

Replacement dwelling at Bellevue House, Old Bursledon
Landscape and Visual Evidence and Appraisal

Volume 2 Landscape and Visual Impact Appraisal

July 2022



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Appendix 1: LVIA Methodology

1. Introduction

- 1.2.1. The terra firma Consultancy was appointed in June 2022 to provide landscape architectural services in support of the proposed replacement dwelling at Bellevue House, Old Bursledon. Our services involve the production of a Landscape and Visual Evidence and Impact Appraisal (LVE&IA) which, in light of the client brief, comprises:
- Developing an understanding of the site and its setting;
 - Defining what matters most about the landscape and visual aspects;
 - Incorporating these into the best possible development proposals which maximises opportunities and potentials;
 - And minimises and mitigates harm.
- 1.1. For the purposes of the planning process the above work is presented in two volumes:
- **Volume 1 Landscape and Visual Evidence (LVE)** comprises our understanding of the site and its setting and the identification of what is important. This is critical in developing context-appropriate proposals and minimising harm and is the starting point for our work. The design and assessment should not be viewed as a linear process but rather an iterative one, with the identification of potential harm and mitigation informing the design at every stage, along with the work of other disciplines.
 - **Volume 2 Landscape and Visual Impact Appraisal** comprises the appraisal section of the final landscape report which has been completed once the final design was confirmed and forms an impartial assessment of the landscape and visual effects of the final proposals

1.2. Report structure

- 1.2.1. Volume 2 is set out as below:
- Introduction; report structure; project brief;
 - Design Evolution
 - Proposed development
 - Appraisal / assessment of landscape effects;
 - Additional mitigation and residual landscape effects;
 - Appraisal / assessment of visual effects;
 - Additional mitigation and residual visual effects;
 - Conclusions
 - Appendix 1: LVIA methodology

1.3. Project brief

- 1.3.1. The brief for the design team is to advise the client on the proposed replacement of the existing dwelling at Bellevue House, High Street, Old Bursledon. The brief for landscape architectural input is to provide a suggested strategy for the removal of vegetation within the site to benefit views from the local public viewpoint, a LVIA to appraise and advise on the likely landscape and visual impact of the proposals, as well as to assess the impact of the proposed dwelling on surrounding landscape and views, in particular along the River Hamble.
- 1.3.2. In 2020, The terra firma Consultancy prepared a LVIA for the proposed replacement of the existing dwelling at Bellevue House, High Street, Old Bursledon. This LVIA appraised and advised on the likely landscape and visual impact of the proposals, as well as assessing the impact of the proposed dwelling on surrounding landscape and views, in particular along the River Hamble. The report included a suggested strategy for the removal of vegetation within the site to benefit views from the local public viewpoint.

1.4. Planning history

- 1.4.1. Planning Application ref: F/20/87702, for the construction of two-storey 4-bedroom dwelling and detached double garage following the demolition of the existing dwelling and garage, was refused in September 2020. The decision notice stated *'The proposed replacement dwelling owing to the combination of its positioning and excessive massing, scale and size will result in a building that will appear as an unduly prominent and visually obtrusive feature within this section of the Old Bursledon Conservation and Special Policy Areas to the detriment of their prevailing character, and which will have an unacceptably increased physical and visual impact upon the character and appearance of this area of designated countryside.'*
- 1.4.2. A subsequent appeal ref: APP/W1715/W/20/3261854, was refused in February 2021, with the main issue stated as being *'the effect of the proposed development on the character and appearance of the Old Bursledon Conservation Area (OBCA) and Special Policy Area (OBSPA).'*
- 1.4.3. Planning Application ref: H/21/90732, Extensions and alterations to existing dwelling, was approved in August 2021. The planning application for extensions and alterations to the existing property resulted in an expansion in size, along with an external recladding of the property changing the appearance from the existing, and a 2 storey extension at the front of the property.

Figure 1 - Site plan (Prepared by David James Architects)



Figure 2 - Elevations (Prepared by David James Architects)



2. Proposed development

- 2.1. Proposals for the site on High Street, Old Bursledon include the demolition of the existing 2½ storey, brick and tile dwelling, Drove House, and associated single storey brick and tile garage. The replacement dwelling on the site will comprise a 2 storey property, of flat roof contemporary design. Local and natural building materials will be used in a contemporary manner, including glass balustrades, aluminium cladding, window and door frames and louvres, timber and light stone cladding along with sedum roofs. The height of the proposed building is less than the existing, which along with flat and overhanging roofs, and extensive glazing, create a building that is designed to be less prominent both in the street scene and surrounding landscape.
- 2.2. The proposed building comprises a two storey, low profile building, with flat sedum roofing. Living areas on the ground floor will be oriented to the south and across the rear garden towards the River Hamble. Single storey garaging with sedum roofing will be attached to the main house, to the northwest. At a maximum of approximately 6.5 metres in height, the proposed house will be lower than the existing property, as illustrated at Figure 4 Indicative Site Section, prepared by David James Architects.
- 2.3. Access to the replacement dwelling will be via the existing drive leading from High Street, to the north of the property. The demolition of the existing garage allows for a wider access to the garage and house from the existing driveway. Garaging will provide parking for 2 cars, with additional parking on the forecourt of the property.
- 2.4. The proposed building has been designed to sit largely over the footprint of the existing dwelling, maintaining an appropriate distance from neighbouring boundaries. Set over two stories, there are two wings to the proposed building, which are angled in order to maximise views to the south.

Figure 3 - Elevations (Prepared by David James Architects)



- 2.5. There will be limited changes to the levels immediately surrounding the proposed house. The proposed garage will be of a similar size to the garage to be demolished, and will be sited outside of the existing house footprint, extending approximately 3 metres further to the southwest, and 6 metres to the northwest, with associated extended driveway / forecourt to the front of the house. The eastern wing of the proposed house will extend approximately 5 metres further to the northeast of the existing house footprint.
- 2.6. A proposed new terrace will be located on the southern elevation of the building, with new steps provided to access the rear garden. Although trees have been retained where possible, a number will require felling to accommodate the proposed building and terracing. Where existing trees will need to be removed, new replacement trees will be planted. Trees to be felled, along with proposed trees are shown at Figure 1, Site Plan, prepared by David James Architects. A small number of trees are shown as 'to be felled' in the vicinity of the existing house and terrace; within the area of the proposed extended forecourt; adjoining the proposed garage; on the western boundary; to the east and adjoining the driveway. Proposed replacement trees are shown on the western site boundary, to the northwest of the proposed garage building, along with a grouping to the northeast of the proposed property and adjoining the access driveway. There will also be an inevitable loss of garden vegetation where it lies in close proximity to the proposed house and garage.
- 2.7. The landscape within the wider extent of the site will remain as existing with the exception of a number of areas where vegetation has been identified for possible removal to open up views from the public viewpoint located on High Street.
- 2.8. Figures 1 to 5 – Site plan, Elevations, and Indicative site section, and Street scene, along with Figures 6 and 7 – Proposed Vegetation Removal drawings, illustrate the proposals being submitted for consideration by the planning authority and against which likely landscape and visual effects have been assessed.

Figure 4 - Indicative site section (Prepared by David James Architects)

