

POTENTIAL RESIDENTIAL DEVELOPMENT,
LAND AT KENNEL HILL,
SHARNBROOK

Strategic Landscape Appraisal

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1. INTRODUCTION

- 1.1. Aspect Landscape Planning Ltd has been appointed by Fisher German LLP to undertake a Strategic Landscape Appraisal relating to the potential for residential development on land at Kennell Hill, Sharnbrook. The site has been considered within the emerging Local Plan and emerging Strategic Housing Employment Land Availability Assessment (SHELAA) (April 2017) as being deemed suitable, available and achievable for development (Reference parcels 617 & 236). The location and context of the site is illustrated on ASP1 Site Location Plan and ASP2 Site and Setting Plan.
- 1.2. An appraisal of the surrounding study area has been undertaken using Ordnance Survey data, historical map data, local policy and published character assessments. This has informed the on-site field analysis to identify key viewpoints, analyse the landscape character and visual environment of the local area, and determine any potential landscape and visual effects.
- 1.3. This Strategic Landscape Appraisal is not a fully detailed Landscape and Visual Impact Assessment (LVIA) but aims to appraise the potential landscape and visual impacts associated with developing the site. The appraisal seeks to introduce the principle of residential development into the context of the existing landscape character, visual environment and landscape related policy to assess the ability of the site to integrate future development.

2. BASELINE ASSESSMENT

- 2.1. The site is located on the eastern edge of the built-up area of Sharnbrook and comprises two individual pastoral fields. The site is identified as parcels 617 and 236 within the emerging Strategic Housing Employment Land Availability Assessment (SHELAA) (April 2017). The site lies within close proximity to the to the Sharnbrook Conservation Area which broadly correlates with the southern and south western site boundaries.
- 2.2. The site is located outside of but directly adjacent to the current built-up edge of the village, with residential built form directly to the south east, south and west, and a chicken farm to the north. The location and setting of the site is illustrated on ASP1 Site Location Plan and ASP2 Site and Setting Plan.
- 2.3. The site is bound to the south east by the Fordham Arms Public House, accessed by Templars Way, with existing residential development located beyond. The extent of built form within the site's immediate and localised context to the south east restricts views towards the site from this direction. Kennell Hill road corridor extends from the south east to the south west of the site, with existing residential located to the north, located within the Sharnbrook Conservation Area, and defining the southern site boundary. A maintained mature hedgerow and mature treescape which lines the southern site boundary affords a strong degree of containment to the application site from the south. The south western site boundary is defined by a mature treebelt associated with Sharn Brook which runs broadly north west to south east. Private gardens and small parcels of pastoral land are located beyond the Brook corridor, with existing residential development located off High Street to the west. The north western site boundary is defined by a mature treebelt, which extends into pastoral fields and the sites wider countryside setting. The Cock and Pullet chicken farm is located to the north of the site, located beyond an intervening mature treebelt which affords a strong degree of containment to the site from the north. The treebelt which defines the northern site boundary extends to the south east, with a small pocket of woodland located to the north east of the site. Medium – large scale agricultural fields are located to the east of the site with an existing railway corridor located beyond.
- 2.4. For the most part, the site comprises pastoral land enclosed by established mixed native hedgerows, mature trees and vegetation structure, as well as the curtilages of

properties associated with the existing built edge that contains the site. It is acknowledged that the north eastern and northern site boundaries are defined by a Public Right of Way, which also extends south west across the site, along the internal field boundary.

- 2.5. The immediate context to the site is made up of a number of agricultural fields to the north west and east, bound by established hedgerows and mature treebelts which break up the landscape and limit longer distance views. The site itself is set on a south west facing slope upon the approach to Sharn Brook, with the wider settlement of Sharnbrook to the west located on gently rising topography.
- 2.6. Other than being an area of undeveloped agricultural land, the internal components of the site offer little in the way of landscape value. However, the more established vegetation structure and mature hedgerow which defines the site's boundaries provides a degree of containment and visual separation from the wider countryside to the north and east, and the Conservation Area to the west.

