



## Landscape Appendices

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## APPENDIX 1.0

# GREEN BELT ASSESSMENT

1.0

# GREEN BELT ASSESSMENT

ST ALBANS GREEN BELT REVIEW 2013

The Site is located within Parcel GB26 as identified in the Green Belt Review Purposes Assessment for St Albans City and District Council (plus Dacorum BC and Welwyn and Hatfield BC).

The Parcel is described as:

*“The parcel is located to the north of Bricket Wood and the south of Chiswell Green / How Wood. The boundary to the west follows the North Orbital Road (A405) and to the east follows the railway line. The parcel is very small at 156 ha and comprises a gently undulating chalk plateau rising gently to the southeast.”*

Land use is described as:

*“Predominantly arable farmland, plus inactive, unrestored, tipped areas, education, industrial, horticultural uses, Bricket Wood Sports and Country Club and Burston Garden Centre.”*

The summary for the parcel as a whole states:

*“Significant contribution towards maintaining the existing settlement pattern (providing gaps between Chiswell Green, How Wood and Bricket Wood). Partial contribution towards preventing merging. Overall the parcel contributes significantly towards 1 of the 5 Green Belt purposes.”*

Regarding the level of openness and countryside character, the assessment states:

*“Existence of built development: The level of built development is very high at 2.2%. The area has undergone significant change in the 20th century and contains built development especially in the north of the parcel at urban edges in addition to the M25.*

*Visual Openness: Views are relatively contained both from outside and within the parcel with the widest vistas along the motorway corridor which is generally well screened by planning and woodland.*

*Countryside Character: Contains a mix of land uses, displays urban fringe characteristics and woodland. The countryside has been eroded by built uses and exhibits some areas of poor management and dereliction.”*

The adjacent table is an extract from the St Albans Green Belt Review 2013.

The St Albans Green Belt Review 2013 includes an assessment criteria specific to the local purpose of “Maintaining existing settlement pattern”. Explanation for this approach is set out at para 5.2.21 of the Green Belt Review document as follows, and should be considered within this context:

*“This local purpose was identified as a planning objective in the 1998 Hertfordshire*

*Structure Plan and continues to be articulated within local policy. The Green Belt maintains the existing settlement pattern by providing a range of spaces and gaps between all settlements. Therefore the assessment criteria has followed those questions applied to the second purpose, but focuses on land between non-1st tier settlements. Though not specifically defined as such in local policy, these spaces have been considered to represent ‘primary’ or ‘secondary’ local gaps.”*

CONTRIBUTION TO GREEN BELT PURPOSES		
ASSESSMENT CRITERIA	COMMENTS	CONCLUSION
TO CHECK UNRESTRICTED SPRAWL OF LARGE BUILT UP AREAS	THE PARCEL IS LOCATED AWAY FROM LARGE BUILT-UP AREAS OF LONDON, LUTON AND DUNSTABLE AND STEVENAGE. IT DOES NOT FORM A CONNECTION WITH A WIDER NETWORK OF PARCELS TO RESTRICT SPRAWL.	LIMITED OR NO CONTRIBUTION
TO PREVENT NEIGHBOURING TOWNS FROM MERGING INTO ONE ANOTHER	THE PARCEL DOES NOT FULLY SEPARATE NEIGHBOURING 1ST TIER SETTLEMENTS HOWEVER (WITH GB27, 28, 29 & 30) IT PROVIDES THE STRATEGIC GAP BETWEEN ST ALBANS AND WATFORD (ABBOTS LANGLEY) TO THE SOUTH OF THE STUDY AREA. THIS GAP IS 4.8KM AND CONTAINS THE SETTLEMENTS OF CHISWELL GREEN, HOW WOOD, BRICKET WOOD, PARK STREET / FROGMORE AND RADLETT ROAD. THEREFORE ANY REDUCTION IN THE GAP WOULD HAVE A LIMITED IMPACT ON THE OVERALL SEPARATION OF 1ST TIER SETTLEMENTS IN PHYSICAL OR VISUAL TERMS BUT WOULD HAVE A GREATER IMPACT ON 2ND TIER SETTLEMENTS AND LOCAL LEVELS OF VISUAL OPENNESS.	PARTIAL CONTRIBUTION
TO ASSIST IN SAFEGUARDING THE COUNTRYSIDE FROM ENCROACHMENT	THE PARCEL DISPLAYS A MIX OF URBAN AND RURAL CHARACTERISTICS. IT CONTAINS ARABLE LAND OFTEN BOUND BY TALL POORLY MANAGED HEDGEROWS AND THERE ARE A FEW PASTURE FIELDS IN ADDITION TO WOODLAND TO THE EAST INCLUDING ANCIENT WOODLAND. OPEN SCRUBLAND IS FOUND ON THE TIPPED SITE TO THE NORTH OF THE M25. THERE IS SCATTERED BUILT DEVELOPMENT INCLUDING THE GARDEN CENTRE, AND SINGLE LARGE DWELLINGS. THE M25 IS ALSO A KEY URBAN INFLUENCE WHICH DISSECTS THE PARCEL AND IS PREDOMINANTLY WELL CONCEALED BY PLANTING BUT IS HIGHLY AUDIBLY INTRUSIVE. THEREFORE URBAN INFLUENCES ARE EVIDENT AND THE MIX OF BUILT ACTIVITIES RESULTS IN VARIABLE LEVELS OF VISUAL OPENNESS.	LIMITED OR NO CONTRIBUTION
TO PRESERVE THE SETTING AND SPECIAL CHARACTER OF HISTORIC TOWNS	THE PARCEL DOES NOT PROVIDE SETTING FOR ANY HISTORIC PLACES.	LIMITED OR NO CONTRIBUTION
TO MAINTAIN EXISTING SETTLEMENT PATTERN	THE PARCEL PROVIDES SECONDARY LOCAL GAPS BETWEEN 2ND TIER SETTLEMENTS OF CHISWELL GREEN, HOW WOOD AND BRICKET WOOD. THE GAP BETWEEN CHISWELL GREEN AND HOW WOOD IS EXTREMELY NARROW AT 0.1KM, WHEREBY AT THE NORTH AND SOUTH EDGES OF THE SETTLEMENTS IT IS THE WIDTH OF THE NORTH ORBITAL ROAD (A405). THE CENTRAL SECTION OF THIS GAP ACTS AS A GREEN FINGER BETWEEN SETTLEMENTS. THE SECONDARY LOCAL GAP BETWEEN CHISWELL GREEN / HOW WOOD TO BRICKET WOOD RANGES FROM 0.6KM TO 1KM AND CONTAINS THE M25. THERE IS LIMITED PERCEPTION OF THE GAP OR SETTLEMENTS FROM THE M25 DUE TO PLANTING AND TREE COVER WHICH SCREENS THE MOTORWAY. THE MOTORWAY CORRIDOR ITSELF ALSO CONTRIBUTES SOMETHING TO THE GENERAL OPENNESS OF THE GAP FROM OTHER VIEWPOINTS WITHIN IT. ANY SMALL SCALE REDUCTION IN THE GAPS WOULD BE LIKELY TO COMPROMISE THE SEPARATION OF SETTLEMENTS IN PHYSICAL AND VISUAL TERMS, AS WELL AS OVERALL VISUAL OPENNESS.	SIGNIFICANT CONTRIBUTION

1.0

GREEN BELT ASSESSMENT

SITE GREEN BELT REVIEW

The Site is located to the east of Burston Garden Centre and south of the A405. Birch Wood is situated to the immediate south of the Site, with How Wood to the east / northeast. The Grade II\* Listed Burston Manor Farmhouse is situated to the immediate north of the Site - it's garden is framed by mature trees and vegetation. To the southwest, greenhouses, barns and hard-standing associated with the garden centre / plant nursery further inform the Site's setting.

The Site comprises barns, derelict greenhouses and polytunnels plus hard standing associated with the adjacent garden centre. Unmanaged, unused grassland is situated within the east of the Site, which is framed by a 2.0m tall timber close board fence.

In relation to the NPPF Green Belt purposes, the Appeal Site performs as follows:

- a To check unrestricted sprawl of large built up areas - **no contribution**
- b To prevent neighbouring towns from merging into one another - **limited contribution**
- c To assist in safeguarding the countryside from encroachment - **limited contribution**
- d To preserve the setting and special character of historic towns - **no contribution**

Regarding the level of openness and countryside character, built form exists on Site currently, within the context of adjacent development at the garden centre / nursery and mature woodland. This limits the perception of visual openness, with views contained predominantly within the east of the Site. The Site has a very limited sense of countryside character. The mix of land uses display urban fringe characteristics with mature woodland as part of that urban fringe character. The countryside has been eroded by the built uses, with character adversely influenced by the lack of management and dereliction.

SITE CONTRIBUTION TO GREEN BELT PURPOSES		
ASSESSMENT CRITERIA [BASED ON THE 2013 GREEN BELT REPORT]	COMMENTS	CONCLUSION
TO CHECK UNRESTRICTED SPRAWL OF LARGE BUILT UP AREAS	THE SITE FORMS A DISCRETE PORTION OF GREEN BELT PARCEL 26, WHICH IN TURN IS LOCATED AWAY FROM LARGE BUILT-UP AREAS. AS HIGHLIGHTED WITHIN THE 2013 REPORT, THE PARCEL DOES NOT FORM A CONNECTION WITH A WIDER NETWORK OF PARCELS TO RESTRICT SPRAWL AND IS LOCATED WITHIN THE NORTHERNMOST PART OF THE PARCEL. THE SITE'S LOCATION IS THEREFORE WELL RELATED TO THE EXISTING SETTLEMENT EDGE, SET WITH THE BACKDROP OF THE ADJACENT GARDEN CENTRE DEVELOPMENT AND ADJACENT WOODLAND WHICH CONTRIBUTE TO THE SITE'S SENSE OF VISUAL CONTAINMENT.	NO CONTRIBUTION
TO PREVENT NEIGHBOURING TOWNS FROM MERGING INTO ONE ANOTHER	THE SITE IS SET BACK FROM THE A405, WITH WOODLAND TO THE EAST AND SOUTH, MATURE TREES TO THE NORTH AND NORTHWEST AND DEVELOPMENT TO THE WEST. THERE IS CURRENTLY NO INTER-VISIBILITY BETWEEN THE SITE AND PUBLICLY ACCESSIBLE VIEWPOINTS BEYOND THE EXTENT OF THE IMMEDIATE SETTING. AS SUCH, THE SITE MAKES A LIMITED CONTRIBUTION TO VISUAL OPENNESS WITHIN THIS SECTION OF PARCEL 26.	LIMITED CONTRIBUTION
TO ASSIST IN SAFEGUARDING THE COUNTRYSIDE FROM ENCROACHMENT	THE SITE, LOCATED ON THE SETTLEMENT FRINGE AND BETWEEN WOODLAND AND A GARDEN CENTRE, DISPLAYS A MIX OF URBAN AND RURAL CHARACTERISTICS. IT CONTAINS BUILT FORM AND STRUCTURES ASSOCIATED WITH THE GARDEN CENTRE, EXPANSIVE AREAS OF HARD-STANDING AND REMNANTS OF A ONCE GRASSLAND FIELD, NOW OVERGROWN WITH BRAMBLES, WEEDS AND REFUSE ASSOCIATED WITH THE GARDEN CENTRE, AND FRAMED BY TALL TIMBER CLOSE BOARD FENCING. URBAN INFLUENCES ARE FURTHER EVIDENT WITH THE NOISE FROM ADJACENT ROAD CORRIDORS. THE SITE THEREFORE DOES NOT SHARE THE SAME CHARACTERISTICS AS THE COUNTRYSIDE BEYOND THE A405 TO THE WEST, WHICH COMPRISES OF LARGE SCALE UNDULATING AGRICULTURAL FIELDS, BOUND BY HEDGEROWS.  VIEWS INTO AND OUT OF THE PARCEL ARE RESTRICTED BY BUILT FORM AND VEGETATION. THIS TOGETHER WITH BUILT FORM ON SITE RESULTS IN VARIABLE LEVELS OF VISUAL OPENNESS WITHIN THE SITE ITSELF.	LIMITED CONTRIBUTION
TO PRESERVE THE SETTING AND SPECIAL CHARACTER OF HISTORIC TOWNS	THE PARCEL DOES NOT PROVIDE SETTING FOR ANY HISTORIC TOWNS.	NO CONTRIBUTION
TO MAINTAIN EXISTING SETTLEMENT PATTERN	THERE IS LIMITED PERCEPTION OF THE SITE FROM CHISWELL GREEN AND AS SUCH, WHILST THE SITE CONTRIBUTES TO A PHYSICAL LOCAL GAP BETWEEN CHISWELL GREEN AND HOW WOOD, THE SITE DOES NOT CONTRIBUTE VISUALLY TO THE OVERALL VISUAL SENSE. AS SUCH, A SMALL REDUCTION IN THE GAP AT THIS LOCATION WILL NOT COMPROMISE THE SEPARATION OF SETTLEMENTS IN VISUAL TERMS.	PARTIAL CONTRIBUTION

Furthermore and in relation to Purpose e): 'To assist in urban regeneration by encouraging the recycling of derelict and other urban land'. it is noted that the Site is not wholly open, nor wholly 'green' in character. The Site comprises of derelict built form and hard standing (urbanising elements) plus overgrown grassland, brambles, refuse and storage areas, framed by woodland and mature vegetation to the north, east and south, and built form to the southwest. The Site exhibits poor management and dereliction, with a landscape type of urban fringe.