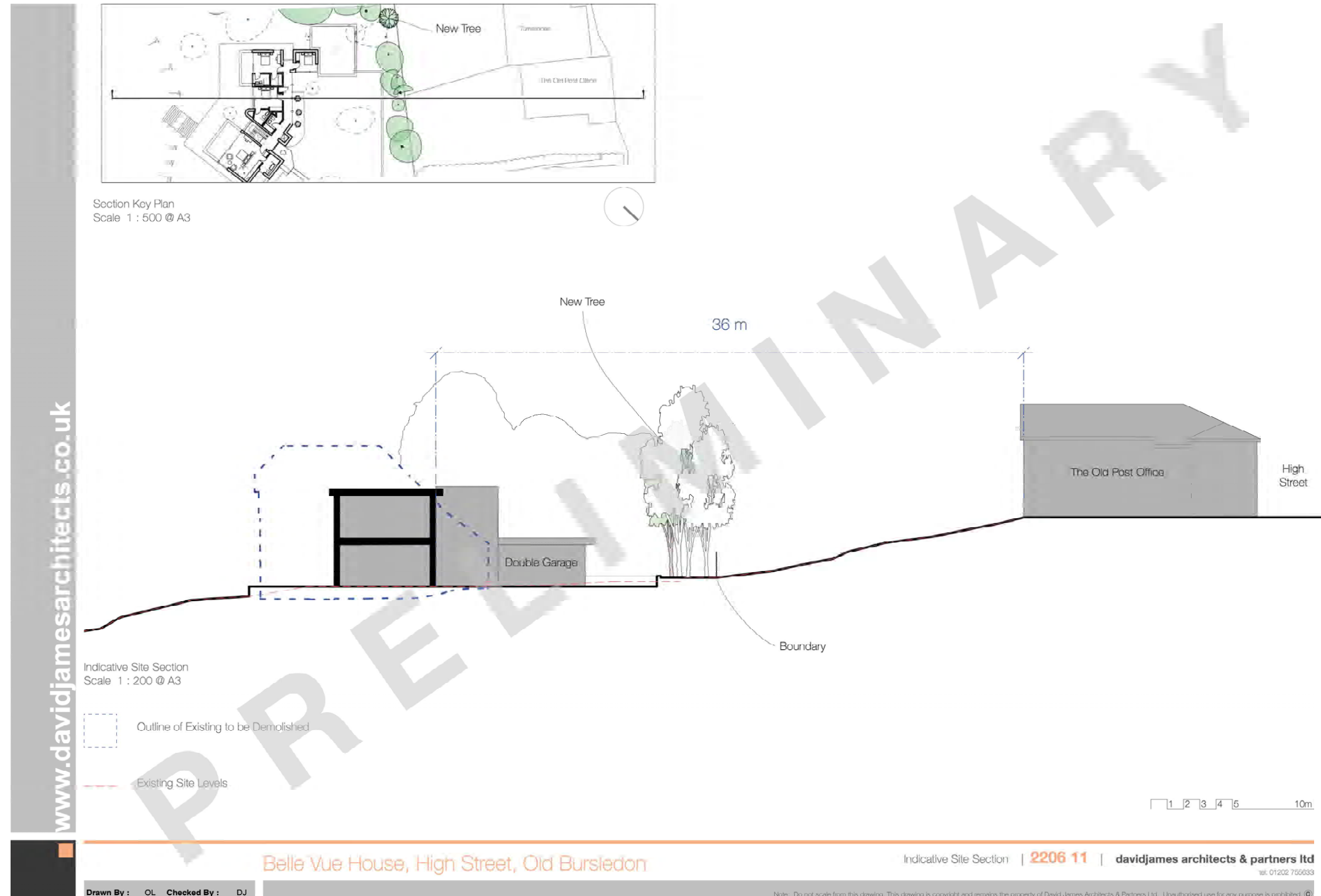


Figure 5 - Indicative Street Scene (Prepared by David James Architects)

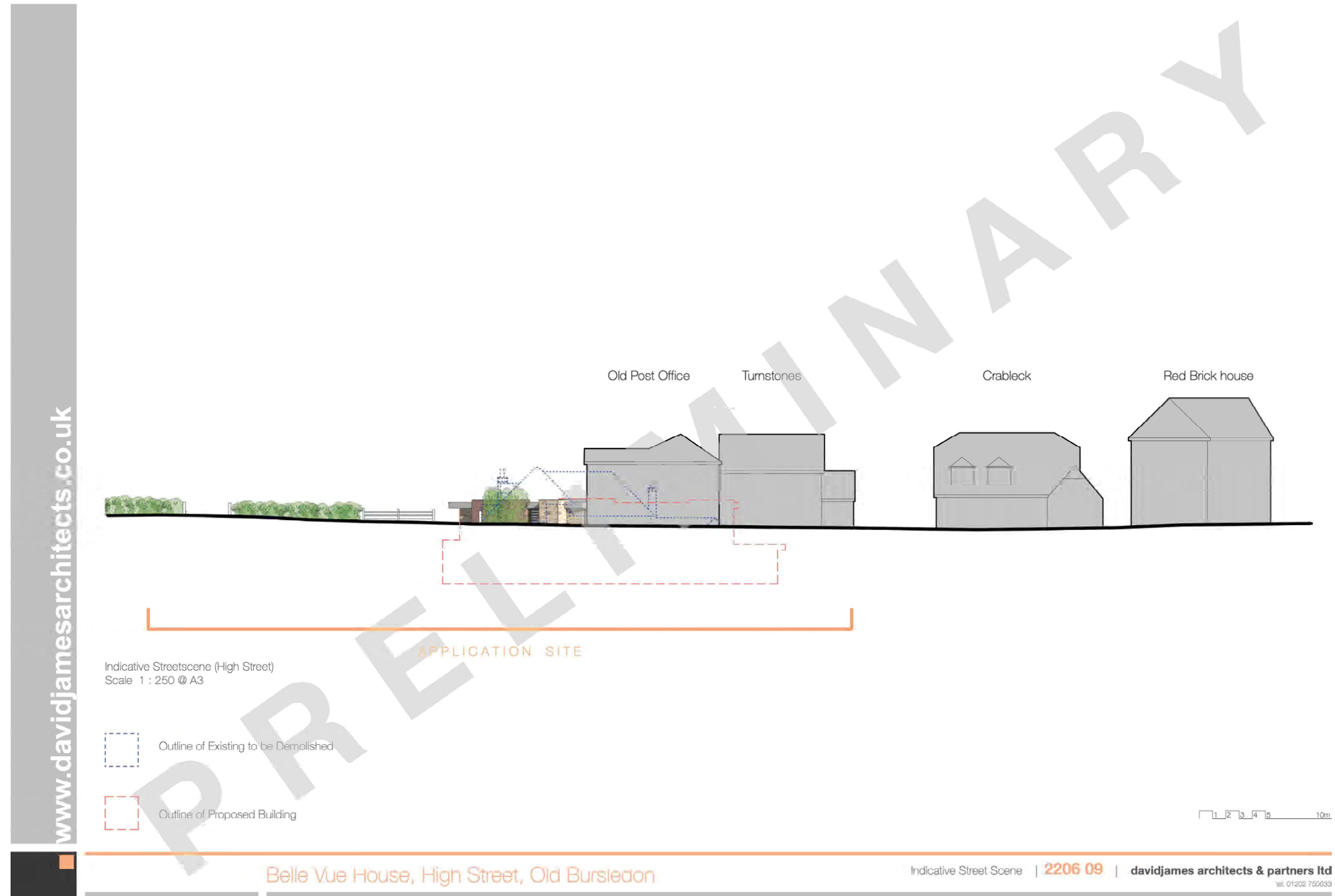
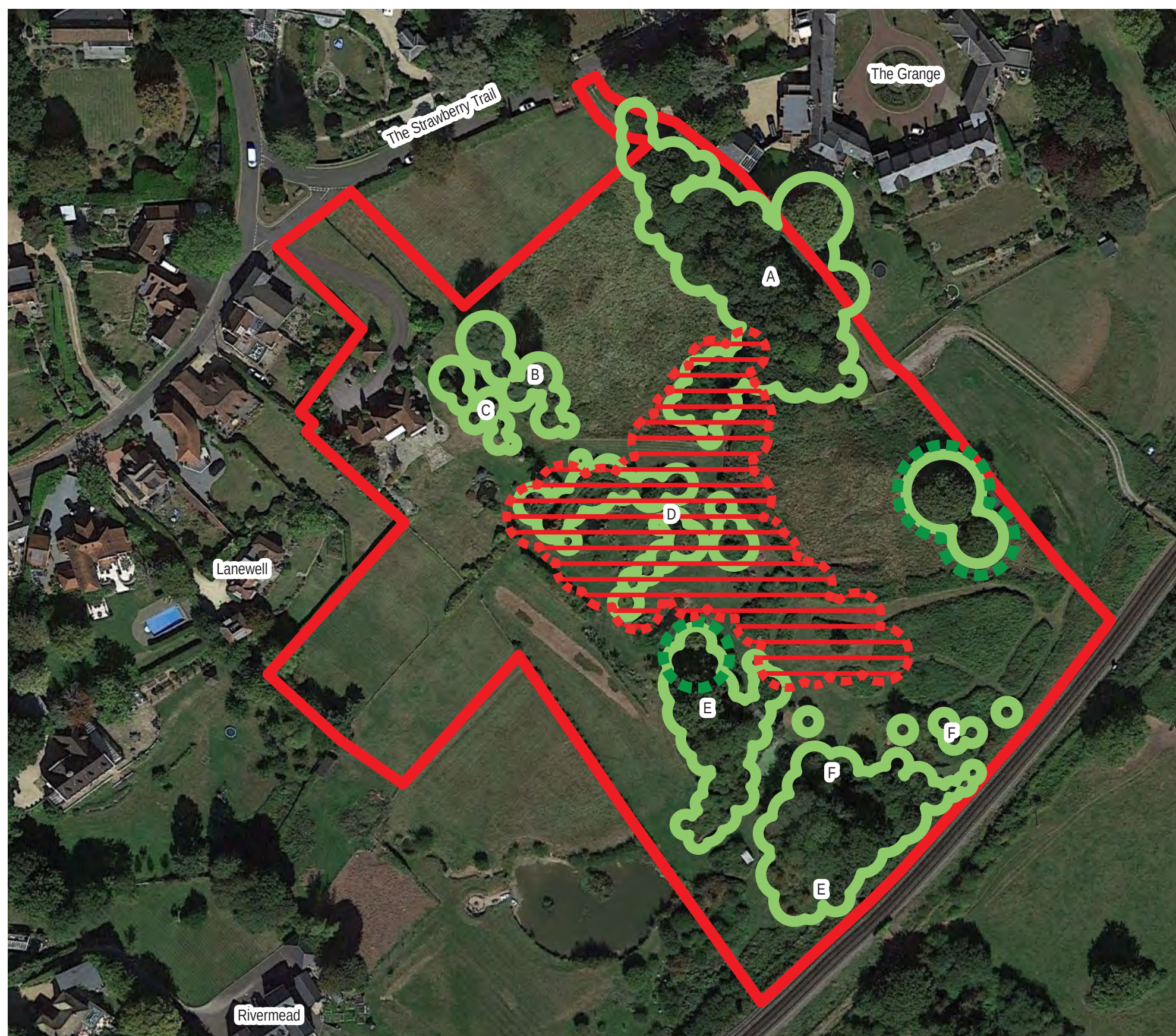