Public Rights of Way

- 2.7. There are two Public Rights of Way (PRoW) located within the site, which traverse the north eastern and internal field boundaries, providing links between Kennell Hill, Templars Way and Park Lane. A network of PRoWs is located within the site's localised context to the north which extends to the north east and north west towards the A6 and the wider setting of Sharnbrook respectively.
- 2.8. The Ouse Valley Way Long Distance Route is located to the south west of the site traversing High Street and extending to the south west and west. The existing boundary vegetation associated with Sharn Brook and the extent of intervening built form associated with the eastern settlement edge affords a strong degree of separation between the site and the Ouse Valley Way. Refer to ASP1 Site Location Plan and ASP2 Site and Setting Plan.

Designations

- 2.9. As noted the Sharnbrook Conservation Area is located immediately to the south and south west of the site, the extent of which is identified on ASP1 Site Location Plan. The extent of vegetation associated with the Sharn Brook corridor affords a strong

degree of separation between the site and wider setting of the Conservation Area. The site does not lie within the Conservation Area, and there are no Listed Buildings or structures within the site. However, several Listed Buildings are located to the south and west, within the Conservation Area. Due to the extent of mature vegetation within the site's immediate context, a strong degree of separation is afforded between the site and these heritage assets.

- 2.10. The site has been identified as parcels 617 and 236 within the emerging Strategic Housing Employment Land Availability Assessment (SHELAA) (April 2017). These parcels have been assessed as being sites which are deemed suitable, available and achievable for development by Bedford Borough Council.
- 2.11. The south eastern frontage of the site onto Kennell Hill has been identified as a Village Open Space / View in the Bedford Borough Council Allocations and Designations Local Plan (2013). The Village Open Space / View is covered by Policy AD40, which states that:

“Open spaces have been identified as Village Open Spaces / Views where they meet one or more of the following criteria:

- A. They are publicly accessible and valuable to the local community for sport, recreation or as amenity space.**
- B. They give identity to a settlement or village by helping to retain its form and reflect past history (examples include village greens).**
- C. They provide a gap or break in the frontage which contributes to the character of a settlement for example by providing a view into a village which forms part of the village setting, or a view into open countryside establishing the relationship between the form of the village and the countryside beyond.**
- D. The gap provides visual relief in an otherwise built up area punctuating the street scene.**
- E. The open space assists the transition between village and countryside providing a soft edge to the village which is pleasing visually.**

Development will not be permitted on land designated as a village open space or view unless it can be demonstrated that the reasons for designation are not

compromised or that other material considerations outweigh the need to retain the Village Open Space or View undeveloped.”

Topography

- 2.12. The site itself is located on a shallow localised valley formed by Sharn Brook, on a south west facing slope. The landform within the site falls from approximately 57m AOD to the north east, to approximately 42m AOD upon the approach to the brook corridor to the south west. The landform continues to steadily rise for approximately 1.5km to the north east of the site to approximately 90m AOD. Much of the wider settlement setting of Sharnbrook is located to the west of the Sharn Brook corridor, and is located on the east and south facing slopes formed by the Sharn Brook and River Great Ouse. Refer to ASP3 Opportunities & Constraints Plan which illustrates the site’s localised topographical setting.

National Landscape Character

- 2.13. A landscape assessment of the local area has been carried out which seeks to identify broadly homogenous zones that can be categorised in terms of quality and character. Natural England have produced a countrywide landscape character assessment resulting in the National Character Areas (NCA’s). The site lies on the north western edge of Bedfordshire and Cambridgeshire Claylands NCA 88 which extends from Peterborough in the north to the Chilterns AONB in the south. It is acknowledged that the site is within close proximity to NCA 91 Yardley Whittlewood Ridge which lies to the north of Sharnbrook. The map includes large tracks of countryside which have similar characteristics in terms of landform, geology, land use and other landscape elements.

