

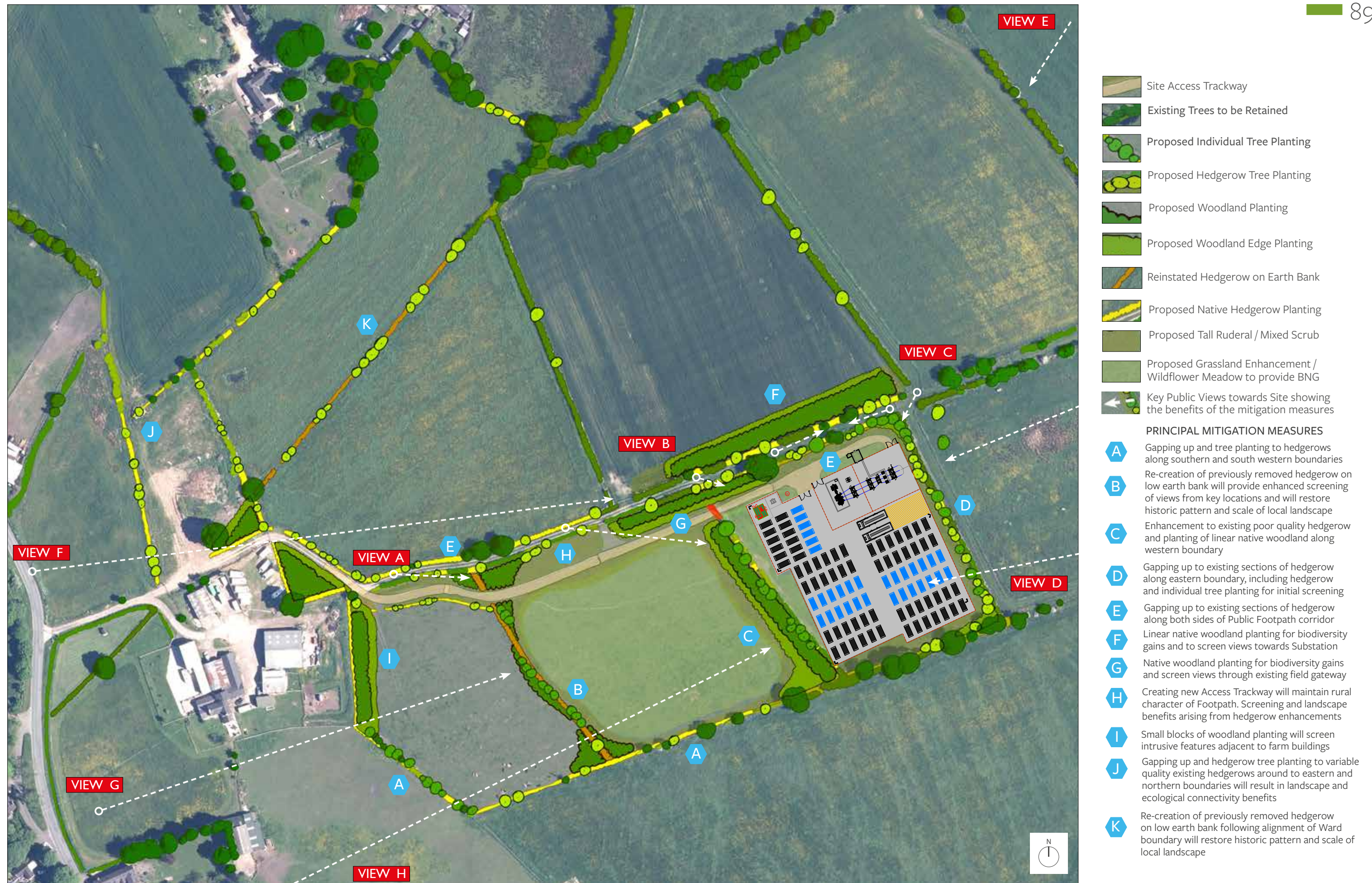


Figure 43: Residual Impacts after the establishment of the Landscape Mitigation and Enhancement Measures

12.0 Summary and Conclusions

12.2 Residual Landscape Impacts

The landscape attributes contributing to the baseline character of the area surrounding the Site were assessed by the SMDC Landscape and Settlement Character Assessment. This identified the Site within the ‘Ancient Plateau Farmlands’ Landscape Character Type. This is described as a landscape that is in **decline** due to the impact of the urban fringe and the spread and increase of incongruous features. The landscape impacts of the proposals therefore need to be considered against the following background:

- Energy infrastructure already makes a significant contribution to the typical local character, with pylons and Cellarhead Substation forming major intrusive elements in the local landscape, despite the substantial areas of woodland established around it;
- The issues of previous hedgerow removal and the frequently poor condition of the remaining features is one of the major factors contributing to the declining character of the local landscape, so any landscape proposals need to positively address this negative trend;
- Any landscape proposals for the Site should maintain as many trees and hedgerows as possible and should seek to recreate an appropriate vegetative structure that responds to the historic landscape scale and pattern, thereby restoring and reinforcing typical local character and distinctiveness; and
- New or re-created landscape features should reflect the scale and form of the local landscape attributes that make a positive contribution to typical character and distinctiveness, including linear tree belts or small woodlands similar to those found locally.

Section 9.0 of this LVA sets out how the proposals for the Site and the land within the wider land ownership embrace all of the positive objectives identified above, with the landscape and biodiversity enhancement measures forming an integral part of the scheme.

The assessment of the Landscape Impacts is set out in section 10.2. This considers the impacts of the proposals on the watercourses, vegetation, site landform and the public right of way corridor. It concludes there would be **no significant adverse landscape impacts** and that the residual impacts of the scheme, 15 years after the mitigation measures are implemented, would include a ‘moderate benefit’ to the vegetation across the land under the applicants control and a ‘moderate benefit’ to the character of the public right of way.

The Biodiversity Net Gain Assessment has fully assessed the ecological impacts of the development through a Natural England 3.1 Biodiversity Net Gain Assessment. This calculation only covers Application Site, which consists of an area of 4.07ha. Within this area an overall net gain of 2.78 habitat units (15.53%) was identified, and a net gain of 6.25 hedgerow units (218.67%). However, some of the landscape enhancements measures will be undertaken across the wider extent of the land within the applicant’s control, which covers 9.75ha. The overall biodiversity net gain (BNG) will therefore be somewhat greater than the 15.53% identified, so the total gain in ecological value will be **at least 15.53%**.

