photo 878

A lay-by on north side of B3082 1km east of viewpoint 1. Study area location 2 is very exposed to views from this location despite the distance, as it slopes south towards the view which increases its sensitivity. Development would therefore have a significant adverse impact on this view and on the setting of the AONB, as area 2 is not within the AONB boundary. Development would also be seen as separate from the built up edges of the town increasing its adverse impact on open undeveloped countryside. The existing trees within and around the area could provide some mitigation if retained and enhanced but not enough to outweigh the adverse impacts.

Viewpoint 3, Photo 879

A roadside hedge gap on north side of Langton Long lane. A 'sought after' view of study area location 3 which is very open to views along this lane especially as the area slopes south east towards the lane increasing its sensitivity. The lane is also a National Cycle Network route (25) and is popular for quiet informal recreation; this also increases its sensitivity. Development would therefore have a significant adverse impact on the rural character of this part of the AONB and on the recreational amenity of users of the lane. Development would also be seen as separate from the built up edges of the town increasing its adverse impact on open undeveloped countryside.

Viewpoint 4, Photo 880

Bridleway which links B3082 south to Langton Long. Study area location 3 is very open to views from all along the length of this bridleway. Development would therefore have a significant adverse impact on the open undeveloped views, be unrelated to any other built up form, impact negatively on the recreational amenity of bridleway users and on the open undeveloped countryside character of this part of the AONB.

Viewpoint 5, Photo 881

Hedgerow field gate access on north side of Black Lane. Study area location 2 is beyond the mature tree line in the centre of this view so development in this area would not adversely impact on this view. There are however glimpsed wider views of area 2 as you progress up Black Lane, especially in winter, since the fields slope south towards the viewpoints increasing its sensitivity. Development would have a minor adverse impact on the open undeveloped views along this lane and seen to be unrelated and isolated from the rest of the build-up edge. It would have a minor adverse impact on the setting of the adjacent AONB.

Viewpoint 6, Photo 883

Parking area at far eastern end of Black Lane by Army Camp entrance. Study area location 2 is visible from here and small areas of study are locations 4/5/6 are partly visible in the distance; approximately 2km away. The southern sloping fields of area 2 face this viewpoint which increases its sensitivity. Due to the plateau location of areas 4/5/6 they are not readily visible being on the horizon. Development on the south facing slopes of area 2 would have a moderate adverse impact on this view as it would be seen as separate to the rest of the built up area and therefore have a negative impact on the setting and undeveloped countryside character of the AONB.

#### Viewpoint 7, Photo 884

Representative view looking down (south west) Black Lane. Study area location 1 is exposed to views being the north facing fields adjacent to the bypass.

Development would therefore have an adverse impact on these sequential views down this lane. This may be less of an impact in the summer months when there are leaves on trees and other vegetation, but it would still have a negative impact on the open undeveloped character of the AONB and its setting and development would also be seen as separate from the built up edges of the town.

#### Viewpoint 8, Photo 885

Glimpsed view looking north west from the north west side of Letton Close via field access to the north of Study area location 4 looking towards Sunrise Business Park.

The areas 4/5/6 would not be visible from this location as they would be located to the left (south west) behind a maturing shelter belt plantation. There may be some glimpsed views, however, from the residential properties which face out into the adjacent open agricultural fields and this may result in a minor to moderate adverse impact on the visual amenity of residential properties.

#### Viewpoint 9, Photo 886

View looking south west from a gap in the hedge on the outside edge/boundary of Sunrise Business Park. Not a public viewpoint. Study area locations 4/5/6 are not visible being to the right (south) of this view behind maturing hedge/shelter belt planting.

#### Viewpoint 10, Photo 887

Same viewpoint location as 9 but looking north, away from Study area locations 4/5/6 which are therefore not visible.