1.0

# GREEN BELT ASSESSMENT

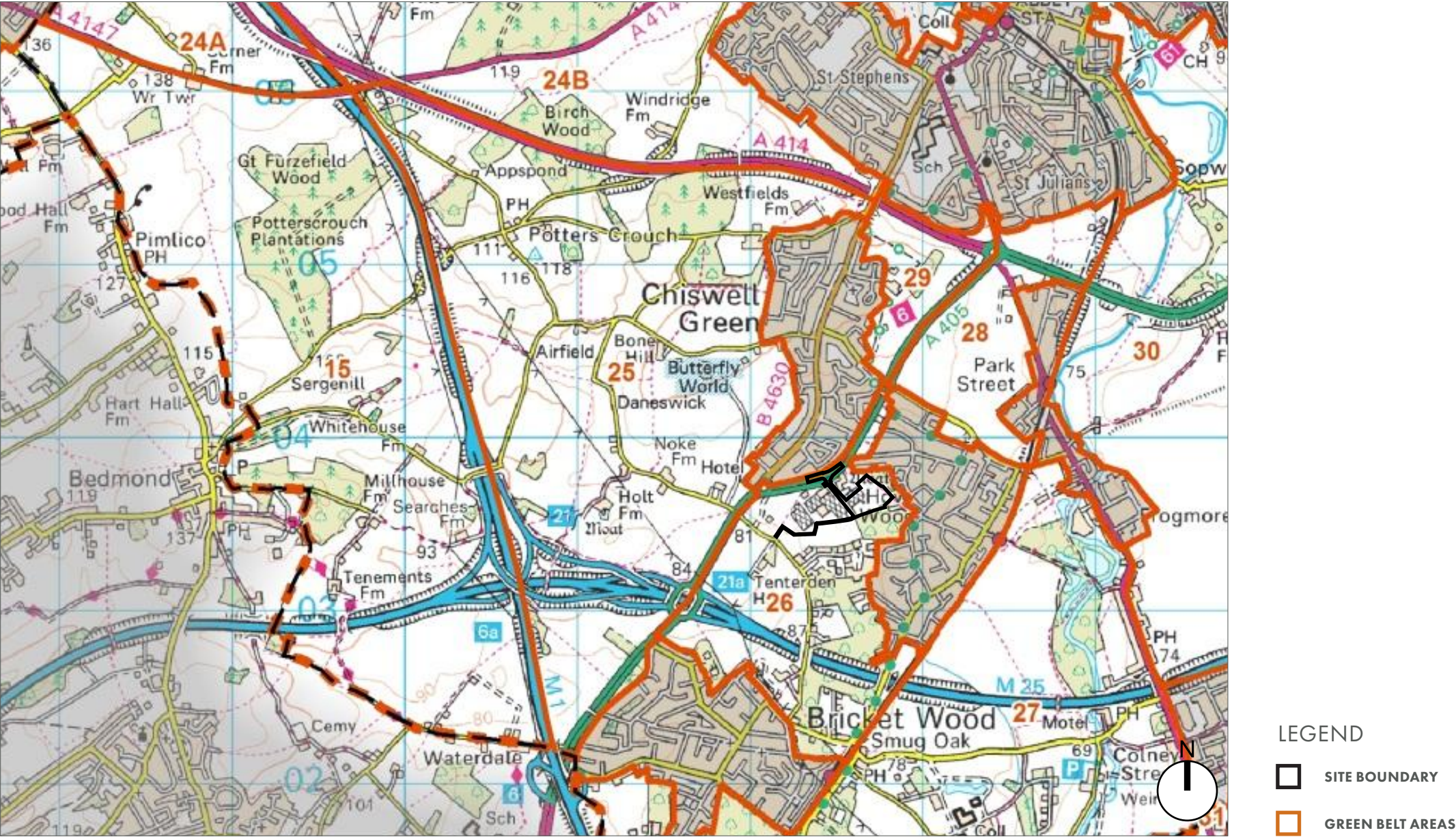


FIGURE 1.0 – PARCEL 26 AS ILLUSTRATED WITHIN THE ST ALBANS CITY AND DISTRICT COUNCIL GREEN BELT REVIEW PURPOSES ASSESSMENT (2013)





## LEGEND

- SITE BOUNDARY
  - GREEN BELT AREA 26
  - ⋯ ADJACENT GREEN BELT AREA BOUNDARIES
  - EXISTING WATER BODIES
  - EXISTING TREES AND WOODLAND
  - EXISTING WASTE GRASSLAND WITHIN SITE
  - ▨ EXISTING HEDGEROW
  - EXISTING HARD STANDING
  - EXISTING SCRUB GRASSLAND
  - EXISTING SETTLEMENT WITHIN THE GREEN BELT
  - EXISTING GRASSLAND/ OPEN SPACE
  - EXISTING GARDENS
  - ▬ RAILWAY LINE
  - ▬ ROADS
  - EXISTING INDIVIAL BUILT FORM
  - ⋯ EXISTING STRUCTURE ASSOCIATED WITH GARDEN CENTRE
  - EXISTING GLASSHOUSES / POLY-TUNNELS
  - ★ LISTED BUILDINGS
  - ▬ PUBLIC RIGHT OF WAY
- 
- 1 TENTERDEN HOUSE AND ALLINGTON COURT CARE HOMES
  - 2 DETACHED DWELLINGS AT THE LAURELS AND SPIELPLATZ
  - 3 BRICKET WOOD PAINTBALL CENTRE
  - 4 STATIC CARAVANS / PREFABRICATED HOMES ASSOCIATED WITH MEADOW CLOSE
  - 5 HORSESHOE BUSINESS PARK

FIGURE 1.1 – THE SITE AND ITS SETTING WITHIN PARCEL 26 (FABRIK 2021)



## APPENDIX 2.0

# ANALYSIS OF URBAN GRAIN



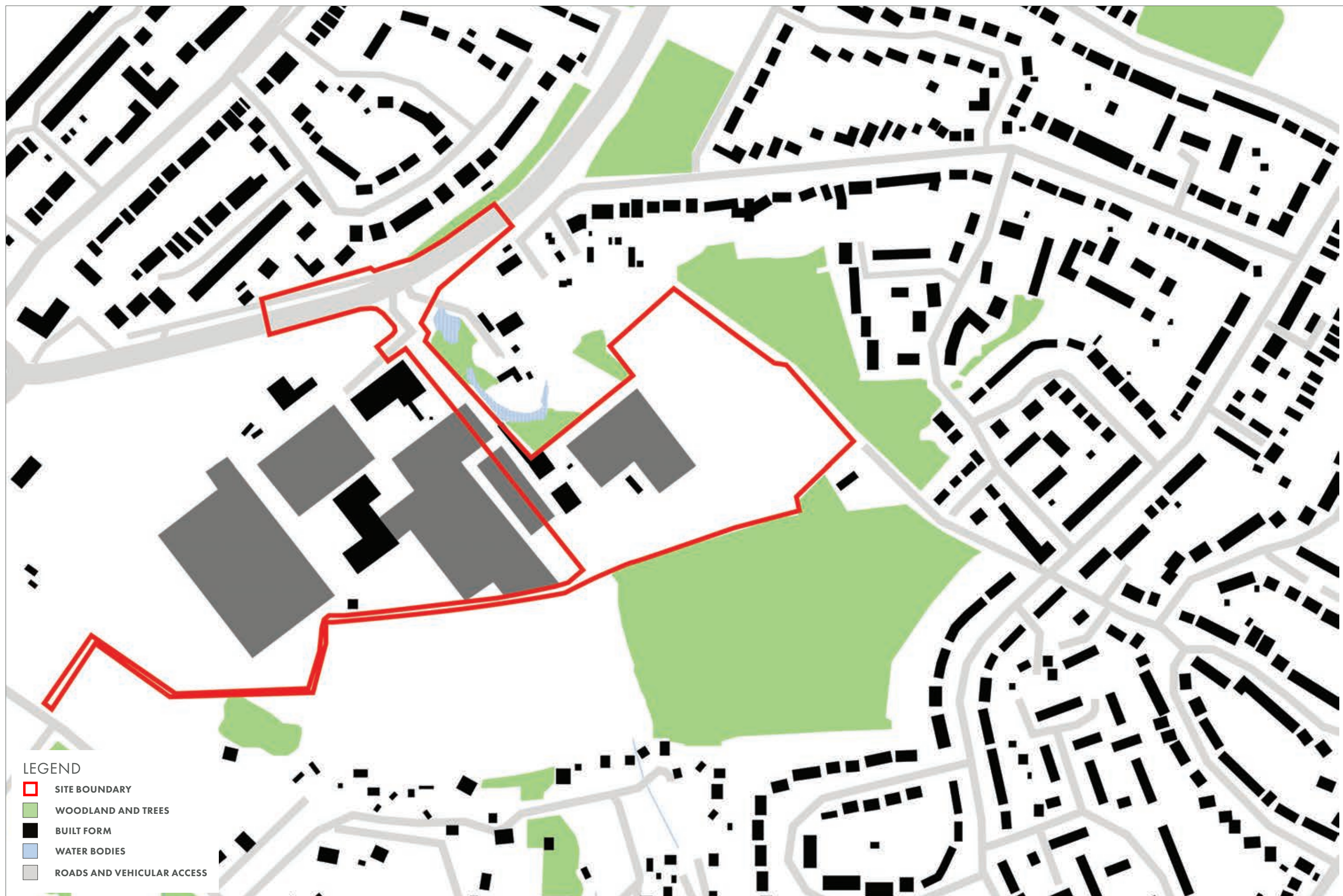


FIGURE 2.0 – EXISTING SITE URBAN GRAIN / BUILT FORM AND SETTLEMENT (FABRIK, 2021)



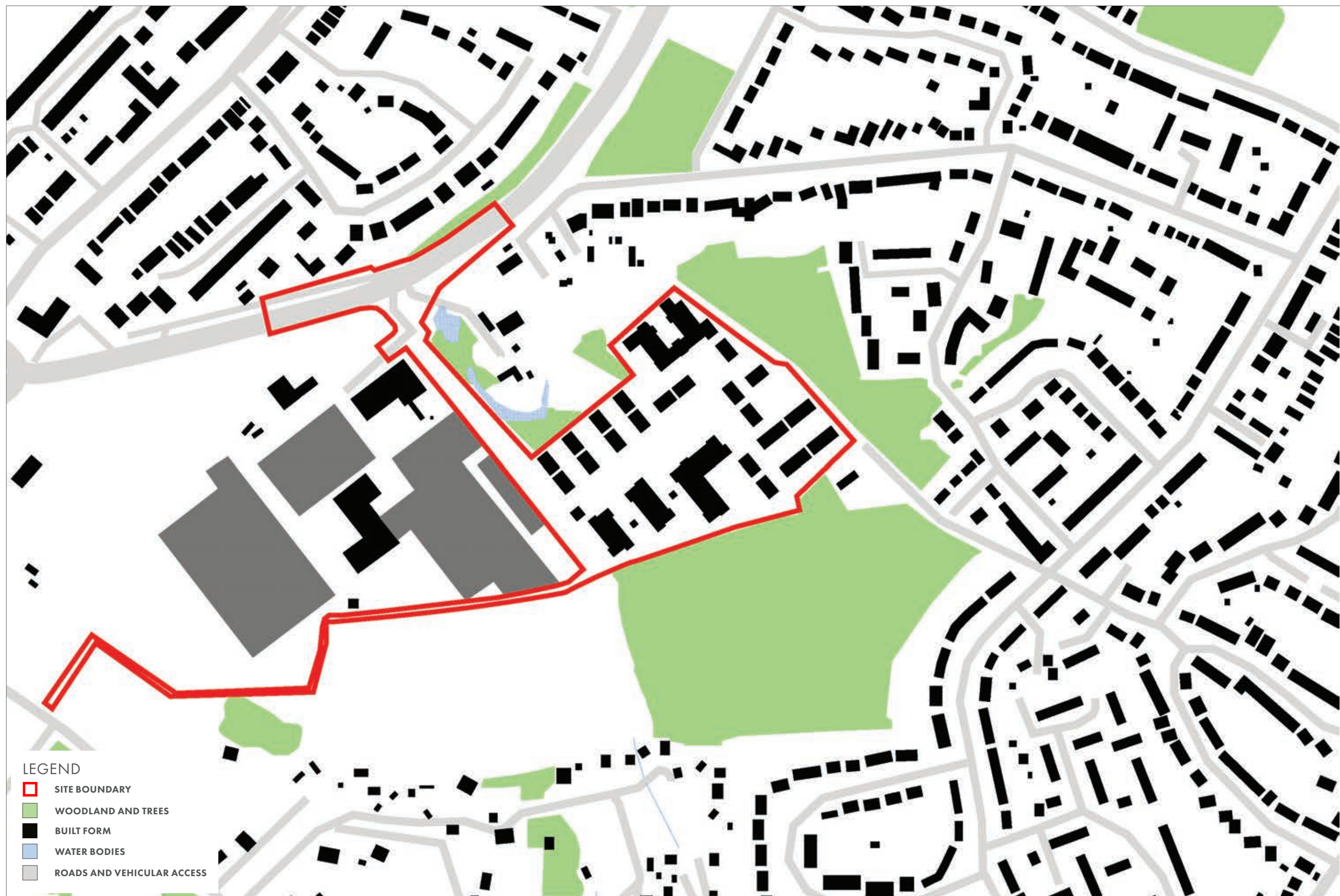


FIGURE 2.1 – PREVIOUS DISMISSED URBAN GRAIN / BUILT FORM AND SETTLEMENT (FABRIK, 2021)



