

STUBCROFT FARM, EAST WITTERING

Preliminary Landscape and Visual Appraisal for a Potential Residential Development

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(Southampton)

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CONTENTS.....

1.0	INTRODUCTION	3
1.1	Methodology.....	3
1.2	Study Area.....	3
2.0	PLANNING CONTEXT.....	4
2.1	National Policy: National Planning Policy Framework (NPPF)	4
2.2	Designations.....	4
2.3	The Development Plan.....	4
2.3.1	Chichester Local Plan: Key Policies 2014-2029	4
3.0	THE LANDSCAPE CHARACTER OF THE SITE AND POTENTIAL LANDSCAPE EFFECTS OF DEVELOPMENT	5
3.1	Introduction	5
3.2	Existing Landscape Character Assessments	5
3.2.1	National Landscape Character: Natural England	5
3.2.2	County Landscape Character: West Sussex Landscape Character Assessment (2003).....	5
3.2.3	Chichester Landscape Capacity Study (2011)	6
3.3	The Landscape of the Site and its Context	6
3.4	Sensitivity of the Landscape.....	6
3.4.1	Value of the Landscape	6
3.4.2	Susceptibility of the Landscape	7
3.4.3	Sensitivity of Landscape Receptors	7
3.5	Potential Magnitude of Landscape Change	7
3.5.1	Size and Scale of Change for Landscape Receptors.....	7
3.5.2	Geographical Extent of Change for Landscape Receptors	7
3.5.3	Duration/Reversibility of Change for Landscape Receptors.....	7
3.5.4	Potential Magnitude of Change for Landscape Receptors.....	7
3.6	Summary of Landscape Character and Potential Landscape Effects of Development.....	8
4.0	POTENTIAL VISUAL EFFECTS OF DEVELOPMENT	9
4.1	Introduction	9
4.2	Overall Visibility.....	9
4.3	Potential Visual Receptors	9
4.4	Assessment of Sensitivity of Potential Visual Receptors	9
4.5	Potential Magnitude of Change for Receptors.....	9

4.6	Assessment of Potential Visual Effects of Development.....	10
4.7	Summary of Potential Visual Effects	10
5.0	RECOMMENDATIONS FOR THE MASTERPLAN AND MITIGATION MEASURES.....	11
APPENDIX A	12
DRAWINGS.....	18

DRAWINGS

- SF-001: Landscape Designations
- SF-002: Existing Landscape Character Assessments
- SF-003: Viewpoint Location Plan
- SF-004: Viewpoint1
- SF-005: Viewpoint 2
- SF-006: Viewpoint 3
- SF-007: Viewpoint 4
- SF-008: Viewpoint 5
- SF-009: Viewpoint 6

1.0 INTRODUCTION

SLR Consulting Ltd (SLR) was instructed by Barratt David Wilson Homes (Southampton), (BDW), to undertake a Preliminary Landscape and Visual Appraisal (LVIA) of a potential residential development site to the north of East Wittering, West Sussex.

The site is currently being promoted through the Local Plan process and consequently a detailed masterplan has not yet been prepared. The main objectives of this report are therefore to identify potential landscape and visual effects, and to advise on the overall design of the development and any mitigation measures.

1.1 Methodology

Given that this is at an early stage in the site planning process, it would be inappropriate to carry out a full landscape and visual impact assessment (LVIA). However, the principles of this appraisal are in accordance with the Guidelines for Landscape and Visual Impact Assessment (3rd Edition, 2013, also known as GLVIA3, produced by the Landscape Institute and Institute of Environmental Management and Assessment, 2013). A full method statement is included at Appendix A.

This assessment has been carried out by an experienced Chartered Landscape Architect. It is based upon a desk top assessment of relevant plans, guidance and character assessments, as well as a site assessment carried out in June 2018.

