

## **APPENDIX 2**

On-site Photographs A to D and Photo Views 1 to 13



**Viewpoint A** Date: 30th March 2021. OS grid ref: SU 48227 14492. From the south-eastern sections of the application site viewing north



**Viewpoint B** Date: 30th March 2021. OS grid ref: SU 48152 14586. From the northern sections of the application site viewing south



**Viewpoint C** Date: 30th March 2021. OS grid ref: SU 48135 14497. From centrally within the western sections of the site viewing south-east



**Viewpoint D** Date: 30th March 2021. OS grid ref: SU 48200 14337. From the site access track viewing north-east

Camera: Nikon D3100 DSLR - 50mm lens

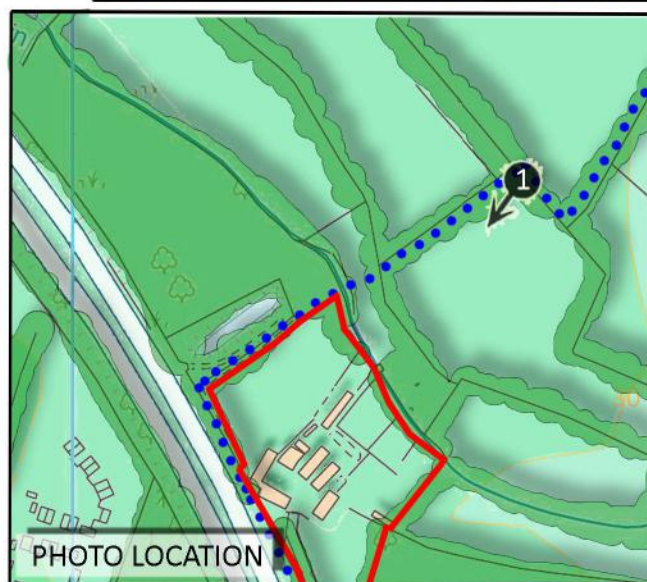
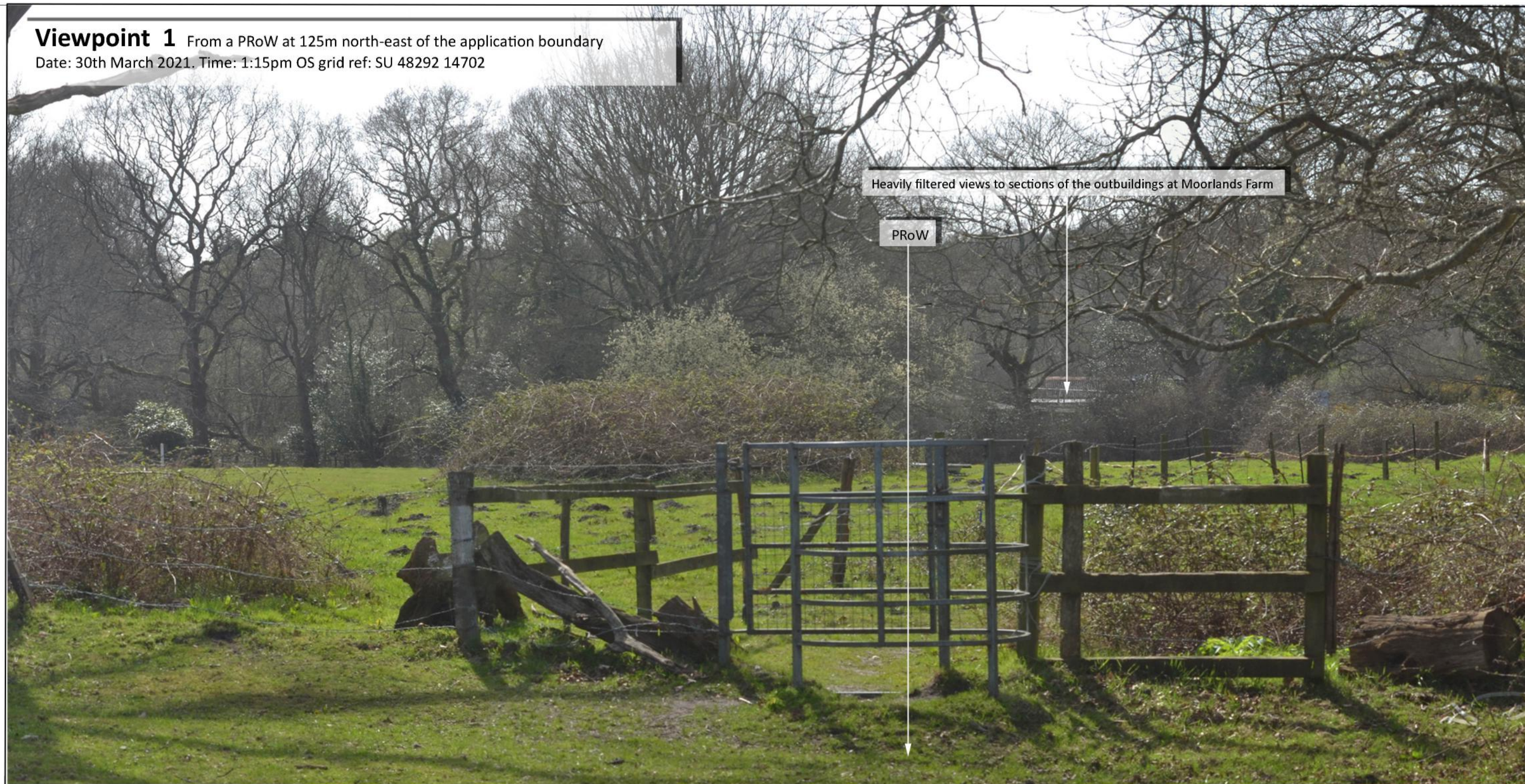
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Client:  
Country Homes  
Site:  
Moorlands Farm, Hedge End  
Drawing:  
On-site Photographs  
Dwg No:  
PS 01  
Scale: NTS Date: June 2021



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**Viewpoint 1** From a PRoW at 125m north-east of the application boundary  
Date: 30th March 2021. Time: 1:15pm OS grid ref: SU 48292 14702



Camera - Nikon D3100 DSLR - 50mm fixed focal lens. Sheet size A3 landscape.  
Visualisation type 1. Full frame single image 390 x 260mm & context panorama.

Client:  
Country Homes  
Site:  
Moorlands Farm, Hedge End  
Drawing:  
Photosheet 1  
Dwg No:  
PS 02  
Scale: NTS Date: June 2022



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**Viewpoint 2** From a PRow at 90m north-east of the application boundary  
Date: 30th March 2021. Time: 1:20pm OS grid ref: SU 48234 14648



Filtered views to sections of the outbuildings at Moorlands Farm

PRow

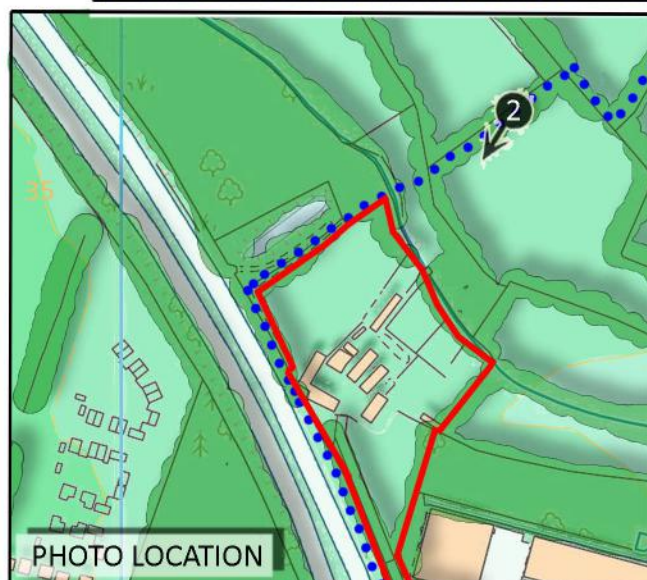


PHOTO LOCATION



Sections of industrial buildings at Wellington Park

PHOTO CONTEXT

Camera - Nikon D3100 DSLR - 50mm fixed focal lens. Sheet size A3 landscape.  
Visualisation type 1. Full frame single image 390 x 260mm & context panorama.