#### Viewpoint 11, Photo 888

Distant view (1.5km to edge of study area) looking south from gap in hedge on north side of highway verge on junction of lane to Pimperne, off Shaftesbury Lane. Study area locations 4/5/6 are not directly visible as they are behind a maturing shelter belt plantation. (Behind the green strip of field seen just below the horizon to the left of the Business Park buildings and against a backdrop of the urban edges of Blandford). Development would therefore have a minor adverse impact on this view and on the wider open undeveloped downland character of the AONB.

Mitigation could further reduce any negative impact for example by locating development in area 6 only, allowing the existing planting to mature into dense hedge/shelterbelts, enhancing this planting to create wider belts, minimising building height/form and using recessive colours on all building and structures.

#### Viewpoint 13, Photo 890

Gate access point in hedgerow along east side of Shaftesbury Lane just south of Sunrise Business Park. View looking east into Study area location 6. The field is part of the flat downland plateau along the edge of the bypass which forms part of the wider downland landscape. It has hedges along its south and western boundaries and maturing shelter belts along its north and east. There are limited views out due the boundary planting and to this flat plateau top setting. Development would therefore have an adverse impact on this glimpsed view from passing road users and pedestrians on the field's undeveloped open character.

In terms of impact on the wider character of the AONB, due to its limited visibility from wider more sensitive viewpoints and receptors and its association with the built form of the existing Business Park, it is felt that development would have a minor adverse impact on the wider open undeveloped downland character of the AONB.

Mitigation could further reduce any perceived negative impact for example by allowing the existing planting to mature into dense hedge/shelterbelts, enhancing this planting to create wider belts, minimising building height/form and using recessive colours on all building and structures.

#### Viewpoint 14, Photo 892

View looking west from other side of road to Viewpoint 13. For context only as study area 7 not readily visible beyond residential area.

#### Viewpoint 15, Photo 893

From a non-public access track on north side of A350. Looking east towards Letton Close to the south of the shelter belt planting into Study area location 4. Being a non-public viewpoint it has a low level of sensitivity. This shows that development in Area 4 may have some adverse impacts on the visual amenity of residential properties at Letton Close and on users of the allotments to the south of this field. In terms of wider impacts on the AONB, there would be a minor adverse impact for area 4 since it starts to slope south off the plateau and therefore becomes slightly more open to views south, as seen on the horizon line in this photo.

Some skyline views may be possible but the same mitigation measures discussed for viewpoint 13 would be recommended here to minimise any perceived adverse landscape and visual impacts.

#### View 16, Photo 894

Same viewpoint location as 15 above but looking north west into Study area location 5 across the flat plateau top field. The maturing hedge/shelter belt planting along northern boundary is visible in middle distance. Being a non-public viewpoint it has a low level of sensitivity.

Development in this field would therefore have a minor adverse impact on the wider open undeveloped downland character of the AONB as only distant glimpsed views are available into this flat landscape. Adverse impacts are also reduced since the area is not overlooked by high ground, itself being a high point in the surrounding landscape. Some skyline views may be possible but the same mitigation measures discussed for Viewpoint 13 would be recommended here to minimise any perceived adverse landscape and visual impacts.

#### Viewpoint 17, Photo 895

For context only. View from bypass looking north west into the western end of Study area location 7.

#### Viewpoint 18, Photo 896

Entrance drive to Little Nutford Farm off the A350. A non-public viewpoint but it is used to represent similar views obtained whilst driving east on the A350. This illustrates the sequential open views available looking directly onto the west sloping undeveloped open fields and copses in the western end of Study area 7.

Development would therefore have a severe adverse impact on the open undeveloped rolling rural character of this part of the AONB and on the visual amenity of road users. Development would also be seen as separate from the built up edges of the town increasing its adverse impact on open undeveloped countryside

#### Viewpoint 19, Photo 898

The North Dorset Trailway. A new, well used and popular off-road walking and cycling trail which links Sturminster to Spetisbury via Blandford, this and the fact it is in the AONB means it is a highly sensitive visual receptor. It is a representative view looking east onto the west facing fields and copses in the west part of Study area location 7 which is very open to views from this whole section of the trailway. Development would therefore have a severe adverse impact on the open undeveloped rolling rural character of this part of the AONB and on the recreational and visual amenity of the trailway users. It would also be seen as built development in isolation to any other built form and separate from the rest of the settlement edge in open countryside.