1.2 Study Area

The study area (which is larger than the potential area of visibility for the purposes of providing landscape context) is illustrated on drawing SF-001. The study area was identified through desk top analysis and by field survey.

2.0 PLANNING CONTEXT

2.1 National Policy: National Planning Policy Framework (NPPF)

NPPF paragraph 10 states that “*at the heart of the Framework is a **presumption in favour of sustainable development***” (bold text as per NPPF). Paragraph 11 (d) states that “*where there are no relevant development plan policies, or the policies which are out-of-date, granting permission unless: (i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or (ii) the adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole*”. Footnote 7 to this paragraph notes that out-of-date plans includes “*situations where the local planning authority cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer...)*”.

Paragraph 170 states that planning policies and decisions should contribute to and enhance the natural and local environment by (*inter alia*) “*a) protecting and enhancing valued landscapes ... (in a manner commensurate with their statutory status or identified quality in the development plan*” and “*b) recognising the intrinsic character and beauty of the countryside*”.

Paragraph 172 states that “*great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues*”.

2.2 Designations

The site does not contain, nor is it adjacent to, a designation based upon landscape or ecological value (see drawing SF-001 for a summary of landscape designations in the locality). The Chichester Harbour AONB is approximately 1.5 kilometres to the north west of the site at its closest point. There are three grade II listed buildings around the site, and one Grade II* property, but none of these are either within the site boundary or clearly visible from the site. The Bracklesham Bay SSSI is approximately 400 metres to the south of the site, and the Solent SAC is approximately two kilometres to the west.

The eastern part of the site is crossed by Stubcroft Lane, which is a public footpath. There are no other rights of way, open access areas, country parks or village greens within the site.

2.3 The Development Plan

2.3.1 Chichester Local Plan: Key Policies 2014-2029

Within this plan, East Wittering and Bracklesham is identified as a defined Settlement Hub. Policy 24 envisages the development of 180 homes, employment land, as well as supporting community facilities, along with subsequent amendments to the settlement boundary. Policy 7 states that strategic development should incorporate high standards of urban design and architecture and respect the character of the landscape.

In the emerging Preferred Approach Local Plan policy AL8 deals with East Wittering Parish, and states that land will be allocated for “*a minimum of 350 dwellings including any amendments to the settlement boundary*”. The draft policy states that any development in this area should provide on-site public open space, and should consider the effects of development upon the surrounding landscape and setting of the settlements of East Wittering and Bracklesham.

3.0 The Landscape Character of the Site and Potential Landscape Effects of Development

3.1 Introduction

The following landscape assessment is based upon both a desk top assessment of existing character assessments and plans as well as a site-based survey. In accordance with GLVIA3 the main landscape receptors, (individual landscape elements, aesthetic characteristics, overall character), which have the potential to be affected by the proposed development have been identified and their sensitivity to the proposed development has been assessed by considering their value and susceptibility. The potential magnitude of change which would be experienced by each of these receptors has then been assessed by determining the size and scale of change, the geographical extent of that change, and the duration and reversibility of that change.

By combining the sensitivity of receptors and the magnitude of effect the potential for significant landscape effects has been assessed.

3.2 Existing Landscape Character Assessments

There is a nested series of existing character assessments which provide a useful context to the character of the site. Drawing SF-002 summarises the classification provided by these assessments, but further details of each are set out below.

3.2.1 National Landscape Character: Natural England

At a national scale the site is included on the edge of Natural England's National Character Area (NCA) 126: South Coast Plain. The key characteristics of NCA 126 of relevance to the application site include the following:

- The plain slopes gently southwards towards the coast.
- In places, streams and rivers flow south from the higher land of the Downs to the sea.
- There are stretches of farmed land between developed areas, often with large arable fields defined by low hedges or ditches.
- The area has significant urban development, with settlements along the coastline dominated by the Portsmouth conurbation, suburban villages and seaside towns including Bognor Regis, Littlehampton and Worthing linked by major road and rail systems.