Client:  
Country Homes  
Site:  
Moorlands Farm, Hedge End  
Drawing:  
Photosheet 2  
Dwg No:  
PS 02  
Scale: NTS Date: June 2022



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### Viewpoint 3 From a PRoW at 40m north-east of the application boundary

Date: 30th March 2021. Time: 1:20pm OS grid ref: SU 48200 14629

Disused polytunnels east of Moorlands Farmhouse



The majority of the site screened by intervening vegetation

PHOTO CONTEXT

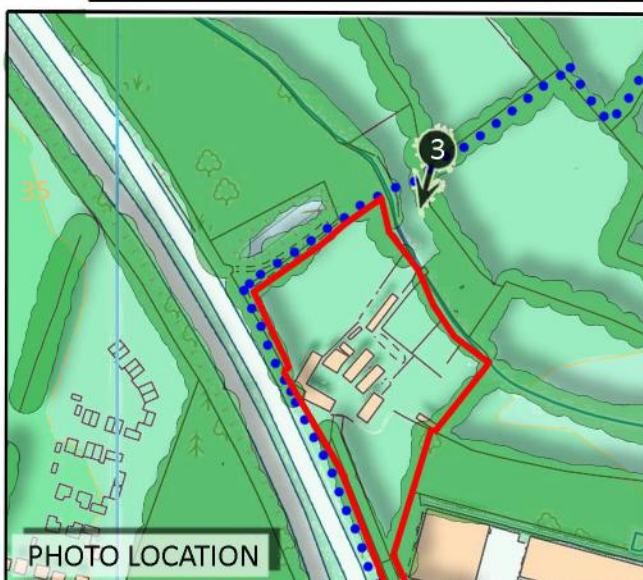


PHOTO LOCATION

Camera - Nikon D3100 DSLR - 50mm fixed focal lens. Sheet size A3 landscape.  
Visualisation type 1. Full frame single image 390 x 260mm & context panorama.

Client:  
Country Homes  
Site:  
Moorlands Farm, Hedge End  
Drawing:  
Photosheet 3  
Dwg No:  
PS 03r  
Scale: NTS Date: June 2022



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**Viewpoint 4** From a PRoW close to the north-eastern corner of the application site  
Date: 30th March 2021. Time: 1:32pm OS grid ref: SU 48167 14605

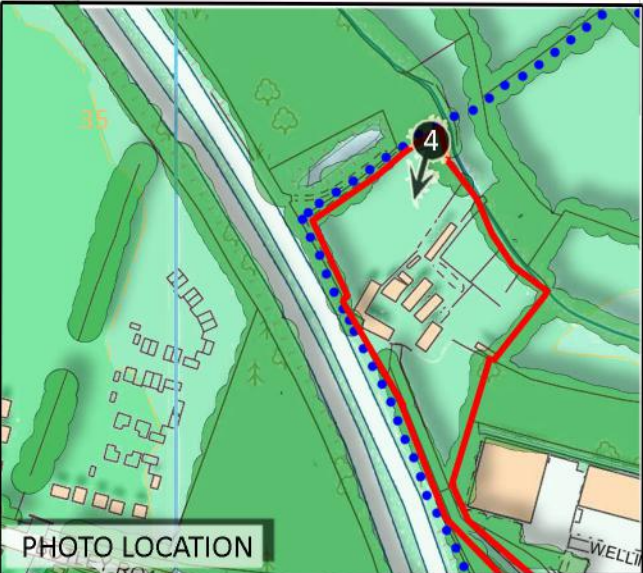


PHOTO CONTEXT

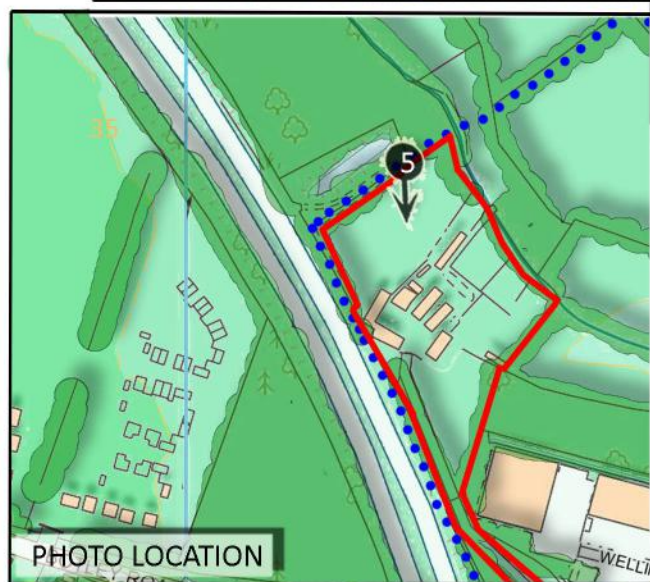
Camera - Nikon D3100 DSLR - 50mm fixed focal lens. Sheet size A3 landscape.  
Visualisation type 1. Full frame single image 390 x 260mm & context panorama.

Client:  
Country Homes  
Site:  
Moorlands Farm, Hedge End  
Drawing:  
Photosheet 4  
Dwg No:  
PS 03r  
Scale: NTS Date: June 2022



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**Viewpoint 5** Date: 30th March 2021. Time: 1:43pm OS grid ref: SU 48157 14598  
From a PRow through a gap in the vegetation on the northern application site boundary



Camera - Nikon D3100 DSLR - 50mm fixed focal lens. Sheet size A3 landscape.  
Visualisation type 1. Full frame single image 390 x 260mm & context panorama.

Client:  
Country Homes  
Site:  
Moorlands Farm, Hedge End  
Drawing:  
Photosheet 5  
Dwg No:  
PS 05  
Scale: NTS Date: June 2022



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**Viewpoint 6** Date: 30th March 2021. Time: 1:48pm OS grid ref: SU 48092 14532  
From a PRow running along the western site boundary viewing south