#### Viewpoint 20, Photo 972

Looking north towards the bypass through vegetation at the northern end of the plantation at Milldown LNR. This illustrates the view over the open and elevated plateau top part of the

downs to the north west of the town. This whole area is very open to wider views across the AONB which can also be appreciated from viewpoint 19 where this open elevated area can be seen to the right in the view on the horizon. Development would therefore have a severe adverse impact on the open undeveloped rolling rural character of this part of the AONB and on the recreational and visual amenity of the LNR users.

### 3. Summary

This section summarises the findings of the assessment of areas 1-8 and incorporates the findings of the assessment of the two additional areas (areas 9 and 10) in order that a comparison can be made.

Apart from the specific viewpoints assessed there are passing sequential views, more open in the winter months, of Areas 1, 2 and 6 and the eastern parts of 7 from the A350 especially. There may well also be distant passing sequential views in the winter of Area 10 from the A350 and there will be passing sequential views of Area 9 from the adjacent Shaftesbury Lane – see appendices.

Comparing Areas 1 - 10 as to their sensitivity to the potential future development of a WMC:

- Due to its flat plateau top location, the lack of sensitive local visual receptors, its maturing shelter belt planting along the north eastern edge and its visual and physical association with Sunrise Business Park, Areas 5 and 6 are felt to be less sensitive and development here (subject to agreement on mitigation measures discussed under View point13), would have a minor adverse impact on the character of the AONB. It should be noted that although visually less sensitive and not being significant in terms of its impact on the AONB, any development in Areas 5 and 6 would change its current undeveloped character despite its association with Sunrise Business Park.
- Areas 1, 3 and 7, plus area 2 despite it not being in the AONB itself, are highly sensitive and development here, even with mitigation measures similar to those discussed above, would have severe adverse impacts on the character and setting of the AONB.
- Area 4 is less sensitive than 1, 2, 3 and 7 but due to its location close to residential amenities and its slightly sloping character it is more sensitive than 5 and 6 despite its plateau edge location.
- The elevated high points in Area 7 are very exposed and sensitive to views from the surrounding AONB to the west and north in particular and development here, even with mitigation measures similar to those discussed above, would have severe adverse impacts on the character and setting of the AONB.
- The elevated high points in Area 8 are very exposed and sensitive to views from the surrounding AONB to the west and north in particular and development here, even with mitigation measures similar to those discussed above, would have severe adverse impacts on the character and setting of the AONB and LNR.
- Due to its high point location in the open downland on the urban edge and its sloping characteristics, Area 9 is highly sensitive being very exposed to views from within the AONB particularly from the north, north east and south east. Even if mitigation was feasible and appropriate, development would have a severe adverse impact on the character and setting of the AONB.
- Despite its location in the AONB Area 10 is relatively well screened and concealed from wider surrounding viewpoints due to topography and existing vegetation. However

impacts on the rural footpath and road network would be significantly adverse and therefore the site is felt to highly sensitive.

Tony Harris  
November 2016

## Appendix 1

### Landscape and Visual Sensitivity Study Potential Alternative Location for a Waste Management Centre, Blandford – Study Area 9 Land East of Sunrise Business Park

#### 1. Introduction

This is a strategic level assessment carried out by Dorset County Council, Senior Landscape Officer in October 2016 based on an outline assessment of viewpoints. The purpose of the assessment is to determine the potential impact on key viewpoints of the development of a Waste Management Centre (WMC). This study will inform the identification of potential site options for locating a WMC to serve Blandford, as part of the preparation of the Bournemouth, Dorset and Poole Waste Plan.