Bedford Borough Council Landscape Character Assessment

- 2.14. The Bedford Borough Landscape Character Assessment was undertaken by LUC on behalf of the Council in May 2014. Within the Bedford Borough Landscape Character Assessment, the site is located within Character Area 3: Limestone Valleys, within Character Type 3A: Harrold – Great Ouse Limestone Valleys. Sharnbrook lies on the boundary between Character Areas 2 and 3 and as a result, the majority of the wider settlement setting of Sharnbrook to the west is located within Character Area 3: Wooded Wolds, Type 2A: Hinwick Wooded Wolds.

2.15. The key characteristics of the Harrold – Great Ouse Limestone Valleys CA:3A are listed as being:

- *Moderately wide shallow valley founded on Oolitic Limestone, with Alluvium along the course of the river and Valley Gravel on the level valley floor.*
- *The River Great Ouse gently meanders from west to east through the valley lined in places by poplar and willow.*
- *Predominantly arable farmland plus pasture grazed by sheep and cattle.*
- *Medium scale geometric fields are enclosed by hedges with some hedgerow trees.*
- *Restored gravel and limestone extraction sites from a series of lakes which are important recreational and ecological resources, as well as important components of the strategic GI network, e.g. Harrold – Odell Country Park.*
- *The River Great Ouse is of significant ecological interest and represents one of the most natural sections of river remaining in the county.*
- *The sloping valley sides of the Odell and Pavenham Wooded Wolds provide a sense of enclosure and a rural backdrop to the area.*
- *Settlements located at the edges of the valleys above the floodplain vary from small scale limestone hamlets and villages to larger villages with a variety of building materials and considerable modern development.*
- *The tall spires of stone built churches form distinctive landmarks in views across the valley, both within the character area and in the wider valley just beyond the Borough boundary.*
- *Rural roads travel across the floodplain, carried over the river by stone bridges, some with distinctive raised pedestrian walkways.*
- *The Ouse Valley Way Long Distance Route crosses the landscape.*

2.16. The assessment identifies that the landscape strategy for Harrold – Great Ouse Limestone Valley Character Area is to **‘conserve the historic limestone villages, the riverside features such as stone bridges and mills and the tranquil river flanked by trees and lakes enclosed by woodland belts and ecological diversity. Elements to be enhanced include the field boundaries where these are in poor condition or lost and the management of the riverside pastures and wetland vegetation.’**

2.17. The key characteristics of the Hinwick Wooded Wolds CA:2A are listed as being:

- *An elevated plateau founded on solid geology of Oolitic Limestone with drift geology of Boulder Clay and some Glacial Gravel.*
- *Rolling, gently sloping landform cut by tributaries of the River Ouse forming subtle valleys.*
- *Small to medium scale landscape with an enclosed, peaceful character. Enclosure consists of thick hedgerows with frequent hedgerow trees of oak and sycamore.*
- *A land use characterised predominantly by arable farming with some pasture.*
- *Significant woodland cover, including several ancient woodland sites, for example Park Wood and Odell Great Wood (SSSI).*
- *Sparse settlement of farmsteads and small villages unified by consistent use of limestone as a building material.*
- *Rural roads cross the area and connect the settlements but large sections of the landscape are accessible only by tracks and footpaths.*
- *Registered Historic Park and Garden at Hinwick Hall and at Hinwick House made evident in the landscape by avenue approach and woodland blocks and spinneys.*
- *Historic earthworks include the scheduled manorial earthworks at Castle Close, Sharnbrook and Blestoe Castle and the shrunken medieval village at Milton Ernest.*
- *Network of footpaths and bridleways with the Three Shires Way forming an important recreational route crossing the landscape.*
- *Gaps in tree cover provide commanding views across the adjacent Harrold – Great Ouse Limestone Valley and the rising ground of the area forms a rural context for the valley.*
- *Valley side settlements on the fringe of the adjacent LCA area A2 overlook the character area, such as Sharnbrook and Odell.*