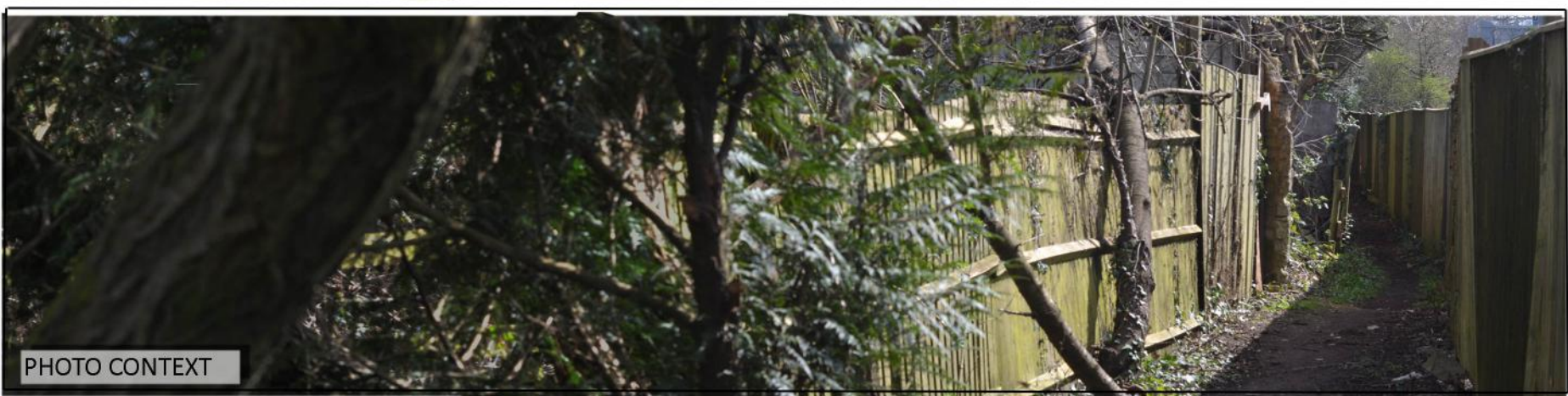
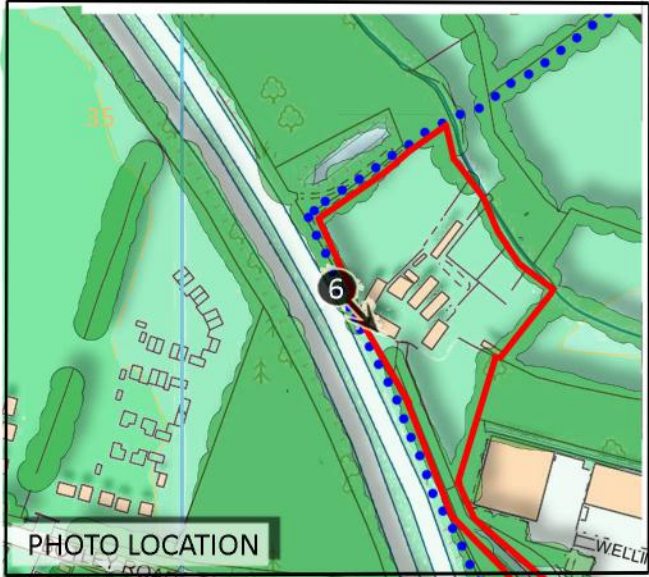
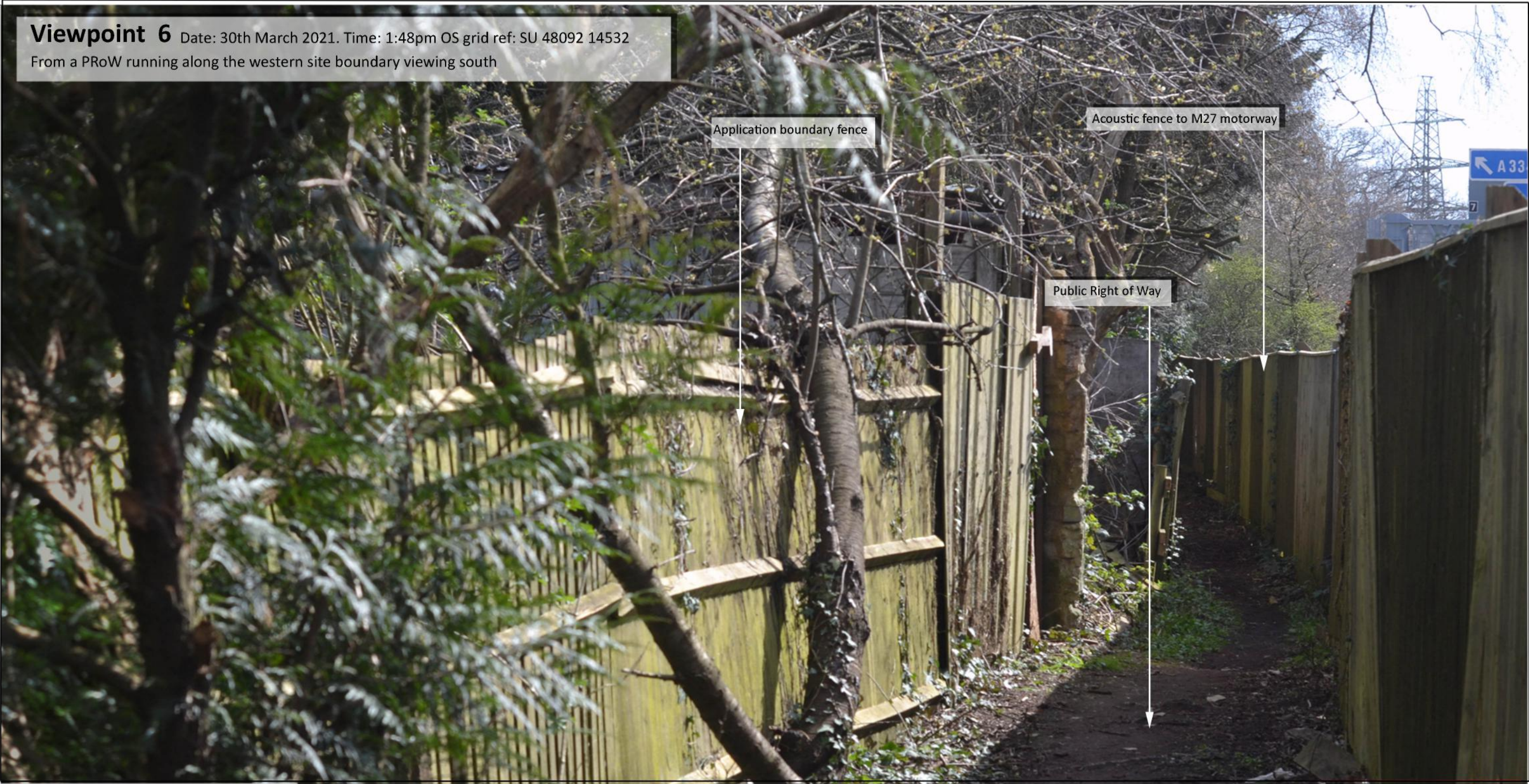