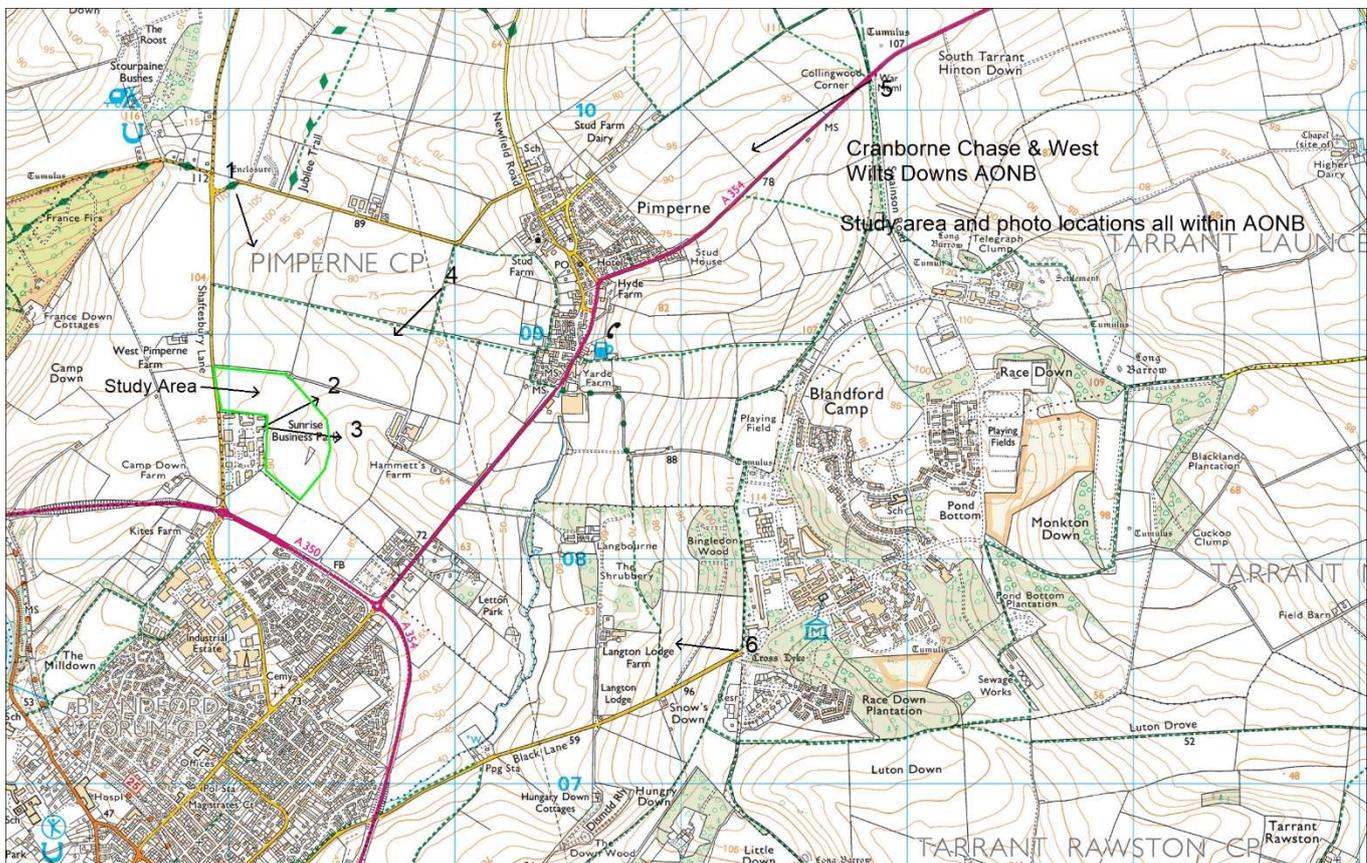
For the purposes of this assessment, it has been assumed that a WMC would require a site of up to 3ha and will incorporate a Household Recycling Centre and waste transfer facility, and possibly depot facilities. Buildings would be a minimum of around 8m in height.