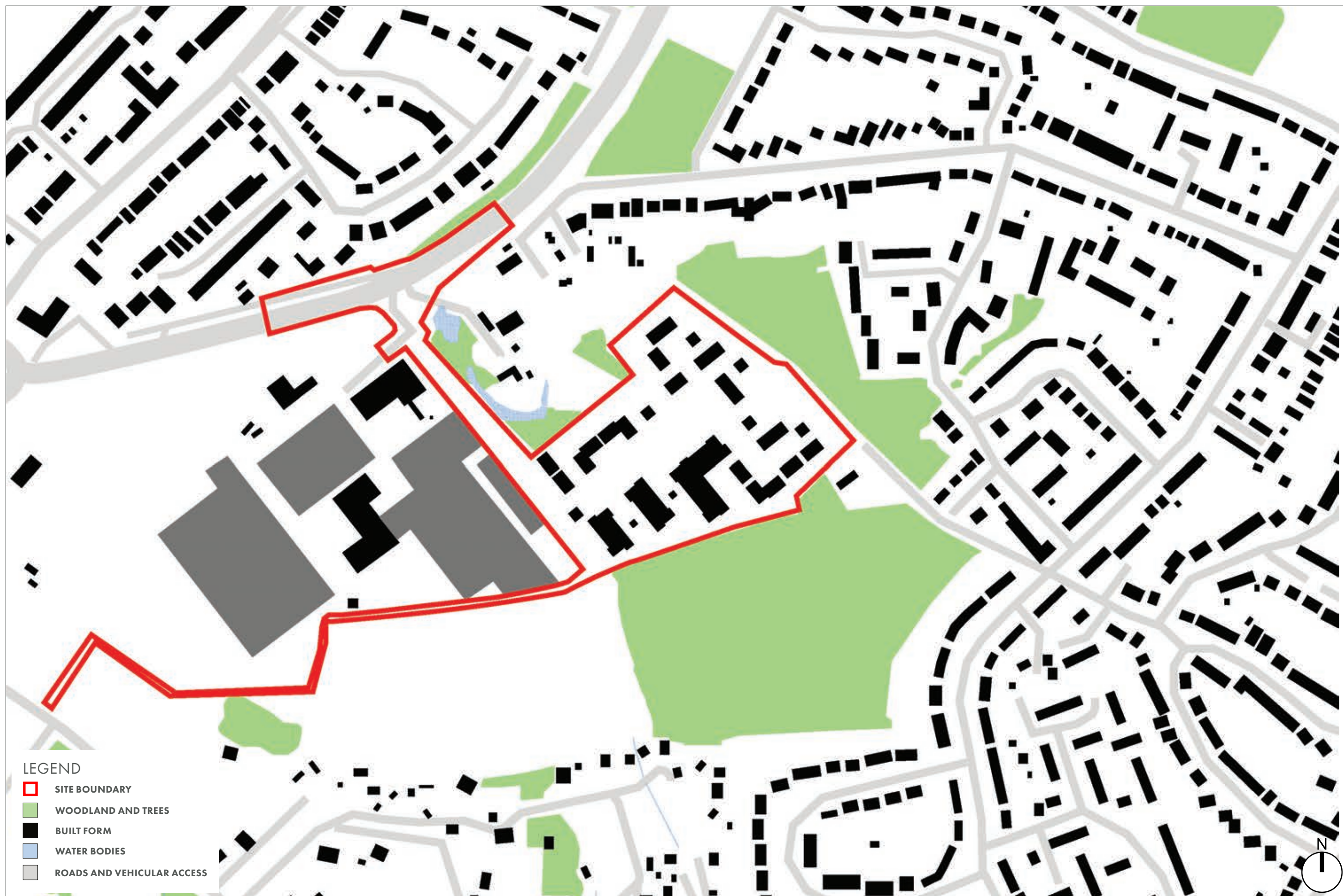


FIGURE 2.2 – PROPOSED URBAN GRAIN / BUILT FORM AND SETTLEMENT (FABRIK, 2021)





FIGURE 2.3 – PREVIOUS DISMISSED V PROPOSED URBAN GRAIN /LAYOUT (FABRIK, 2021)



**APPENDIX 3.0**  
**ANALYSIS OF PROPOSED BUILDING**  
**HEIGHTS - SITE SECTIONS**

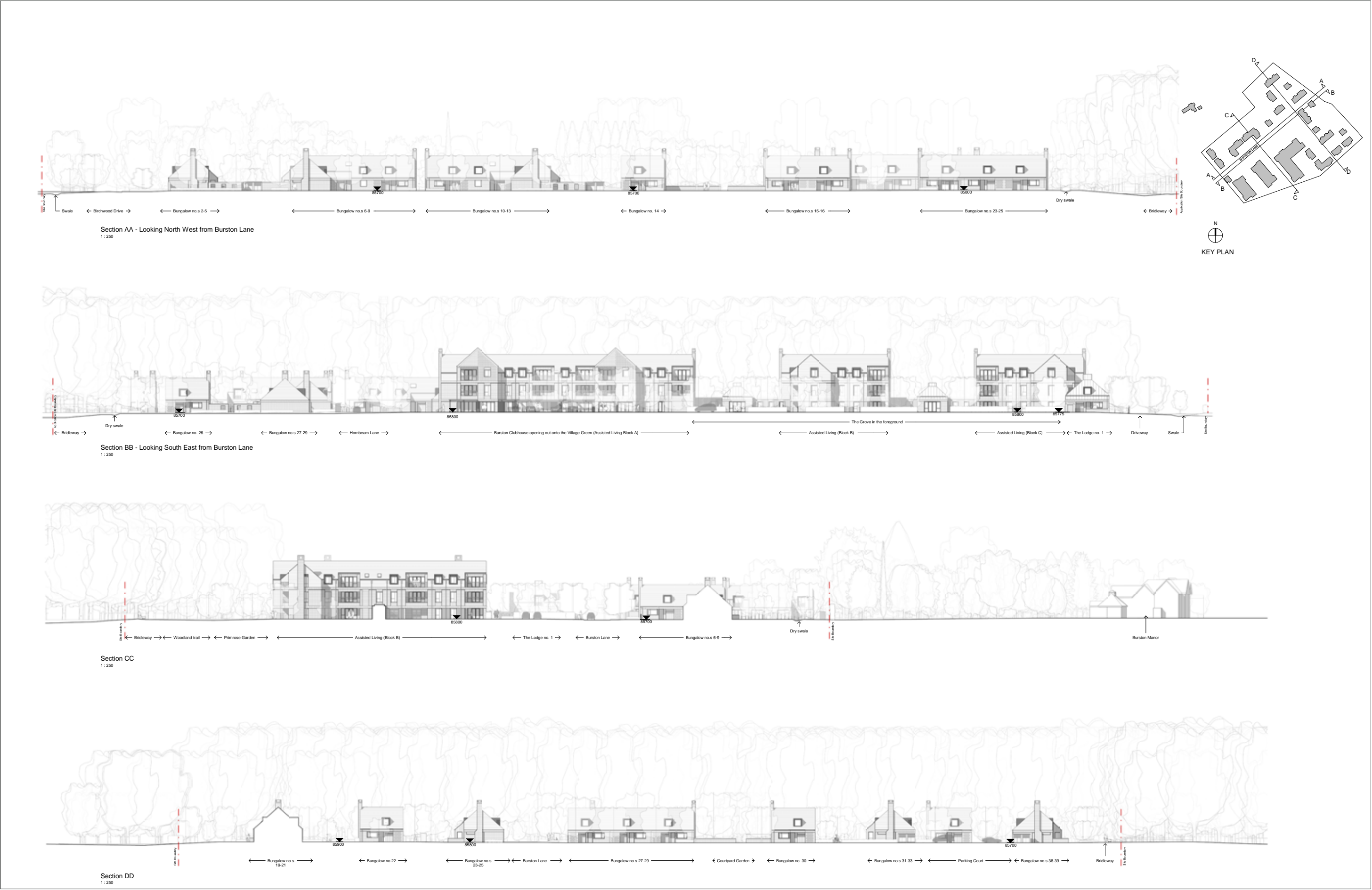


FIGURE 3.1 – SECTIONS



## APPENDIX 4.0

# ACTUAL VISUAL REPRESENTATIONS

4.1

# ACTUAL VISUAL REPRESENTATIONS

4.1.1 LOCATION PLAN

Key

- Application Site
- Approximate zone of visual influence (ZVI) 'Defined by topography, built form and vegetation blocks'
- Location of AVR views
- Location of verified photographic views

- Viewpoint 1: Lat: 51° 43.273' N, Lon: 0° 21.518 W  
Viewpoint 2: Lat: 51° 43.285' N, Lon: 0° 21.348 W  
Viewpoint 3: Lat: 51° 43.242' N, Lon: 0° 21.251 W  
Viewpoint 4: Lat: 51° 43.166' N, Lon: 0° 21.140 W  
Viewpoint 5: Lat: 51° 43.142' N, Lon: 0° 21.055 W  
Viewpoint 6: Lat: 51° 43.233' N, Lon: 0° 21.132 W  
Viewpoint 7: Lat: 51° 43.285' N, Lon: 0° 21.163 W  
Viewpoint 8: Lat: 51° 43.293' N, Lon: 0° 21.572 W  
Viewpoint 9: Lat: 51° 43.282' N, Lon: 0° 21.602 W  
Viewpoint 10: Lat: 51° 43.329' N, Lon: 0° 21.474 W  
Viewpoint 11: Lat: 51° 43.537' N, Lon: 0° 21.233 W  
Viewpoint 12: Lat: 51° 43.471' N, Lon: 0° 21.023 W  
Viewpoint 13: Lat: 51° 43.694' N, Lon: 0° 21.843 W  
Viewpoint 14: Lat: 51° 43.025' N, Lon: 0° 21.254 W  
Viewpoint 15: Lat: 51° 43.223' N, Lon: 0° 21.658 W  
Viewpoint 16: Lat: 51° 43.301' N, Lon: 0° 21.463 W  
Viewpoint 17: Lat: 51° 43.090' N, Lon: 0° 21.210 W