PHOTO CONTEXT

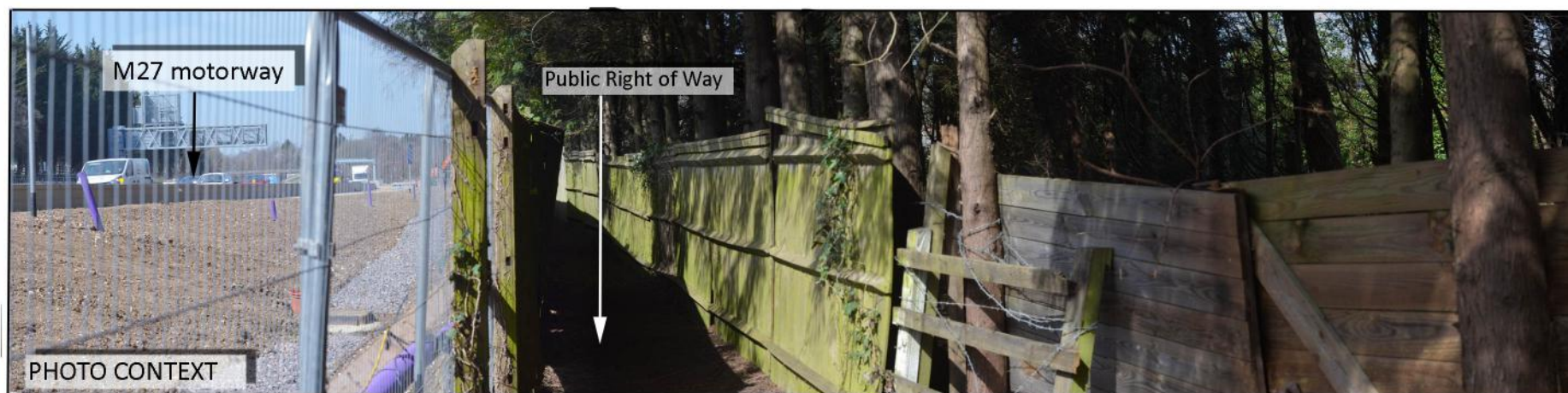
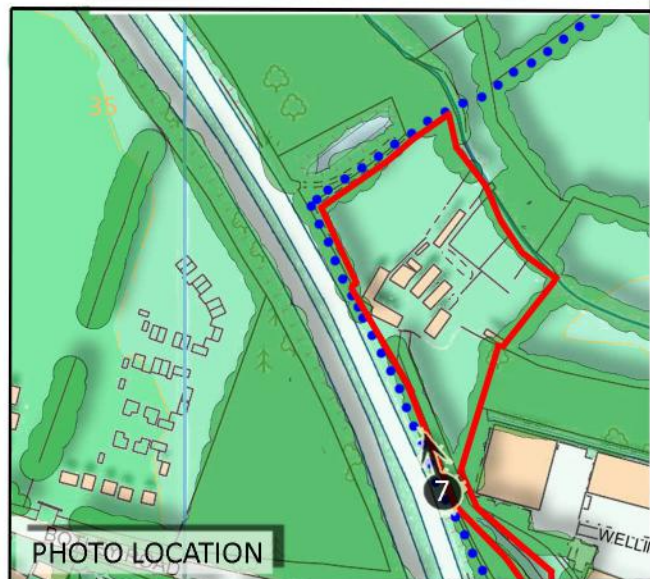
Camera - Nikon D3100 DSLR - 50mm fixed focal lens. Sheet size A3 landscape.  
Visualisation type 1. Full frame single image 390 x 260mm & context panorama.

Client:  
Country Homes  
Site:  
Moorlands Farm, Hedge End  
Drawing:  
Photosheet 6  
Dwg No:  
PS 05  
Scale: NTS Date: June 2022



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**Viewpoint 7** Date: 30th March 2021. Time: 1:58pm OS grid ref: SU 48165 14355  
From a PRoW running along the western site boundary viewing north



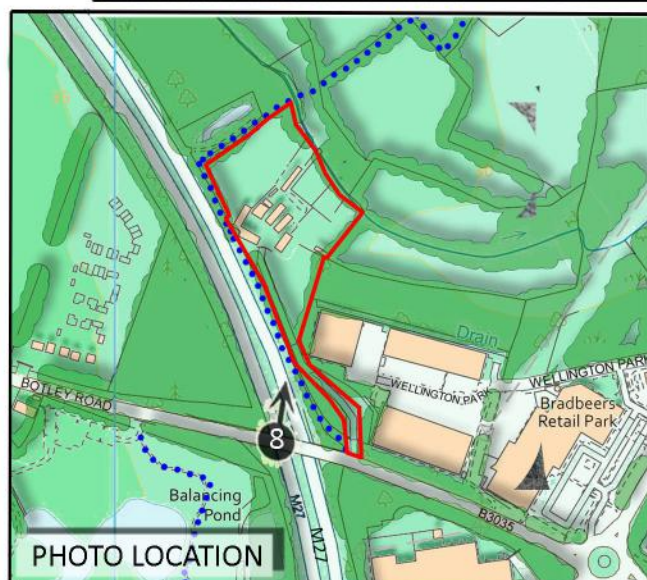
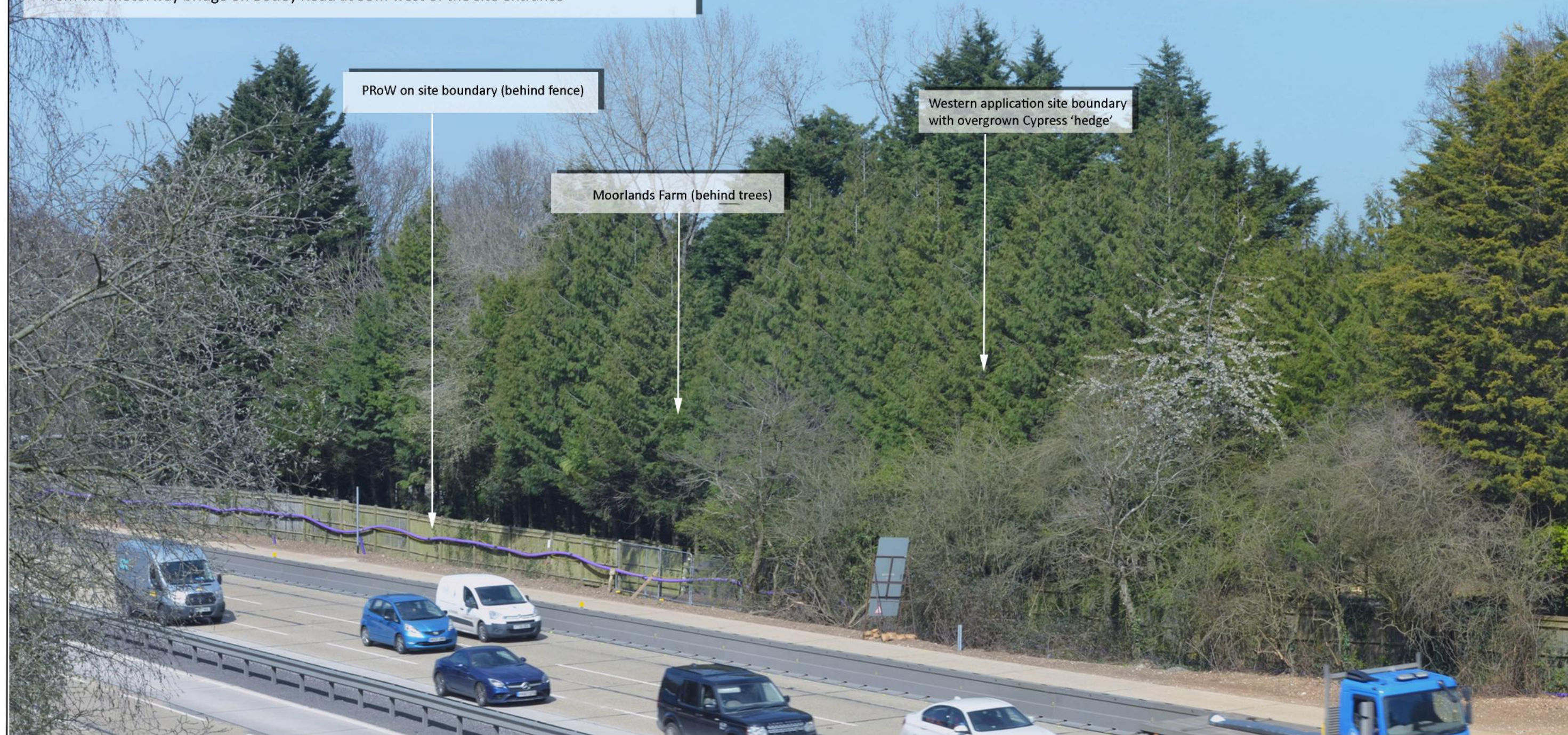
Camera - Nikon D3100 DSLR - 50mm fixed focal lens. Sheet size A3 landscape.  
Visualisation type 1. Full frame single image 390 x 260mm & context panorama.