Figure 6 - Vegetation removal plan



KEY



Site boundary



Areas identified, within which vegetation may be suitable for removal, (excluding mature trees and subject to survey), to open up the views to the estuary from the public viewpoint on High Street.

Vegetation identified as possibly suitable for removal within: western section of Group A, and Groups D, E and F.

Vegetation within groups A, B and C to be retained to maintain the privacy of Drove House and neighbouring dwellings and to provide screening of the dwelling from the public viewpoint on High Street. (There may be some scope for removal of vegetation within the western section of Group A.)

A. Belt of deciduous trees and understorey on the site's eastern boundary; 10m plus.

B. Two/three larger trees (possibly Willow/Poplar); 14m plus; scrubby understorey including Hawthorn and Cherry.

C. Several smaller trees, including evergreen (e.g. Holm Oak and conifer) to approx. 8m; understorey of garden shrubs.

D. Low/medium scrubby vegetation to the north of the ornamental pond area.

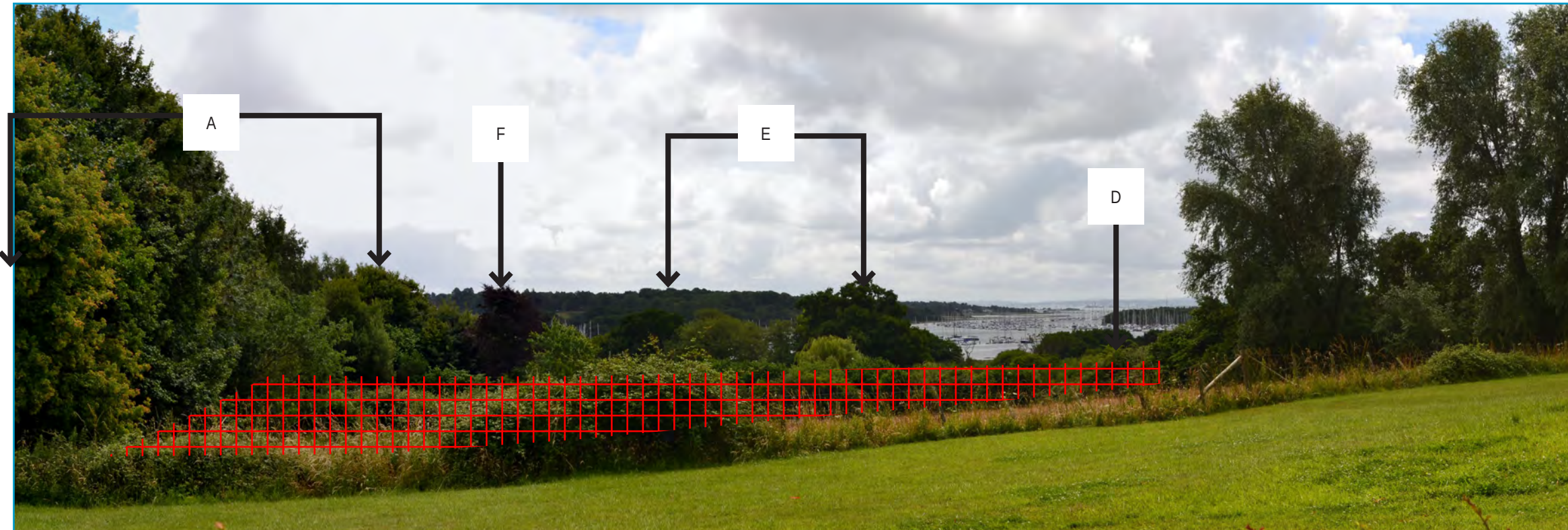
E. Group of mature trees associated with mature Oak tree (as marked on drawing) and gulley/tunnel under the railway.

F. Medium/low height scrub vegetation/bramble within the naturalised wetland area at the southern end of site.

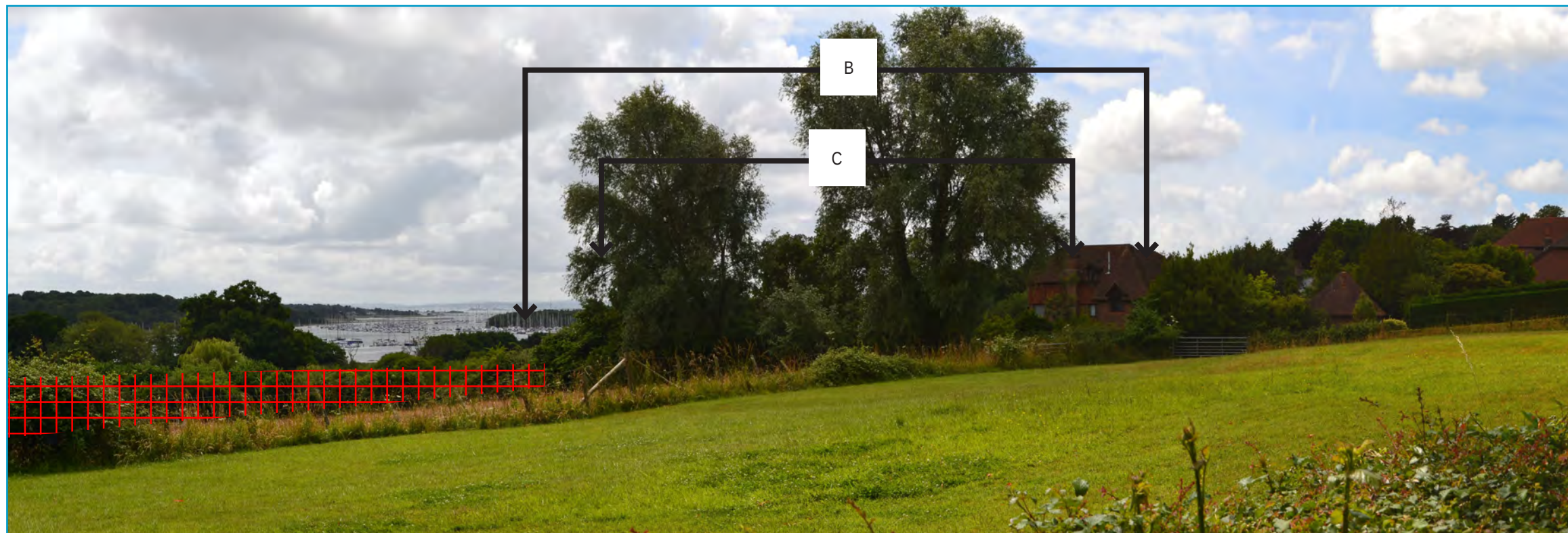
'Vegetation maybe suitable for removal subject to survey and outside bird nesting season'

Figure 7 - Vegetation removal - from viewpoint on High Street

'Vegetation maybe suitable for removal subject to survey and outside bird nesting season'



(A) Restricts views to the northern section of the view across the River Hamble - Belt of trees on eastern site boundary to be retained to maintain privacy of The Grange and Drove House. Where it extends to the west, there may be some scope for removal of vegetation.; (D) Limited restriction of views - Vegetation may be suitable for removal from within this area; (E) Partial restriction of views across the River Hamble during winter months, however mostly comprises mature trees - limited vegetation may be suitable for removal from within this area; (F) Limited restriction of views during winter months, largely hidden by foreground vegetation in group A - limited vegetation may be suitable for removal from within this area.