2.18. The assessment identifies the landscape strategy for Hinwick Wooded Wolds Character Area is to **‘conserve the rural landscape of rolling arable farmland with its largely intact hedgerow network, its scattered small scale limestone settlements and farmsteads, and historic earthworks, parks and ancient woodlands and grasslands of high biodiversity value while enhancing elements of the landscape which are in declining condition.’**

Visual Environment

- 2.19. A number of viewpoints have been identified in order to demonstrate the visibility of the site within the localised and wider setting and a series of photographs are included within Appendix 1 that illustrates the site within its setting. The views have been informed by a thorough desk study and a number of field assessments. The photographs have been taken from publicly accessible locations in accordance with published guidance from the Landscape Institute. The photographs were taken in early June 2017.
- 2.20. Viewpoints 1 & 2 are taken from Templars Hill to the south east of the site, upon the approach to Sharnbrook. The viewpoints illustrate the level of containment afforded to the site by the extent of vegetation within the site's immediate and localised context. Existing built form associated with the wider settlement setting of Sharnbrook forms a notable feature upon the approach from the south east, being apparent in both viewpoints. It is considered that alongside any proposed development, the site boundaries will be retained and enhanced through additional planting, ensuring that an enhanced degree of containment is afforded to the site to that which exists at present. However, it is acknowledged that the introduction of residential development into the site would be apparent within the context of viewpoints 1 & 2, however any proposals would be seen within the context of existing residential development, and as such, would not introduce new or alien features into the receiving landscape fabric.
- 2.21. Viewpoints 3 & 4 are taken from Templars Hill and Kennell Hill respectively. The viewpoints look north towards the site, and illustrate the extent of vegetation associated with the site's immediate context and the south eastern site boundary. Existing built form is a notable urbanising feature within the receiving streetscene from these locations, with the Fordham Arms Public House being apparent within viewpoint 4. It is considered that the extent of vegetation within the site's immediate context largely restricts views towards the site.
- 2.22. Viewpoint 5 is taken from Kennell Hill to the south of the site. The viewpoint illustrates the extent of vegetation lining the southern site boundary, and the level of containment that it affords to the site. The viewpoint is taken where a break in the boundary hedgerow exists to facilitate agricultural access, allowing for glimpsed views into the site. As with viewpoints 3 & 4, existing residential development forms

a notable urbanising feature within the receiving landscape fabric, and as such, the introduction of any proposed development into the site would be seen within this context. It is considered that alongside any proposed development, existing breaks in boundary hedgerows will be gapped up, ensuring an enhanced degree of containment to that which exists at present.

- 2.23. Viewpoint 6 is taken from a Public Right of Way to the west of the site. The viewpoint looks along the footpath, towards the site, with existing built form located to the north and south. Rear gardens associated with the existing development affords a strong degree of visual and physical containment to much of the site, containing views to the east from the footpath.
- 2.24. Viewpoint 7 is taken from a Public Right of Way which traverses the eastern side of the eastern site boundary. The viewpoint illustrates the extent of vegetation associated with the eastern site boundary, and the level of containment that it affords to the site. It is considered that the extent of mature vegetation restricts views towards the west, and the site.
- 2.25. Viewpoints 8 & 9 are internal viewpoints taken from the Public Right of Way which traverses the eastern site boundary. The viewpoints illustrate the extent of vegetation associated with the site boundaries, and the level of containment that it affords to the site's localised and immediate setting, achieving a compartmentalised character. Glimpsed views of existing residential development associated with the wider settlement setting of Sharnbrook are perceptible within the field of view, located beyond the mature treescape associated with the site boundaries and its immediate context.
- 2.26. Viewpoint 10 is taken from a Public Right of Way to the north east of the site. The viewpoint looks south west and illustrates the extent of vegetation within the site's localised and immediate context. The existing mature treescape within the site's setting affords a strong degree of visual and physical containment, restricting middle distance views to the west.
- 2.27. Viewpoints 11, 12 & 13 are taken from a Public Right of Way to the north of the site. The viewpoints illustrate the extent of vegetation along the northern site boundary, which largely contains the site. Small breaks in the boundary vegetation allow for glimpsed and framed views into the site from the Public Right of Way. It is however considered that alongside any proposed development, breaks in existing boundary

vegetation would be infilled with additional hedge, tree and shrub planting, affording an enhanced degree of containment to that which exists at present.