Site visit: 14.04.18  
Weather: Clear  
Visibility: Good/5000m

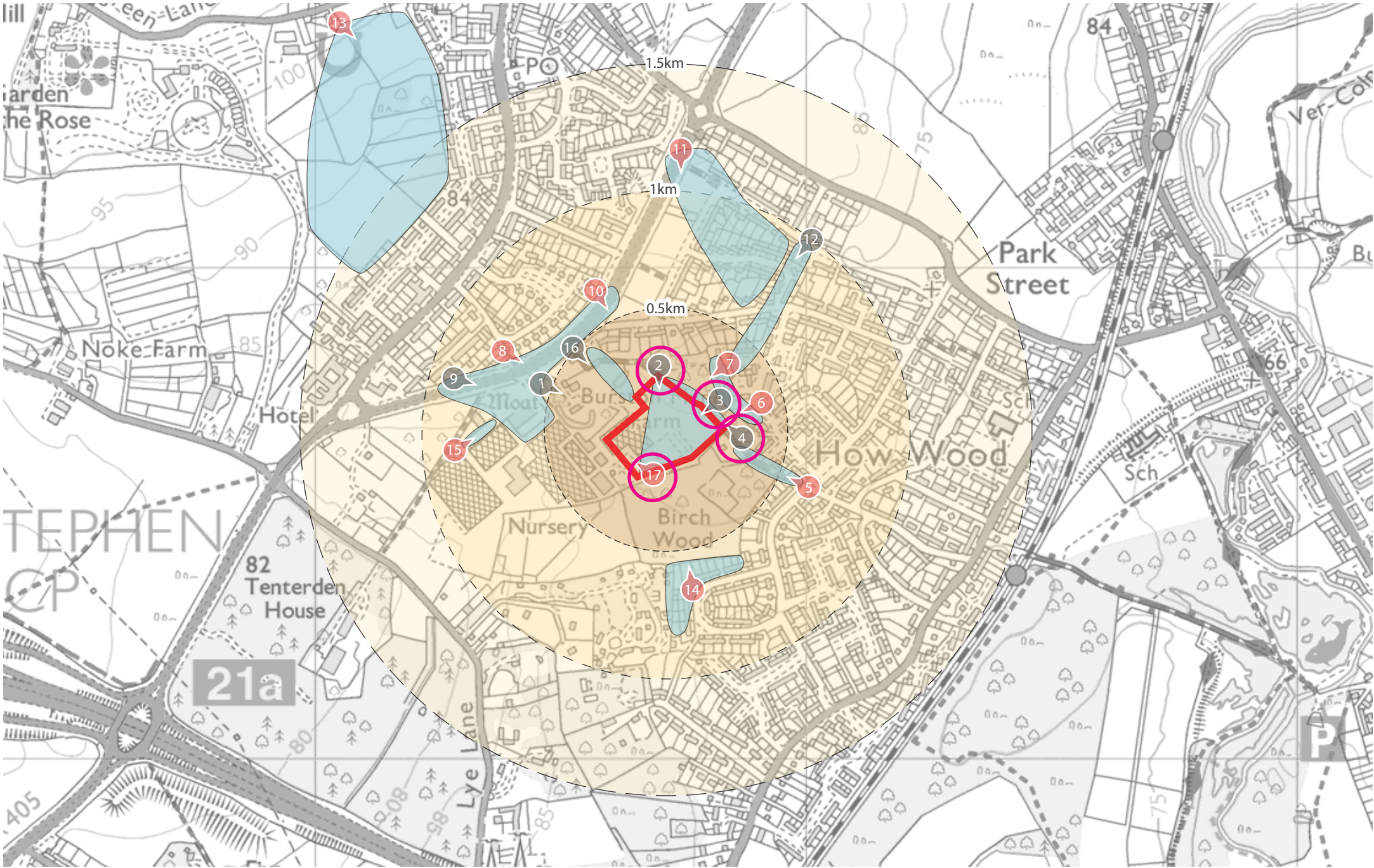


Figure 1.8 Visual appraisal



View 2 - Winter - View south from Public Right of Way (HCC FP3) skirting eastern site boundary



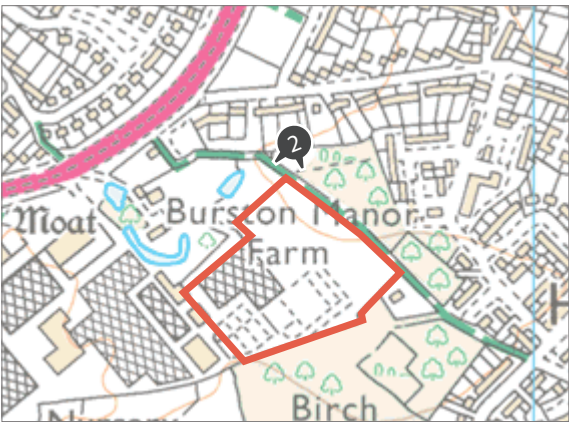
View 2 - Existing



View 2 - Year 1



View 2 - Year 15



Easting: 513659.774  
Northing: 203806.961  
Ground level 85.324



EXTRACT FROM LVIA (PRP 2021)



View 2 - Winter - View south from Public Right of Way (HCC FP3) skirting eastern site boundary



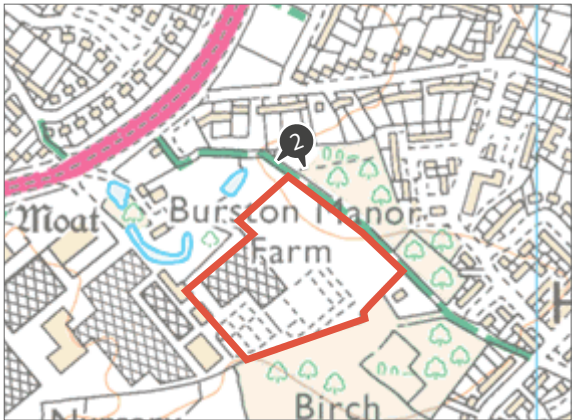
View 2 - Existing



View 2 - Year 1



View 2 - Year 15



Distance: 0m  
Visibility: Good / Clear  
Alt:  
Lat: 51° 43.285' N  
Lon: 0° 21.348 W  
Date: 14.04.18





View 3 - View south from Public Right of Way (HCC FP3) adjacent access to How Wood



View 3 - Existing



View 3 - Year 1



View 3 - Year 15



Easting: 513780.222  
Northing: 203727.622  
Ground level 85.153



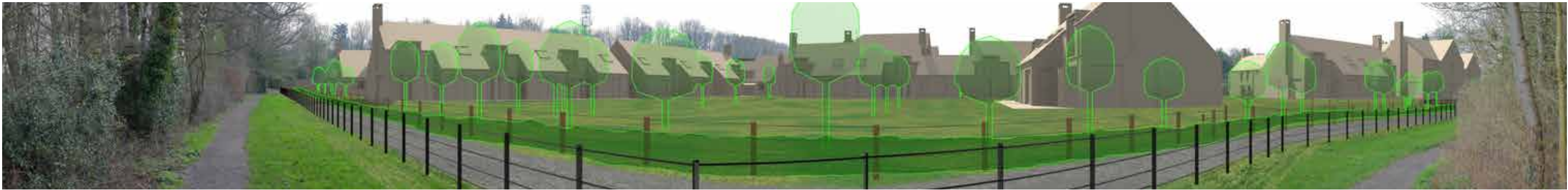
EXTRACT FROM LVIA (PRP 2021)



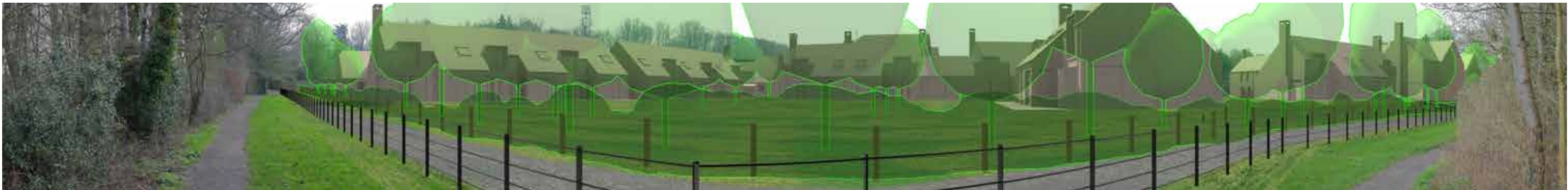
View 3 - View south from Public Right of Way (HCC FP3) adjacent access to How Wood



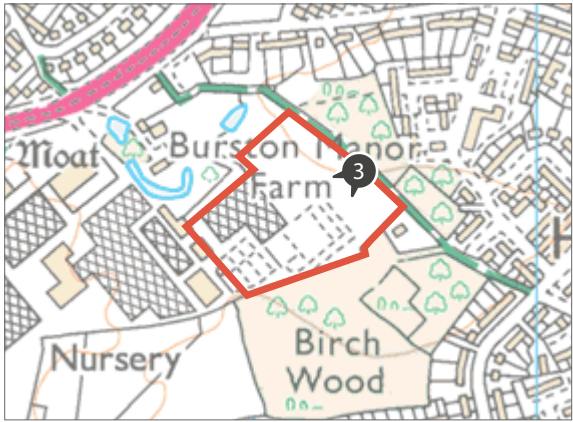
View 3 - Existing



View 3 - Year 1



View 3 - Year 15



Distance: 0m  
Visibility: Good / Clear  
Alt:  
Lat: 51° 43.242' N  
Lon: 0° 21.251' W  
Date: 14.04.18





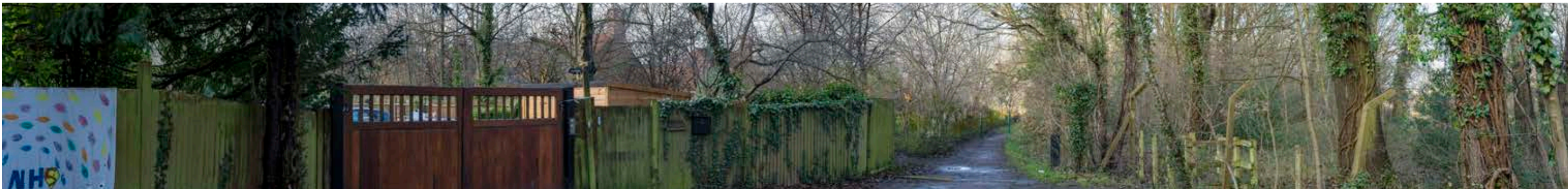
View 4 - View north from Public Right of Way (HCC FP3) linking How Wood to A405 North Orbital Road



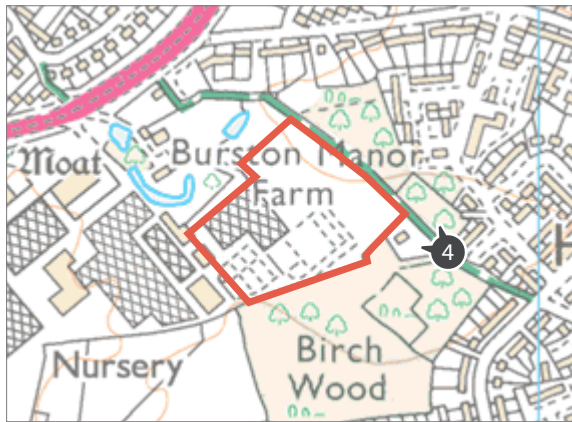
View 4 - Existing



View 4 - Year 1



View 4 - Year 15



Easting: 513849.717  
Northing: 203653.631  
Ground level 86.535



EXTRACT FROM LVIA (PRP 2021)



View 4 - View north from Public Right of Way (HCC FP3) linking How Wood to A405 North Orbital Road



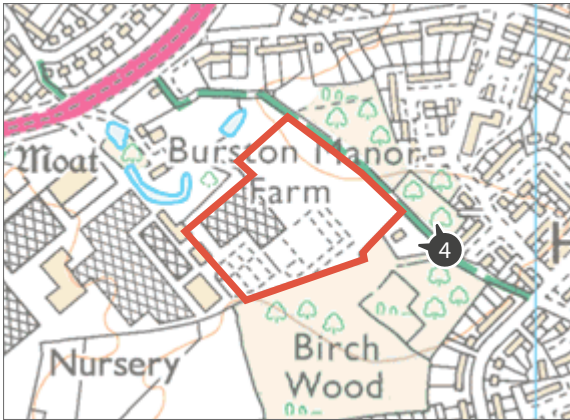
View 4 - Existing



View 4 - Year 1



View 4 - Year 15



Distance: 0 - 500m  
Visibility: Good / Clear  
Alt:  
Lat: 51° 43.166' N  
Lon: 0° 21.140 W  
Date: 14.04.18





View 17 - View North from south west corner of site



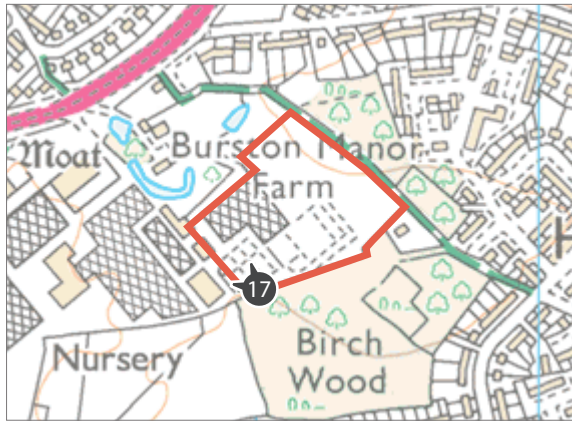
View 17 - Existing



View 17 - Year 1



View 17 - Year 15



Easting: 513665.715  
Northing: 203563.952  
Ground level 85.282



EXTRACT FROM LVIA (PRP 2021)