Client:  
Country Homes  
Site:  
Moorlands Farm, Hedge End  
Drawing:  
Photosheet 7  
Dwg No:  
PS 05  
Scale: NTS Date: June 2022



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**Viewpoint 8** Date: 30th March 2021. Time: 2:33pm OS grid ref: SU 48137 14285  
From the motorway bridge on Botley Road at 95m west of the site entrance



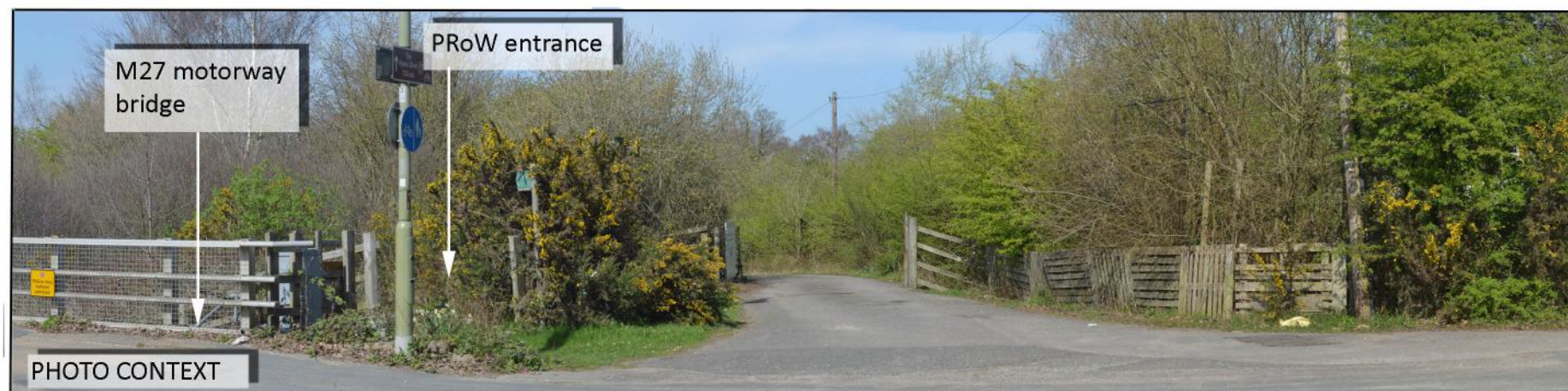
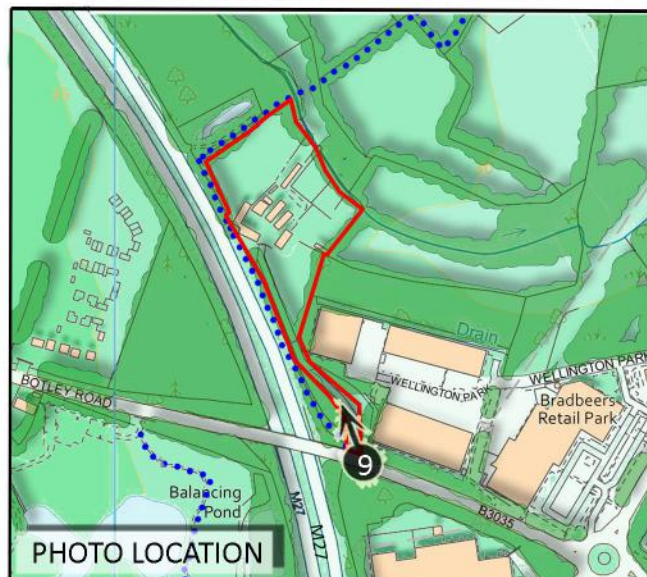
Camera - Nikon D3100 DSLR - 50mm fixed focal lens. Sheet size A3 landscape.  
Visualisation type 1. Full frame single image 390 x 260mm & context panorama.

Client:  
Country Homes  
Site:  
Moorlands Farm, Hedge End  
Drawing:  
Photosheet 8  
Dwg No:  
PS 05  
Scale: NTS Date: June 2022



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**Viewpoint 9** Date: 30th March 2021. Time: 2:41pm OS grid ref: SU 48230 14259  
From Botley Road at 10m south of the site entrance



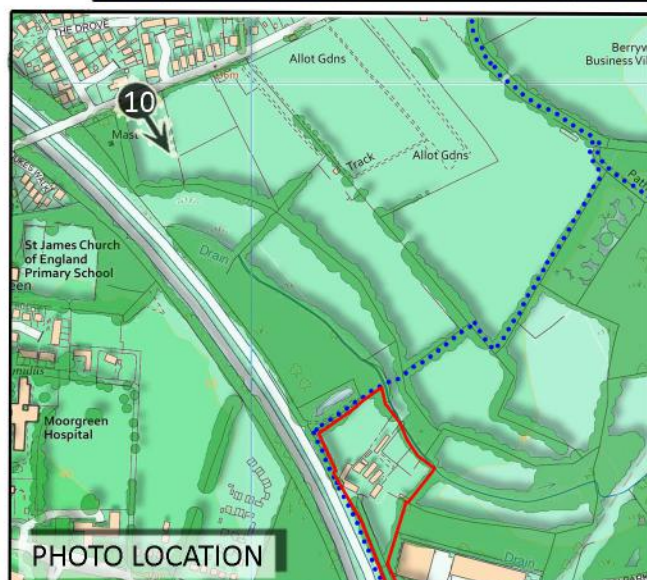
Camera - Nikon D3100 DSLR - 50mm fixed focal lens. Sheet size A3 landscape.  
Visualisation type 1. Full frame single image 390 x 260mm & context panorama.

Client:  
Country Homes  
Site:  
Moorlands Farm, Hedge End  
Drawing:  
Photosheet 9  
Dwg No:  
PS 05  
Scale: NTS Date: June 2022



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**Viewpoint 10** Date: 30th March 2021. Time: 12:41pm OS grid ref: SU 47841 14981  
From Moorgreen Road at 490m north of the application site boundary



Camera - Nikon D3100 DSLR - 50mm fixed focal lens. Sheet size A3 landscape.  
Visualisation type 1. Full frame single image 390 x 260mm & context panorama.

Client:  
Country Homes  
Site:  
Moorlands Farm, Hedge End  
Drawing:  
Photosheet 10  
Dwg No:  
PS 05  
Scale: NTS Date: June 2022



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**Viewpoint 11** Date: 30th March 2021. Time: 12:45pm OS grid ref: SU 47984 15039  
From Mooregreen Road at 480m north of the application site boundary

Approximate location of the application site (screened by intervening vegetation)



PHOTO LOCATION



PHOTO CONTEXT

Allotment gardens (behind hedge)

Camera - Nikon D3100 DSLR - 50mm fixed focal lens. Sheet size A3 landscape.  
Visualisation type 1. Full frame single image 390 x 260mm & context panorama.