- 2.28. As an overview, the site is set on a gently rising topography, within a mature treescape setting. Views of the site are highly localised and restricted to the near distance, with the primary receptors being users of the local public right of way network to the north and east, and local residents to the south and west, with some occasional partial views from the localised road network to the south-east. It is considered that alongside any proposed development, existing breaks in boundary vegetation will be infilled, ensuring that an enhanced degree of containment is afforded to the site.

3. POTENTIAL LANDSCAPE AND VISUAL EFFECTS

- 3.1. An initial appraisal of the site has been undertaken to assess the nature of the change as a result of the principle of residential development in terms of the impact upon the existing landscape character and visual environment within which the site is situated.
- 3.2. It is considered that this immediate and localised setting has some capacity to accommodate sensitively designed and well considered residential development.

Landscape Character

- 3.3. The context of the immediate site and setting is already characterised by the neighbouring built form associated with the wider setting of Sharnbrook to the west, and existing development to the south and south east. In addition the existing railway line to the east of the site further detracts from the remoteness and tranquillity of the site. The retention and reinforcement of the existing boundary planting will ensure that a robust and defensible green edge to the site is created. The introduction of a sensitively designed residential scheme could be integrated without significant harm to the existing key characteristics of the site and its setting and represents a logical and sustainable location for development.
- 3.4. The proposed development of the site would be perceived within the context of existing residential properties, road corridors and other urbanising features ensuring that they were not introducing new or alien components and would be well contained by the existing treescape and topographical features of the immediate localised setting. The use of a considered and appropriate palette of materials, which have been informed by the local vernacular alongside a scheme that reflects the scale, pattern and density within the locality will ensure that the proposed development can be integrated into its setting. The incorporation of a comprehensive scheme of landscaping will also assist the integration of any proposals creating a high quality environment in which to live, as well as creating opportunities for ecological and recreation enhancements.
- 3.5. It is considered that alongside any proposed development of the site, a suitable offset from the Conservation Area along the western and southern site boundaries will be provided, with additional tree, hedge and shrub planting ensuring an

enhanced degree of containment is achieved. Furthermore, the proposals would comprise a sensitively designed layout, utilising an appropriate palette of materials with recessive finishes, ensuring that the setting of the Conservation Area is not significantly affected by the introduction of the proposed development.

- 3.6. Development proposals within the site would seek to retain the key treescape and hedgerows along the boundaries and provide further enhancements within the locality in accordance with the guidance within the published landscape character assessment.
- 3.7. In summary, in reviewing effects upon the landscape character, it is considered that whilst some localised harm of the site itself is acknowledged as a result of developing a current green field site, the harm is restricted to the site only and reduces substantially within the immediate landscape setting and further more in the wider setting. Furthermore, the development of the site would not lose the key landscape features, reduce identities of individual settlements nor would it have significant impact upon the Sharnbrook Conservation Area to the south and west of the site.
- 3.8. It is considered that the proposed development of the site for residential use can be integrated without significant harm to the existing landscape character of the site and its localised and wider setting.

Visual Environment

- 3.9. Within the context of the existing visual environment, it is considered that the site can integrate carefully designed residential development without compromising the visual amenities or qualities of the localised setting. As illustrated within the visual assessment, views of the site are highly localised, with the primary receptors being users the local public right of way network and local residents. Within these views, the site is largely only apparent through breaks in boundary vegetation, however it is considered that alongside any proposed development, breaks in boundary vegetation would be infilled and further reinforced through strategic landscape planting. Within these views, existing residential built form characterises the immediate and localised landscape fabric and as such, any proposed development would be seen within this context. The retention and enhancement of the landscaped boundaries will soften the proposed built elevations and assist in the

integration of the built form. The proposals will also ensure that any built form is afforded an appropriate set back from the Public Rights of Way to the north and east, and internally which will be retained and integrated with the scheme. It is considered that the site is not apparent in the long distance views, due to the gently rising topography and extent of mature vegetation within the sites localised and wider.