(B) Partially restrict views to the western section of the view to Mercury Yacht Harbour and Badnam Creek - Vegetation to be retained for privacy of Drove House and screening of the dwelling in views from High Street; (C) Some minor restriction of views to the western section of the view, however house and garden vegetation to the rear / west of this vegetation - Vegetation to be retained for privacy of Drove House and screening of the dwelling in views from High Street.

3. Appraisal of landscape effects

- 3.1. Landscape receptors and their sensitivities are set out in Volume 1. Landscape effects are considered through the appraisal of the sensitivity of the receptor (value and susceptibility to change – refer to Volume 1) and the magnitude of the landscape effect (size or scale, duration and reversibility) as described in the evaluation criteria (Appendix 1). The magnitude of effect is based on the mitigation measures included within the final proposals at the point of construction completion.

3.2. Geology, topography, soils

- 3.2.1. Overall these elements have a medium sensitivity. This is based on a medium to high value and a low to medium susceptibility to the type of development, where changes to topography will be confined to limited level changes immediately surrounding the house and any loss of soils to the construction of the proposed dwelling and garage.
- 3.2.2. The magnitude of the effect caused by the proposed construction of the replacement dwelling and garage is considered to be low adverse. The proposed development will largely be contained within the footprint of the existing dwelling and surrounding landscaping, with the exception of the proposed garage and associated forecourt, and limited extension of the house footprint to the northeast. As a result, loss of soils and changes to levels will be minor and localised. A medium sensitivity associated with a low adverse magnitude of landscape effect results in an overall moderate / minor adverse effect on topography and soils. Any short term disturbance to soils will reduce in the long term, where the proposed dwelling will occupy a similar footprint to the existing property.

3.3. Hydrology

- 3.3.1. The site's ornamental and naturalised ponds, as well as its large areas of permeable surfaces contribute to surface water drainage within the site and its surroundings. A combination of the medium to high value, in particular of those ponds on the southern boundary, and low to medium susceptibility to proposed change, results in a medium sensitivity.
- 3.3.2. The magnitude of landscape effect will be low adverse as the proposed replacement buildings will have a limited effect on the hydrology of the site, either its permeability or features such as ponds, with development being largely contained within the existing building footprint. A medium sensitivity and low adverse magnitude of effect combines to give a moderate / minor adverse landscape effect in the short term, reducing to neutral in the long term.

3.4. Vegetation

- 3.4.1. Although a number of mature oak trees within the site are considered to be of high value, overall the vegetation within the site, including areas of woodland, scrub, ruderal and garden vegetation, has a medium to high value. This value combined with a medium susceptibility to the proposed changes results in a medium sensitivity.
- 3.4.2. High value vegetation such as the mature trees, including oaks, will be retained. A small number of existing trees in the vicinity of the existing house and terrace will be removed to accommodate the proposed building, garaging, forecourt and terrace. Where trees will be removed, replacement trees will be planted on the western and northwestern boundaries adjacent to the proposed garage and southern corner of the proposed buildings, as well as a grouping adjoining the driveway to the northwest of the proposed building. There will also be limited removal of vegetation, largely low value garden vegetation, in the vicinity of the replacement dwelling due to construction. Green, sedum roofing on the replacement dwelling, including the single storey garage adjoining the western wing, will increase planting and biodiversity within the site.
- 3.4.3. In order to open up the views gained from the public viewpoint on High Street, across the site to the Hamble River estuary, selected vegetation within the site has been identified for possible removal. Figures 6 and 7, Proposed Vegetation Removal,

illustrate in plan view and on the photographic viewpoint, areas of vegetation which may be suitable for removal, subject to survey and with work being undertaken outside the bird nesting season, to maintain views across the site to the estuary. Areas of vegetation providing screening for the replacement dwelling, from the public viewpoint, High Street and surrounding properties will be retained. It is intended that vegetation removed in the central and southern part of the site will largely be low value vegetation.

- 3.4.4. An initial medium adverse magnitude of landscape effect combines with the medium sensitivity to give a moderate adverse landscape effect in the short term, largely due to the removal of vegetation in order to open up views towards the River Hamble from the public viewpoint. This will reduce to a moderate/minor to neutral effect in the long term as proposed tree planting matures.

3.5. Settlements and roads

- 3.5.1. It is considered that the settlement and road pattern of Old Bursledon has a high value with a low to medium susceptibility to the type of change proposed for the site, where the existing dwelling is set back behind other properties on High Street. It is considered that the settlement and road pattern has a medium sensitivity.
- 3.5.2. The design of the replacement dwelling, including the proposed low profile roof along with a consideration of the balance of glazing and solid elements, will result in a building that complements the surrounding landscape. The proposed use of natural and local building materials, including green sedum roofing, stone and timber cladding, aluminium window and door frames along with glass balustrades, will reflect traditional rural buildings. The varied palette of building materials of natural and muted colours will integrate the property within its setting on the slopes overlooking the River Hamble.
- 3.5.3. The proposed flat roof and horizontal lines of the proposed building will have a limited effect on the streetscape of High Street. The Indicative Section in Figure 4 illustrates the lower overall height of the replacement dwelling in comparison with the existing property, and their relationship with High Street and the property Old Post Office on High Street at the northeastern corner of the site. The Indicative Street Scene at Figure 10 illustrates the limited views that will be available of the proposed building when viewed from High Street. It can be seen that the proposed dwelling, set well below the level of High Street, with its low profile, flat roof, will be less prominent than the existing property on the site. It is considered that the muted and natural colouring of the proposed building materials will result in the new property being well integrated within the surrounding streetscape which includes varied building styles, including; the historic Greyladyes and The Grange to the north and northeast; adjoining brick clad properties Crableck and Lanewell; and rendered properties The Old Post Office and Turnstones. The properties Rivermead and River Barn, situated in extensive grounds off Salterns Lane to the west of the replacement dwelling, are of a similar size and scale, set amongst extensive lawned areas and trees.
- 3.5.4. The magnitude of the landscape effect is considered to be nil to low beneficial. where the replacement building is similar to the existing in scale and massing, with a similar footprint and with an overall lower height. Combined with a medium sensitivity, the nil to low beneficial magnitude of landscape effect will give a neutral to minor beneficial landscape effect.

3.5.5. Access and recreation

- 3.5.6. Although there are a limited number of public rights of way in the vicinity of the site, the public viewpoint on High Street, at the northeast corner of the site, is considered to have a high value. With a medium susceptibility to the type of change proposed on the site, there is a resultant high sensitivity.
- 3.5.7. As noted above the proposed replacement dwelling will have a limited effect on the streetscape of High Street. Similarly, there will be a limited effect on the public viewpoint on High Street, at the northeast corner of the site. The low profile, flat, sedum roofing of the proposed building, along with its lower overall height than the existing property, and the muted colours of the natural and local building materials used, will integrate the property into the surrounding landscape and streetscene, resulting in less prominent building, and an improved outlook from the public viewpoint. A proposed grouping of trees planted at the northeastern corner of the replacement dwelling will give additional screening from the public viewpoint in the long term.

- 3.5.8. In order to open up the views gained from the public viewpoint on High Street, across the site to the Hamble River estuary, selected vegetation within the site has been identified for possible removal. Figures 6 and 7, Proposed Vegetation Removal, illustrate in plan view and on the photographic viewpoint, areas of vegetation which may be suitable for removal, subject to survey and with work being undertaken outside the bird nesting season, to maintain views across the site to the estuary. It is intended that vegetation removed in the central and southern part of the site will further open up views from the public viewpoint, enhancing the experience for viewers from this vantagepoint.
- 3.5.9. There will be a medium to low beneficial magnitude of landscape effect for the public viewpoint as a result of the construction of the replacement dwelling, and the possible removal of vegetation within the central and southern parts of the site, to open up views to the River Hamble estuary. Overall, it is considered there will be a medium to low beneficial magnitude of landscape effect and a resultant moderate to minor beneficial landscape effect.