3.2.2 County Landscape Character: West Sussex Landscape Character Assessment (2003)

In the West Sussex Landscape Character Assessment the site is mostly within character area SC3, Chichester Harbour, but with the south east of the site in SC2, Manhood peninsula. Key characteristics of SC3 which are relevant to this include the following:

- Open agricultural land;
- Localised presence of woodland.

Relevant characteristics of SC2 are as follows:

- Mainly low-lying landform;
- Pockets of small enclosed fields and horse paddocks;

- Few trees or hedgerows;
- Large scale, arable farming with large, often hedgeless fields;
- Extensive farms with both traditional and modern farm buildings and silos;
- Rife and ditch systems with associated unimproved grassland;
- Busy roads.

3.2.3 Chichester Landscape Capacity Study (2011)

In the Chichester Landscape Capacity Study the site is included within site 146, East Wittering Northern Coastal Plain. The character type is largely classified as C1c, Coastal Plain, large scale arable, semi-open.

Site 146 is assessed as being of moderate sensitivity, comprising open agricultural land with some significant gaps in hedgerows. Landscape value is assessed as being slight, since there are no landscape designations, no contribution to the setting of outstanding assets, and no cultural or historical associations. The site is described as a “*pleasant arable landscape although influence from significant surrounding settlement limits tranquillity and remoteness*”. It is concluded that the capacity for development on site 146 is Medium/High.

3.3 The Landscape of the Site and its Context

The site is a mostly open, flat arable landscape, with a degraded hedgerow network. The predominantly rural character of the site is also influenced by a prominent settlement edge to the south and west, as well as a prominent business park to the north. The landscape to the northeast of the site, around Clayton Lane, is more enclosed and small to medium in scale, and includes a number of horse paddocks.

The main elements and aesthetic aspects of the landscape can be summarised as follows:

- Open, flat, arable land creates a predominantly rural character;
- Hedgerow network in generally poor condition, frequently breached or missing;
- Deep ditches running across the site;
- Prominent settlement edge on all sides of the site creates a strong urban fringe influence.

The overall character of the site accords with the description of the East Wittering Northern Coastal Plain within the Chichester Landscape Capacity Study.

3.4 Sensitivity of the Landscape

In accordance with GLVIA3 the sensitivity of the landscape receptors on site is determined by combining their value with their susceptibility to the type of development proposed.

3.4.1 Value of the Landscape

In determining the value of landscapes it is helpful to start with landscape and landscape-related designations. In this context it is important to note that the site is not included within a statutory or non-statutory landscape designation, and nor is it within a landscape-related designation.

GLVIA3 states that the value of undesignated sites should also be considered, and box 5.1 provides a helpful guide for assessing these sites. In this context it is important to note that the site has no cultural associations, and recreational value is limited to the footpath along Stubcroft Lane. The condition and scenic quality of the site is reduced by the degraded landscape structure and the influence of the settlement edge. The site also has

no formal heritage or ecological value. It is likely that views over open fields from the footpath and properties will be valued by local residents, and consequently it is concluded that the value of the site overall is between low and community. This judgement is corroborated by the assessment of slight in the Chichester Landscape Capacity Study.

3.4.2 Susceptibility of the Landscape

The susceptibility of the landscape of the site to accommodate residential development is raised by the agricultural land-uses and open, flat fields, but is also reduced by the prominence of existing development on all sides of the site. It is therefore concluded that the overall susceptibility of the site to residential development is medium.

3.4.3 Sensitivity of Landscape Receptors

In overview, the site has a low/community value and a medium susceptibility to residential development. The overall sensitivity of the landscape receptors to residential development is therefore medium/low.

3.5 Potential Magnitude of Landscape Change

In accordance with GLVIA3 potential changes to the individual landscape receptors have been assessed in relation to:

- The Size and Scale of Change;
- The Geographical Extent of Change; and
- The Duration and Reversibility of Change.