- 3.10. It is therefore considered that the development of the site for residential use can be integrated without significant harm to the receiving visual environment. Any views of the proposed development would be highly localised and seen within the context of existing residential built form and urban edge.

4. SUMMARY AND CONCLUSIONS

- 4.1. Aspect Landscape Planning Ltd has been appointed by Fisher German LLP to undertake a Strategic Landscape Appraisal relating to the potential for residential development on land at Kennell Hill, Sharnbrook. The site has been considered within the emerging Local Plan and emerging Strategic Housing Employment Land Availability Assessment (SHELAA) (April 2017) as being deemed suitable, available and achievable for development (Reference parcels 617 & 236).
- 4.2. It is considered that alongside any proposed development of the site, a suitable offset from the Conservation Area along the western and southern site boundaries will be provided, with additional tree, hedge and shrub planting ensuring an enhanced degree of containment is achieved. Furthermore, the proposals would comprise a sensitively designed layout, utilising an appropriate palette of materials with recessive finishes, ensuring that the setting of the Conservation Area is not significantly affected by the introduction of the proposed development.
- 4.3. It is considered that development of the site for residential uses comply with the aims and objectives of the NPPF, and would not significantly affect the characteristics of the surrounding landscape. It is there considered the site can be developed in accordance with the emerging local plan.
- 4.4. As illustrated within the visual assessment, the site is set on a gently rising topography, within a mature treescape setting. Views of the site are highly localised and restricted to the near distance, with the primary receptors being users of the local public right of way network to the north and east, and local residents to the south and west, with some occasional partial views from the localised road network to the south-east. It is considered that alongside any proposed development, existing breaks in boundary vegetation will be infilled, ensuring that an enhanced degree of containment is afforded to the site.
- 4.5. The retention and reinforcement of the existing boundary planting will ensure that a robust and defensible green edge to the site is produced. The introduction of a sensitively designed residential scheme could be integrated without significant harm to the existing key characteristics of the site and its setting. The proposed development of the site would be perceived within the context of existing residential

properties, road corridors and other urbanising features, ensuring that it will not introduce new or alien components.

- 4.6. The use of an appropriate palette of materials and a carefully considered layout will ensure that the proposed development can be integrated in this location and appear as a natural addition to the existing urban grain. Views of the proposed development will also be localised and will not give rise to significant adverse effects. Currently, views towards the site are characterised by a degree of built form associated with its immediate setting. The proposed development will not introduce new components that would appear out of character within the context of these views and will not appear dominant or overbearing within the context of the adjoining streetscene.

- 4.7. It is considered that the site, receiving environment and Conservation Area have the capacity and potential to accommodate sensitively designed future residential development in this location. Proposed residential development on the site will not result in significant harm to the wider landscape character or visual environment and would not result in significant encroachment into the wider countryside. It is considered that the proposed development of the site for residential development can be supported from a landscape and visual context and the site would be appropriate for taking forward as an allocation within the emerging Local Plan.

ASPECT PLANS

ASP1 SITE LOCATION PLAN

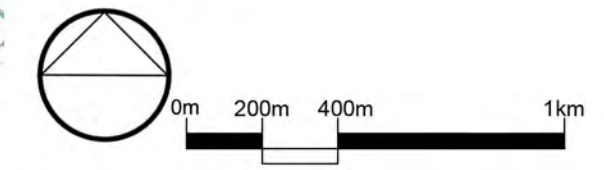
ASP2 SITE AND SETTING PLAN

ASP3 OPPORTUNITIES AND CONSTRAINTS PLAN



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Key:
 Site Boundary

REV	DATE	NOTE	DRAWN	CHK'D
REVISIONS				

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TITLE
**Land at Kennell Hill, Sharnbrook
 Site Location Plan**