The viewpoints were selected as representative and specific viewpoints from where best to assess the potential impacts of a future WMC on the surrounding open countryside, all of which is AONB. A summary is provided which includes recommendations for any sustainable and appropriate mitigation measures where felt to be appropriate bearing in mind the setting and context of the site. The AONB in this study area is the Cranborne Chase and West Wiltshire Downs AONB and the study area falls within the Southern Downland Belt Landscape Character Area of this AONB which is an Open Chalk Downland type.

#### 2. Assessment of Viewpoint

The impact of development on each viewpoint has been assessed and is set out below. Photos of each viewpoint are available.

Plan 1: Photo locations, study area & AONB coverage. Photos of each viewpoint are available.



### Viewpoint 1

View looking south from field entrance in hedge on south side of highway verge on junction of lane to Pimperne, off Shaftesbury Lane. It is a distant and glimpsed view to the proposed site area but the development would be seen as a large extension to the existing Business Park and a significant incursion into open rolling undeveloped countryside.

At present the existing Business Park already creates an adverse landscape and visual impact on the open character, being a distinct and incongruous extension of the urban edge. Any further addition to this would create a discordant, urban form and create a significant cumulative impact out into open rural countryside. Development would therefore have a significant adverse impact on the wider open undeveloped downland character of the AONB.

Mitigation, apart from avoidance of development, is not felt to be possible in this open landscape as the context and setting of any development in this location is felt to be inappropriate on landscape and visual grounds. The only potential form of mitigation would be some form of copse planting in the immediate vicinity of this receptor. This however is not necessarily a characteristic feature of the open uplands on the chalk downland around Blandford.

### Viewpoint 2

View looking north easterly towards Pimperne from gap in hedge on outside edge/boundary of Sunrise Business Park. Not a public viewpoint. The site proposal would "fill" this view, up to the hedgerow running across the middle of the picture and would form a continuation of the existing Business Park in a north easterly direction.

Development would therefore have a significant adverse impact on this view and on the wider open undeveloped downland character of the AONB. Mitigation, apart from avoidance of development, is not felt to be possible in this open landscape as the context and setting of any development in this location is felt to be inappropriate on landscape and visual grounds.

### Viewpoint 3

View looking towards Hammett's Farm from same location as 1. above. The site proposed would "fill" the view, up to approximately half way across the field, immediately in front of this view. It would therefore form a physical and visual continuation of the existing Business Park in an easterly direction.

Development would therefore have a significant adverse impact on this view and on the wider open undeveloped downland character of the AONB. Mitigation, apart from avoidance of development, is not felt to be possible in this open landscape as the context and setting of any development in this location is felt to be inappropriate on landscape and visual grounds.

### Viewpoint 4

View looking south west towards the development site from the public footpath from Pimperne lane. Development from this location would be right on the skyline and would occupy a significant proportion of the view; from the barn (seen on the right of the view) to the copse (seen as the left of the view). This would therefore have a significant adverse impact on the wider open undeveloped downland character of the AONB and on the amenity use and recreational value of footpath users. Avoidance of skyline development in open downland settings is a management objective for this landscape character type.

Mitigation, apart from avoidance of development, is not felt to be possible in this open landscape as the context and setting of any development in this location is felt to be inappropriate on landscape and visual grounds.

The only potential form of mitigation would be to allow the existing hedgerow (which runs west - east) to mature and grow up to help screen and integrate the development. This however does not remedy poor and inappropriate site location and site planning decisions and is not necessarily a characteristic feature of the open uplands on the chalk downland around Blandford.

### Viewpoint 5

A distant view looking south west from the eastern highway verges on the A354 Salisbury Road. The site is in the middle distance and although some distance away, if developed would be viewed as an extension of the urban edge of the town, out into the open undeveloped downland landscape in this part of the AONB. Development would therefore have a major adverse impact on the open downland undeveloped character of the AONB.