3.5.1 Size and Scale of Change for Landscape Receptors

Residential development would result in the introduction of new structures to a predominantly flat, open, arable landscape; however the scale of change caused by this would be reduced to some extent due to the prominence of existing settlement edges. It could also be possible to reduce the landscape effects of development by introducing broad greenways throughout the development, thus retaining some of the long views across the site.

Residential development could protect and enhance the existing hedgerow network, ensuring that breaches are filled with new planting and adding small areas of tree planting where appropriate.

Similarly, it would be possible to safeguard and enhance the existing watercourse on the site, which could form part of the green infrastructure for any new development.

3.5.2 Geographical Extent of Change for Landscape Receptors

Residential development on the site would affect a number of the landscape receptors across the site.

However, it is likely that there would be very little effect on the character of landscapes around the site, as the edges of the site are largely contained by structural vegetation and/or buildings.

3.5.3 Duration/Reversibility of Change for Landscape Receptors

The development would be permanent.

3.5.4 Potential Magnitude of Change for Landscape Receptors

It is likely that residential development on the site would result in localised significant landscape effects for some receptors, most notably the open arable fields. However, these effects would be limited to the site itself, which

is already strongly influenced by the settlement edge. The effects could also be mitigated by enhancing the hedgerow network, ditches, and other habitats, and by introducing broad greenways in order to continue to allow long views across the site.

3.6 Summary of Landscape Character and Potential Landscape Effects of Development

The site has been classified as East Wittering Northern Coastal Plain within the Chichester Landscape Capacity Study, and has been assessed as having a moderate sensitivity and a slight value, with a resultant medium/high capacity to accommodate development.

The site comprises open, flat, arable land. The hedgerow network is in a degraded condition and built development is prominent around the edges of the site.

It is likely that development on this site would result in localised significant landscape effects. However, effects on landscape receptors around the site would be limited, as the site is largely enclosed by structural vegetation and buildings. Landscape effects could also be mitigated by conserving and enhancing the existing hedgerow network, enhancing biodiversity, retaining and improving ditches, and by introducing broad greenways in order to conserve open views across the site.

4.0 POTENTIAL VISUAL EFFECTS OF DEVELOPMENT

4.1 Introduction

Overall visibility has been determined by a desk top assessment of plans and aerial photographs and by site visit.

Six viewpoint locations have been identified to illustrate the range of available views around the site. The objective in selecting these locations has been to represent the range of views of the existing site which are available from publicly accessible locations.

The location of all viewpoints is illustrated on drawing SF-003. For each of the viewpoints photographs of the existing views have been included (see drawings SF-004 to SF-009).

In accordance with the recommendations of GLVIA3 the potential level of visual effects has been determined by assessing both the sensitivity of visual receptors and the potential magnitude of visual effect.

4.2 Overall Visibility

The potential visibility of development on site would be confined by the existing settlement edge to the west and south; by the business park, vegetation and farm buildings to the north; and by vegetation and buildings along Bracklesham Lane to the east.

4.3 Potential Visual Receptors

Within the visual envelope of the potential development the following types of visual receptors have the potential to experience changes in their views:

- Residential receptors, particularly from properties north of Stocks Lane to the south (including Barn Road, Wessex Avenue), and properties to the east of Church Road to the west.
- Walkers/pedestrians using Stubcroft Lane, and pavements along the B2198 (Bracklesham Lane) and Church Road;
- Users of the bowls pitch and recreation ground to the south west of the site.

4.4 Assessment of Sensitivity of Potential Visual Receptors

Residential receptors and walkers are likely to be particularly susceptible to change, as residents and walkers are more likely to be focused on views of the landscape. Users of recreational facilities are less susceptible to visual change as they are more likely to be focused on other activities.

None of the viewpoints in and around the site forms part of a landscape related designation, and nor are they linked with visitor destinations or cultural associations. However, Stubcroft Lane is a public footpath and is therefore formally recognised as a right of way used by walkers.