12.3 Residual Visual Impacts

The assessment of the potential Visual Impacts is set out in section 10.3. The LVA identifies the key views towards the site, with the assessment of the potential visual impacts making reference to 8 Assessment Viewpoints. These illustrate the key views towards the Site and illustrate the potential views that could be experienced by a range of receptors. Changes to the character and composition of the representative views are assessed by reference to the annotated Assessment Viewpoints A to H presented in section 10.3. These have informed the following conclusions regarding the potential visual impacts of the scheme:

Impacts to Views from Public Footpath Corridor (Cheddleton FP No. 49) (See Assessment Viewpoints A, B and C)

The public footpath runs along the northern edge of the field that will accommodate the battery energy storage units. There are currently views into this field from the existing field gateway and through gaps in the vegetation along the edge of the corridor. Initially there will be clear views of the proposals which will give rise to moderate and substantial adverse impacts. The mitigation measures embedded into the scheme seek to minimise the magnitude and potential significance of these short-term impacts

It is anticipated that the planting measures will start to screen views into the Site within 6 to 8 years. As a result, the visibility of the proposals will progressively reduce, but there will still be a relatively high magnitude of change to the character and composition of the views due to the beneficial effects of the landscape enhancement measures. These will provide enhanced visual enclosure along both sides of the footpath corridor, screening views of the proposals and the other existing energy infrastructure in the surrounding area, thereby enhancing the overall experience for users of the footpath. The residual visual impacts to views from the footpath corridor will typically be **beneficial**.

Impacts to Views from the wider Public Rights of Way network (See Assessment Viewpoints D and E)

There is a relatively extensive network of public rights of way to the east and north-east of the Site. From the east views are available across the shallow valley created by the small unnamed watercourse to the east of the Site. Views will initially be available of much of the site over the hedgerow defining the eastern boundary of the Site. This hedgerow will be allowed to increase in height to between 3.0 and 3.5 m so that it screens the security fence and all lower level views into the Site. This will be supplemented by further hedgerow tree planting within the site. These will progressively screen the majority of views into the site, but some limited glimpses may remain. However, the significance of any impacts would be minimised by the mitigation measures embedded in the scheme, which will ensure that the proposals are not seen on the skyline, thereby minimising their prominence and significance.

Impacts to Views from Armshead Road (See Assessment Viewpoint F)

Armshead Road is the location where the greatest number of receptors may experience views towards the proposals travelling in vehicles along the road.

Fleeting glimpse views towards the proposals will initially be available from the road between the existing mature trees around the farmyard, but these will not be significant due to the relatively low sensitivity of the receptors travelling in vehicles. Within 6-8 years the intervening planting proposals along either side of the footpath corridor will effectively screen the proposals, enhancing the well vegetated character of the view. The residual impact will be a **minor benefit**

Impacts to Views from Public Footpath above Armshead Farm (See Assessment Viewpoint G)

There are currently views towards the Site from this location due to the previous loss of hedgerows and the generally poor quality of the remaining landscape features within and around the western part of the application site. This includes the loss of the hedgerow along the southern and south-western boundaries of the land ownership and the complete removal of a historic field boundary that originally ran north to south across this view. Consequently, there will initially be views towards the proposals over the poor quality defining the western boundary of the Site.

The landscape mitigation and enhancement measures will reintroduce three lines of vegetation between this viewpoint and the proposals. The first will consist of a restored hedgerow with trees around the land ownership boundary. The second will be a reinstated field boundary running across the western part of the application site, and the third will be a linear belt of wooden planting along the western boundary of the Site. Together these will progressively screen all views into the proposals and will re-establish the original landscape pattern of the local area. This will result in perceptible and clearly noticeable **benefits** to the composition of the view and the local landscape character.

Impacts to Views from Edge of Wetley Moor (See Assessment Viewpoint H)

Assessment Viewpoint H illustrates the clearest elevated view across the rural landscape to the east of Wetley Moor. From this location Cellarhead Substation forms a major incongruous feature to the north-east, which together with the pylons and lines of overhead power lines reduce the sensitivity of the viewer to further visibility of energy infrastructure.

As with Assessment Viewpoint G, there will initially be partially screened views of the proposals across the western part of the application site due to the previous loss of hedgerows. This viewpoint will experience the same benefits as noted above, with three lines of vegetation introduced to screen views towards the site and enhance local character and distinctiveness. Again the medium and long-term residual impacts will be **benefits** to the view and local character.

Impacts to Views from Residential Properties

The potential for private views from residential properties was considered by assessing the visibility of the neighbouring buildings from the part of the application site that will accommodate the battery energy storage units. No potential views were identified where the proposals posed a risk to the residential amenity of a property, with many of the buildings screened by vegetation within

the curtilage of the property. Wherever possible, the nature of any potential views was then considered by referring to LVA Photographs 1-20 and other views from publicly available viewpoints in a similar directions and at similar elevations to the buildings. No properties were identified as likely to have significant views towards the proposals, so no further mitigation measures were identified.

Overall it was concluded that whilst there would initially be views towards the proposals, once the planting measures are fully established, there would be no adverse visual impacts, and that users of the majority of the viewpoints would experience either a perceptible or a clearly noticeable benefit to the overall character and composition of the view.

12.4 Impacts to Landscape Character

The assessment of the impacts to Landscape Character was considered at three scales and is set out in section 10.4. The three scales were:

- 1. **Site Scale** - the extent of the land within the Applicant’s control ;
- 2. **Local Landscape Scale** - the extent of the ZTV for the Site; and
- 3. **Wider Landscape Scale** - the extent of Ancient Plateau Farmlands LCT

At the site scale there would initially be a short-term substantial adverse impact, but this would not be significant due to the low sensitivity of the baseline landscape. Within 6 to 8 years the planting measures would start to become effective, screening views towards the proposals and enhancing the character and landscape pattern of the Site. This would result in an increased sensitivity and a moderate medium to long-term benefit. The residual impact to site character would be a **moderate benefit**.

At the local landscape scale the impact of the proposals is considered in the context of the zone of theoretical visibility (ZTV) for the site. Applying the criteria set out in the third addition of the Guidelines for Landscape and Visual Impact Assessment (GLVIA3), it was concluded that there would initially be a minor adverse impact. However, once the landscape enhancements are fully established, the residual impact would be a **minor benefit** to local landscape character.

At the wider landscape scale the impact of the proposals was considered against the overall extent of the Ancient Plateau Farmlands LCT. The overall strategy for this area is identified as **restoration**. On completion it was assessed that there would be a negligible or barely perceptible impact to the character of the Ancient Plateau Farmlands, and that the residual impacts would be a **minor benefit**. Consequently, it is concluded that the long-term impact to landscape character at all scales results in a **benefit**, so the overall objective of restoration to the local area would be achieved.

12.5 Compatibility with Local Planning Policies

The key local policies relevant to the consideration of the application site are policies NE2 and DC3 from the SMDC adopted Local Plan.

Policy NE2 seeks to protect existing trees, woodlands and hedgerows, in particular, ancient woodland, veteran trees and ancient or species-rich hedgerows from loss or deterioration. There are no ancient woodland, veteran trees or species-rich hedgerow on the Site. All the existing trees and hedgerow will be retained and enhanced, except for a very short section of poor-quality hedgerow that will be removed to create the site access. This loss will be compensated for many times over by the significant amount of hedgerow restoration incorporated into the scheme. The proposals are therefore fully compatible with Policy NE2.

Policy DC3 is the main landscape focussed policy in the Local Plan, which seeks to protect and where possible enhance the local landscape. In considering the provisions of this policy, it is important to be mindful of paragraph 158 of the NPPF, which states that

“when determining planning applications for renewable and low carbon development, local planning authorities should not require applicants to demonstrate the overall need for renewable or low carbon energy”

and that they should

“approve an application if its impacts are (or can be made) acceptable.”

