

NICHOLSONS

LAND AT SCHOOL LANE, HIGHAM: LVIA ADDENDUM

Following revisions to the layout for the proposed residential scheme on land at School Lane, Higham, as shown on plan ref. DHA/35718/07 Rev A, an addendum has been prepared to accompany the Landscape and Visual Impact Assessment (LVIA) prepared by Nicholsons in January 2026.

Revised Layout

The revised layout has reduced the number of dwellings from 50 to 46 units, with built form concentrated within the eastern two thirds of the Site.

Proposed dwellings along School Lane remain as per the original layout, as well as a series of dwellings within the centre of the Site.

The existing Public Right of Way (PRoW) has been retained, entering the Site's south-eastern corner, and following a green corridor between the proposed built form, before exiting the Site at its current location along Taylor's Lane.

In the north-eastern corner of the Site, the informal open space area has been reduced slightly on the revised layout, and the Local Equipped Area of Play (LEAP) has been moved further west into a larger area of open space. Proposed dwellings now extend slightly further east along the northern boundary than in the original layout, with additional tree planting proposed along the northern boundary to help filter views from the north.

The greatest change to the proposed layout is within the western section of the Site, which now remains entirely open along the whole of the western boundary. Built form has been pushed further east. This western area now comprises a significant area of open space, informal play and amenity spaces, tree planting, and a LEAP.

Landscape Significance of Effects

The original LVIA noted that the Site's relationship with its landscape setting is largely influenced by the immediate settlement edge to the south, east and west, and north-eastern corner. However, the open western section of the field allows the Site to have some interaction with the open countryside to the north-west.

The greatest adverse landscape impacts identified were upon the arable use of the Site and its overall landscape character, both of which are anticipated to experience an adverse effect of Moderate significance.

With regards to the arable character of the field, this was found within the LVIA to be affected by a Medium magnitude of change, given the change to the appearance and function of this arable field.

It is judged that whilst the revised layout has a smaller number of dwellings, concentrated within the eastern two thirds of the field, this is still a change from the current arable character, and therefore the magnitude of change upon this receptor and thereby its significance of effect are judged to remain the same.

With regards to the overall character of the setting of the Site, this receptor was found to be affected by a Medium magnitude of change, given the openness of the western section of the Site and the open agricultural land to the immediate west and north.

It is judged that due to the significant reduction in built form within the entire western section of the Site, this area will now remain open, retaining an open connection with the wider countryside beyond Taylor's Lane. Built form is instead more concentrated against the southern and eastern boundaries, adjacent to the existing settlement edge.

As a result, it is judged that the magnitude of change upon the overall character of the setting of the Site is reduced to Low. Therefore, the overall impact upon this receptor is judged to be an adverse effect of Moderate/Minor significance.

With regards to other landscape effects, it is judged that the undulating topography across the Site and the transitional sub-settlement character will remain unchanged from the original LVIA, with a Minor adverse significance of effect anticipated.

The open countryside to the north-west of the Site was identified to receive a Low magnitude of change, resulting in an adverse effect of Moderate/Minor significance. Whilst the western section of the Site is to now remain undeveloped and open, it is anticipated that the magnitude of change and therefore the significance of effect score will remain the same as the original LVIA.

Visual Significance of Effects

The visual impact assessment concluded that the visual envelope of the Site is largely confined to the immediate residential setting of the Site.

The greatest adverse visual impacts identified were upon residents of High View and users of Restricted Byway NS153, who are anticipated to experience an adverse effect of Moderate significance. All other visual receptors were anticipated to experience either a Moderate/Minor or Minor adverse effect.

With regards to residents along School Lane, it is judged that the magnitude of change and therefore significance of effect will remain the same as the original LVIA, given that this section of the development remains unchanged from the original scheme.

With regards to users of Restricted Byway NS153, this receptor is also judged to remain the same as the original LVIA, given that this route will continue to be located within a new residential development.