Mitigation, apart from avoidance of development, is not felt to be possible in this open landscape as the context and setting of any development in this location is felt to be inappropriate on landscape and visual grounds.

The only potential form of mitigation from this viewpoint and at this distance would be significant mass planting of woodland. However, this is not a characteristic of the open chalk upland, would take many years to have any impact in reducing adverse landscape and visual impacts and does not remedy poor and inappropriate site location and site planning decisions.

### Viewpoint 6

View looking north west to the site from a parking area at the far eastern end of Black Lane by the Army Camp entrance. As some of the site area is on the plateau of the chalk downland it is not readily visible being right on the horizon. However, the southern parts of the site start to slope towards this viewpoint making any development more visible and obvious in the wider context of this viewpoint. Development generally would therefore have a moderate adverse impact on the open undeveloped views and would be seen as a discordant intrusion into the wider countryside. It would have a minor/moderate impact on the setting of the wider AONB.

The only potential form of mitigation from this viewpoint and at this distance would be significant mass planting of woodland. However, this is not a characteristic of the open chalk upland, would take many years to have any impact in reducing adverse landscape and visual impacts and does not remedy poor and inappropriate site location and site planning decisions.

## **3. Summary**

Apart from the specific viewpoints assessed above there are passing sequential views, more open in the winter months, from the Shaftesbury Lane when travelling south, from within Sunrise Business Park itself and also from some public rights of way in the vicinity of Blandford Camp. These later views are some distance from the site and have not been assessed in the field as part of this study. The site is on the high point and plateau of the open downland on the northern edges of Blandford and slopes gradually to the north east and south east. Due to this location it is very exposed to wider open views across from Pimperne direction and from other viewpoints in the AONB to the north, north east and south east. It is undeveloped open downland and due to its location and setting highly sensitive to any development or change.

Even if mitigation was feasible or appropriate, for example in the form of minimising building levels, height/form, the use of recessive colours and earth shaping and planting (both uncharacteristic in this open landscape), development would be seen as a significant extension of the urban form into open countryside. This would create a significant adverse cumulative impact when viewed with the existing Sunrise Business Park which already creates adverse landscape and visual impacts on landscape and visual character.

There are few significant existing landscape features, such as shelter belts, copses landform features, in this open setting to link/tie any future development into. If this was the case it may help to some degree in minimising landscape and visual impacts.

Development in this location would therefore create significant adverse landscape, visual and recreational amenity impacts on the wider character of the AONB.

Tony Harris Senior Landscape Officer  
14.10.2016

## Appendix 2

# Landscape and Visual Sensitivity Study for a potential Waste Management Centre at Blandford – Study Area 10 Langton Lodge Farm, Blandford