The five parts of Policy DC3 are set below and are considered in turn:

- 1. *Resisting development which would lead to prominent intrusion into the countryside or have a significant adverse impact on the character or the setting of a settlement or important views into and out of the settlement as identified in the Landscape and Settlement Character evidence.*

There would be minor intrusion arising from the new facility, but it is not considered that this would be a **‘prominent intrusion’** due to the relative scale of the proposals compared to the existing *incongruous features already present in the local area*, the existing level of visual enclosure around the Site and the mitigation measures embedded into the scheme. Consequently, whilst there would be some short-term impacts, the proposals would not result in any **‘significant adverse impacts’**. Furthermore, the impacts that would occur would be progressively reduced as the landscape mitigation measures become fully established. After approximately 6 to 8 years the planting measures will be sufficiently developed to integrate the facility into the landscape, with the longer-term impacts being beneficial to terms of both local landscape character and biodiversity.

So there would be **no conflict with Part 1** of the policy.

- 2. *Supporting development which respects and enhances local landscape character and which reinforces and enhances the setting of the settlement as identified in the Landscape and Settlement Character evidence.*

The Site does not form part of the immediate setting to a settlement, but the overall design strategy for the proposals has been driven by an understanding and respect for the local landscape, with enhancements to local landscape character forming an integral part of the proposals. Although industrial type facilities will be introduced into a small part of the landscape (0.68ha), these will not be prominent and will be quickly screened by the substantial planting proposals. The enhancements to landscape character and biodiversity will be beneficial to a much larger area (9.75ha) and will therefore constitute one of the many very special circumstances associated with why



Substation forms major incongruous feature in local landscape



Vegetation to be retained already provides moderate visual enclosure to Site



Landscape enhancements will reverse declining character in local area

12.0 Summary and Conclusions

the development should be allowed. So taking into account the longer-term benefits of the proposals and the extent of the area that they will cover, there would be **no residual conflicts with part 2** of the policy.

3. Supporting developments which conserve or enhance the biodiversity qualities of any natural or man-made features within the landscape, such as trees, woodlands, hedgerows, walls, watercourses or ponds.

The proposed hedgerow restoration, hedgerow tree planting and woodland belt creation on and off site would all comply with this part of the policy. It is anticipated that the long-term establishment and biodiversity gain will be delivered through an appropriate landscape management and maintenance plan, with the management prescriptions associated with the BNG gain requiring a minimum 30 year management regime. Cosequently, there will be **compliance with Part 3** of the policy.

4. Supporting opportunities to positively manage the landscape and use sustainable building techniques and materials which are sympathetic to the landscape.

Sustainable building techniques could be applied to the demountability of the scheme and its ease of removal should the proposals become defunct or superfluous to the power grid. However, many of the materials are not sympathetic to the landscape when compared to traditional materials used in the area. Whilst there is a theoretical conflict with Part 4, this part of the policy does not appear to be realistically applicable to the proposals.

5. Ensuring that development does not adversely affect the wider setting of the Peak District National Park.

This part of the policy is not applicable to these proposals as the application site is sufficiently remote from the Peak District National Park.

It is therefore concluded that the proposals would be compatible with all the relevant landscape policies in the adopted SMDC Local Plan.

12.6 Potential harm to the Green Belt

In addition to the landscape policies in the Local Plan, the provisions within the NPPF relating to development in the Green Belt are also relevant. The existing contribution to the Green Belt is assessed in section 4.0, with the potential changes that may arise as a result of the proposals considered in section 11.0.

At the local level, the NPPF guidance relating to the Green Belt is dealt with by Policy SS10, which states that in rural areas:

“these areas will provide only for development which has an essential need to be located in the countryside.”

In respect of development in the Green Belt, it states that

“strict control will continue to be exercised over inappropriate development within the Green Belt allowing only for exceptions as defined by Government policy.”

In accordance with the provisions of the NPPF, the proposed development would be ‘inappropriate development’ in the Green Belt and would, by definition,

be harmful to it. Planning permission should not therefore be granted, except in very special circumstances, which will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

The Planning Statement set out the compelling reasons why the proposed development is necessary and why it is essential for it to be located in the Green Belt. In order for very special circumstances to exist, these benefits need to outweigh the potential harm to the Green Belt and any other considerations. This LVA has demonstrated that the residual longer-term landscape and visual impacts will be beneficial. In terms of potential harm to the Green Belt, it has therefore been concluded that:

- Based on the conclusions reached by the SMDC Green Belt Review, the application site lies within an area that only partially fulfills the purposes of the Green Belt and where the boundary could be revised if ‘exceptional circumstances’ or ‘very special circumstances’ can be demonstrated.
- The application site is situated within a part of the Green Belt that makes the lowest overall contribution to the purposes of the Green Belt within the District, so development within this area would result in the lowest level of harm anywhere in the local area;
- The site is not situated within one of the key areas of the Green Belt identified by the Green Belt Review as making a ‘significant contribution’ and there is a substantial width of land to the west of the Site that will continue to perform all the principal functions of the designation within the District;
- The limited degree of short-term harm to the ‘openness’ of the Green Belt will only be apparent from a very small part of the overall extent of the area. This harm will be progressively compensated by the substantial enhancements to local character incorporated into the scheme; and
- The Substation is not inset into the Green Belt, despite it covering a larger area than some of the inset settlements. As the Site is substantially smaller than the Substation, the designation could continue to wash over the Site, so there would be no need to redefine the Green Belt boundary.

12.6 Comparison with the other BESS Schemes

A Review of the three other BESS Schemes is set out in section 8.0. Planning permission for the two larger schemes, Sites 2 and 3, was refused in June 2022, principally due to conflicts with the NPPF and Policy DC3 of the Local Plan. The application for the smaller Site 1 is still to be determined.

The following conclusions were reached by the LVA regarding the Substation and the other three BESS sites in the local area:

- The Substation is of an all together larger scale than the proposals for the application site and it does not respect or enhance either the local landscape character or the typical landscape pattern, so the existing impacts of the Substation cannot in any way be used to inform the assessment of the likely impacts of the proposals;

- BESS Site 1 would result in more obvious adverse impacts in views from the public footpath network as it does not incorporate the same level of benefits to the wider local character and is somewhat larger than this application; and
- BESS Sites 2 and 3 are substantially larger, being of a scale much more akin to that of the Substation, and will give rise to compound effects due to their locations and the influence of the existing power infrastructure near them.

None of these conclusions could reasonably be reached for the application site, as it is a discrete stand-alone feature that is further away from neighbouring residential receptors and would be far more successfully assimilated into the local landscape, rather than being imposed upon it.

12.7 Overall Recommendations

This Landscape and Visual Appraisal has demonstrated that the battery energy storage proposals would not result in any significant residual landscape or visual impacts. By adopting a landscape led design philosophy to the layout and incorporating substantial landscape mitigation and enhancement measures as an integral part of the scheme, it is evident that the proposals would be successfully assimilated into their landscape setting. Whilst there would be some minor short-term impacts within an area of 0.68ha, none of these would constitute a ‘significant impacts’ and none would be severe enough to make the scheme unacceptable.