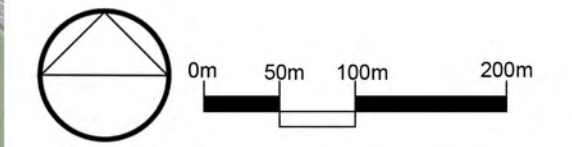
CLIENT
Fisher German

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6256/ ASP1			



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- Key:
-  Site Boundary
 -  Sharnbrook Conservation Area
 -  Listed Building
 -  Public Right of Way
 -  Village Open Space / View

REV	DATE	NOTE	DRAWN	CHK'D
REVISIONS				

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TITLE
 Land at Kennell Hill, Sharnbrook
 Site & Setting Plan

CLIENT
 Fisher German

SCALE 1:5,000@A3	DATE JUN 2017	DRAWN SB	CHK'D SLB
DRAWING NUMBER 6256/ ASP2		REVISION	



Western part of the site identified as being at risk of flooding by the Environment Agency. Opportunity to provide a suitable development offset from the Sharn Brook corridor and the Conservation Area to the west, and provide area of open space.

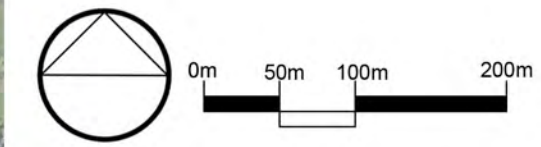
Existing vegetation structure which defines the site boundaries affords a strong degree of visual and physical containment to the site. Opportunities to enhance boundaries with additional tree, shrub and hedge planting to provide a robust and defensible green edge to the development.

Existing overhead electricity cables cross the site.

Area identified as Village Open Space / View within the Adopted Bedford Borough Council Allocations and Designations Local Plan. Opportunities to retain area as open space within the proposed development.

Opportunities to retain existing Public Rights of Way within the site within green corridors.

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- Key:
- Site Boundary
 - Existing Vegetation
 - Sharnbrook Conservation Area
 - Public Right of Way
 - Village Open Space / View
 - Existing Overhead Electricity Cables
 - Existing Watercourse
 - Flood Zone 2
As identified by the Environment Agency
 - Flood Zone 3
As identified by the Environment Agency
 - Contours
 - Opportunities for Boundary Enhancement
 - Potential Developable Area

