

CD 8.13 – Different approach to similar LVIA's

In Core Document 3.1, in paragraphs 8.4.6 – 8.4.11, the Council compares the LVIA for the Appeal Site unfavourably to a very similar LVIA produced for a greenfield Green Belt Site submitted earlier in 2021 (CD 8.5-8.7). The unfair difference in the Council's approach can be summarised, addressed and compared with the Sewell Park LVIA as follows:

- *does not confirm that the assessment is based on the submitted illustrative proposed site layout or provide a description of the key development characteristics/parameters ...* . Both schemes were Outline with scale, appearance, layout and landscaping reserved. Consequently, both LVIA's described the proposal in the text but neither included the respective indicative masterplan/illustrative layout. The Council's Local Requirements Checklist for Outline applications clearly states that a Parameter Plan is only required for schemes of more than 350 dwellings;
- *the Zone of Theoretical Visibility ... is beneficial ... however, a "bare earth" scenario is also required.* The Sewell Park LVIA didn't include a bare earth scenario either ... or even a Zone of Theoretical Visibility;
- *no reference to the provision of "photomontages" ...*

In fact, the LVIA clearly states: "*Panoramic views were created by taking a series of overlapping photographs (overlapping by 15-30% as recommended in the Landscape Institute guidelines). These have been stitched together using Photoshop, employing the 'Realignment' method.*" (CD 1.17 [1.14]);

- *no night-time visuals ...*

Neither LVIA included night-time visuals.

- *photographs are from the summer only ...*

The scheme was submitted in autumn 2021 and the Council chose to raise this concern in spring 2022;

and

- *it assesses effects upon visual receptor groups ...*

Both LVIA's assess the effects upon four distinct visual receptor groups.

Please note: To assist the Appeal, a Bare Earth scenario will be provided and photographs will be taken during winter from the same 23 locations included in the LVIA.