## 1. Introduction

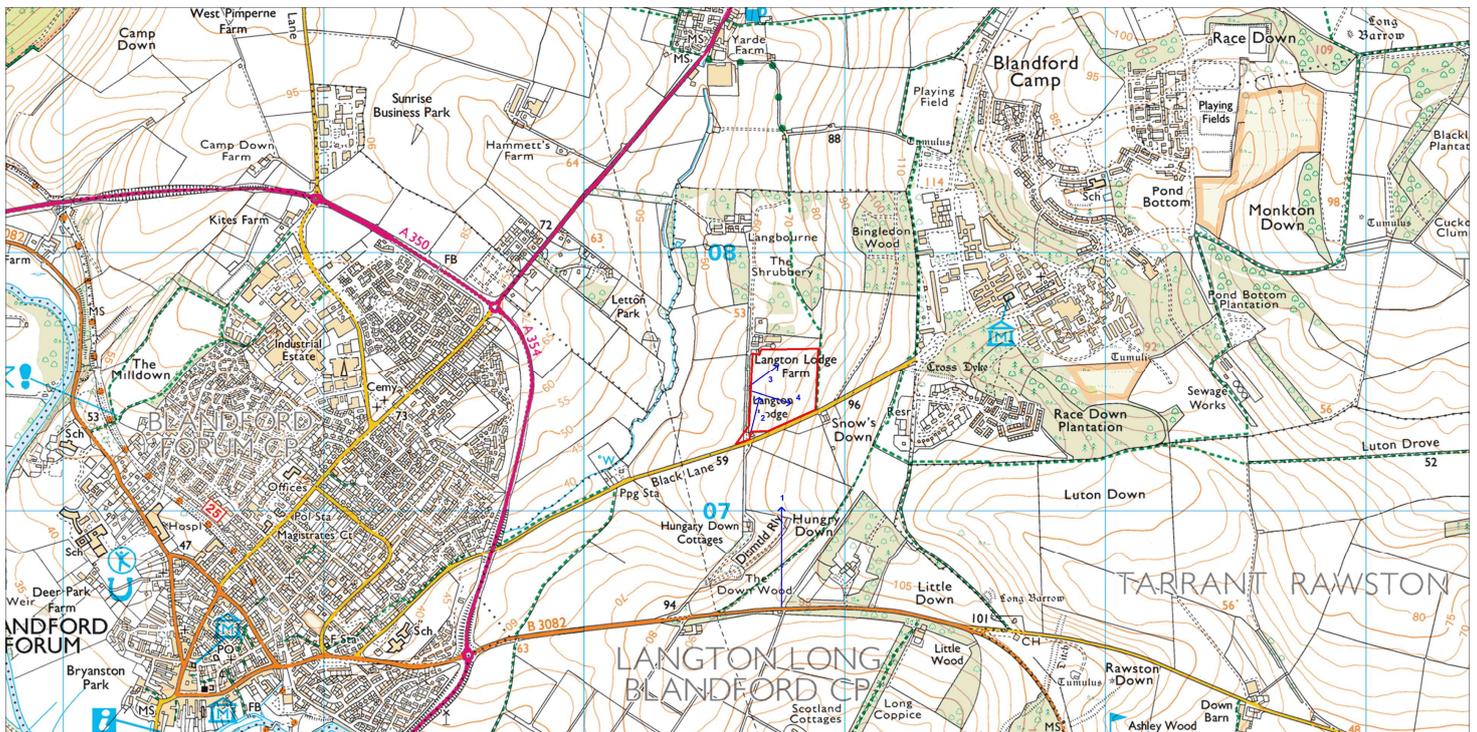
This is a strategic level assessment carried out by Dorset County Council, Senior Landscape Officer in October 2016 based on an outline assessment of potential viewpoints. The purpose of the assessment is to determine the overall potential impact on viewpoints in the area around the site. This study will inform the identification of potential site options for locating a WMC to serve Blandford, as part of the preparation of the Bournemouth, Dorset and Poole Waste Plan.

For the purposes of this assessment, it has been assumed that a WMC would require a site of up to 3ha and will incorporate a Household Recycling Centre and waste transfer facility, and possibly depot facilities. Buildings would be a minimum of around 8m in height.

The area assessed had few viewpoints, either representative or specific from where best to assess the overall potential impacts of a future WMC on the surrounding open countryside, a large proportion of which is AONB. Therefore an overall discussion on visibility is provided with a summary which includes recommendations for any sustainable and appropriate mitigation measures. The AONB in this study area is the Cranborne Chase and West Wiltshire Downs AONB and the study area falls with the Southern Downland Belt Landscape Character Area of this AONB which is an Open Chalk Downland type.

### Langton Lodge Farm, Blandford; Study Area 10

See Plan below for photo viewpoints and study area location in red outline. Photos of each viewpoint are available.



## 2. Viewpoints and Visual Analysis

There are few public viewpoints from which the site would be visible from, so a specific viewpoint based assessment is of limited value. The site cannot be seen from previously used viewpoints in the overall assessment of options for WMC development. It is not visible for example, from the layby on the B3082 looking north (Photo 1) due to the lie of the land, its position down the slope which angles

to the north away from the viewer and due to the surrounding vegetation adjacent to the site and along Black Lane.