It therefore follows that walkers on Stubcroft Lane would have high sensitivity to visual change on the site, with residents around the edges of the site being of medium to high sensitivity. Pedestrians on Bracklesham Lane and Church Road are of medium sensitivity due to the context of existing houses and traffic in these locations.

4.5 Potential Magnitude of Change for Receptors

The criteria used for this analysis are taken from GLVIA 3 paragraphs 6.31 to 6.41, which include size/scale, geographical extent and duration.

For residential receptors to the south and west of the site it is likely that the nature of views would change to some extent, since the existing open views would be replaced by views towards new homes. However, if the existing recreational area to the south west of the site is retained, new houses would occupy only a small proportion of views from homes on Stocks Lane and Church Road.

Views from Stubcroft lane are currently largely enclosed by hedgerows on either side, although there are several points at which open views across parts of the site are possible, particularly at the southern end of this right of way, (see for example viewpoint 2, SF-005). It therefore follows that the majority of views from this footpath would be largely unchanged, assuming that the existing hedgerows are retained and enhanced. However, where views are currently open there is the potential for a large scale of visual change, with new homes being clearly visible. These effects could be partially mitigated if some open views along broad green ways are retained.

Views from the pavements on Church Road and Bracklesham Lane are also largely contained by hedgerows along the edges of the site, but once more there are locations at which clear views across the site are available (see for example viewpoint 6, SF-009). For Church Road, these effects could be mitigated by setting development back from the road and reinforcing existing hedgerows, although it would be desirable to preserve some open views. For Bracklesham Lane, the site is generally set back behind fields and houses, with only one small section of the site abutting the lane. If the hedgerows in this location are reinforced it is likely that views towards the development could be largely screened (see viewpoint 3, SF-006).

There are likely to be clear views of the development from the recreational areas to the south of the site, (see for example viewpoint 1, SF-004), although there is ample space to provide intervening mitigation planting in these locations.

4.6 Assessment of Potential Visual Effects of Development

New housing on the site is likely to result in some localised significant visual effects, most notably for some views from Stubcroft Lane and for some residential receptors to the south of the site. However, in both of these cases there is scope for mitigation, both by providing standoffs and additional planting.

To a lesser extent there is the potential for some significant visual effects for pedestrians using pavements on Church Road and Bracklesham Lane. However, there is also considerable scope in these locations to provide stand offs to development and additional planting which would greatly reduce visual effects.

4.7 Summary of Potential Visual Effects

Development on the site has the potential to be visible within the site itself, but with very little visibility outside of the site due to a combination of the gently sloping landform and existing structural vegetation and buildings.

Within the potential visual envelope there is the possibility of significant effects for walkers on Stubcroft Lane, as well as on Church Road and, to a lesser extent, Bracklesham Lane. However, views from these locations are largely constrained by existing vegetation, and there is scope to mitigate remaining views either with standoffs and additional planting, or by providing open vistas along broad green ways.

5.0 RECOMMENDATIONS FOR THE MASTERPLAN AND MITIGATION MEASURES

Based upon this preliminary landscape and visual appraisal it is recommended that the masterplan incorporates the following elements in order to respect local character and protect views:

- Retain existing structural vegetation across the site and enhance by planting up gaps and restoring hedgerows which have been removed;
- Conserve and enhance existing ditches across the site. There is the potential to reprofile the ditches in order to enhance biodiversity;
- Provide broad green ways and open spaces to allow the retention of some open views across the site;
- Enhance the biodiversity value of the site by introducing new habitats and enhancing existing habitats. Ensure that these habitats are connected to further enhance their wildlife value;
- Conserve and reinforce the hedgerows along Stubcroft Lane such that the majority of views of development would be screened. Allow some open views from this footpath over the site by providing broad green ways and open spaces;
- Provide a standoff to development on Church Road in order to help mitigate potential visual effects;
- Provide reinforcement of existing hedgerows on Bracklesham Lane in order to screen potential views from here.