## APPENDIX 5.0

# IMPACT ASSESSMENT



TABLE 5.1 LANDSCAPE RECEPTORS								
RECEPTOR			LANDSCAPE SENSITIVITY	MAGNITUDE OF CHANGE		DESCRIPTION OF CHANGE	SIGNIFICANCE OF EFFECT	
TYPE	VALUE	SUSCEPTIBILITY						
PUBLISHED LANDSCAPE CHARACTER AREAS								
NCA 110 THE CHILTERNs	MEDIUM	LOW	LOW - NEGLIGIBLE	CONSTRUCTION	NEGLIGIBLE	NO DISCERNIBLE DETERIORATION OF IMPROVEMENT TO THE EXISTING BASELINE SITUATION AT THIS SCALE.	CONSTRUCTION	NEGLIGIBLE
				YEAR 1	NEGLIGIBLE		YEAR 1	NEGLIGIBLE
				YEAR 15	NEGLIGIBLE		YEAR 15	NEGLIGIBLE
LCA 18 BRICKET WOOD	MEDIUM	LOW	MEDIUM - LOW	CONSTRUCTION	LOW	THE CHANGE TO LAND USE WILL CAUSE A MINOR LOSS TO SOME LANDSCAPE ELEMENTS AT THIS SCALE, WITH THE PROPOSED BUILT FORM BEING RESPONSIVE TO THE SITE’S LANDSCAPE SETTING WITHIN LCA 18 BRICKET WOOD.	CONSTRUCTION	MINOR NEGATIVE
				YEAR 1	LOW		YEAR 1	MINOR NEGATIVE
				YEAR 15	NEGLIGIBLE	BY YEAR 15, THE PROPOSED VEGETATION WILL FORM NEW GREEN BOUNDARY FEATURES, STRENGTHENING GREEN INFRASTRUCTURE WITHIN THE LCA.	YEAR 15	NEGLIGIBLE
SITE LANDSCAPE								
MOVEMENT AND LEGIBILITY	MEDIUM	MEDIUM	MEDIUM	CONSTRUCTION	NEGLIGIBLE	THERE WILL BE NO CHANGE TO THE PROW WITHIN THE STUDY AREA DURING THE CONSTRUCTION PHASE OF THE PROJECT. AT OPERATION, THE PROPOSED NEW PROW WILL BE ACCESSIBLE AND WILL PROVIDE PEDESTRIAN CONNECTIVITY BETWEEN THE SITE AND THE ADJACENT LANDSCAPE SETTING.	CONSTRUCTION	NEGLIGIBLE
				YEAR 1	LOW		YEAR 1	MINOR POSITIVE
				YEAR 15	LOW		YEAR 15	MINOR POSITIVE
OPEN SPACE	LOW	HIGH	MEDIUM	CONSTRUCTION	NEGLIGIBLE	THE EXISTING SITE IS NOT ACCESSIBLE TO THE PUBLIC.  PROPOSALS INCORPORATE A GENEROUS NETWORK OF PUBLIC OPEN SPACE WHICH INCLUDES: - ORCHARD GARDENS WITHIN THE NORTHWEST OF THE SITE, WHICH IS RESPONSIVE TO THE SETTING OF THE ADJACENT LISTED BUILDING. - VILLAGE GREEN WITHIN THE CENTRE OF THE SITE, RETAINING THE DEGREE OF OPENNESS AND PROVIDING VISUAL CONNECTIVITY WITH THE ADJACENT ORCHARD GARDENS. - COURTYARD GARDEN WITHIN THE NORTHEAST OF THE SITE, RETAINING A DEGREE OF OPENNESS WITHIN THIS LOCALITY AND IN VIEWS FROM THE ADJACENT EXISTING PROW. - WOODLAND GLADE GARDENS WITHIN THE SOUTH OF THE SITE, RESPONSIVE TO THE WOODLAND EDGE SETTING, ADJACENT TO THE NEW PROW. PROPOSALS THEREFORE DEMONSTRATE A SIGNIFICANT IMPROVEMENT TO THE QUANTUM AND QUALITY OF PUBLIC OPEN SPACE WITHIN THE SITE.	CONSTRUCTION	NEGLIGIBLE
				YEAR 1	HIGH		YEAR 1	MODERATE - MAJOR POSITIVE
				YEAR 15	HIGH		YEAR 15	MODERATE - MAJOR POSITIVE
VEGETATION	LOW	HIGH	MEDIUM	CONSTRUCTION	LOW	EXISTING VEGETATION IS LIMITED TO BOUNDARY TREES, SCRUB AND GRASSLAND ASSOCIATED WITH THE DERELICT LAND USE. TWO LINES OF CYPRESS TREES AND AREAS OF SCRUB ALONG THE EASTERN PART OF THE SOUTHERN BOUNDARY ARE PROPOSED TO BE REMOVED. THE VEGETATION IS IDENTIFIED AS CATEGORY C IN THE SUBMITTED ARB REPORT, WHICH CONCLUDES THAT THE REMOVAL WILL HAVE NO DETRIMENTAL IMPACT GIVEN THAT ALL OTHER TREES TO THE BOUNDARIES ARE TO BE RETAINED. SIGNIFICANT QUANTUM OF NATIVE TREE AND SHRUB PLANTING IS PROPOSED TO THE EDGES OF HOW AND BIRCH WOODS, PLUS ALONG THE BOUNDARY WITH BURSTON MANNER. FURTHERMORE, NEW TREE AND SHRUB PLANTING WILL PROVIDE A LANDSCAPE BUFFER BETWEEN THE MANOR HOUSE AND THE COMMERCIAL GARDEN CENTRE. ROADS WILL BE TREE-LINED WITH PLANTED VERGES. EDIBLE AND GROWING GARDENS ARE INCORPORATED, AS ARE SWALES AND PONDS WITH THEIR ASSOCIATED WETLAND PLANTING. BY YEAR 15, THE PROPOSED VEGETATION WILL FORM SIGNIFICANT GREEN INFRASTRUCTURE NETWORKS ACROSS THE SITE, CREATING NEW HABITAT TYPES AND CONNECTING TO ADJACENT TREES AND WOODLAND.	CONSTRUCTION	MINOR NEGATIVE
				YEAR 1	MEDIUM		YEAR 1	MODERATE POSITIVE
				YEAR 15	HIGH		YEAR 15	MODERATE - MAJOR POSITIVE



TABLE 5.1 LANDSCAPE RECEPTORS								
RECEPTOR			LANDSCAPE SENSITIVITY	MAGNITUDE OF CHANGE		DESCRIPTION OF CHANGE	SIGNIFICANCE OF EFFECT	
TYPE	VALUE	SUSCEPTIBILITY						
LAND USE	LOW	MEDIUM	MEDIUM - LOW	CONSTRUCTION	MEDIUM	<p>THE SITE WAS PREVIOUSLY USED FOR PLANT PROPAGATION BUT NOW CONSISTS OF A NUMBER OF DISUSED AND DERELICT OUTBUILDINGS, GREENHOUSES, POLYTUNNELS AND WATER TANKS, WITH EXTENSIVE HARD SURFACED AREAS. THE SITE HAS MANY DETRACTING FEATURES AND NO LANDSCAPE FEATURES OF ANY MERIT. ADJACENT LAND USES INCLUDE WOODLAND TO THE NORTHEAST AND SOUTH (WHICH FORM PROMINENT SKYLINE FEATURES) AND THE GARDEN CENTRE TO THE WEST WHICH IS OF A LARGE SCALE, FORM AND MASS. THE GRADE II LISTED BURSTON MANOR FARMHOUSE IS NOT READILY PERCEIVED FROM THE SITE, NOR ARE THE RESIDENTIAL DWELLINGS TO THE NORTHEAST OF HOW WOOD AND TO THE SOUTH AND EAST OF BIRCH WOOD.</p> <p>THE SITE LAND USE WILL CHANGE FROM THAT OF DERELICT PLANT NURSERY TO CARE VILLAGE WITH PUBLIC OPEN SPACE, NEW PROW AND VEHICULAR ACCESS.</p>	CONSTRUCTION	MODERATE NEGATIVE
				YEAR 1	MEDIUM		YEAR 1	MODERATE POSITIVE
				YEAR 15	LOW		YEAR 15	MODERATE - MAJOR POSITIVE
OVERALL SITE LANDSCAPE CHARACTER	LOW	HIGH	MEDIUM	CONSTRUCTION	HIGH	<p>THE SITE LANDSCAPE CHARACTER WILL CHANGE FROM THAT OF A DERELICT SITE FORMERLY ASSOCIATED WITH PLANT PROPAGATION TO THAT OF A CARE VILLAGE WITH CLUBHOUSE, LOW DENSITY BUNGALOWS, 1.5 STOREY CARE DWELLINGS, 2.5 STOREYS ASSISTED LIVING APARTMENT BLOCK, OPEN SPACE AND GREEN INFRASTRUCTURE WHICH IS SENSITIVE TO THE LANDSCAPE SETTING OF THE ADJACENT HERITAGE ASSET AND WOODLAND. THE CHANGE IN LAND USE IS RESPONSIVE TO ADJACENT LAND USES AND THE SCALE, HEIGHT AND GRAIN OF THE PROPOSED DEVELOPMENT IS SENSITIVE TO THE EDGE OF SETTLEMENT LOCATION.</p> <p>THE WHOLESALE CHANGE IN CHARACTER WILL BE APPARENT FROM THE CONSTRUCTION PHASE, WHEN EFFECTS WILL BE NEGATIVE DUE TO THE TEMPORARY DETRACTING FEATURES ASSOCIATED WITH THE WORKS. ONCE COMPLETED, THE DEGREE OF OPENNESS ACROSS THE SITE WILL BE REDUCED AS A WHOLE, THE IMPROVEMENTS TO GREEN INFRASTRUCTURE AND OPEN SPACE, TOGETHER WITH THE INTRODUCTION OF A NEW PROW WILL RESULT IN A SIGNIFICANT IMPROVEMENT TO LANDSCAPE CHARACTER. THE PROPOSED LAYOUT OF BUILDINGS AND NETWORK OF OPEN SPACE CONSIDERS SPATIAL OPENNESS. BUILDINGS ARE SET BACK FROM BOUNDARIES, AMONGST GENEROUS GREEN INFRASTRUCTURE AND OPEN SPACES AND ORIENTATED SO AS TO DEMONSTRATE CONSIDERATION OF ADJACENT VIEWING CORRIDORS AND VISUAL OPENNESS.</p>	CONSTRUCTION	MODERATE - MAJOR NEGATIVE
				YEAR 1	MEDIUM		YEAR 1	MODERATE POSITIVE
				YEAR 15	HIGH		YEAR 15	MODERATE - MAJOR POSITIVE