In the longer-term the mitigation measures would fully integrate the proposals into the landscape, resulting in moderate benefits to the public footpath and the vegetation across the much larger area (9.75ha) of the land within the control of the applicant. Consequently, the proposals would reinforce local landscape character and giving rise to gains in biodiversity of **at least 15%**. The proposals will therefore be compatible with all the relevant policies in the adopted SMDC Local Plan.

The compelling reasons why the proposed development is necessary that are set out in the Planning Statement, together with the long-term benefits to landscape character identified by this LVA, would outweigh the limited harm to the Green Belt for the reasons set out opposite in section 12.6. As a result, very special circumstance exist, while the long-term integrity of Green Belt would be maintained.

Finally, careful consideration should be given to the colour of the battery storage units, so as assimilate them into the landscape and minimise any visual impacts. This could be dealt with as a condition to any granting of planning approval.

The landscape-led design process has therefore produced a well considered Landscape Strategy that will **restore** and reinforce local landscape character and distinctiveness, whilst improving the biodiversity and ecological value of the site and maintaining the long-term integrity of the Green Belt. Consequently, in accordance with the guidance provided by paragraph 158 of the NPPF, which identifies that when considering applications for renewable and low carbon development local planning authorities should **“approve an application if its impacts are (or can be made) acceptable,”** it is concluded that there are no landscape or visual reasons why planning permission should not be granted for the proposals.

It is therefore recommended that planning permission for the battery energy storage proposals and the associated landscape enhancements be **granted**.

Appendix A

Assessment Methodology

Appendix A

Guidelines for Landscape and Visual Impact Assessment GLVIA3)

This LVIA has been prepared by a Chartered Member of the Landscape Institute (CMLI). The assessment methodology has principally been developed in accordance with the Third Edition of the Guidelines for Landscape and Visual Impact Assessment (GLVIA3) published jointly by Landscape Institute and Institute of Environmental Management and Assessment in April 2013, but reference has also been made to the following documents:

- Guidelines for Landscape and Visual Impact Assessment, 3rd Edition (‘GLVA3’) Landscape Institute / Institute of Environmental Management and Assessment (2013);
- Visual Representation of Development Proposals, Technical Guidance Note 06/19 Landscape Institute (Sept 2019);
- An Approach to Landscape Character Assessment Natural England (2014); and
- An approach to Landscape Sensitivity Assessment Natural England (2019.

The guidance identifies that there is no standard methodology for the quantification of landscape and visual impacts. The methodology for the assessment of effects therefore needs to be relevant to the specific site and needs to be established incorporating an appropriate degree of professional judgment. This assessment will therefore consider impacts upon:

- the physical landscape resources of the site and its immediate surroundings;
- the visual amenity of views towards the site; and
- the consequential effects on the surrounding landscape and settlement character.

The scheme is likely to have effects upon the physical landscape attributes of the site, on the visual amenity of views from and towards the site and consequential effects on the landscape character of the surrounding areas. These effects may be positive or negative depending on the baseline conditions of the receiving environment. In accordance with the published guidance, landscape (elements and character) and visual impacts are assessed separately. The significance of the impacts will depend upon the magnitude of the impact and the sensitivity of the landscape and visual receptors.

The sensitivity of the receptors and the magnitude of the anticipated changes have been determined as part of the assessment. The assessment process then considers ways to eliminate, reduce or mitigate any significant adverse landscape or visual effects on the environment and ways to maximise opportunities for landscape and visual enhancements. The assessment therefore considers the landscape and visual effects during the following phases:

- on completion of the construction; and
- 15 years after completion when mitigation is fully established (residual effects).

The long-term or residual impacts likely to result from the proposals (those that remain after the establishment of the mitigation measures) are presented at the end of this assessment.

The methodology consists of three stages. Firstly, the sensitivity of the landscape or visual receptor is considered. The magnitude and the nature of the impacts are then assessed. Both the sensitivity of the receptor and the magnitude of the impacts are used to identify the significance of the impact. Impacts may be positive or negative, direct or indirect and may be short, medium or long-term in duration.

The guidance does not provide absolute criteria for the evaluation of landscape and visual impacts, so this is based upon the experience and professional judgment of a chartered landscape architect, using a methodology that conforms to the guidelines.

This assessment considers landscape and visual matters as separate issues, where landscape impacts relate to physical changes to the landscape and visual impacts relate to changes in available views. It is necessary to bring these two assessments together in order to identify any changes that the proposals may have on landscape character. Where appropriate, the assessment then also considers the potential of any cumulative effects.

Landscape Impacts

Landscape impacts relate to physical changes to the nature and quality of the individual landscape elements and characteristics on the site itself and the consequential effect of these changes on the landscape or townscape character of the surrounding areas. Landscape Receptors are elements or groups of elements which will be directly or indirectly affected by the proposals. These elements consist of natural and cultural factors and include topography, vegetation, watercourses, public rights of way, buildings, historic features and land use and the effects that these have on the character of the site.

In terms of assessing specific proposals, paragraph 5.41 in GLVIA 3 then states that:

“The assessment may take place in situations where there are existing landscape sensitivity and capacity studies, which have become increasingly common. They may deal with the general type of development that is proposed, in which case they may provide useful preliminary background information for assessment. But they cannot provide a substitute for the individual assessment of the susceptibility of the receptors in relation to change arising from the specific development proposal”.

GLVIA3 identifies that the sensitivity of a parcel of land is determined by considering its susceptibility to change along with its overall landscape value.

Susceptibility to Change

Susceptibility to change is defined in the GLVIA 3 as the ability of the landscape

“to accommodate the proposed development without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning polices and strategies.”

This means the ability of the landscape receptor (whether it be the overall character or quality / condition of a particular landscape type or area, or an individual element and / or feature, or a particular aesthetic and perceptual aspect) to accommodate the development without undue consequences for the maintenance of the baseline situation and / or the achievement of the relevant landscape planning policies and strategies. The assessment of the susceptibility of the landscape receptors to change has therefore been guided using the criteria set out in Table L1 below.

Table L1: Susceptibility of Landscape Receptors to Change

Susceptibility	Criteria
Very High	The landscape receptor is very highly susceptible to the type of development proposed. It has little or no ability to accommodate the specific proposed change as the key characteristics of the landscape have no or very limited ability to accommodate the specific proposed change without resulting in unacceptable adverse effects, taking into account the existing character and quality of the landscape, and / or the achievement of relevant planning policies / strategies.
High	The landscape receptor is highly susceptible to the type of development proposed It has a low ability to accommodate the specific proposed change as the key characteristics of the landscape have no or very limited ability to accommodate the specific proposed change without resulting in undue adverse effects, taking into account the existing character and quality of the landscape, and / or the achievement of relevant planning policies / strategies.
Medium / High	The landscape receptor is moderately susceptible to the type of development proposed. It has a moderate ability to accommodate the specific proposed change, because the relevant characteristics of the landscape have some ability to accommodate it without undue adverse effects, taking account of the existing character and quality of the landscape, and / or the achievement of relevant planning policies / strategies.
Medium	The landscape receptor has low susceptibility to the type of development proposed’ It has a high ability to accommodate the specific proposed change, because the relevant characteristics of the landscape are generally able to accommodate it with few or very limited unacceptable consequences for the maintenance of the baseline situation, taking account of the existing character and quality of the landscape; and / or the achievement of relevant planning policies / strategies.
Low	Very high ability to accommodate the specific proposed change; No undue consequences for the maintenance of the baseline situation (receptor value) and / or the achievement of relevant planning policies / strategies.