REV	DATE	NOTE	DRAWN	CHK'D
REVISIONS				

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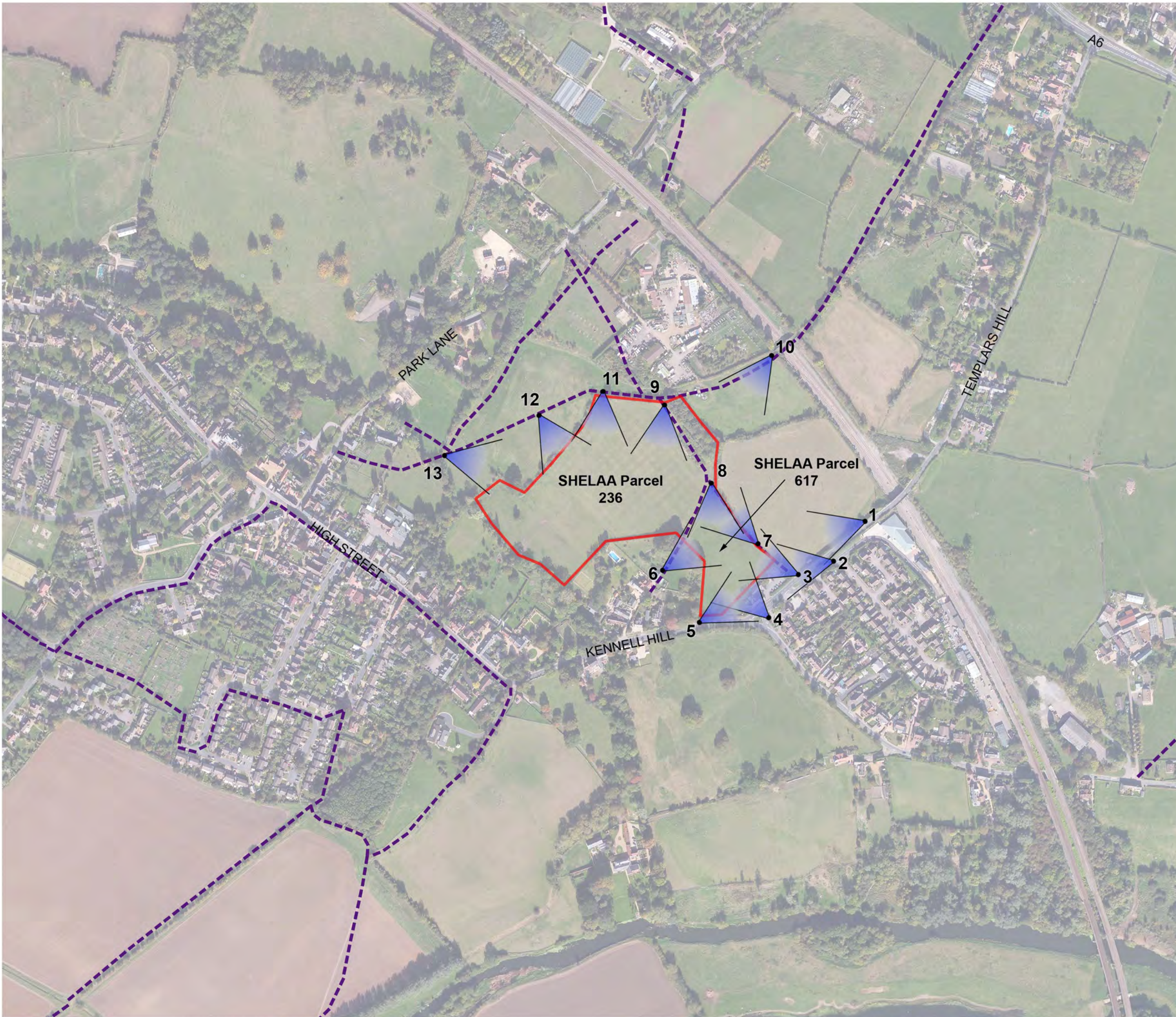
TITLE
Land at Kennell Hill, Sharnbrook Opportunities and Constraints Plan

CLIENT
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SCALE	DATE	DRAWN	CHK'D
1:5,000@A3	JUN 2017	SLB	BW
DRAWING NUMBER		REVISION	
6256/ ASP3			

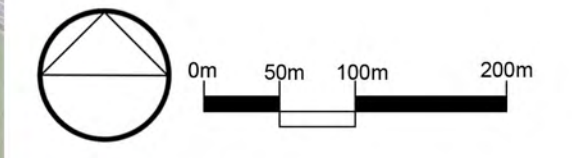
APPENDIX 1




VISUAL ASSESSMENT



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- Key:
-  Application Site Boundary
 -  Viewpoint Location
 -  Public Right of Way

REV	DATE	NOTE	DRAWN	CHK'D
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TITLE
 Land at Kennell Hill, Sharnbrook
 Viewpoint Location Plan

CLIENT
 Fisher German

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DRAWING NUMBER 6256/ VLP		REVISION	



Viewpoint 1



Viewpoint 2



Viewpoint 3



Viewpoint 4



Viewpoint 5



Viewpoint 6



Site parcel 617 located beyond boundary vegetation

Viewpoint 7



Site parcel 617

Viewpoint 8



Viewpoint 9



Viewpoint 10



Site parcel 236

Viewpoint 11



Glimpsed views of site parcel 236 located beyond boundary vegetation

Viewpoint 12



Glimpsed views of site parcel 236 located beyond boundary vegetation

Viewpoint 13

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aspect

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