Client:  
Country Homes  
Site:  
Moorlands Farm, Hedge End  
Drawing:  
Photosheet 11  
Dwg No:  
PS 05  
Scale: NTS Date: June 2022



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**Viewpoint 12** Date: 30th March 2021. Time: 12:55pm OS grid ref: SU 48369 14982  
From a PRoW at 390m north-east of the application boundary

Approximate location of the application  
site (screened by intervening vegetation)



PHOTO LOCATION



PHOTO CONTEXT

Allotments

Camera - Nikon D3100 DSLR - 50mm fixed focal lens. Sheet size A3 landscape.  
Visualisation type 1. Full frame single image 390 x 260mm & context panorama.

Client:  
Country Homes  
Site:  
Moorlands Farm, Hedge End  
Drawing:  
Photosheet 12  
Dwg No:  
PS 05  
Scale: NTS Date: June 2022



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**Viewpoint 13** Date: 30th March 2021. Time: 1:01pm OS grid ref: SU 48436 14913  
From a PRow at 365m north-east of the application boundary

Approximate location of the application  
site (screened by intervening vegetation)



PHOTO CONTEXT

Camera - Nikon D3100 DSLR - 50mm fixed focal lens. Sheet size A3 landscape.  
Visualisation type 1. Full frame single image 390 x 260mm & context panorama.

Client:  
Country Homes  
Site:  
Moorlands Farm, Hedge End  
Drawing:  
Photosheet 13  
Dwg No:  
PS 05  
Scale: NTS Date: June 2022



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## APPENDIX 3

### LANDSCAPE & VISUAL IMPACT ASSESSMENT - METHODOLOGY

#### 1. LVIA

The LVIA methodology is based on the principles outlined in the Guidelines for Landscape and Visual Impact Assessment – 3<sup>rd</sup> Edition (April 2013) which is widely accepted as the industry standard, together with the Landscape Character Assessment Guidance for England and Scotland - (2002) Countryside Agency / Scottish Natural Heritage and the Guidelines for Environmental Impact Assessment - (2011) Institute for Environmental Management and Assessment. The LVIA report covers:

- ❑ Evaluation of the existing landscape character, designation and visual baseline and based on this, identification of potential landscape and visual receptors within the study area;
- ❑ Evaluation of the sensitivity of potential landscape and visual receptors;
- ❑ Evaluation of the magnitude and nature of likely changes resulting from the proposals;
- ❑ Conclusion on the overall effects of the proposals on the landscape character and key views within the study area.

#### 2. Landscape Elements and Character Assessment Methodology

A baseline landscape assessment was carried out to determine the current elements and character of the landscape within and surrounding the site. This involved an initial desktop study of:

- Ordnance survey maps at 1:50,000, 1:25,000, 1:10,000 scales
- Aerial photographs of the site and surrounding area
- Datasets for rural designations from the MAGIC website (Multi Agency Geographic Information for the Countryside)
- Published relevant planning policies
- National and local scale landscape character assessments
- Historic England online map of listed buildings and parks
- Public rights of way mapping online

### 3. **Visual Assessment Methodology**

The assessment of visual effects was undertaken on the basis of viewpoint analysis as recommended in best practice guidelines. The viewpoints which are in different directions from the site and are at varying distances and locations were selected to represent a range of views and visual receptor types.

The viewpoints are representational and not exhaustive. They are taken from publicly accessible land and not from any third party, private, land.

The viewpoints were used as the basis for determining the effects of visual receptors within the study area. The viewpoints were photographed at 1.7 metres above the ground level in accordance with the 'Photography and photomontage in Landscape and Visual Impact Assessment' - Landscape institute Advice Note 01/11.

### 4. **Assessment Criteria**

The significance of effects is ascertained by cross referencing the sensitivity of the baseline landscape or visual receptor and the magnitude of change as a result of the development.

### 5. **Receptors**

Landscape receptors are things, those landscape elements, character areas or designations potentially experiencing a change as a result of the proposals.

Visual receptors are contemporary humans, users of the landscape and residents potentially experiencing a change to their views and visual amenity.

Though intrinsically interrelated, landscape character and visual receptors are therefore considered as separate entities.

Landscape character can be defined as the combination of the inherent physical elements – geology, soils, topography, vegetation and land cover, built form, field pattern, water bodies – and perceived elements – time depth or connection to history, tranquillity, scale, texture, coherence – that make an area of land different to the next. Landscape character receptors are therefore the key components that define an area's overall character, or the areas themselves.

Visual appraisal is related to this in that character is part of what defines a view, but the experience of that view is also influenced by subjective personal values and interpretation, weather, distance, time spent exposed to the view etc. A visual impact therefore needs a viewer to perceive it and those viewers are separate visual receptors.

Essentially landscape character exists whether or not it is seen, as do any impacts upon it e.g. if you clear a glade in an area of dense woodland it's character will change regardless of whether it can be viewed from a public path. If there are no points from which the glade can be viewed the clearance cannot result in a visual impact, if there are the effects on visual receptors should be considered.

## **6. SENSITIVITY OF RECEPTORS**

### **6.1 Landscape Sensitivity**

The judgement of landscape sensitivity varies, can be influenced by subjectivity, and is often based on landscape character. A number of studies have been carried out to identify a common definition, notably a combined commission from Natural England and Scottish Natural Heritage concentrating principally on the clarification of landscape character sensitivity building on advice in Landscape Character Assessment Guidance Topic Paper 6i. The Paper does not attempt to define sensitivity instead noting that judging it requires professional judgement based on whether significant characteristics elements of the landscape, and as a result its amenity value, will be lost as a result of the development. It is understood that the revisions will provide a concise definition of landscape character sensitivity that reflects the nature and perception of change to landscape character and is flexible to incorporate the type of development being assessed. For this assessment, landscape sensitivity is a reflection of a landscape element, designation or character area's condition, value, and location in relation to the proposed development. Table 1 outlines the parameters used to define categories. The assessor should always consider a number of the scenarios given in the table to choose the most appropriate sensitivity rating within the given landscape and site context. Designated areas are considered to be of higher sensitivity due to the public perceptions and often cumulative pressures for change attached to them and should never receive a low sensitivity rating.

The overall consideration for a sensitivity rating should be the amount of change that can be accommodated by a given receptor, without it being devalued or unacceptably changed in the long-term, thereby damaging the overall landscape resource. High sensitivity receptors would either be those in pristine condition, where change would be very obvious and distracting, or those that have already been significantly damaged so that further change would result in the receptor being totally devalued in the long-term removing the option for restoration.

Medium sensitivity would be mainly associated with average receptors of good

condition, with some damage or distraction, but generally still able to accept more change without irreversible damage. Low sensitivity receptors would be for example those in a changing environment, where change is a defining element, those of low quality, where change would lead to improvements or those of good quality and condition, where there is plenty of capacity to accommodate more change without irreversible damage.

This LVIA will reference the published character assessments undertaken by the local authority which can also include an assessment of landscape sensitivity. If this has not been carried out the assessor will draw their own judgement on the landscape sensitivity of the wider character area. But it should be noted that these can cover a larger area which can encompass a range of landscape elements and areas of varying sensitivity, therefore a further assessment of the sensitivity of the local landscape character will also be carried out.