3.6. Historic character

- 3.6.1. The existing dwelling and grounds are within the Old Bursledon Conservation Area, with a number of Grade II listed buildings and features in the vicinity. The historic character of the area in the vicinity of the site is considered to have a high value, a medium susceptibility to the type of change proposed and a high sensitivity.
- 3.6.2. As previously noted there will be a limited effect on the streetscape of High Street as a result of the replacement dwelling, which will, be of a lower overall height than the existing building, be set below the level of High Street, and be designed to have low profile, green roofing, using natural and local building materials. As a result, intervisibility between the property on the site and listed buildings; The Old Cottage, and Greyladyes; and the listed features of the telephone kiosk and boundary wall to Greyladyes; will be reduced as a result of the proposals.
- 3.6.3. The decreased height of the proposed building on the site, may result in the replacement dwelling being less easily viewed between houses from High Street. Any possible views will be glimpsed between existing buildings, and it is considered that the construction of a replacement dwelling on the site will have a nil (neither adverse or beneficial) to low beneficial magnitude of landscape effect on the historic character of the area, including the setting of the Old Bursledon Conservation area and surrounding listed buildings. This nil to low beneficial magnitude of effect combined with a high sensitivity will give a resultant neutral to minor beneficial landscape effect.

3.7. Tranquility / Perceptual qualities

- 3.7.1. The tranquility of the lanes and village of Old Bursledon are attributed a high value in contrast with the surrounding busy Hamble Valley. The southern part of the site with open views to the activity on the River Hamble, is considered to have the highest level of tranquility, where the existing dwelling and northern part of the site are more closely related to the village. Susceptibility to the type of change proposed on the site is considered to be low to medium, with a resultant medium sensitivity to perceptual qualities such as tranquility.
- 3.7.2. In the short term there will be a loss of tranquility on the site due to demolition and construction. However in the long term it is considered that the magnitude of landscape effect will be low beneficial, where the proposed residential dwelling will replace an existing property with a similar footprint and scale, but of a lower overall height, and with a sympathetic design incorporating low profile flat sedum roofing and natural and local building materials of muted colours. The varied palette of natural and local building materials will help to break down the perceived mass of the building, whilst the muted and natural colours will integrate the property within the streetscape of High Street and in its setting on the slopes above the River Hamble. This will result in a nil to low beneficial magnitude of effect, which combined with a medium sensitivity will give a neutral to minor beneficial landscape effect.

3.8. Scale / Pattern / Openness and enclosure

- 3.8.1. A high value is placed on the scale and pattern of the historic core of Old Bursledon, where narrow vegetated lanes restrict views across the Hamble estuary to the stretch of High Street adjacent to the northern site boundary. It is considered that there

is a medium susceptibility to change of these factors and a high sensitivity.

- 3.8.2. The scale, pattern and enclosure of Old Bursledon in the vicinity of the site will be maintained. The built form of the proposed dwelling will replace an existing property with a similar footprint and scale, and as previously described, it will have a limited effect on the streetscape of High Street. The magnitude of landscape effect is considered to be nil, which combines with a high sensitivity to give a neutral landscape effect.

3.9. Ecosystem Services

- 3.9.1. Changes to the extent to which the site currently provides ecosystem services, as a result of the proposed development:
- Supporting service of biodiversity: a small number of trees in the vicinity of the replacement dwelling will be removed and replaced with proposed tree planting; suggested removal of vegetation within the central and southern part of the site to open up views to the River Hamble from the public viewpoint on High Street;
 - Cultural services such as recreation: Opening up of views to the River Hamble from the public viewpoint on High Street, through the suggested removal of vegetation within the central and southern part of the site.

4. Additional mitigation and residual landscape effects

- 4.1. Measures to avoid / prevent, reduce or mitigate adverse effects were identified early in the iterative design process and have been designed into the proposals described within section 2.
- 4.2. Additional mitigation measures (generally covered by planning conditions), include the protection of existing trees and hedges in accordance with arboricultural advice and method statements, along with the establishment of vegetation over time.
- 4.3. The effect of additional mitigation measures on landscape receptors is assessed, and a summary of residual effects is given below (the mitigation does not always alter the overall effect):

Landscape receptor	Sensitivity	Magnitude of effect	Landscape effects	Residual landscapoe effects
Topography and soils	medium	low adverse	moderate/minor adverse	neutral
Hydrology	medium	low adverse	moderate/minor adverse	neutral
Vegetation	medium	short term - medium adverse	short term - moderate adverse	moderate/minor adverse to neutral - as proposed planting matures
Settlements and roads	medium	nil to low beneficial	neutral to minor beneficial	neutral to minor beneficial
Access and recreation	high	medium to low beneficial	minor to moderate beneficial	minor to moderate beneficial
Historic character	high	nil to low beneficial	neutral to minor beneficial	neutral to minor beneficial
Tranquility / perceptual qualities	medium	nil	neutral to minor beneficial	neutral to minor beneficial
Scale/pattern/openness/ enclosure	high	nil	neutral	neutral
Ecosystem services	-	-	-	-

5. Appraisal of visual effects

- 5.1. View receptors and their sensitivities are set out in Volume 1. Visual effects are considered through the appraisal of the sensitivity of the receptor (value and susceptibility to change – refer to Volume 1) and the magnitude of the visual effect (size or scale, extent, duration and reversibility) as described in the evaluation criteria (Appendix 1). The magnitude of effect is based on the mitigation measures included within the final proposals – at the point of construction completion.
- 5.2. Views of a similar nature are grouped together and an overall assessment of effects is made on the group of views as a whole where possible and ensuring a balanced overview is maintained, taking into account varying levels of visibility.

5.3. Effect on views from public viewpoint and open boundary on High Street (representative viewpoints 1, 2 and 7)

- 5.3.1. Visual receptors are walkers and drivers on High Street and users of the 'Strawberry Trail' and public viewpoint which offer wide views across the site towards the River Hamble estuary. These viewers are considered to have a high susceptibility to change and a high sensitivity.
- 5.3.2. Although views across the site will include the proposed replacement dwelling, it will replace an existing dwelling with a similar footprint, scale and mass. The proposed building will be lower in height then the existing property, as illustrated in Figure 4 Indicative Site Section, with a low profile, flat sedum roof, and as a result will be less prominent in these views from High Street and the public viewpoint to the northeast of the site. The use of a flat roof, and thus lowering of the overall height of the proposed dwelling will significantly reduce the visibility of the proposed building from; viewpoint 2, where it will largely be screened by intervening roadside hedgerows and walls; and viewpoint 1, where it is unlikely to break the horizon, set below the height of surrounding vegetation. The use of a varied palette of natural and local building materials of muted colours will further integrate the proposed building into the streetscape, when viewed from High Street. Proposed planting of a group of trees at the northeastern corner of the replacement dwelling will provide additional screening from viewpoints 1 and 2 in the long term.
- 5.3.3. It is considered that peripheral views towards the northeastern facade of the proposed dwelling from viewpoint 1, will have a limited, but beneficial effect on the existing panoramic view across the River Hamble. From the public viewpoint, the proposed dwelling will be filtered by intervening vegetation, seen in the context of surrounding properties and is a small part of a wide vista that is focused on the distant River Hamble. Selected vegetation removal within the southern and central parts of the site will open up the view across the site to the Hamble estuary. The low profile design of the proposed building along with the use of natural and local building materials, including timber and stone cladding will integrate the proposed dwelling within the existing buildings on High Street and located on the vegetated slopes above the River Hamble. It is not considered that the proposed dwelling will be out of context within the conservation area, or as a component within the views gained from the conservation area looking towards the river estuary.
- 5.3.4. For a number of locations to the west on High Street, adjacent to the junction with School Road, (viewpoint 7), the front or northern elevation of the proposed replacement dwelling will be visible, partially screened by intervening vegetation and / or buildings on High Street. The roofline of the proposed dwelling will be lower than that of the existing, and as a result will be less prominent in the streetscene.
- 5.3.5. The proposed dwelling will comprise a small part of a wide vista that is focused on the distant River Hamble. Although it will replace an existing dwelling on a similar footprint, and of a similar mass, it will be lower in height, with low profile sedum roofing, clad in natural, local materials of muted colours. As such, it is considered that the proposals will constitute a beneficial magnitude of visual effect. A low beneficial magnitude of visual effect combined with the high sensitivity of the visual receptors will result in a minor beneficial visual effect.