Landscape Value

Landscape value is the relative value attached to a potentially affected landscape. It is likely that this will vary in relation to the different stakeholders and different parts of society that use or experience a landscape.

Landscape value can initially be considered in terms of the presence or absence of landscape planning designation. However, is it not solely indicated by this, so professional judgement is required in order to consider whether a range of other factors are relevant in making judgements on landscape value in any specific circumstance. Factors that may need to be considered therefore include designations (both national and local), local planning documents and specific policies or landscape objectives, the status of features (e.g. TPO’s or Conservation Areas) and local community and interests (for example local green spaces, village greens or allotments).

Landscape value will vary in response to the specific character of the landscape and the type of development under consideration and in relation to its condition, sense of seclusion or isolation, the presence or absence of detracting features, the presence or absence of rare or distinctive elements and features and the degree to which that these form key characteristics. **Table L2 below identifies the criteria used to guide the determination of landscape value.**

Table L2: Landscape Receptor Value

Value	Recognition	Features / Quality	Condition
Very High	Typically landscapes / feature with International or National recognition. e.g. World Heritage Sites, National Parks, Scheduled Monuments and Grade I Listed Buildings / intact Registered Parks / Gardens	Total absence of detracting or intrusive features that do not contribute strongly to landscape. A very strong / iconic sense of place with entire landscape / all features worthy of conservation	Outstanding landscape / features in Exceptional condition A very high-quality landscape / feature. Highly attractive and totally intact landscape / features
High	Typically landscapes / feature with National or Regional recognition e.g. National Parks, AONBs, Scheduled Monuments and Grade I and II* Listed Buildings Registered Parks and Gardens	Very few detracting features or elements. A strong sense of place with majority of landscape / many features worthy of conservation	A high-quality landscape with mostly high-quality features forming an attractive landscape. Very limited potential for substitution.
Medium / High	Typically landscapes with Regional or wide spread Local recognition e.g. Local Landscape Designations, Conservation Areas; Grade II Listed Buildings, Registered Parks and Gardens	A number of distinguishing features worthy of conservation Evidence of some limited degradation and occasional detracting features. Partial / Locally strong sense of place	Generally Good quality landscape / feature with some potential for substitution; forming reasonably attractive landscape / feature.
Medium	Typically an Undesignated, landscape, but with some positive attributes that are only recognized Locally	Few landscape features worthy of conservation; some evidence of degradation with some detracting features.	Fairly commonplace quality / Ordinary landscape / feature with clear potential for substitution
Low	Typically, an undesignated landscape / feature. Very limited / no variety or local distinctiveness	No landscape features worthy of conservation / clear evidence of degradation / Many detracting features.	Low quality landscape / feature with high potential for substitution

The European Landscape Convention promotes the need to take account of all landscapes, not just protected ones, with less emphasis being placed on the special and more recognition being given ordinary landscapes, such as community landscapes that have their own local value. The criteria used to assess undesignated landscapes are set out in Box 5.1 in GLVIA3, as identified below in Table L3:

Table L3: Factors for Assessing the Value of Undesignated Landscapes

Factor	Criteria
Landscape Quality (condition)	A measure of the physical state of the landscape. It may include the extent to which typical character is represented in individual areas, the intactness of the landscape and the condition of individual elements.
Scenic Quality	The term used to describe landscapes that appeal primarily to the senses (primarily but not wholly the visual senses).
Rarity	The presence of rare elements or features in the landscape or the presence of a rare Landscape Character Type.
Representativeness	Whether the landscape contains a particular character and / or features or elements which are considered particularly important examples.
Conservation interests	The presence of features of wildlife, earth science or archaeological or historical and cultural interest can add to the value of the landscape as well as having value in their own right.
Recreation value	Evidence that the landscape is valued for recreational activity where experience of the landscape is important.
Perceptual aspects	A landscape may be valued for its perceptual qualities, notably wildness and / or tranquillity.
Associations	Some landscapes are associated with particular people, such as artists or writers, or events in history that contribute to perceptions of the natural beauty of the area.

Landscape Sensitivity

All landscapes have some degree of intrinsic sensitivity, but different landscape receptors are composed of different elements and features that influence the extent to which a specific landscape can accommodate a variety of development types and in particular the type of development under consideration.

In order to inform detailed assessments of specific proposals the sensitivity of the landscape needs to be determined with reference to the changes arising from the specific type of development in question. Therefore, landscape sensitivity is assessed combining appropriate judgements on the value attached to a landscape and its susceptibility to the type of change being proposed.

GLVIA3 indicates that combining susceptibility and value can be achieved in a number of ways and needs to include an appropriate degree of professional judgement. However, it is generally accepted that a combination of high susceptibility and high value is likely to result in a higher level of overall sensitivity, whereas a low susceptibility and low value is likely to resulting in a lower level of sensitivity. The criteria used to assess the sensitivity of the landscape elements or receptors are set out in Table L4.

Table L4: Sensitivity of Landscape Receptors

Sensitivity	Receptor
Very High	Elements in very good condition and / or with particularly distinctive or positive contribution to a high-quality landscape of local / regional / national importance. Landscape character and elements with very lower landscape capacity or scope for landscape change / positive enhancement, and area of higher landscape value and quality. May include landscapes highly valued for their scenic quality and including most nationally / internationally statutorily designated landscapes. Could be described as unique, strongly iconic or are nationally scarce. Mature vegetation such as ancient woodland or mature parkland trees, and / or mature landscape features which are characteristic of and contribute to a very strong sense of place and illustrates time-depth in a landscape and if replaceable, could not be replaced other than in the very long term.
High	Elements in good condition and / or that make strongly positive contribution to landscape character. May include nationally important landscape features Landscape character and elements with limited capacity or scope for landscape change. May include more highly valued landscape with higher quality that are locally / regionally / nationally designated. Areas with positive landscape character but include some areas of alteration / degradation or erosion of features. Limited opportunities for enhancement. Clearly vulnerable to unsympathetic changes and / or features / elements that are locally commonplace; unusual locally but in moderate/poor condition; or mature vegetation that is in moderate / poor condition or readily replicated.
Medium / High	Elements in good or above average condition and / or that make a higher than average contribution to the local character, which may be locally important. Landscape character and elements where there would be a medium landscape capacity or some scope for landscape change. May includes landscapes of medium landscape value and quality that are locally designated. Areas that have a positive landscape character but also include some areas of alteration / degradation or erosion of features. Perceptual / aesthetic aspects are vulnerability to unsympathetic changes. May include features / elements that are unusual locally but in moderate / poor condition; or mature vegetation that is in moderate / poor condition or readily replicated. Potential to introduce some positive mitigation measures.
Medium	Elements in average condition and / or that are not particularly locally distinctive Landscape character or elements where there would be higher landscape capacity or scope for landscape change or positive enhancement. Partially damaged or modified landscapes with relatively few characteristic features contributing to positive local distinctiveness. Clear opportunities to incorporate enhancements. Some capable of absorbing major change and landscape elements / contains some features that might be considered to detract from landscape character such as obtrusive man-made features (e.g. power lines, large scale developments, etc.).
Low	Elements in very poor condition / make little or no contribution to local character or are relatively bland or neutral in character with few / no notable positive features. Landscapes / elements with high landscape capacity or a planned desire for landscape change. Usually landscapes with a lower landscape susceptibility or higher landscape capacity for the development or derelict landscapes, spoil heaps, and de-graded urban fringe areas that require restoration or re- development / re-planting. Areas of clear alteration / degradation and / or landscape elements that are common place or make little / no contribution to local distinctiveness. Major opportunities to enhance / restore landscape as part of the proposal.