**Table 1 Sensitivity of Potential Landscape Receptors**

| <b>Sensitivity</b> | <b>Receptor Category</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| High               | <p>Only minor changes can be accommodated without impact on value and / or loss of character or no more than moderate changes can be compensated by replacement or substitution, for example:</p> <p>Value may be expressed as a national designated area or may be an element that is rare or in pristine condition.</p> <p>Intact historic landscapes with great time depth and no or very limited modern intrusions.</p> <p>Valuable, but damaged landscapes, where further change would result in complete loss of their integrity and quality (in this scenario high sensitivity is based on the assumption that any further change would result in unacceptable long-term damage to a resource, which makes it highly sensitive to further change, although its condition at the point of assessment may not be favourable).</p> <p>The landscape receptor to be assessed has a small area, where the proposal would affect much or all of that area.</p> |
| Medium             | <p>Minor to moderate changes can be accommodated without impact on value and / or loss of character or moderate changes can be reduced or eliminated by replacement or substitution, for example:</p> <p>Value may be expressed through a regional or local designation or element that is in good condition and occurs relatively frequently within the landscape context.</p> <p>Good quality landscapes with preserved integrity, but modern influences apparent.</p> <p>The landscape receptor to be assessed has a medium sized area significantly exceeding that of the proposal area so that any change would not affect the whole landscape receptor.</p>                                                                                                                                                                                                                                                                                               |

|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|-----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Low | <p>Moderate to substantial changes can be accommodated without impact on value and / or loss of character or substantial changes can be reduced by replacement or substitution, for example:</p> <p>There is no value defined through designations or clear local use or definition and the receptor does not display specifically valuable properties within the context of the wider landscape area.</p> <p>The landscape receptor is devalued already through character changes etc and restoration is not an option. Proposals would contribute to improvements of the receptor.</p> <p>The receptor is of such a large area that a change would only affect a minor part of that area without any consequence for the remainder of the receptor area and it is not a nationally or regionally designated area.</p> <p>The receptor has plenty of capacity to accommodate change, for example plenty of key elements and features are present so that the loss of a minor percentage would not be significant and can be replaced or visual characteristics can be successfully retained and improved.</p> |
|-----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

## 6.2 Visual Sensitivity

Visual sensitivity is a reflection of a combination of the receptor's type, the context within which the view is perceived and the importance of the view.

Visual sensitivity should be assessed in both terms of the susceptibility to change and also the value attached to a particular view. Susceptibility of a view to change is mainly a function of the occupation or activities of people as a particular location and the extent to which their interests may be focussed on the view or the visual amenity experienced. Landscape value is a judgement made about value given to views. i.e. does the view have any particular heritage value (such as a planning designation where views are considered as integral to its value) or does the view have any other value such as appearance in literature, art or guide books. Sensitivity is inherent to the receptor and not influenced by weather conditions, distance etc. Factors like prevailing weather, distance and extent of the view are reflected in the magnitude assessment for each receptor. Table 2 outlines the parameters and categories used for this appraisal.

| <b>Table 2 Sensitivity of Potential Visual Receptors by Type</b>                              |                                                                                                                                                                                                                                                                        |
|-----------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Sensitivity                                                                                   | Receptor Category                                                                                                                                                                                                                                                      |
| High<br>   | Visitors to nationally designated areas of public and private open space where landscape appreciation is a primary function of their use or where landscape and visual quality is integral to the designation's value e.g. AONBs, Heritage Coasts, National Parks, etc |
|                                                                                               | Users of PRow - long distance footpaths and routes with direct view of the development for long sections of path.                                                                                                                                                      |
|                                                                                               | Residential communities and private properties with direct views of the development from apparent key living and access areas.                                                                                                                                         |
|                                                                                               | Visitors to designated areas of historical importance such as SAMs, Conservation Areas and Historic Parks and Gardens where setting is recognised as an integral to the area's importance                                                                              |
| Medium<br> | Visitors to locally designated areas of public and private open space where landscape appreciation is a primary function of their use or where landscape and visual quality is integral to the designation's value e.g. AGLVs, Country Parks etc.                      |

**Table 2 Sensitivity of Potential Visual Receptors by Type**

| Sensitivity                                                                              | Receptor Category                                                                                                                                                                                   |
|------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                          | Users of PRow – national trails, local trails and footpaths with partial or glimpsed views from sections of the path or direct views from short sections of the path                                |
|                                                                                          | Residential communities and private properties with partial or glimpsed views of the development from apparent key living and access areas.                                                         |
|                                                                                          | Users of areas of public and private recreational space where landscape is not a primary function of use i.e. sports grounds, golf courses etc.                                                     |
| Low<br> | Users of PRow associated with highways or local routes the primary function of which is access between two points or users of paths with partial or glimpsed views from short sections of the path. |
|                                                                                          | Employees                                                                                                                                                                                           |
|                                                                                          | Road users                                                                                                                                                                                          |

## 7. Effects

Landscape effects are described in the GLVIA ‘as effects on the landscape resource in its own rights’. These can include changes as a result of the proposed development to the landscape elements within the site or indirect impacts such as changes to key landscape character elements of the study area, the integrity of landscape designations within the study area or the overall landscape condition of the study area.

Visual effects are described by the GLVIA as ‘effects on specific views and on the general visual amenity experienced by people’. This includes direct effects on the visual amenity or views available to visual receptors located within publicly accessible areas and residential dwellings resulting from changes to that view as a result of the proposed development such as introduction, removal, obstruction, or modification of elements within the view. The assessment of visual impacts is informed by the use of a series of viewpoints. The viewpoints are selected to provide a comprehensive range of visual receptors, types and angles of view and distances from the development site. If possible they should represent more than one visual receptor category e.g. locating a viewpoint at the junction between a PRow/cycleway and road would illustrate the view experienced by road users and pedestrians/cyclists

at a point where they are more likely to pause and be more aware of their surroundings and view.

Cumulative impacts are described by the LI as those which result from changes as a result of the proposed development in conjunction with other development, of intervisibility of a range of developments or elements of the proposed development, and of actions that occurred in the past, present or foreseeable future.

## 8. **Magnitude of Change**

Magnitude of change is a measure of the level of an effect on potential receptors arising from addition, alteration, or removal of baseline resources as a result of the proposed development and is classed as high, medium, low or negligible. The parameters and categories used for this appraisal are outlined in Table 3. Magnitude is based on professional judgement and determined by a combination of:

- ❑ The scale of the change in relation to the loss or addition of features in the view and changes in its composition;
- ❑ The degree or contrast or integration of any new features or changes in relation to remaining landscape feature, including scale, mass, height, colour etc..
- ❑ The nature of the view and the amount of time it will be experienced and whether the view will be direct, full, full partial or glimpsed.
- ❑ The duration and reversibility of the change.

The magnitude of change of potential impacts on visual receptors is assessed through a process of analysing the change in the visual envelope of the existing site. This assessment is informed by the photo record (Appendix 2).