TABLE 5.2 VISUAL IMPACT TABLE									
RECEPTOR				RECEPTOR SENSITIVITY	MAGNITUDE OF CHANGE		DESCRIPTION OF CHANGE	SIGNIFICANCE	
VP REF	TYPE	VALUE	SUSCEPTIBILITY						
A - F	RESIDENTS OF HERITAGE ASSETS IN PROXIMITY TO SITE	MEDIUM	HIGH	HIGH - MEDIUM	CONSTRUCTION	LOW - MEDIUM	FILTERED VIEWS OF THE SITE, SET BEHIND EXISTING INTERVENING VEGETATION, AMONGST THE TREED SKYLINE AND ADJACENT TO THE BUILDINGS ASSOCIATED WITH THE GARDEN CENTRE.	CONSTRUCTION	MODERATE NEGATIVE
					YEAR 1	LOW	FILTERED VIEWS OF THE PROPOSED BUILT FORM ARE EXPERIENCED AT YEAR 1 DURING WINTER MONTHS. THE EXTENSIVE EXISTING VEGETATION PROVIDES A SENSE OF ENCLOSURE AND LIMITS THE DEGREE OF OPENNESS. AS SUCH, THE PROPOSED BUILT FORM HAS A NEGLIGIBLE EFFECT ON THE OPENNESS EXPERIENCED FROM THIS LOCATION. BY YEAR 15, THE DEGREE OF OPENNESS IS REDUCED DUE TO THE CONTINUED GROWTH OF EXISTING VEGETATION AND THE GROWTH OF THE PROPOSED.	YEAR 1	MODERATE NEGATIVE
					YEAR 15	NEGLIGIBLE		YEAR 15	NEGLIGIBLE
2, 3, 17	THOSE USING PROW'S IMMEDIATELY ADJACENT TO THE SITE AND THE PROPOSED PROW THROUGH THE SITE	LOW	HIGH	MEDIUM	CONSTRUCTION	HIGH	DIRECT VIEWS OF THE SITE, SET BEHIND EXISTING BOUNDARY FENCING AND AMONGST THE TREED SKYLINE.	CONSTRUCTION	MODERATE - MAJOR NEGATIVE
					YEAR 1	HIGH	BUILT FORM IS TO BE SET AMONGST THE EXISTING AND PROPOSED VEGETATION. WHILST THE NEW BUILDINGS EFFECT THE DEGREE OF OPENNESS EXPERIENCED ON SITE, THE BUILT FORM IS SET BACK FROM THE PROW. THE REMOVAL OF THE EXISTING FENCE INCREASES THE DEGREE OF OPENNESS EXPERIENCED AT YEAR . BY YEAR 15, THE DEGREE OF OPENNESS IS REDUCED DUE TO THE GROWTH IN VEGETATION.	YEAR 1	MODERATE - MAJOR NEGATIVE
					YEAR 15	MEDIUM		YEAR 15	MODERATE NEGATIVE
4	THOSE USING PROW'S IN PROXIMITY TO THE SITE	LOW	MEDIUM	LOW	CONSTRUCTION	MEDIUM	PARTIAL VIEWS OF THE SITE, SET BEHIND ADJACENT EXISTING VEGETATION AND EXISTING BOUNDARY FENCING.	CONSTRUCTION	MODERATE NEGATIVE
					YEAR 1	MEDIUM	AT YEAR 1 THE BUILT FORM IS APPARENT THROUGH THE TREES DURING THE WINTER MONTHS - THIS ADVERSELY EFFECTS THE DEGREE OF OPENNESS. THE REMOVAL OF THE EXISTING FENCE ALONG THE BOUNDARY ADJACENT TO THE PROW INCREASES THE DEGREE OF OPENNESS EXPERIENCED FROM THIS LOCATION AT YEAR 1, BY YEAR 15, THE DEGREE OF OPENNESS IS REDUCED DUE TO THE GROWTH IN VEGETATION.	YEAR 1	MODERATE NEGATIVE
					YEAR 15	LOW		YEAR 15	MINOR NEGATIVE
6, 7,	RESIDENTS AND USERS OF THE HIGHWAY IN PROXIMITY TO THE SITE	LOW	LOW	LOW	CONSTRUCTION	NEGLIGIBLE	TRUNCATED VIEWS OF THE SITE.	CONSTRUCTION	NEGLIGIBLE
					YEAR 1	NEGLIGIBLE	NO CHANGE.	YEAR 1	NEGLIGIBLE
					YEAR 15	NEGLIGIBLE		YEAR 15	NEGLIGIBLE
1, 8, 9	RESIDENTS AND USERS OF THE HIGHWAY 0.5 - 1.0 KM FROM SITE	LOW	LOW	LOW	CONSTRUCTION	LOW	TRUNCATED VIEWS OF THE DEVELOPMENT SITE.	CONSTRUCTION	MINOR NEGATIVE
					YEAR 1	NEGLIGIBLE	POTENTIAL PARTIAL / GLIMPSED VIEWS OF CONSTRUCTION ACTIVITY FROM THESE LOCATIONS.	YEAR 1	NEGLIGIBLE
					YEAR 15	NEGLIGIBLE		YEAR 15	NEGLIGIBLE
5, 15, 16	THOSE USING PROW 0.5 - 1.0 KM FROM SITE	LOW	LOW	LOW	CONSTRUCTION	NEGLIGIBLE	TRUNCATED VIEWS OF THE SITE.	CONSTRUCTION	NEGLIGIBLE
					YEAR 1	NEGLIGIBLE	NO CHANGE.	YEAR 1	NEGLIGIBLE
					YEAR 15	NEGLIGIBLE		YEAR 15	NEGLIGIBLE
9, 10, 11, 12, 13, 14	RESIDENTS AND USERS OF HIGHWAYS 1.0 KM + FROM SITE	LOW	LOW	LOW	CONSTRUCTION	NEGLIGIBLE	TRUNCATED VIEWS OF THE SITE.	CONSTRUCTION	NEGLIGIBLE
					YEAR 1	NEGLIGIBLE	NO CHANGE.	YEAR 1	NEGLIGIBLE
					YEAR 15	NEGLIGIBLE		YEAR 15	NEGLIGIBLE



## APPENDIX 6.0

# FABRIK LVIA METHODOLOGY



A1.1 INTRODUCTION

The methodology employed in carrying out an LVIA is drawn from the Landscape Institute and the Institute of Environmental Management and Assessment’s “Guidelines for Landscape and Visual Impact Assessment” (GLVIA3) Third Edition (Routledge 2013). The method adopted is proportionate to the proposals.

The term landscape is defined as an area perceived by people, whose character is the result of the action and interaction of nature and / or human factors. It results from the way that different components of our environment – both natural and cultural / historical interact together and are perceived by us. The term does not mean just special, valued or designated landscapes and it does not only apply to the countryside. The definition of landscape can be classified as:

- All types of rural landscape, from high mountains and wild countryside to urban fringe farmland (rural landscapes);
- Marine and coastal landscapes (seascapes); and
- The landscape of villages, towns and cities (townscapes).

An LVIA provides a description of the baseline conditions and sets out how the study area and site appears, or would appear, prior to the proposed development. The baseline assessment is then used to predict the landscape and visual impacts arising from the proposed development. The assessment of impact is carried out as part of the iterative design process in order to build in mitigation measures to reduce the impacts as much as possible. The impact assessment will identify and assess effects during the construction and operational stages of the proposed development.

The photography will be prepared in accordance with Technical Guidance Note 06/19 on Visual Representation of Development Proposals (Landscape Institute, 17 September 2019).

A1.2 SUMMARY OVERVIEW OF LVIA METHODOLOGY

Landscape and visual assessments are separate, although linked, procedures. For example, often the assemblage of landscape elements contributes to informing the Zone of Theoretical Visibility and the degree of visibility from the range of visual receptors.

The baseline assessment describes:

- Each of the landscape elements which then collectively inform landscape character for the site and its context;
- The character, amenity and degree of openness of the view from a range of visual receptors (either transient, serial or static views);
- The current and future baseline scenarios;
- The value of each of the landscape and visual receptors.

Landscape effects derive from either direct or in-direct changes to the physical landscape which may give rise to changes to the individual landscape components. This in turn effects the landscape character and potentially changes how the landscape is experienced and valued.

Visual effects relate to the changes that arise in the composition, character and amenity of the view as a result of changes to the landscape elements.

The assessment of effects therefore systematically:

- Combines the value of the receptor with the susceptibility to the proposed change to determine the sensitivity of the receptor;
- Combines the size, scale, geographic extent, duration of the proposals and its reversibility in order to understand the magnitude of the proposal;
- Combines the sensitivity of the each of the receptors and the magnitude of effect to determine the significance of the effect;
- Presents the landscape and visual effects in a factual logical, well-reasoned and objective fashion;
- Indicates the measures proposed over and above those designed into the scheme to prevent/avoid, reduce, offset, remedy, compensate for the effects (mitigation measures) or which provide an overall landscape and visual enhancement;
- Sets out any assumptions considered throughout the assessment of effects;
- Sets out residual effects.

Effects may be positive (beneficial) or negative (adverse) direct or indirect, residual, permanent or temporary short, medium or long term. They can also arise at different scales (national, regional, local or site level) and have different levels of significance (major, moderate, low, negligible or neutral / no change). Effects are considered at completion of the proposed development. Residual effects are those at year 15 considering any additional mitigation measures in place over and above those designed in to the scheme.

The combination of the above factors influences the professional judgement and opinion on the significance of the landscape and visual effects.

The following sections set out in more detail the assessment process employed.

A1.3 ESTABLISHING THE LANDSCAPE BASELINE

Desk and Field Studies

The initial step is to identify the existing landscape and visual resource in the vicinity of the proposed development – the baseline landscape and visual conditions. The purpose of baseline study is to record and analyse the existing landscape, in terms of its constituent elements, features, characteristics, geographic extent, historical and cultural associations, condition, the way the landscape is experienced and the value / importance of that particular landscape. The baseline assessment will also identify any potential changes likely to occur in the local landscape or townscape which will change the characteristics of either the site or its setting as part of the future baseline scenario.

A desk study is carried out to establish the physical components of the local landscape and to broadly identify the boundaries of the study area. Ordnance survey (OS) maps and digital data are used to identify local features relating to topography/ drainage pattern, land cover, vegetation, built developments/settlement pattern, transport corridors/definitive public rights of way and any historic or prominent landscape

features, which together combine to create a series of key characteristics and character areas. Vertical aerial photography and Google streetview will be used to supplement OS information. At this stage, any special designated landscapes (such as Areas of Outstanding Natural Beauty, National Parks, Registered Park and Gardens, Green Belt, Conservation Areas, Listed Buildings, Scheduled Ancient Monuments); heritage or ecological assets are identified. A review of information available in terms of any published historic landscape characterisation together with any other landscape / capacity / urban fringe and visual related studies is carried out at this stage. In addition, a desk study of any unbuilt commitments will be incorporated.

Landscape character assessment is the tool for classifying the landscape into distinct character areas or types, which share common features and characteristics. There is a well established methodology developed in the UK by the Countryside Agency and Scottish Natural Heritage in 2002, which has been superseded in England by guidance published by Natural England in 2014. The national and regional level character assessments are often available in published documents. However the local / district or site levels may need to be set out based on a combination of desk studies and field survey work. The character assessment will also identify environmental and landscape opportunities, recent changes, future trends and forces for change where they may be important in relation to the proposal, especially considering how the landscape appears, or would appear prior to the commencement of development. The condition of the landscape, i.e. the physical state of an individual area of landscape, will be described as factually as possible. The assessment of landscape importance includes reference to policy or designations as an indicator of recognised value, including specific features or characteristics that justify the designation of the area. The value of that landscape by different stakeholders or user groups may also influence the baseline assessment.

These desk based studies are then used as a basis for verification in the field. The field based assessment also considers the perceptual qualities of the landscape, including tranquillity.

Judgements on the value of both the landscape and visual receptor are made at the baseline stage.

Landscape Value

Value is concerned with the relative value or importance that is attached to different landscapes. The baseline assessment considers any environmental, historical and cultural aspects, physical and visual components together with any statutory and non-statutory designations and takes into account other values to society, which may be expressed by the local community or consultees. The tables set out on the following page are a starting point for consideration in the field. The landscape designations are to be considered in terms of their 'meaning' to today’s context. The following table sets out the criteria and definitions used in the baseline assessment to determine landscape value (in addition to condition / quality). Wherever possible information and opinions on landscape value is to be sought through discussions with consultees, stakeholders and user groups.