The sensitivity of the landscape receptors therefore takes account of:

- Landscape Quality (or Condition) – the physical state of repair of the individual element;
- Landscape Value (or Importance) – the relative value that is attached to the individual landscape element;
- Contribution to Landscape / Settlement Character – the contribution of an individual element or group of elements to the local sense of place;
- Scope for Replacement – the ability or otherwise to replace an individual element or group of elements; and
- Main Trends for Change – the degree of stability or level of change being experienced by the landscape.

Where necessary, variations of these characteristics within the local landscape / townscape and within the site itself may need to be identified.

Magnitude of Landscape Effects

The criteria for assessing the magnitude of landscape effects are based upon the size or scale of the physical change that will occur as a result of the proposals, the compatibility of these changes with the baseline conditions and the overall trends for change within the landscape and the consequential effects that these changes may have on the landscape or settlement character. The geographical extent of the area likely to be influenced and the duration and reversibility of the effects are also factored into the assessment.

The geographical area is dependent upon the nature of the proposal and the scale of effects on the receiving landscape, which may be at the following scales:

- At the site level, within the Development site itself;
- At the level of the immediate setting of the site;
- At the landscape type or character area scale that the proposal lie within; or
- On a larger scale, influencing several landscape types or character areas.

Judgements are then needed about the size or scale of change to the landscape. GLVIA3 identifies that judgements should take account of:

- The extent of the landscape elements that would be lost, the proportion of the total extent that this represents and the contribution of that element to the character of the landscape (in some cases this can be quantified);
- The degree to which aesthetic and perceptual aspects of the landscape are altered either for example, by removal of existing components of the landscape or by addition of new ones; and
- Whether the effect changes the key characteristics of the landscape, which are critical to its distinctive character.

Duration and Reversibility are separate but linked considerations. Reversibility is a judgement about whether or not a development can be removed and once removed whether the landscape can be fully restored. The duration can then be determined in terms of the time required for appropriate mitigation measures to be fully established, which is usually assumed to be 15 years. The criteria used to assess the magnitude of the landscape impacts are summarised in Table L5.

Table L5: Magnitude of Landscape Impacts

Magnitude	Impact
Substantial	Dominant or Total change to baseline character or condition. The size and scale of change would be substantial due to the extent and the proportion of the loss of existing landscape elements or the degree of alteration to aesthetic or perceptual aspects; and/or There would be a dominant or total change to the nature and scale of key characteristics that are critical to the prevailing character; and/or The geographical extent of the change would have a substantial influence on the landscape at a regional scale, i.e. across several landscape character areas/types; and/or The duration of the impacts would be long term and where the potential reversal of the impact is not likely and in practical terms would be very difficult to achieve.
Moderate	Clearly Noticeable change to baseline character or condition. The size and scale of change is considered moderate due to the extent and proportion of loss of existing landscape elements or the degree of alteration to aesthetic or perceptual aspects. The nature and scale of change to key characteristics which are critical to character is considered moderate. Where the geographical extent would influence the landscape at a local scale, i.e. a single landscape character area/type (or potentially multiple areas/types where the change takes place close to the boundary between adjoining areas). Duration of impacts would be considered midterm and where the potential reversal of the impact is likely and in practical terms would be difficult to achieve.
Slight	Perceptible change to baseline character or condition The size and scale of change is considered small due to the extent and proportion of loss of existing landscape elements or the degree of alteration to aesthetic or perceptual aspects The nature and scale of change to key characteristics which are critical to character is considered small Where the geographical extent would influence the landscape in the immediate setting of the site, i.e. limited to the influence of part of a single landscape character area/type Duration of impacts would be considered short term and where the potential reversal of the impact is more likely and in practical terms would easily be achieved
Negligible	Barely Perceptible change to baseline character or condition. The size and scale of change is considered very small due to the extent and proportion of loss of existing landscape elements or the degree of alteration to aesthetic or perceptual aspects The nature and scale of change to key characteristics which are critical to character is considered very small Where the geographical extent would substantially influence the landscape of the site only Duration of impacts would be considered very short term and where the potential reversal of the impact is very likely or committed and in practical terms would very easily be achieved
No Change or Neutral	No change to baseline character or condition; and/or the adverse and beneficial impacts will balance each other out, such that the overall change would be neutral.

Impacts to Landscape Character

Landscape Character results from a recognisable pattern of landscape (both natural and man-made) and visual factors, based principally upon topography, land use, landscape or street pattern, typical building types and historic associations. A description of the typical characteristics of the surrounding landscape character area is given in the baseline assessment.

The sensitivity of any given landscape character area to change is dependent on a complex range of factors, many of which are rather subjective in nature. The principal factors are:

- The baseline quality and condition of the Character Area;
- The activities of the viewers within the receptor area;
- The physical, visual and historic links between the site and the receptor area;
- The proximity of proposals to the receptor area;
- The degree of physical change to a receptor area; and
- The nature and extent of public and private views towards the site from the receptor area.

Magnitude of Landscape Character Effects

The magnitude of any impacts on landscape character is dependent on the scale and nature of the physical changes resulting from the proposals and the degree to which these affect the perceptions of the overall amenity and character of an area. The same considerations relating to geographical extent as are set out for the magnitude of Landscape effects apply to Landscape character.

Visual Impacts

Visual receptors include individuals or groups of people likely to be affected at a specific viewpoint or series of viewpoints as a result of the proposals. The guidance in GLVIA3 defines visual impacts as

‘the changes that arise in the composition of available views as a result of changes to the landscape, to people’s responses to the changes, and to the overall effects with respect to visual amenity’.

LVIA3 identify that the sensitivity of a visual receptor is likely to be determined by a combination of their susceptibility to the change and the value of the view, where the susceptibility to change is mainly a function of the occupation or activity of the people experiencing the view and the extent to which their attention is focused on the view. The value of a view can then be considered in terms of its recognition in relation to things such as heritage assets or other planning designations, its appearance in guidebooks or tourist maps or references to them in literature or art.