5.4. Effect on views from School Road, (representative viewpoints 4 and 5)

- 5.4.1. Views from School Road are gained by walkers and drivers on this narrow road contained by walls, to the east being the listed Greyladyes boundary wall. These viewers are considered to have a medium to high susceptibility to change and high sensitivity.
- 5.4.2. Glimpses to the roof of the replacement dwelling will be possible, replacing views to the roof of the existing property. The overall height of the proposed property will be lower than that of the existing, with the low profile, flat, sedum roof being less prominent in the view. The proposed property will be seen in the context of existing properties on High Street, with the wooded eastern slopes of the Hamble Valley visible on the horizon.
- 5.4.3. As part of a glimpsed view that is not the main focus of the vista, and as a less prominent replacement for an existing dwelling, it is considered that the proposals will constitute a low beneficial magnitude of visual effect, and due to the high sensitivity of the viewers, a resultant minor beneficial visual effect.

5.5. Effect on views from High Street west, (representative viewpoint 8)

- 5.5.1. Visual receptors of viewpoint 8, located on High Street to the west of the junction with School Road are drivers and walkers on the road, including users of the 'Strawberry Trail'. Viewers are considered to have a high susceptibility to change and a high sensitivity.
- 5.5.2. Views to the northern site boundary are not possible until reaching Old Post Office at the north western corner of the site. Glimpsed views to the roof of the existing property on the site are currently possible between Crableck and Turnstones on High Street, filtered by intervening boundary vegetation and fencing. The roofline of the proposed dwelling will be lower than the existing, and it is not considered that it will be visible from this location.
- 5.5.3. Any possible views to the replacement dwelling will be seen within the context of the houses on High Street and will replace views to the existing dwelling. It is considered that the proposals will have a nil (neither adverse or beneficial) magnitude of visual effect, which combined with the high sensitivity of the viewers, will give a resultant neutral visual effect.

5.6. Effect on views from Swanwick Car Park, (representative viewpoint 12)

- 5.6.1. Visual receptors at Swanwick car park include users of the car park and vantage point over the River Hamble, walkers and drivers, as well as users of the public slipway. Viewers are considered to have a high susceptibility to change and a high sensitivity.
- 5.6.2. Filtered views to vegetation on the eastern site boundary and across the site to properties to the west off Saltern's Lane are seen in the context of Swanwick Marina, boatyards and properties on Lands End Road. Although there may be glimpses to the replacement dwelling through intervening vegetation during winter months, any views to the proposals will be distant and a small part of a wide vista.
- 5.6.3. It is considered that the proposals will have a nil magnitude of visual effect, and in combination with the high sensitivity of visual receptors, a neutral visual effect.

5.7. Effect on views from Fareham footpath 3a, Brooklands Farm and Marina, (representative viewpoints 13 and 14)

- 5.7.1. Visual receptors at viewpoints 13 and 14 at Brooklands Farm and River Barn and the Marina on the east shore of the River Hamble are users of the footpath. They are considered to have a high susceptibility and a high sensitivity to the proposed changes.

- 5.7.2. The replacement dwelling will be visible within its extensive grounds on the western slopes of the River Hamble, set within a strong framework of mature trees and woodland, including Mallard's Moor, woodland on the fringes of the marshes, and forming the horizon at the top of the slope. The proposed two storey, flat roofed building will be lower in height than the existing property, and only glimpses to the upper storey and roof will be visible above mature trees adjoining the river and railway from viewpoint 13. Views will be more open from viewpoint 14, where the southern facade of the proposed property will be visible set within surrounding grounds. The use of local and natural building materials of muted, recessive colours, and low profile design will result in the proposed building being visually well integrated on the valley slopes of the Old Bursledon Conservation Area. Possible reflectivity from extensive areas of glazing on the southern elevation of the proposed building will be reduced by generous designed overhangs on the flat roofing above windows.
- 5.7.3. Although the proposed dwelling will be visible on the west slopes of the valley, it will replace an existing property of a similar scale and mass, and its flat roof, contemporary design will sit comfortably within the surrounding development. It is considered that the proposals will constitute an overall positive magnitude of visual effect, which, combined with the high sensitivity of the visual receptors will result in a minor beneficial visual effect.

5.8. Effect on views from Fareham footpath 3a and 4 (representative viewpoints 15 and 16)

- 5.8.1. Visual receptors at viewpoints 15 and 16, are users of footpath 3a and 4 on the east shore of the River Hamble, with a high susceptibility and a high sensitivity.
- 5.8.2. The replacement dwelling is unlikely to be more readily discernible in the view from footpath 3a, (viewpoint 15), than the existing dwelling; having a low profile sedum roof design; being lower in height, with a similar scale and mass to the existing property; and clad in natural materials of muted and recessive colours. Surrounding properties include; Rivermead, with a light coloured cladding, prominent in the view to the west of the site; red brick Greyladyes to the northeast; and several properties on High Street surrounding the site, including one to the north of High Street which is visible on the skyline. Set within extensive grounds, in a framework of mature vegetation, and surrounded by a number of properties of a similar scale and more prominent appearance, it is not considered the proposed dwelling will be out of context in its location on the west slopes of the River Hamble valley. Views to the proposed dwelling from footpath 4, set back from the water (viewpoint 16), will be glimpsed between intervening mature field boundary vegetation. As noted above, possible reflectivity from extensive areas of glazing on the southern elevation of the proposed building will be reduced by generous designed overhangs on the flat roofing above windows.
- 5.8.3. The replacement property will be a small part in a wide vista from these vantagepoints, filtered by intervening boat masts in the marina. As a replacement for the existing property, it is considered that the proposals will constitute a positive magnitude of visual effect, which, combined with the high sensitivity of the visual receptors will result in a minor beneficial visual effect.

5.9. Effect on views from Fareham footpath 3a, (representative viewpoints 17 and 18)

- 5.9.1. Users of footpath 3a at viewpoints 17 and 18, approximately 1.5 km from the site, are considered to have a high susceptibility and sensitivity, on a public right of way within an area covered by a number of designations.
- 5.9.2. There will be similar, although slightly more distant, views of the replacement dwelling to those gained from viewpoint 15. The proposed house will be set within the strong wooded framework of the west slopes of the Hamble Valley, with boat masts within the marina in the foreground. As described for viewpoint 15, a number of existing properties will surround the proposed dwelling in views from viewpoints 17 and 18. Notably, the red brick Greyladyes provides a substantial backdrop, with a cluster of houses on High Street to the west of the site. It is considered that many of the surrounding properties will be more visually prominent than the replacement dwelling. The replacement dwelling, with its; low profile sedum roof design; natural and recessive coloured cladding; lower roof height, and similar scale and mass to the existing building; is unlikely to be more readily discernible in the view. It is not considered the proposed dwelling will be out of context in its location on the west slopes of the River Hamble valley.

- 5.9.3. At this distance the proposed property will comprise a small component within a wide and varied river vista and as such, it is considered that the proposals will constitute neither a positive or a negative magnitude of visual effect, which, in accordance with our assessment criteria is regarded as nil. This nil magnitude of visual effect combined with the high sensitivity of the visual receptors will result in a neutral visual effect.

5.10. Effect on views from Fareham footpath 3a, at the Warsash ferry crossing (representative viewpoint 19)

- 5.10.1. Visual receptors at viewpoint 19 on the footpath on the east shore of the River Hamble, lying within a number of designations are considered to have a high susceptibility and sensitivity to the proposed change. However, at a location 3 km distant from the site, views to the replacement dwelling will be difficult to discern within the expansive river vista.
- 5.10.2. Although the site may be visible in certain conditions, it is considered that in this distant and expansive vista the proposals will constitute no perceptible change to the composition of the view. As a result this viewpoint will have a magnitude of visual effect of nil and a resultant neutral visual effect.