APPENDIX A

Criteria and Definitions Used in Preliminary Landscape and Visual Assessments

Introduction

Preliminary Landscape and Visual Assessment (LVA) is a tool used to identify the potential effects of development on “*landscape as an environmental resource in its own right and on people’s views and visual amenity*” (GLVIA3, paragraph 1.1). It is an assessment used at an early stage in the site planning or masterplanning process, before the design has been fully resolved.

Although LVA does not consider detailed landscape and visual effects as a landscape and visual impact assessment (LVIA) does, it still follows the principles set out in GLVIA3.¹ GLVIA3 is the main source of guidance on LVIA.

Landscape is a definable set of characteristics resulting from the interaction of natural, physical and human factors: it is a resource in its own right. Its assessment is distinct from visual assessment, which considers effects on the views and visual amenity of different groups of people at particular locations. Clear separation of these two topics is recommended in GLVIA3.

As GLVIA3 (paragraph 2.23) states, professional judgement is an important part of the LVIA (and LVA) process: whilst there is scope for objective measurement of landscape and visual changes, much of the assessment must rely on qualitative judgements. It is critical that these judgements are based upon a clear and transparent method so that the reasoning can be followed and examined by others.

Landscape and visual effects can be positive, negative or neutral in nature. Positive effects are those which enhance and/or reinforce the characteristics which are valued. Negative effects are those which remove and/or undermine the characteristics which are valued. Neutral effects are changes which are consistent with the characteristics of the landscape or view.

¹ Landscape Institute and Institute of Environmental Management and Assessment ‘Guidelines for Landscape and Visual Impact Assessment’ (Third Edition, April 2013)

Landscape Effects

Landscape, as defined in the European Landscape Convention, is defined as “*an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors*”, (Council of Europe, 2000). Landscape does not apply only to special or designated places, nor is it limited to countryside.

GLVIA3 (paragraph 5.34) recommends that the effect of the development on landscape receptors is assessed. Landscape receptors are the components of the landscape that are likely to be affected by the proposed development, and can include individual elements (such as hedges or buildings), aesthetic and perceptual characteristics (for example sense of naturalness, tranquillity or openness), or, at a larger scale, the character of a defined character area or landscape type. Designated areas (such as National Parks or Areas of Outstanding Natural Beauty (AONBs) are also landscape receptors.

This assessment is being undertaken because the proposed development has the potential to remove or add elements to the landscape, to alter aesthetic or perceptual aspects, and to add or remove characteristics and thus potentially change overall character.

Judging landscape effects requires a methodical assessment of the sensitivity of the landscape receptors to the proposed development and the magnitude of effect which would be experienced by each receptor.

Landscape Sensitivity

Sensitivity of landscape receptors is assessed by combining an assessment of the susceptibility of landscape receptors to the type of change which is proposed with the value attached to the landscape. (GLVIA3, paragraph 5.39).

Value Attached to Landscape Receptors

Landscape receptors may be valued at community, local, national or international level. Existing landscape designations provide the starting point for this assessment.

Where landscapes are not designated and where no other local authority guidance on value is available, an assessment is made by reference to criteria in Box 5.1 of GLVIA3 which in turn is based on the Landscape Character Assessment Guidance of 2002². In accordance with the judgement of Justice Ouseley,³ the landscape and visual attributes of the site as a whole are also reviewed to determine whether the site has demonstrable physical attributes which elevate it above ordinary countryside.

Susceptibility of Landscape Receptors to Change

As set out in GLVIA3, susceptibility refers to the ability of the landscape receptor to “*accommodate the proposed development without undue adverse consequences for the baseline situation and/or the achievement of landscape planning policies and strategies*”. Judgement of susceptibility is particular to the specific characteristics of the proposed development and the ability of a particular landscape or feature to accommodate the type of change proposed.