Consequently, the sensitivity of visual receptors is likely to be dependent on:

- the location and context of the viewpoints;
- the expectations, occupation or activity of the receptor; and
- the importance of the view.

The more sensitive receptors are therefore likely to include:

- Tourists and visitors to designated or protected views or views from publicly accessible where views of the surroundings are an important contributor to / reason for the experience;
- occupiers of residential properties with views affected by the development;
- users of outdoor recreational facilities including public rights of way, whose attention or interest may be focused on the landscape; and
- communities where the development results in changes in the landscape setting or valued views enjoyed by the community.

Value attached to Views

The value attached to a view includes recognition of value through formal designations (for example planning designations or heritage assets), indicators of value attached to views by visitors (for example inclusion on maps/guide books, provision of facilities, presence of interpretation). The range of factors used to guide the assessment of the value attached to views are set out in Table V1.

Table V1: Value Attached to Views

Value	Criteria
Very High	Views from landscapes / viewpoints of International / National Importance. (World Heritage Sites, National Parks, AONBs) and / or Highly popular visitor attractions where views form an important part of the experience or reason for the visit and / or Key views identified by planning designations such as Conservation Areas, Listed Buildings, Registered Parks & Gardens or other heritage assets / ecological sites; Views with important / well known popular cultural associations and / or Where the view is deemed by the assessor to be of a Very High value.
High	Views from landscapes / viewpoints of National / Regional Importance. (National Parks, AONBs). Highly popular visitor attractions where view forms an important part of the experience or views from within the setting to Protected Landscapes: Views identified by planning designations such as Conservation Areas, Listed Buildings, Registered Parks & Gardens or other heritage assets / ecological sites; Views with important / well known cultural associations and / or Where the view is deemed by the assessor to be of a High value
Medium / High	Views from landscapes / viewpoints of Regional / Local Importance and / or Visitor attractions of regional or local importance where view forms part of the experience or views from within the setting to Locally Protected Landscape; Views identified in Local Plans or by local planning designations and / or Views with local cultural associations and / or Where the view is deemed by the assessor to be of Medium / High value.
Medium	Views from landscapes / viewpoints of no more than Local Importance and / or Local visitor attractions where the view forms part of the experience and / or Views identified Locally with some limited local cultural associations and / or Where the view is deemed by the assessor to be of Medium value.
Low	Views from Non-designated landscapes / viewpoints of No Identified Importance. View that are not popular as viewpoints and highly unlikely to be visited specifically to experience the view and / or Views with minimal or no cultural associations and / or Where the view is deemed by the assessor to be of a clearly Low overall value.

Views of higher value are therefore likely to be from designated landscapes where the condition or scenic quality of the view is higher and where distinctive elements or features form a prominent part of a view. Views of lower value are likely to be from area of landscapes where the condition and scenic quality of the view is poorer, where there is no reference to distinctive elements or features and where detracting features are prominent in the view.

Visual Susceptibility of Receptors

The susceptibility of different visual receptors to changes in the character or composition of views can be judged based on the activity of people experiencing the view at any given time or location and the extent to which their attention would be focused on the view rather than on the activity being undertaken.

Table V2: Sensitivity of Visual Receptors to Change

Susceptibility	Type of Receptor
Very High	Designated or protected views from publicly accessible locations in protected landscapes; Tourists and visitors to countryside, heritage or other attractions where views are an important contributor to the experience / reason for the visit; Well used public rights of way including strategic footpaths / long distance trails and cycle routes where views are a significant factor in the activity.
High	Occupiers of residential properties; People who are engaged in outdoor recreation whose attention is likely to be focussed on the landscape People travelling through the landscape on roads, rail or other transport routes where this involves recognised scenic routes; Communities where views contribute to the landscape setting of area.
Medium / High	Occupiers of properties / People engaged in outdoor recreation where the type of development proposed already forms a significant part of the views; Tourists and visitors to countryside, heritage or other attractions where views are an important contributor to the experience, but where visual amenity of existing views is already diminished by detracting features.
Medium	People travelling more generally through landscape on roads, rail or other transport routes where there are clear / open views across the landscape People staying in hotels and healthcare institutions or places of worship and associated grounds, schools, country parks and golf clubs; People at work and in educational institutions where visual amenity is a major contributor to the setting and quality of working life; Views from boats, public rights of way used locally and passing through the landscape and well used footpaths within settlements; Views from less well used public rights of way through less attractive landscapes / townscape that are not used for enjoyment of the scenery; Locations where the frequency of use would be moderate to low.
Low	People at work and at educational institutions where the visual setting is not an important factor in the quality of working life; People engaged in formal sports where the visual setting may play a role but attention is focused on the activity Views from publicly accessible locations in degraded landscapes Views from railway and main roads travelling at speed or local roads where the focus is upon road ahead due to traffic conditions / nature of road; Locations where the frequency of use would be Low.

Consequently, views more susceptible to change are likely to be permanent views, in unenclosed or elevated positions in the landscape and where the landscape forms the primary focus to the activity of the receptor Views less susceptible to change are likely to be transient or temporary views, located in enclosed areas of the landscape where the landscape is a secondary consideration for the people experiencing the view.

It should be noted that as professional judgement is applied to the balance of value and susceptibility of visual receptors, there may be some instances where a typical receptor is assessed as having a different degree of sensitivity to the guidance included in the table. Where appropriate, the reasons for this will be justified as part of the assessment.

Table V3 sets out the definitions of sensitivity for different visual receptors by combining the value attached to a view and the assessment of visual sensitivity.

Table V3: Sensitivity of Visual Receptors

Sensitivity	Receptor
Very High	Receptors with a very strong interest in their visual environment / views of particularly high scenic value / views with a very low tolerance or capacity to incorporate the types of changes being considered. This may include residents or visitors to internationally important features
High	Receptors with a strong interest in their visual environment / views of high scenic value / views with very few adverse elements in the composition of the view. This may include residents or visitors to national valued countryside or walkers on long distance footpaths.
Medium / High	Viewers with a particular interest in their visual environment / views of high scenic value / views where there are some adverse elements but these do not form a clearly apparent part in the composition of the view. Views where proposed type of development is already part of view. May include residents or visitors to regionally or locally valued countryside
Medium	Receptors with a moderate interest in their visual environment / views of moderate scenic value / views where existing adverse elements form a noticeable part in the composition of the view. This may include people travelling in cars or other modes of transport whose attention may be focussed on visual amenity
Low	Viewers with only a passing or momentary interest in their everyday surroundings / may include motorists or people at their place of work, whose attention is focussed on other activities; Views from publicly accessible locations in degraded landscapes where the frequency of use would be Low

Magnitude of Visual Effects

The magnitude or scale of visual change is described by reference to the following:

- the distance of the viewpoint from the proposed development;
- the extent of the area over which the changes would be visible;
- the angle of view in relation to the main activity of the receptor;
- the nature of the view in relation to the sequence of views experienced in arriving at or passing the viewpoint;

- the scale of change in the view with respect to the loss or addition of features in the view and changes in its 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 characteristics in terms of form, scale and mass, line, height, colour and texture; and
- the duration and nature of the effect, whether temporary or permanent, intermittent or continuous.