With regards to residents of High View, it is judged that a small number of properties towards the western corner of the Site will now have views over open space, retaining the open views to the countryside. It is judged that the majority of dwellings along this road will have their rear elevations facing towards built form however, and therefore the magnitude of change and significance of effect is anticipated to remain the same as the original LVIA.

With regards to users of Taylor's Lane, it is judged that views of open space are likely to be available along the Site's western section. The landform undulates towards the centre of the Site, with proposed dwellings being very set back from the road, and views likely filtered by intervening tree planting, once this has established. As a result, it is judged that the magnitude of change upon this receptor is reduced to Negligible, giving an overall Minor effect.

With regards to residents of Taylor's Lane, the magnitude of change upon this receptor was originally judged to be Low. It is anticipated that under the revised layout, views of the proposed dwellings would be set much further back, and less visible, given the undulating topography of the Site, the existing boundary vegetation and the proposed new tree planting.

Views of built form are already experienced to the immediate south of the Site, and therefore any potential views of new built form would be very strongly filtered and seen within the context of the existing settlement. It is judged that the proposed dwellings are still likely to introduce additional built form into views from these receptors however, and therefore the magnitude of change and significance of effect is anticipated to remain the same as the original LVIA.

All other visual receptor significance of effect scores are anticipated to remain the same as the original LVIA.

Conclusions

The revised LVIA scores are now set out within the table below, based upon the revised layout. The revised layout has concentrated development within the central and eastern thirds of the Site, immediately adjacent to existing built form along High View and School Lane, thereby retaining a close association with the existing settlement edge.

The retention of a significant open buffer along the western section of the Site will allow this area of the field to remain open, and to retain its relationship with the open countryside beyond. It also provides significant space for tree and shrub planting, thereby creating opportunities for habitat diversity, as well as space for play and recreation. The revised layout has also reduced the magnitude of change and significance of effect scores upon a landscape and visual receptor, as identified below in green.

Summary of Landscape Effects

Receptor	Sensitivity	Original Magnitude of Change	Original Significance of Effect	Revised Magnitude of Change	revised Significance of Effect
Single arable field	Medium/Low	Medium	Moderate Adverse	Medium	Moderate Adverse
Undulating topography across the Site	Low	Negligible	Minor Adverse	Negligible	Minor Adverse
Transitional sub-settlement character through close visual association with Higham	Low	Low	Minor Adverse	Low	Minor Adverse
Open countryside to the north-west	Medium/Low	Low	Moderate/Minor Adverse	Low	Moderate/Minor Adverse
Overall character of the Site	Medium/Low	Medium	Moderate Adverse	Low	Moderate/Minor Adverse
Overall character of the setting of the Site	Medium	Low	Moderate/Minor Adverse	Low	Moderate/Minor Adverse

Summary of Visual Effects

Receptor	Sensitivity	Original Magnitude of Change	Original Significance of Effect	Revised Magnitude of Change	revised Significance of Effect
Residents along School Lane	Medium	Low	Moderate/Minor Adverse	Low	Moderate/Minor Adverse
Users of Restricted Byway NS153	Medium	Medium	Moderate Adverse	Medium	Moderate Adverse
Residents of High View	Medium	Medium	Moderate Adverse	Medium	Moderate Adverse
Residents of Higham	Medium/Low	Low	Moderate/Minor Adverse	Low	Moderate/Minor Adverse
Users of Knowle Country House	Medium/Low	Low	Moderate/Minor Adverse	Low	Moderate/Minor Adverse
Users of Taylor's Lane	Medium/Low	Low	Moderate/Minor Adverse	Negligible	Minor Adverse

Users of hermitage Road	Medium/Low	Low	Moderate/Minor Adverse	Low	Moderate/Minor Adverse
Residents along Taylor's Lane	Medium	Low	Moderate/Minor Adverse	Low	Moderate/Minor Adverse
Users of Public Footpath NS156	Medium	Negligible	Minor Adverse	Negligible	Minor Adverse
Users of School Lane	Low	Low	Minor Adverse	Low	Minor Adverse

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21st July 2026