² Swanwick C and Land Use Consultants (2002), Landscape Character Assessment for England and Scotland, Countryside Agency and Scottish Natural Heritage

³ CO/4082/2014 Neutral Citation Number: [2015] EWHC 488 (Admin) In the High Court of Justice Queen's Bench Division the Administrative Court Before: Mr Justice Ouseley Between: Stroud District Council, Claimant V Secretary of State for Communities and Local Government, Defendant

Magnitude of Landscape Change

The magnitude of landscape change is established by assessing the size or scale of change, the geographical extent of the area influenced and the duration and potential reversibility of the change.

Size and Scale of Change

The size and/or scale of change in the landscape takes into consideration the following factors:

- the extent/proportion of landscape elements lost or added; and/or
- the degree to which aesthetic/perceptual aspects are altered; and
- whether this is likely to change the key characteristics of the landscape.

The criteria used to assess the size and scale of landscape change are based upon the amount of change that will occur as a result of the proposed development, as described in Table A5 below.

Geographical Extent of Change

The geographical extent of landscape change is assessed by determining the area over which the changes will influence the landscape. For example this could be at the site level, in the immediate setting of the site, or over some or all of the landscape character types or areas affected.

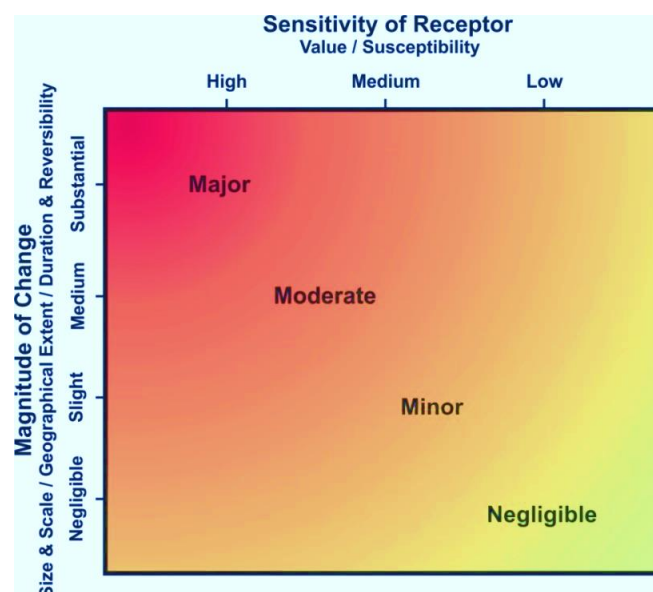
Duration and Reversibility of Change

The duration of the landscape change considers whether the change will be permanent and irreversible or temporary and reversible.

Assessment of Landscape Effects and Significance

The assessment of landscape effects and their significance is defined in terms of the relationship between the sensitivity of the landscape receptors and the magnitude of the change. The diagram below (Figure A1) summarises the nature of the relationship but it is not formulaic. Judgements are made about each landscape effect using this diagram as a guide.

Fig A1: Assessment of Landscape Effects and Overall Significance



Visual Effects

Visual effects are the effects of change and development on the views available to people and their visual amenity. Visual receptors are the people whose views may be affected by the proposed development. They generally include users of public rights of way or other recreational facilities or attractions; travellers who may pass through the study area because they are visiting, living or working there; residents living in the study area, either as individuals or, more often, as a community; and people at their place of work.

Judging visual effects requires an assessment of the sensitivity of the visual receptors to the proposed development and the magnitude of effect which would be experienced by each receptor.

Viewpoints are chosen for a variety of reasons but most commonly because they represent views experienced by relevant groups of people.

Visual Sensitivity

Sensitivity of visual receptors is assessed by combining an assessment of the susceptibility of visual receptors to the type of change which is proposed with the value attached to the views. (GLVIA3, paragraph 6.30).