5.11. Effect on views from residential and private properties

- 5.11.1. Visual receptors at residential properties to the south of High Street and west of School Road, have a high susceptibility and high sensitivity to change within the old Bursledon Conservation Area (OBICA).
- 5.11.2. Limited views to the replacement dwelling will be screened by intervening buildings, boundary vegetation and fences, and largely glimpsed or oblique from upper windows of surrounding properties with windows facing the site. The replacement dwelling will largely occupy the same footprint as the existing property, with the single storey garaging moved to a position in the northwestern corner of the site. The low profile flat sedum roofing, and overall lower roof height of the proposed dwelling is less likely to be visible from these properties than the existing building. More open views across the western and southern part of the site from rear windows of houses to the south of High Street may not include the proposed dwelling.
- 5.11.3. Visual receptors at properties on High Street to the east of School Road, also have a high susceptibility and sensitivity to change.
- 5.11.4. Views to the replacement dwelling will largely be glimpsed from upper storey windows across the northern part of the site to the northern and eastern façade of the proposed building. Although the replacement dwelling will extend slightly further to the east than the existing building, it will be of a similar scale and mass with a lower roof height. The replacement dwelling is unlikely to be any more prominent than the existing building in views from properties to the northeast, with its low profile flat roof design and use of natural, muted and recessive coloured cladding. Existing vegetation along with proposed tree planting to the northeast of the proposed building will continue to filter views.
- 5.11.5. Visual receptors at properties off Salterns Way to the west, including Rivermead and River Barn have a similarly high susceptibility and sensitivity to change.
- 5.11.6. Largely oriented towards the river, views are generally across the southern part of the site rather than to the replacement dwelling. Although filtered views may be possible to the proposed dwelling from Rivermead, the replacement building will not differ substantially in terms of scale and mass, will be lower in height and with its low profile sedum roofing, natural cladding materials and contemporary design, will be less prominent than the existing.
- 5.11.7. Views from the above residential properties in Old Bursledon are considered to have a range of nil to low beneficial magnitude of visual effect and, in combination with the high sensitivity of the visual receptors, a resultant neutral to minor beneficial visual effect.
- 5.11.8. Visual receptors at properties to the east of the river, have varying susceptibility and sensitivity to change. The listed building,

Brooklands House and a number of surrounding residential properties have a high sensitivity for visual receptors, with buildings at Universal Marina having a medium sensitivity for visual receptors.

- 5.11.9. Views to the replacement dwelling and grounds from properties to the east of the river will be similar to views from the footpath on the east shore of the river. It is considered that the proposed dwelling will be less prominent in views than the existing building, and will not be out of character set amongst surrounding houses on the wooded valley slopes at Old Bursledon. Views from properties to the east of the river will have a low beneficial magnitude of visual effect, with subsequent minor beneficial visual effects.

5.12. Effect on views from West Coastway railway

- 5.12.1. Visual receptors of views from the railway are considered to be of medium susceptibility and medium sensitivity to change.
- 5.12.2. Close views to the proposed dwelling and grounds from the railway will be transient and glimpsed from a fast-moving train. It is considered that the proposed dwelling will be less prominent in views than the existing building, viewed in the context of properties lining the southern side of High Street and those within extensive grounds off Salterns Lane. As previously described, the proposed building will be of a similar scale, although lower in height, with a low profile design incorporating a flat sedum roof and local and natural cladding materials. It is not considered that the proposed dwelling will be out of context, surrounded by many similar scale properties on the slopes leading down to the river within Old Bursledon.
- 5.12.3. Transient and peripheral views to the replacement dwelling from the train are considered to constitute a positive magnitude of visual effect, which combined with the medium sensitivity of the visual receptors will result in a minor beneficial visual effect.

5.13. Effect on views from the water of the River Hamble

- 5.13.1. Visual receptors of views from the water of the River Hamble are attributed high susceptibility and sensitivity to change, largely being engaged in leisure pursuits and situated within designated areas.
- 5.13.2. Views to the replacement dwelling and wider site will be much the same as those gained from Fareham footpath 3a, on the eastern bank of the River Hamble, varying in distance from the site. It is considered that the proposed dwelling will be less prominent in views than the existing building, and will not be out of character set amongst surrounding houses on the wooded valley slopes at Old Bursledon. As previously noted, possible reflectivity from extensive areas of glazing on the southern elevation of the proposed building will be reduced by generous designed overhangs on the flat roofing above windows.
- 5.13.3. Dependent upon the location and distance from the site, it is considered that the magnitude of effects from the water will constitute a positive magnitude of visual effect, which combined with the high sensitivity of the visual receptors will result in minor beneficial visual effects.

6. Additional mitigation and residual visual effects

- 6.1. Measures to avoid / prevent, reduce or mitigate adverse effects were identified early in the iterative design process and have been designed into the proposals described within section 2, however the passage of time will increase the screening provided by new vegetation.
- 6.2. Additional mitigation measures will include the following:
 - Establishment of vegetation over time on the basis of protection of existing and new vegetation and good management practice
- 6.3. The effect of additional mitigation measures on representative viewpoints is assessed, and a summary of residual effects is given below, (the mitigation does not always alter the overall effect):

Visual receptor	Sensitivity	Magnitude of effect	Visual effects	Residual visual effects
Public viewpoint & High Street (Viewpoints 1, 2 & 7)	High	low beneficial	minor beneficial	minor beneficial
School Road (Viewpoints 4 & 5)	High	low beneficial	minor beneficial	minor beneficial
High Street west (Viewpoint 8)	High	nil	neutral	neutral
Swanwick Car Park (Viewpoint 12)	High	nil	neutral	neutral
Fareham f/p 3a, Brooklands Farm, Marina (Vp 13 & 14)	High	low beneficial	minor beneficial	minor beneficial
Fareham footpath 3a and 4 (Viewpoints 15 & 16)	High	low beneficial	minor beneficial	minor beneficial
Fareham footpath 3a (Viewpoints 17 & 18)	High	nil	neutral	neutral
Fareham footpath 3a, Warsash ferry (Viewpoint 19)	High	nil	neutral	neutral

Residential and private properties	Sensitivity	Magnitude of effect	Visual effects	Residual visual effects
High Street west	High	nil to low beneficial	neutral to minor beneficial	neutral to minor beneficial
High Street east	High			
Off Salterns Lane	High			
East of the Hamble (including Brooklands House)	High	low beneficial	minor beneficial	minor beneficial
East of the Hamble (including Universal Marina)	Medium			
West Coast Railway	Medium	low beneficial	minor beneficial	minor beneficial
Water of River Hamble	High	low beneficial	minor beneficial	minor beneficial

7. Conclusions

- 7.1. This Landscape and Visual Impact Appraisal concludes that the long term residual landscape effects of the proposed replacement dwelling at Belle Vue House, Old Bursledon, will range from neutral to minor/moderate beneficial. The proposed removal of a small number of trees surrounding the replacement dwelling along with the possible removal of vegetation within the central part of the site to open up views from the viewpoint on High Street, will result in a short term moderate adverse landscape effect, reducing to moderate/minor aderse to neutral in the long term as replacement tree planting matures. Short term moderate/minor adverse landscape effects on soils and hydrology due to disturbance will reduce to neutral in the long term, where the replacement dwelling will occupy a similar footprint to the existing property. The appraisal finds that there will be overal neutral and/or beneficial landscape effects on settlements and roads, access and recreation, historic character and perceived qualities as a result of the proposed replacement dwelling.
- 7.2. It is considered that the visual effects of the proposals will be either neutral or beneficial for all public and private viewpoints appraised within this LVIA. Where available, views to the replacement dwelling are assessed to be beneficial, with the proposed building being lower in height than the existing property, having a low profile, contemporary design, with flat, sedum roof, and using local and natural building materials of muted and recessive colours. In near views from locations on High Street, as well as distant locations from public rights of way to the east of the River Hamble, the proposed property is considered to be less prominent than the existing, and therefore attributed neutral or beneficial visual effects.
- 7.3. It is not considered that the proposed replacement dwelling will be out of character in the surrounding landscape of the Hamble Valley and Old Bursledon Conservation Area. Set within a strong framework of mature trees and woodland, the replacement dwelling will be surrounded by many properties of a similar size and character. Effects on the landscape will be limited, with the proposed dwelling replacing an existing property of a similar size and scale. Removal of selected vegetation within the site will be offset by benefits to the amenity of the local public viewpoint. It is considered that the proposals are compliant with policy by conserving the character, special qualities, distinctiveness, biodiversity and ecosystem service functions of the site and its surroundings.

8. References

- National Character Assessment (NCA, 2014)
- National Design Guide, Ministry of Housing, Communities & Local Government (2019)
- National Planning Policy Framework (2019)
- The Landscape Institute and IEMA 'Guidelines for landscape and visual impact assessment' 3rd Edition (2013)
- The Countryside Agency and Scottish Natural Heritage: 'Landscape Character Assessment: Guidance for England and Scotland' (2002)
- MAGIC website
- Old Bursledon Conservation Area Appraisal and Management Proposals
- Eastleigh Borough Local Plan (2016 – 2036) June 2018
- Character Area Appraisals, Bursledon, Hamble-le-Rice and Hound SPD
- Hampshire Integrated Character Assessment
- Landscape Character Assessment for Eastleigh Borough 2011
- old-maps.co.uk
- <https://maps.hants.gov.uk/rightsofwaydefinitivemap/>

Appendix 1: LVE Methodology

1. Evaluation criteria for Landscape Effects Assessment

Refer to Volume 1, Appendix 1 LVE Methodology for assessment of landscape sensitivity.