The magnitude of the effect on the visual receptors is also assessed in relation to the size or scale of change, the geographical extent of the change, the duration of the change and the reversibility of the impact.

The geographical extent of the visual change identified at the viewpoints covered by the assessment is considered by reference to a combination of the extent of the area from which the changes may be visible (referred to the Zone of Theoretical Visibility or ZTV) and the observation made during field work. The following factors are considered:

- The angle of view in relation to the main activity of the receptor;
- The distance of the viewpoint from the changes; and
- The extent of the area over which the changes would be visible.

The following terminology, which considers whether views would be permanent and irreversible or temporary and reversible, is used to describe the duration of the visual change at representative viewpoints:

- Short-term: 0-5 years;
- Medium-term: 5-15 years; and
- Long-term: over 15 years.

Reversibility is a judgement about whether or not a development can be removed, and once removed can the view be fully restored.

The overall conclusions reached relate to the Residual Impacts of the proposals, which are the long-term impacts after the mitigation measures have been fully implemented and established. The residual visual impacts are summarized in the Visual Impacts Table in section 8.o.

The magnitude of visual impacts has been assessed in accordance with the criteria set out in Table V4.

Table V4: Magnitude of Visual Impacts

Magnitude	Impact
Substantial	Dominant or Total change to composition and character of baseline view. The size and scale of change is considered very substantial due to the extent of loss, addition or alteration of features, the changes to the composition of the view including the proportion of the view occupied by the proposal, the degree of contrast and the nature of the experience The geographical extent in relation to the angle, distance and proportion of visibility is considered as very extensive Duration of impacts would be considered long term and where the potential reversal of the impact is not likely and in practical terms would not be achievable Alteration in very close proximity.
Moderate	Clearly Noticeable change to composition of baseline view The size and scale of change is considered substantial due to the extent of loss, addition or alteration of features, the changes to the composition of the view including the proportion of the view occupied by the proposal, the degree of contrast and the nature of the experience The geographical extent in relation to the angle, distance and proportion of visibility is considered as extensive. Duration of impacts would be considered long term and where the potential reversal of the impact is not likely and in practical terms would be very difficult to achieve. Alteration in close proximity.
Slight	Perceptible change to composition of baseline view. The size and scale of change is considered fair due to the extent of loss, addition or alteration of features, the changes to the composition of the view including the proportion of the view occupied by the proposal, the degree of contrast and the nature of the experience. The geographical extent in relation to the angle, distance and proportion of visibility is considered as small or intermediate. Duration of impacts would be considered medium term and where the potential reversal of the impact is likely and in practical terms would be difficult to achieve
Negligible	Barely Perceptible change to composition of baseline view The size and scale of change is considered small due to the extent of loss, addition or alteration of features, the changes to the composition of the view including the proportion of the view occupied by the proposal, the degree of contrast and the nature of the experience The geographical extent in relation to the angle, distance and proportion of visibility is considered as limited Duration of impacts would be considered short term and where the potential reversal of the impact is very likely and in practical terms would easily be achieved
No Change or Neutral	No change to View; or There would be mixture of positive and negative effects that will balance each other out, such that the net result will be neither positive or negative. The assessment concludes that overall effect would be Neutral.

Impact Significance

The significance of the impacts is determined by a combination of the sensitivity of the receptor or receiving environment and the magnitude of the predicted changes. The scale shown in Significance Matrix below has been adopted to assess the significance of both the landscape and the visual impacts. The same scale is then also used to consider the consequential impacts on the overall landscape character of the area surrounding the site. The basis of this scale is derived from case studies and professional experience in accordance with the LI/IEMA guidance in GLVIA3.

GLVIA3 identifies that the level of significance can only be defined in relation to specific proposals in specific locations. Each assessment therefore needs to determine how judgements about receptor sensitivity and the magnitude of change should be combined in order to derive the significance of the impacts. Paragraphs 5.56 and 6.44 in GLVIA3 state that:

“there are no hard and fast rules about what makes a significant effect, and there cannot be a standard approach since circumstances vary with the location and landscape context and with the type of proposal”.

Table S1: Significance Matrix

SIGNIFICANCE MATRIX	Magnitude of Landscape or Visual Impact				
Sensitivity of Receptor	Substantial	Moderate	Slight	Negligible	Neutral / No Change
Very High	Impacts Likely to be Significant		Major	Moderate	
High		Major	Moderate	Minor	
Medium / High	Major	Moderate	Minor	Minor	
Medium	Moderate	Minor	Minor		
Low	Minor	Minor	Impacts likely to be Not Significant		

The Significance Matrix also forms **Figure 28:** Significance Matrix in the main LVIA document. GLVIA3 acknowledges that the final assessment is ultimately one of professional judgement, but generally it is accepted that only impacts that are greater than ‘moderate’ are considered likely to be significant in the decision-making process (as shown by the red line in the matrix) and therefore a material consideration in the overall decision-making process.

GLVIA3 advocate an approach that move away from formulaic matrices and tables and encourages practitioners to incorporates an appropriate level of reasoned explanation to identify how the professional judgements have been reached. The assessment of potential impacts therefore sets out the key factors that have been considered when identifying the sensitivity of the receptors and the magnitude of the predicted effects. However, for ease of reference the conclusions relating to the visual impacts are also summarised in tabular form.

Visualisations guidance

The assessment of the likely visual impacts is undertaken by reference to the LVA Photographs presented in section 6.o of this LVIA and the Assessment Viewpoints A-J presented section 8.o. These have been included as part of the assessment in response to new guidance TAN 06/19 published by the Landscape Institute in September 2019 relating to the methods of presentation of photographs used to illustrate the potential visual impacts of proposals. The guidance identifies that:

“It is the LI’s view that the new guidance 06/19 should apply to new commissions undertaken from 17 Sep 2019 onwards, but a reasonable grace period will apply, and reasonable judgements should be made by practitioners over implications of the changeover.”

As all the site visits and photographic surveys undertaken to inform this LVIA were completed prior to the publication of the new guidance, it seemed reasonable that the presentation of the assessment viewpoints should follow the spirit of the new guidance as closely as possible, but that a strict adherence to the detailed criteria set out would not be appropriate. Consequently, the annotated key views are presented in this document at A3 size, and as far as possible assessors reviewing the findings of this document should also endeavour to view it at A3 size.

The photographs are not intended to show all the publicly available locations with views towards the proposals, but rather they have been selected in order to present a representative range of views from a variety of distances and receptor types in accordance with the LI guidance. However, it is evident that the susceptibility to change is generally reduced from many viewpoints due to the presence of the existing development within and around the Local Study Area, and that these existing buildings generally restrict the availability of public views towards the site from viewpoints within the settlement.

6 Brynland Avenue
Bishopston
Bristol
BS7 9DT
0117 9446553

chris@cb-la.co.uk

www.cb-la.co.uk