Value Attached to Views

Different levels of value are attached to the views experienced by particular groups of people at particular viewpoints. Assessment of value takes account of a number of factors, including:

- Recognition of the view through some form of planning designation or by its association with particular heritage assets; and
- The popularity of the viewpoint, in part denoted by its appearance in guidebooks, literature or art, or on tourist maps, by information from stakeholders and by the evidence of use including facilities provided for its enjoyment (seating, signage, parking places, etc.); and
- Other evidence of the value attached to views by people including consultation with local planning authorities and professional assessment of the quality of views.

Susceptibility of Visual Receptors to Change

The susceptibility of different types of people to changes in views is mainly a function of:

- The occupation or activity of the viewer at a given viewpoint; and
- The extent to which the viewer's attention or interest be focussed on a particular view and the visual amenity experienced at a given view.

Magnitude of Visual Change

The magnitude of visual change is established by assessing the size or scale of change, the geographical extent of the area influenced and the duration and potential reversibility of the change.

Size and Scale of Change

The criteria used to assess the size and scale of visual change at each viewpoint are as follows:

- the scale of the change in the view with respect to the loss or addition of features in the view, changes in its composition, including the proportion of the view occupied by the proposed development and distance of view;

- the degree of contrast or integration of any new features or changes in the landscape with the existing or remaining landscape elements and characteristics in terms of factors such as form, scale and mass, line, height, colour and texture; and
- the nature of the view of the proposed development, for example whether views will be full, partial or glimpses or sequential views while passing through the landscape.

Geographical Extent of Change

The geographical extent of the visual change identified at representative viewpoints is assessed by reference to a combination of the Zone of Theoretical Visibility (ZTV), where this has been prepared, and field work.

The following factors are considered for each representative viewpoint:

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

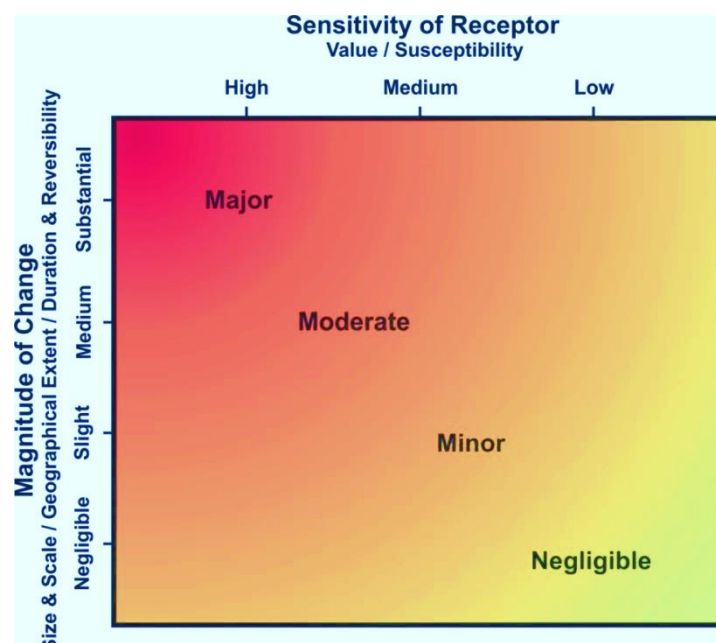
Duration and Reversibility of Change

The duration of the visual change includes consideration of whether views will be permanent and irreversible or temporary and reversible.

Assessment of Visual Effects and Significance

The assessment of visual effects is defined in terms of the relationship between the sensitivity of the visual receptors (value and susceptibility) and the magnitude of the change. The diagram below (Figure A2) summarises the nature of the relationship but it is not formulaic and only indicates broad levels of effect. Judgements are made about each visual effect using this diagram as a guide.

Figure A2: Assessment of Visual Effects and Overall Significance



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