TABLE A1.1 – LANDSCAPE VALUE CRITERIA

CRITERIA
HIGH LANDSCAPE VALUE
<ul style="list-style-type: none"><li>• An exceptional landscape with outstanding perceptual qualities and sense of place (is wild and tranquil). An area that is wholly intact, natural and has high scenic qualities. It contains rare elements and features;</li><li>• Lies wholly within a designated landscape where localised character and scenic value is distinct. The landscape may include World Heritage Sites, National Parks, Areas of Outstanding Natural Beauty or Heritage Coast or key elements/features that are representative; together with any non-statutory designations. Alternatively, the landscape may be un-designated but is valued as it comprises all of the key elements that are wholly representative of published landscape character assessments and which, for example, identify nationally or locally significant natural, historical, artistic or cultural connections which assist in informing the identify of a local area (such as 'Constable Country' or 'Jurassic Coast'). Specific components of the landscape, or a specific tract of land may be valued at the local level as identified through Neighbourhood Plans or engagement with local stakeholders;</li><li>• An area that is valued for its recreational activity;</li><li>• Includes key or protected views;</li><li>• Areas designated and protected for archaeological, historical, cultural, geological or biological interest and conservation;</li><li>• A landscape that contains particular characteristics or elements particularly important to the character of the area, or where the typical character of the area is represented in individual areas;</li><li>• Very good or good condition overall with appropriate management for land use and land cover, or with some scope to improve certain elements;</li><li>• Open spaces which have won awards for design or quality;</li><li>• No or limited detracting features.</li></ul>
MEDIUM LANDSCAPE VALUE
<ul style="list-style-type: none"><li>• An ordinary landscape and with some perceptual qualities. Includes some intact natural areas and attributes, in part scenic or where scenic qualities are degraded and demonstrates a degree of wildness and tranquillity.</li><li>• The area lies wholly or partially in a designated landscape. The landscape may include local designations such as Special Landscape Areas, Areas of Great Landscape Value, Strategic or Local Gaps; or un-designated but value expressed through regional or local natural, historical and / or cultural associations; or through demonstrable use by the local community for recreation (such as local green spaces, village greens or allotments); together with any non-statutory designations. Alternatively, the landscape may be valued as it demonstrates some locally distinctive landscape elements identified in landscape character assessment;</li><li>• An area that is moderately valued for its recreation activity where the experience of the landscape plays a small part;</li><li>• Areas locally designated and protected for archaeological, historical, cultural, geological or biological interest and conservation;</li><li>• Distinguishable landscape structure, with some characteristic patterns and elements moderately important to the character of the area;</li><li>• Typical, commonplace farmed landscape with limited variety or distinctiveness;</li><li>• Open spaces or other features identified on a local list;</li><li>• Good - ordinary condition, with some high quality elements and scope to improve management;</li><li>• Scope to improve management;</li><li>• Some detracting features.</li></ul>
LOW LANDSCAPE VALUE
<ul style="list-style-type: none"><li>• A poor landscape with limited perceptual qualities (limited natural attributes, sense of wildness and tranquillity);</li><li>• Generally un-designated. Certain individual landscape elements or features identified in landscape character assessments may be worthy of conservation or a landscape that would benefit from restoration or enhancement (such as local parks and open spaces). Alternatively, the landscape may be valued through the landscape character assessment approach where some key qualities are defined;</li><li>• An area where the landscape plays a limited role in the experience of recreation activities;</li><li>• Monotonous, weak, uniform or degraded landscape which has lost most of it's natural features and where the landcover are often masked by land use;</li><li>• Lack of management and intervention has resulted in degradation;</li><li>• Ordinary - poor condition with lack of management and intervention has resulted in degradation;</li><li>• Frequent dominant detracting features;</li><li>• Disturbed or derelict land requires treatment.</li></ul>

A1.4 ESTABLISHING IN THE VISUAL BASELINE

Desk and Field Studies

The visual baseline records the internal site arrangements and key views out from the site towards landscape or built features, but also establishes the area in which the site and the proposed development may be visible, the different groups of people who may experience the views, the places where they will be affected and the nature, character and amenity of those views.

The area of study for the visual assessment is determined through identifying the area from which the existing site and proposal may be visible (the Zone of Theoretical Visibility or ZTV). The baseline ZTV of the site is determined through manual topographical analysis (a combination of desk and field based analysis which are considered appropriate for Landscape and Visual Appraisals and projects below the EIA threshold). The extent of the mapping will depend on the type of proposal. The actual extent of visibility is checked in the field (both in the summer and winter months if the project timescales allow) to record the screening effect of buildings, walls, fences, trees, hedgerows and banks not identified in the initial bare ground mapping stage and to provide an accurate baseline assessment of visibility. Viewpoints within the ZTV should also be identified during the desk assessment, and the viewpoints used for photographs selected to demonstrate the relative visibility of the site (and any existing development on it and its relationship with the surrounding landscape and built forms). The selection of a range of key viewpoints will be based on the following criteria for determination in the field:

- The requirement to provide an even spread of representative, specific, illustrative or static / kinetic / sequential / transient viewpoints within the ZTV and around all sides of the Site;
- From locations which represent a range of near, middle and long distance views (although the most distant views may be discounted in the impact assessment if it is judged that visibility will be extremely limited);
- Views from sensitive receptors within designated, historic or cultural landscapes or heritage assets (such as from within World Heritage Sites; adjacent to Listed Buildings - and co-ordinated with the heritage consultant - National Parks, Areas of Outstanding Natural Beauty or Registered Parks and Gardens) key tourist locations and public vantage points (such as viewpoints identified on OS maps);
- The inclusion of strategic / important / designed views and vistas identified in published documents;
- The selection of viewpoints considering cumulative views of the proposed development in conjunction with other developments (as agreed between the parties).

Views from the following are to be included in the visual assessment:

- Individual private dwellings. These are to be collated as representative viewpoints as it may not be practical to visit all properties that might be affected;
- Key public buildings, where relevant (i.e. churches, museums etc);
- Transient views from public viewpoints (i.e. from roads, railway lines and Public Rights of Way - including tourist or scenic routes and associated viewpoints);
- Areas of publicly accessible green space (i.e. public open space, open access land,



- recreation grounds, country parks, visitor attractions, tourist destinations or scenic viewpoints); and
- Places of employmentt.

The final selection of the key viewpoints for inclusion in the LVIA will be based proportionately in relation to the scale and nature of the development proposals and likely significant effects and in agreement with the LPA.

The visual assessment records:

- The character and amenity of the view, including topographic, geological and drainage features, woodland, tree and hedgerow cover, land use, field boundaries, artefacts, access and rights of way, direction of view and potential seasonal screening effects and any skyline elements or features.
- The type of view, whether oblique or direct; panoramic or vistas.
- The extent of visibility of the range of receptors is based on a grading of degrees of visibility, from a visual inspection of the site and surrounding area. There will be a continuity of degree of visibility ranging from no view of the site (truncated) to fully open views. Views are recorded, even if views are truncated of the existing site, as the proposed development may be visible in these views. To indicate the degree of visibility of the site from any location, three categories are used:
  - a **Open View:**  
An open, unobstructed and clear view of a significant proportion of the ground plane of the site; or its boundary elements; or a clear view of part of the site and its component elements in close proximity.
  - b **Partial View:**  
A view of part of the site, a filtered or glimpsed view of the site, or a distant view where the site is perceived as a small part of the wider view;
  - c **Truncated View:**  
No view of the site or the site is difficult to perceive.

Following the field survey, the extent to which the site is visible from the surrounding area will be mapped. A series of Photographic Viewpoint Plans have been prepared to illustrate the representative, specific and illustrative views into / towards and within the Site (if publicly accessible) and the degree of visibility of the site noted. These Plans have been included in this document for agreement with the Local Planning Authority and any other statutory consultees as part of the consultation process. The visual assessment will include a series of annotated photographs, the location and extent of the site within the view together with identifying the character and amenity of the view, alongside any specific elements or important component features such as landform, buildings or vegetation or detracting features which interrupt, filter or otherwise influence views. The photograph will also be annotated with the Value attributed to the receptor or group of receptors.

By the end of this stage of the combined landscape and visual site study, it will be possible to advise, in landscape and visual terms, on any specific mitigation measures required in terms of the developments preferred siting, layout and design.

Value of Visual Receptors

Judgements on the value attached to the views experienced are based on the following criteria.

TABLE A1.2 – VALUE ATTACHED TO VIEWS

VALUE	CRITERIA
HIGH	Views from and to landscapes / viewpoints of national importance, or highly popular visitor attractions where the view forms a significant role in the visual experience, and / or has nationally recognised cultural associations. This may include residential receptors in Listed Buildings where the primary elevation of the dwelling is orientated to take advantage of a particular view (for example across a Registered Park and Garden or National Park).
MEDIUM	Views from and to landscapes / viewpoints of regional / district importance or moderately popular visitor attractions where the view forms part of the experience, and / or has local cultural associations. This may include residential receptors where the primary elevation of the dwelling is orientated to take advantage of a particular view.
LOW	Views from and to landscapes / viewpoints with no designation, not particularly important and with minimal or no cultural associations. This may include views from the rear elevation of residential properties.

A1.5 PREDICTING & DESCRIBING THE LANDSCAPE & VISUAL EFFECTS

An assessment of visual effect deals with the change on the character and amenity arising from the proposal on the range of visual receptors. The assessment of effects aims to:

- Identify systematically and separately the likely landscape and visual effects of the proposed development;
- Identify the components and elements of the landscape that are likely to be affected by the proposed development;
- Identify interactions between the landscape receptors and the different components of the development at all its different stages (e.g. enabling, construction, operation, restoration etc);
- Indicate the secondary mitigation measures over and above those already designed into the scheme proposed to avoid, reduce, remedy or compensate for these effects;
- Estimate the magnitude of the effects as accurately as possible and considering this in relation to the sensitivity of the receptor; and
- Provide an assessment of the significance of these effects in a logical and well-reasoned fashion.

Having established the value of the landscape and visual receptor, the effects are then considered in relation to the magnitude of change, which includes the size / scale, geographical extent of the areas influenced and the duration, permanence and reversibility.

Wherever possible tables or matrices will be used, linked with the scheme proposals (i.e. parameter plans or detailed plans) so that the landscape and visual effects are recorded and quantified in a systematic and logical manner. Consideration is given to the impacts during site enabling, construction and then again at the completion of development at Year 1 and again at Year 15 / at maturity (to represent short, medium and long term effects) so that the residual effects of the development after mitigation are identified. Assumptions or limitations to the assessment will also be set out.

Effects will include the direct and/or indirect impacts of the development on individual landscape elements / features as well as the effect upon the general landscape character and visual receptors.

Landscape Susceptibility

Landscape susceptibility is evaluated by its ability to accommodate the proposed change (i.e. the degree to which the landscape is able to accommodate the proposed change without undue consequences for the maintenance of the baseline situation and / or the achievement of landscape planning policies and strategies) as set out in Table A1.2.

As part of the assessment of the landscape character and its component parts, conclusions will be drawn as to the overall susceptibility of the landscape / landscape elements and visual environment to the type of development proposed. Existing landscape capacity assessments may form a starting point for the refinement of the assessment of landscape susceptibility at the local and Site level.



TABLE A1.3 – LANDSCAPE SUSCEPTIBILITY CRITERIA

SUSCEPTIBILITY	CRITERIA
HIGH	A landscape or townscape particularly susceptible to the proposed change, which would result in significant negative or positive effects on landscape character, value, features or individual elements.
MEDIUM	A landscape or townscape capable of accepting some of the proposed change with some negative or positive effects on landscape character, value, features or elements.
LOW	A landscape or townscape capable of accommodating the proposed change without significant negative or positive effects on landscape character, value, features or elements.

Landscape Sensitivity

The assessment of landscape sensitivity is then combined through a judgement on the value attributed to that landscape receptor / component and the susceptibility of the landscape receptor to the proposed change using the following matrix.

TABLE A1.4 - LANDSCAPE SENSITIVITY

		LANDSCAPE RECEPTOR SUSCEPTIBILITY		
		HIGH	MEDIUM	LOW
LANDSCAPE VALUE	HIGH	HIGH	HIGH - MEDIUM	MEDIUM
	MEDIUM	HIGH - MEDIUM	MEDIUM	MEDIUM - LOW
	LOW	MEDIUM	MEDIUM - LOW	LOW - NEGLIGIBLE

Visual Susceptibility

The susceptibility of the different types of visual receptors to the changes proposed is based on the occupation of the activity of the viewer at a given location; and the extent to which the persons attention or interest may be focussed on a view, considering the visual character and amenity experienced at a given view. The criteria used to assess the susceptibility of a visual receptor is set out below.

TABLE A1.5 – VISUAL SUSCEPTIBILITY CRITERIA

Susceptibility	Criteria
HIGH	<p>People particularly susceptible to the proposed change because they have a particular interest in the view, and/ or with prolonged viewing opportunity of the site / proposed development, such as:</p> <ul style="list-style-type: none"><li>Residents with direct/clear/open views of the site;</li><li>Those using Public Rights of Way, Access land, Commons or outdoor recreation facilities, where views are an important contributor to the experience;</li><li>Those with views from designated landscapes and heritage assets, or views described in literature, where the views of the surroundings are an important contributor to the experience;</li><li>Those using described/published scenic routes where views contribute to the enjoyment and quality of the journey;</li><li>Those with clear views of areas within or around the site, that contribute to landscape setting, and/or which are enjoyed by the community.</li></ul>

Susceptibility	Criteria
MEDIUM	<p>People partially susceptible to the proposed change because they have a moderate interest in the view, and/or with some viewing opportunity of the site / proposed development, such as:</p> <ul style="list-style-type: none"><li>Those with an oblique or limited view toward the site, which may include some residents;</li><li>Those travelling through the landscape on roads or Public Rights of Way, or through Access land/Commons where views are partly constrained, or where views only partly contribute to the experience;</li><li>Those using outdoor recreation facilities, where views are incidental or not important to their enjoyment of that activity.</li><li>Those using roads that are not described/not published scenic routes, but where the appreciation of the view partly contributes to the enjoyment and quality of that journey. Those travelling by train or other transport modes;</li><li>Those with partial views of areas within or around the site, that contribute to landscape setting, and/or which are enjoyed by the community.</li></ul>
LOW	<p>People with limited susceptibility to the proposed change because they have momentary, or little interest in the view and their surroundings, and/or because they have little viewing opportunity of the site / proposed development, such as:</p> <ul style="list-style-type: none"><li>Those with very oblique, limited or distant views of the site, which may include some residents;</li><li>Those travelling through the landscape on roads or Public Rights of Way, or through Access land/Commons where views are largely constrained (for example within or alongside a woodland); or where views make a limited contribution to the experience;</li><li>People engaged in outdoor sport, whose attention is focused on their activity;</li><li>People at their work place, whose attention is focused on their employment;</li><li>Travellers where the view is fleeting (for example, due to the speed of the road, or boundary vegetation) or where views are incidental to the experience of the journey;</li><li>Long distance views where the site and proposed development form a small part of the wider panorama.</li></ul>



Visual Sensitivity

The sensitivity of visual receptor is based on the professional judgement combining the value and susceptibility to change on that visual receptor.