The site is well screened at present by a thick and mature hedgerow running along the farm access track, north to south, which, in effect blocks most views into the site from the north-west, west and south-west. (See photo 2). Photos 2, 3 and 4 are all non-public views.

The site lies down the slope from Black Lane in a northerly direction which with the surrounding vegetation, helps to conceal it from many surrounding areas and viewpoints. There are a few glimpsed views into the site from gaps in the hedge along Black Lane but generally the dense hedgerow vegetation helps to screen views from this Lane and most views would be sequential as people pass along it. These views would be more significant in the winter months (See screenshot below). The vegetation/trees around Langton Lodge Farm also help to provide a backdrop to the site and act as a screen to any views which may be available into the site from the north.

There may be glimpsed views from the A350 Blandford Bypass heading south in the winter months. These would be sequential views as the viewer passes along the road and the mass of vegetation along the A350 verges and the vegetation around the site may make this insignificant.

It is not possible to see the site from the car parking area/drop off point at the top of Black Lane by the Army Camp, due to its position down the slope in the valley and out of eye-line from the north. The nearest residences at Langton Lodge Farmhouse and the house on the other side of Black Lane, Snow's Down, would both have a direct views into the site and the impact would be significantly adverse from these locations. Winter views from Black Lane as mentioned and some other glimpsed views from non-public areas, will be more pronounced due to lack of leaf cover but this is not felt to be significant.

In terms of landscape as opposed to visual impact, the existing site is open, undeveloped farmland in a relatively tranquil location in the AONB. Any major development will create a change of use and impact in a significantly adverse way on the existing character of the immediate landscape around the site. This however would not impact in a significant adverse way on the wider context and setting of the AONB due to the limited extent of the visual envelope affected by the development. The tight visual envelope for this site is limited primarily by topography and vegetation cover.

The impact on the amenity of users of the public footpath which runs just east of the site is assumed to be significantly adverse but this is based on a desk study assessment and not an onsite assessment, as safe access was not possible at the time of the visit.

However as seen from the screen shot from Black Lane, the users would be walking along the east side of the hedge which appears to be over 6' in height at the time this view was captured. If this hedge was removed users of the path would be exposed to full views of the site only 100m from the path. The winter view from Black Lane is also illustrated in this screen shot which would create a significant adverse impact on this view and on the wider setting and context of the AONB.



▲ ▲

Apart from those highlighted above, one of the main adverse impacts of the proposal on the landscape and visual character of the AONB, Black Lane and Blandford, is likely to be the transport and operational implications of the scheme due to increased vehicle movements, noise and disturbance created on site and by the regular and increased traffic movements in and out of the site and around the transport intersections used to access the site off the A350 in Blandford and on Black Lane. However this assessment is not based on any detailed knowledge of vehicle movements.

In terms of mitigation and enhancement, there are a number of recommended approaches which are outlined below:

- ◆ Reduce the site formation levels so buildings and structures are set down as low as possible.
- ◆ It would be essential to conserve, enhance and manage the existing vegetation/hedgerows and trees around the site.
- ◆ Use of recessive colours and materials.
- ◆ Minimise the use/height/scale of security fencing.
- ◆ Minimise the height/scale and mass of the development.
- ◆ Plant and manage a significant belt of woodland around the site to provide a long term setting for the development which is managed by DWP (ie not reliant on other landowner's trees/hedgerows and vegetation).
- ◆ Minimise the use of engineered bunds.
- ◆ Consider an overall enhancement scheme in surrounding land linked to the woodland proposals, water courses/bodies and other existing and proposed landscape features.

- ◆ Consider biodiversity and ecological enhancement measures in, on and around the buildings and other structures.

Tony Harris Senior Landscape Officer  
October 2016