1.1. Magnitude of landscape effect

The magnitude of the landscape effect of the proposals is dependent on:

- Size or scale: this should take into consideration the extent of the loss of the existing landscape, the proportion of the total extent this represents and the contribution of the element to the character of the landscape; the degree to which the aesthetic or perceptual aspects of the landscape are altered; and whether the effect changes the key distinctive characteristics of the landscape.
- Extent: consideration of the geographical area over which landscape effects are felt
- Duration: long, medium or short term.
- Reversibility: this is a judgement on the reversibility of a proposal in, say, a generation.

The magnitude of the landscape effect can be high, medium, low or nil and can be either adverse or beneficial. This is defined more fully below:

Adverse	High	• Major loss of or alteration to an existing landscape element that may be key to landscape character. • Major loss of or alteration to perceived landscape character as a whole. • Major loss or alteration to key characteristics of the landscape that are critical to its distinctive character. • Extensive geographical area affected. • Long-term / irreversible effect.
	Medium	• Moderate loss of or alteration to an existing landscape element that may be key to landscape character. • Moderate loss of or alteration to perceived landscape character as a whole. • Moderate loss or alteration to key characteristics of the landscape that are critical to its distinctive character. • Medium sized geographical area affected. • Medium-term and effect that may be partially reversible.
	Low	• Minor loss of or alteration to an existing landscape element that may be key to landscape character. • Minor loss of or alteration to perceived landscape character as a whole. • Minor loss or alteration to key characteristics of the landscape that are critical to its distinctive character. • Small sized geographical area affected. • Short-term and effect that may be reversible.
Neutral	Nil	• No perceptible loss or alteration to existing landscape elements, landscape character as a whole or key characteristics of the landscape. • Adverse effects balanced by beneficial effects.
Beneficial	Low	• Minor beneficial alteration to existing landscape elements, landscape character as a whole or key characteristics of the landscape.
	Medium	• Moderate beneficial alteration to existing landscape elements, landscape character as a whole or key characteristics of the landscape.
	High	• Major beneficial alteration to existing landscape elements, landscape character as a whole or key characteristics of the landscape.

1.2. Landscape effects and significance

The landscape effect is a combination of the level of sensitivity of the landscape receptor and the magnitude of the landscape effect, which can be adverse, beneficial or neutral.

		Sensitivity of Landscape		
		High	Medium	Low
Magnitude of landscape effect	High adverse	Major adverse	Major / Moderate adverse	Moderate adverse
	Medium adverse	Major / Moderate adverse	Moderate adverse	Moderate / Minor adverse
	Low adverse	Moderate adverse	Moderate / Minor adverse	Minor adverse
	Nil	Neutral	Neutral	Neutral
	Low beneficial	Minor beneficial	Minor beneficial	Minor beneficial
	Medium beneficial	Moderate beneficial	Moderate beneficial	Moderate beneficial
	High beneficial	Major beneficial	Major beneficial	Major beneficial

1.3. Definition of significance

Significance may vary with location and context and with the type of proposal, but typically effects are assessed to be significant where they typically are major or major/moderate adverse (indicated by shading illustrated in the table above).

A scale of significance can be reasonably described as follows:

- *Major loss or irreversible adverse landscape effects over an extensive area, and / or on elements and or aesthetic / perceptual aspects key to the character of highly valued landscape receptors* are defined to be effects of key importance for consideration in the decision making process and / or of national importance and therefore significant.
- *Major/Moderate loss or irreversible adverse landscape effects over a large area, and / or on elements and or aesthetic / perceptual aspects typical of the character of highly valued landscape receptors* are defined to be effects of key consideration in the decision making process and / or of regional or district importance therefore significant.
- *Moderate loss or adverse landscape effects over an area, on elements and or aesthetic / perceptual aspects typical of the character of valued landscape receptors* can be defined to be effects likely to be a lesser consideration in the decision making process and / or of local importance but not generally significant. Where seen in combination in cumulative assessments, moderate effects could become significant.
- *Moderate/minor loss or adverse landscape effects over an area, on elements and or aesthetic / perceptual aspects that contribute to but are not key to the character of valued landscape receptors* can be defined to be effects unlikely to be a consideration in the decision making process and / or of local importance and therefore not significant.
- *Minor loss or reversible adverse landscape effects over limited area, on elements and or aesthetic / perceptual aspects that contribute to but are not key to the character of landscape receptors* are defined to be effects unlikely to be a consideration in the decision making process and / or of very local importance and therefore not significant.

1.4. Mitigation and residual effects

Where adverse landscape effects are judged to be significant, mitigation proposals are described where possible. Any significant residual landscape effects remaining after mitigation are then summarised.

2. Evaluation criteria for Visual Effects Assessment

Refer to Volume 1, Appendix 1 LVE Methodology for assessment of visual sensitivity.

2.1. Magnitude of visual effect

The magnitude of the visual effect of the proposals needs to be established. This is dependent on:

- **Size or scale:** this should take into consideration the scale of change in the view with respect to loss or addition of features in the view and changes to its composition (including the proportion of the view occupied by the proposed development and the degree of contrast or integration of the proposed development with the existing landscape elements and characteristics) and the nature of the view in terms of duration and degree of visibility.
- **Extent:** this will vary with different viewpoints and is likely to reflect the angle of view in relation to the main activity of the receptor and the distance of the viewpoint from the proposed development.
- **Duration:** long, medium or short term.
- **Reversibility:** this is a judgement on the reversibility of a proposal in, say, a generation.

The magnitude of the visual effect can be high, medium, low or nil and can be either adverse or beneficial. This is defined more fully below:

Adverse	High	• Major change in view composition resulting from a loss of or alteration to features. • Direct angle of viewing in relation to main activity of the receptor. • Close-range view. • Prolonged exposure to view. • Long-term and irreversible effect.
	Medium	• Moderate change in view composition resulting from a loss of or alteration to features. • Indirect angle of viewing in relation to main activity of the receptor. • Mid-range view. • Moderate exposure to view. • Medium-term and irreversible effect.
	Low	• Minor change in view composition resulting from a loss of or alteration to features. • Peripheral view in relation to main activity of the receptor. • Distant view. • Brief exposure to view. • Short-term and irreversible effect.
Neutral	Nil	• No perceptible change to the composition of the view.
Beneficial	Low	• Minor beneficial change to the composition of the view.
	Medium	• Moderate beneficial change to the composition of the view.
	High	• Major beneficial change to the composition of the view.

2.2. Significance of visual effect

The significance of the visual effect is a combination of the level of sensitivity of the visual receptor and the magnitude of the visual effect, which can be adverse, beneficial or neutral.

		Sensitivity of Receptor		
		High	Medium	Low
Magnitude of visual effect	High adverse	Major adverse	Major / Moderate adverse	Moderate adverse
	Medium adverse	Major / Moderate adverse	Moderate adverse	Moderate / Minor adverse
	Low adverse	Moderate adverse	Moderate / Minor adverse	Minor adverse
	Nil	Neutral	Neutral	Neutral
	Low beneficial	Minor beneficial	Minor beneficial	Minor beneficial
	Medium beneficial	Moderate beneficial	Moderate beneficial	Moderate beneficial
	High beneficial	Major beneficial	Major beneficial	Major beneficial

2.3. Definition of significance

Significance may vary with location and context and with the type of proposal, but typically effects are assessed to be significant where they typically are major or major/moderate adverse (indicated by shading illustrated in the table above).

A scale of significance can be reasonably described as follows:

- *Major changes on an extensive scale introducing new, non-characteristic, intrusive or discordant effects into the view of highest sensitivity receptors* are defined to be effects of key importance for consideration in the decision making process and / or of national importance and therefore significant.
- *Major/Moderate changes on a large scale introducing new, non-characteristic, intrusive or discordant effects into the view of higher sensitivity receptors* are defined to be effects of key consideration in the decision making process and / or of regional or district importance and therefore significant.
- *Moderate changes introducing effects into the view of moderately sensitivity receptors* can be defined to be effects likely to be a lesser consideration in the decision making process and / or of local importance but not generally significant. Where seen in combination in cumulative assessments, moderate effects could become significant.
- *Moderate/minor changes introducing small effects into the view of moderately sensitivity receptors* can be defined to be effects unlikely to be a consideration in the decision making process and / or of local importance and therefore not significant.
- *Minor changes introducing small effects into the view of low sensitivity receptors* can be defined to be effects unlikely to be a consideration in the decision making process and / or of very local importance and therefore not significant.

2.4. Mitigation and residual effects

Where adverse visual effects are judged to be significant, mitigation proposals are described where possible. Any significant residual visual effects remaining after mitigation are then summarised.