TABLE A1.6 - VISUAL SENSITIVITY

		VISUAL RECEPTOR SUSCEPTIBILITY		
		HIGH	MEDIUM	LOW
VALUE OF VISUAL RECEPTOR	HIGH	HIGH	HIGH - MEDIUM	MEDIUM
	MEDIUM	HIGH - MEDIUM	MEDIUM	LOW
	LOW	MEDIUM	LOW	LOW - NEGLIGIBLE

A1.6 MAGNITUDE OF LANDSCAPE & VISUAL EFFECTS

Magnitude is to be determined relative to the size, scale, geographic extent, duration, permanence and reversibility of the individual project through the application of professional judgement and opinion.

Typically, the following are used:

**Size and Scale:** relates to the combination of the following (and are linked to the descriptions set out under table A1.9):

- the extent of existing landscape elements that will lost (to proportion of the total extent that is lost) and the contribution that the element has to landscape character;
- the degree to which aesthetic or perceptual aspects of the landscape are altered;
- whether the effect changes the key characteristics of the landscape (addition or removal of features and elements)
- the size and scale of change in the view (with respect to the loss or addition of features in the view) and changes to the composition, including the proportion of the view occupied by the proposed development;
- the degree of contrast or integration of any new features or changes in the landscape with the existing or remaining landscape elements and characteristic terms of form, scale, mass, line, height, colour and texture;
- the nature of the view of the proposed development, in terms of relative amount of time over which it will be experienced and whether views will be open, partial, glimpsed.

**Geographic Extent:** In relation to landscape effects, this is to consider the geographic area over which the landscape effects will be felt relative to the proposal; effects limited to the site level; effects on the immediate setting; effects relating to the scale of the landscape type or character area (district, regional or national level); effects on a larger scale such as influencing several landscape character areas.

In relation to visual receptors, the geographic extent is to reflect the angle of the view; the distance of the viewpoint; the extent of the area over which the changes would be visible.

**Duration, Permanence and Reversibility:** These are separate but linked considerations and are project specific. For example, changes to a brownfield urban site could be reversible. Construction impacts are likely to be short term, temporary, but see the start of a permanent change. Operational effects are likely to be long term, permanent and either irreversible or reversible as set out in the LVIA.

TABLE A1.7 - MAGNITUDE OF LANDSCAPE & VISUAL EFFECTS

MAGNITUDE ELEMENTS				
SIZE / SCALE	GEOGRAPHIC EXTENT	DURATION AND PERMANENCE	REVERSIBILITY	OVERALL MAGNITUDE OF CHANGE
Significant change to the landscape elements, key characteristic features and perceptual qualities; Significant change to a open or partial view (static or transient). A major change overall.	Proposal effects wider setting a district or regional level; effects the site level or immediate setting to the site; effects a single or several landscape character areas.  Middle distance or close range; direct or oblique views; readily noticeable perceived change.	Permanent or Temporary (Long, medium or short term)	Irreversible or Reversible	High - Medium
Some change to the landscape elements, key characteristic features and perceptual qualities; Moderate or significant change to static or transient, partial view. A moderate change overall.	Site or immediate setting to the site; effects a single or several landscape character areas.  Middle distance views; direct or oblique views; partially obscured views; moderately perceived change.	Permanent or Temporary (Long, medium or short term)	Irreversible or Reversible	Medium - Low
Small change to the landscape elements, key characteristic features and perceptual qualities; Small change to a static or transient partial or glimpsed view. A minor change overall.	Site, immediate setting to the site, or wider setting; covering a single landscape character area.  Distant views; very oblique; small perceived change.	Permanent or Temporary (Long, medium or short term)	Irreversible or Reversible	Low
Small, imperceptible change. Negligible.	All of the above	Permanent or Temporary (Long, medium or short term)	Irreversible or Reversible	Negligible

If there is no change to the landscape or visual receptor then the overall magnitude of change will be Neutral.

A1.7 SIGNIFICANCE OF EFFECTS

The two principal criteria determining the significance of effects are the sensitivity of the receptor and in relation to the magnitude of effect. A higher level of significance is generally attached to the magnitude of change on a sensitive receptor; for example, a low magnitude of change on highly sensitive receptor can be of greater significance than very high magnitude of change on low sensitivity receptor. Therefore, whilst the table opposite sets out a starting point for the assessment, it is important that a balanced and well reasoned professional judgement of these two criteria is provided with an explanation.

In order to develop thresholds of significance, both the sensitivity of receptors and the magnitude of change must be classified for both landscape receptors and visual receptors as set out in the tables below. Where landscape effects are judged to be adverse, additional mitigation or compensatory measures are to be considered. The significant landscape effects remaining after mitigation are then to be summarised as the residual effects.

Effects will be described clearly and objectively, and the extent and duration of any negative / positive effects quantified, using four categories of effects, indicating a gradation from high to low.

TABLE A1.8 - COMBINATION OF SENSITIVITY AND MAGNITUDE OF EFFECTS TO DETERMINE SIGNIFICANCE OF EFFECT

MAGNITUDE	LANDSCAPE AND VISUAL RECEPTOR SENSITIVITY		
	HIGH	MEDIUM	LOW
HIGH	MAJOR	MODERATE - MAJOR	MODERATE
MEDIUM	MODERATE - MAJOR	MODERATE	MODERATE MINOR
LOW	MODERATE	MODERATE MINOR	MINOR
NEGLIGIBLE	NEGLIGIBLE	NEGLIGIBLE	NEGLIGIBLE
NEUTRAL	NEUTRAL	NEUTRAL	NEUTRAL

The effects set out below the red line are not significant in EIA terms.

The degree of effect is graded on the following scale in relation to the significance criteria above.

TABLE A1.9 - SIGNIFICANCE OF LANDSCAPE AND VISUAL EFFECTS

EFFECT SIGNIFICANCE	CRITERIA
MAJOR	<p>Significant change to the landscape elements, key characteristic features and perceptual qualities; Major change to a static open or partial view.</p> <p><b>Negative:</b> Where the proposals would cause the total or significant loss of or alteration to key mature landscape elements and characteristic features; or introduce elements considered uncharacteristic of the area; a major deterioration in the character and amenity of the view in terms of perceptual qualities and where the proposals would result in a significant deterioration or dominant element to close or medium distance views, or more notable change in more distant views, considering the character and amenity of the view from a range of visual receptors.</p> <p><b>Positive:</b> Where the proposals would result in a significant enhancement to the key mature landscape elements or characteristic features; or introduce new elements considered wholly characteristic of the area; a significant improvement in the character and amenity of the close or middle distance view in terms of perceptual qualities for the range of visual receptors and range of distances.</p>
MODERATE	<p>Some change to the landscape elements, key characteristic features and perceptual qualities. Moderate or major change to static or kinetic, partial view.</p> <p><b>Negative:</b> Where the proposals would cause the partial loss or moderate alteration of some of the key landscape elements and characteristic features; introduce elements considered part uncharacteristic of the area; and a barely perceived deterioration in the character and amenity of the view from the range of visual receptors and a range of distances.</p> <p><b>Positive:</b> Where the proposals would cause a moderate enhancement to the key landscape elements or characteristic features; or introduce elements considered in part characteristic of the area; results in a noticeable improvement in the character and amenity of the existing view from a range of visual receptors and range of distances.</p>

MINOR	<p>Some change to the townscape elements, key characteristic features and perceptual qualities; Minor change to a static or kinetic partial or glimpsed view.</p> <p><b>Negative:</b> Where the proposals would cause a minor loss of or slight alteration to some landscape elements or characteristic features; introduce elements considered in part uncharacteristic of the area; and a barely perceptible deterioration in the character and amenity of the view from the range of visual receptors and range of distances.</p> <p>Positive: Where the proposals would result in a minor enhancement, alteration or improvement of some elements or characteristic features; introduce elements considered characteristic; and cause a barely perceptible improvement in the character and amenity of the existing view for the range of receptors and range of distances.</p>
NEGLIGIBLE	Where the proposals would have no discernible deterioration or improvement in the existing baseline situation in terms of landscape elements or view.
NEUTRAL OR NO CHANGE	Where the proposals would result in no change overall (resulting in no net beneficial or adverse effect).

Effects assessed as being lower than moderate are considered to be a insignificant effect (relative to the EIA regulations).

A1.8 EFFECTS DURING SITE ENABLING & CONSTRUCTION

It is recognised that project characteristics and hence sources of effects, will vary through time. The initial effects arise from the site enabling and construction works. Sources of landscape and visual effects may include:

- The location of the site access and haulage routes;
- The origin and nature of materials stockpiles, stripping of material and cut and fill operations / disposal and construction compounds;
- The construction equipment and plant (and colour);
- The provision of utilities, including lighting and any temporary facilities;
- The scale, location and nature of any temporary parking areas and on-site accommodation;
- The removal of vegetation to facilitate site access and establish the development platforms;
- The measures for the temporary protection of existing features (such as vegetation, trees, ponds, etc) and any temporary screening (such as hoarding lines); and
- The programme of work and phasing of construction.



A1.9 EFFECTS DURING OPERATION (AT YEAR 1 & YEAR 15)

At the operational stage, the sources of landscape and visual effects may include:

- The location, scale, height, mass and design of buildings in terms of elevational treatment; structures and processes, including any other features;
- Details of service arrangements such as storage areas or infrastructure elements and utilities and haulage routes;
- Access arrangements and traffic movements;
- Lighting;
- Car parking;
- The noise and movement of vehicles in terms of perceived effects on tranquillity;
- Signage and boundary treatments;
- Outdoor activities that may be visible;
- The operational landscape, including landform, structure planting, green infrastructure and hard landscape features;
- Land management operations and objectives; and
- The enhancement or restoration of any landscape resource of particular view.

A1.10 MITIGATION AND COMPENSATORY MEASURES

The purpose of mitigation is to avoid, reduce and where possible, remedy or offset, any significant (major to moderate) negative (adverse) effects on the landscape and visual receptors arising from the proposed development. Mitigation is thus not solely concerned with “damage limitation”, but may also consider measures that could compensate for unavoidable residual effects. Mitigation measures may be considered under three categories:

- Primary measures that intrinsically comprise part of the development design through an iterative process;
- Standard construction and operational management practices for avoiding and reducing environmental effects; and
- Secondary (or residual) measures designed to specifically address the remaining effects after the primary and standard construction practices have been incorporated.

A1.11 RESIDUAL EFFECTS

The residual effects of the proposed development are to be assessed. Residual effects consider any additional mitigation measures required to address specific landscape and visual sensitivities in place over and above the primary and secondary mitigation measures proposed. The process of assessing residual effects is the same as assessing the primary effects.

A1.12 CUMULATIVE EFFECTS

Cumulative effects are defined as effects which result from additional changes to the landscape and visual receptors by the proposed development in conjunction with other developments (associated with or separate to it) or actions that occurred in the past, present or likely to occur in the foreseeable future.

The scope of the developments to be included in the cumulative assessment are to be agreed with the LPA by the planning consultant and developer. Prescribed approaches to the assessment, in terms of the baseline environment and defining the study area, are to be relative to the developments identified to be assessed and are to be agreed with the LPA at the outset.

Cumulative effects arise from the intervisibility of a range of developments and/or from the combined effects of individual components of the proposed development occurring in the different locations over a period of time. The separate effects of such individual components or developments may not be significant, but together they may create an unacceptable degree of adverse effect on landscape and visual receptors.

Whilst the assessment of effects are to be assessed on the same basis as set out previously in this methodology, visual effects occur by combined visibility which occurs where the observer is able to see two or more developments from one viewpoint and / or, where sequential effects which occur when the observer has to move to another viewpoint to see different developments.

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