In addition to nature, scale, and duration of the change, the magnitude of change to visual receptors takes into account the distance of the viewpoint from the proposed development as this will determine visibility of the site, its landscape elements and proposed structures and the context in which the view is experienced. It is another assessment tool which is evaluated for each project based on site location, context and size, as well as the character and scale of proposals.

|                                                               |
|---------------------------------------------------------------|
| <p><b>Table 3 Landscape and Visual Effects Magnitudes</b></p> |
|---------------------------------------------------------------|

| Magnitude of Change –<br>landscape                                                                                      |             | Magnitude of Change –Visual                                                                                                                                                                                                    |
|-------------------------------------------------------------------------------------------------------------------------|-------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Total loss of or major alteration to key elements / features / characteristics identified in the baseline study         | HIGH<br>↓   | Proposals form a significant and immediately apparent part of the view with often long-term and irreversible changes to its overall character.<br>Often associated with close distance or direct and open views.               |
| Partial loss of or alteration to one or more key elements / features / characteristics identified in the baseline study | MEDIUM<br>↓ | Proposals form a visible and recognisable new element within the overall view which are readily noticed by the observer or receptor.<br>Often associated with middle distance or partial views and often possible to mitigate. |
| Minor loss of or alteration to one or more key elements / features / characteristics identified in the baseline study   | LOW<br>↓    | Proposals constitute a minor component of the wider view, which might be missed by the casual observer or receptor.<br>Often associated with long-distance or glimpsed views or can be short-term, reversible effects.         |

**Table 3 Landscape and Visual Effects Magnitudes**

| Magnitude of Change –<br>landscape                                                                                                                                                               |                                                                                                              | Magnitude of Change –Visual                                                                                                                                                                                                                                                                  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Very minor, localised, loss of or alteration to one or more key elements / features / characteristics identified in the baseline study                                                           | NEGLIGIBLE<br>              | Proposals constitute such a minor component of the view as to only be visible when deliberately sought out and not casually perceptible, or are severely restricted so that proposals can be barely perceived.<br><br>Can be associated with any distance from site, usually middle to long. |
| No loss or alteration to one or more key elements / features / characteristics of the baseline (pre-development landscape) and / or no introduction of new elements / features / characteristics | NO CHANGE<br>NB: this level is normally scoped out in the baseline and not carried forward to the assessment | No part of the development, or work or activity associated with it, is discernible or they are at such a distance that they are scarcely appreciated                                                                                                                                         |

## 9. Assessment of Effects

An effect is the result of an impact at a certain magnitude combined with the sensitivity of a receptor. For example, a moderate magnitude impact on a low sensitivity receptor may be considered differently to such an impact affecting a high sensitivity receptor.

## 10. Degree of Effect

The degree of effect of the proposed development on potential landscape and visual receptors is measured as a combination of receptor sensitivity and magnitude of change using the matrix in the table below.

Whilst degree of effect is determined for any project, a consideration of a significance threshold is only applicable to projects falling under the Environmental Impact Assessment (EIA) Regulations in accordance with the Town and country Planning

Act and the European Union Directive 2011/92/EU. This project was not subject to EIA Regulations.

| <b>Table 4 Degree and Significance of Effects</b> |            |                      |                      |            |
|---------------------------------------------------|------------|----------------------|----------------------|------------|
|                                                   |            | Sensitivity          |                      |            |
|                                                   |            | High                 | Medium               | Low        |
| Magnitude                                         | High       | Substantial          | Moderate/Substantial | Moderate   |
|                                                   | Medium     | Moderate/Substantial | Moderate             | Slight     |
|                                                   | Low        | Moderate             | Slight               | Negligible |
|                                                   | Negligible | Slight               | Negligible           | Negligible |

## 11. Nature of Effects

Effects can be adverse (negative), beneficial (positive) or neutral. The landscape effects will be considered against the landscape baseline, which includes published landscape strategies or policies if they exist. Changes involving the addition of built form in the landscape are typically considered to be adverse unless otherwise stated within the assessment.

Visual effects are more subjective as the human perception of development can vary considerably from negative, neutral and positive attitudes. In the assessment of visual effects the assessor will exercise objective professional judgement in assessing the level of effects and, unless otherwise stated, will assume that all effects as a result of the introduction of new built form are adverse, thus representing the worst case scenario.

## 12. Assessment of Cumulative Effects

Cumulative effects have not been considered as part of this application. Cumulative landscape and visual effects are those which potentially occur when one or more schemes are visible from certain locations or routes. Seen together two or more developments may affect landscape character, valued landscapes, views and/or visual amenity.

The level of assessment will depend on the nature and scale of the proposal, the distribution of other schemes in the study area and the visibility of the sites. Typically existing and consented schemes and those with a valid planning application may be considered as part of the cumulative assessment. Where significant cumulative

effects are not anticipated to arise these will be ‘scoped out’ of the assessment and the reasons for doing so clearly stated in the main LVA report.

### Level and Significance of Cumulative Effects

A significant cumulative effect will normally occur where the introduction of the proposed development into a landscape with one or more existing schemes in the surrounding area results in a level of change to the extent that landscape character and/or visual amenity are defined by the presence of development. If the proposal by itself is assessed as having a significant effect on the landscape or visual resource, for example from a particular location or route, it does not necessarily follow that a significant cumulative effect will also arise. For a cumulative effect to occur, significant or otherwise, there needs to be an ‘additional’ effect on the landscape and views/visual amenity over and above that resulting from the proposal alone.

### Cumulative Landscape Effects

The magnitude of cumulative landscape change is related to the number, scale, extent and distribution of cumulative schemes and the effects these schemes have on landscape character, patterns (including sense of distance, scale and key focal points or skylines), perceptual characteristics (including sense of remoteness and tranquillity), special landscape interests and scenic qualities. In relation to cumulative landscape effects Best Practice Guidelines GLVIA3 recommends that “The cumulative landscape effects (as with the landscape effects of the principal scheme under consideration) must be considered particularly in terms of consequences for the key characteristics of the landscape in question. Judgements must be made about the compatibility of the proposals being considered with the existing characteristics of the landscape - for example its scale and pattern - and whether or not the character of the landscape is changed to such an extent that it becomes a new landscape type or sub type.” (Para 7.26, p256, GLVIA3)

“In order to keep the task of assessing cumulative landscape effects to a reasonable and manageable scale the prediction of effects and assessment of their significance should ideally progress in parallel so that it is clear that the emphasis will always be on the most significant effects. The approach to assessing the significance of cumulative landscape effects should be guided by the same principles as the approach to the initial project

### Cumulative Visual Effects

The magnitude of cumulative visual change is related to the landscape context, direction to each of the schemes, distance to each of the schemes, the horizontal and vertical angle occupied by the schemes, the duration of change, combined and successive visibility and the frequency and duration of sequential views.

Cumulative visual effects can be 'combined', for example occurring simultaneously at a settlement or other single vantage point; or 'sequential' arising along a route or recreational trail. Combined effects may be experienced either in 'combination' or 'succession'. Objects are considered to be perceived 'in combination' when they are visible in the same 90 degree field of view. When it is necessary to turn one's head right or left to view objects in other directions / fields of view, they are seen 'in succession' (i.e. up to 360 degrees).

Higher levels of significance may arise from cumulative visual effects related to developments that are in close proximity to the main project and are clearly visible together in views from the selected viewpoints or developments that are highly inter-visible, even though the individual developments may be at some distance from the main project and from individual viewpoints, and when viewed individually not particularly significant, the overall combined cumulative effect on a viewer at a particular viewpoint may be more significant.

## **12. Mitigation and Enhancement**

For certain adverse / negative impacts it may be possible to identify mitigation measures to reduce the magnitude of change and consequently lower the overall (residual) level of effect. 'Mitigation' refers to measures which are proposed to avoid, prevent, reduce or where possible offset or remedy any significant adverse / negative effects. Potentially significant effects identified during the design process have been prevented or reduced through design changes and embedded mitigation prior to the LVIA assessments.

The identification of additional mitigation measures in order to avoid, reduce, manage or compensate potential significant effects identified have been outlined within the LVIA.

Enhancement goes beyond mitigation of adverse landscape and visual effects such as proposals that seek to improve the landscape and / or visual amenity of the proposed development and its wider setting beyond its baseline condition. In practice enhancement is not specifically related to mitigation of adverse landscape and visual

effects but means any proposals that seek to improve the landscape and / or visual amenity of the proposed development site and its wider setting beyond its baseline condition. The Indicative landscape mitigation and enhancement plan in the LVIA outlines the proposed enhancements alongside the landscape and visual mitigation proposals.

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