Environmental Statement

Appendix 7.1: LVIA Method

Land at Lower Berse Farm, Wrexham

On behalf of Redrow Homes Ltd

July 2024



Appendix 7.1: Landscape and Visual Impact Assessment (LVIA) Method

1.1 This method statement is a description of the method used by The Environment Partnership Limited (TEP) to assess the effect of proposed development on landscape character and on views.

1.2 This method is used for development for which Environmental Impact Assessment (EIA) is required and where landscape character and visual matters are topics identified as requiring further investigation throughout the EIA process. This method is used to provide an assessment of effects arising from the construction and operation of the EIA development.

1.3 The method is based on the guidance contained in 'Guidelines for Landscape and Visual Impact Assessment - Third Edition', Landscape Institute (LI) and Institute of Environmental Management and Assessment, 2013 (GLVIA3). Other relevant guidance is referred to within the Method section of the ES LVIA Chapter.

1.4 Paragraph 1.20 of GLVIA3 explains that the guidance:

"concentrates on principles while also seeking to steer specific approaches where there is a general consensus on methods and techniques. It is not intended to be prescriptive, in that it does not provide a detailed 'recipe' that can be followed in every situation. It is always the primary responsibility of any landscape professional carrying out an assessment to ensure that the approach and methodology adopted are appropriate to the particular circumstances."

1.5 In accordance with Chapter 4 of GLVIA3, the LVIA Chapter of the Environmental Statement (ES) includes a description of the development being assessed and identifies those components of the development that are more likely to give rise to significant landscape and visual effects.

1.6 The LVIA Chapter also will refer to information from other Chapters of the ES that contain relevant information regarding proposed development parameters and drawings showing the general layout, sections and elevations where these are available.

1.7 There are five stages to the method of assessment of landscape and visual effects described in GLVIA3, Chapters 5 and 6. These are:

- Scope;
- Establishing the landscape and visual baseline;
- Predicting and describing landscape and visual effects;
- Assessing the significance of landscape and visual effects; and
- Judging the overall significance of landscape and visual effects.

1.8 The significance of landscape and visual effects will be assessed when such effects would be at their peak, (when the greatest amount of construction activity would be undertaken or the greatest extent of the proposed development would be present, at one time in any one location).

1.9 Operational effects are those occurring on completion of the proposed development (at year 0), and for the short and medium-term (between year 1 and 15); and those which would

occur from the proposed development 15 years after completion, taking account of the establishment of embedded landscape mitigation.

1.10 The five stages listed above are discussed below for the landscape assessment, and then for the visual assessment.

Landscape Assessment

Scope

1.11 Paragraph 5.2 of GLVIA3 advises that:

"Scoping should…identify the area of landscape that needs to be covered in assessing landscape effects. This should be agreed with the competent authority, but it should also be recognised that it may change as the work progresses, for example as a result of fieldwork, or changes to the proposal. The study area should include the site itself and the full extent of the wider landscape around it which the proposed development may influence in a significant manner. This will usually be based on the extent of Landscape Character Areas likely to be significantly affected either directly or indirectly. However, it may also be based on the extent of the area from which the development is potentially visible, defined as the Zone of Theoretical Visibility, or a combination of the two."

1.12 The physical scope of the landscape assessment will be informed by the following:

- Landscape designations;
- Published descriptions of landscape character types and/or areas;
- Field assessment; and
- Consultation with the determining authority and stakeholders.

Establishing the Landscape Baseline

Desk Based Assessment

1.13 The desk based assessment will involve a review of relevant information, guidance and planning policy relating to the proposed development, landscape character, landscape designations and recognised views or viewpoints in the landscape. It will include:

- National and local planning policy and guidance;
- National character area profiles published by Natural England;
- Regional and local landscape character assessments;
- Definitive map for the administrative area or areas likely to be affected;
- Sustrans website;
- National trails and other published walking routes;
- Relevant cultural heritage information such as World Heritage Sites, Listed Buildings, Scheduled Monuments, Registered Battlefields, Registered Parks and Gardens;
- Relevant nature conservation information such as Sites of Special Scientific Interest, Special Areas of Conservation, Special Protection Areas, National Nature Reserves, Local Nature Reserves;
- Ordnance Survey plans; and
- Online aerial mapping.

1.14 Where spatial data is available for the above, it will be collated and mapped using Geographic Information Systems (GIS).

Site Assessment

1.15 Baseline field survey work will be undertaken to gather landscape baseline information augmenting published landscape character assessments and to inform and assess the proposed development. It will involve a visit to the study area by car and on foot.

1.16 As advised in GLVIA3 Paragraphs 5.15 and 5.16 fieldwork will be used to check the applicability of published character assessments to the study area, identifying variations in character at a more detailed scale. Fieldwork will be undertaken at publicly accessible locations and landscape characteristics and features recorded.

Site Photography

1.17 Baseline photographs will be presented as Type 1 visualisations in accordance with LI guidance. The time and date when each photograph was taken wil be detailed on each viewpoint figure.

1.18 In most cases panorama baseline photographs will be taken by rotating the camera to take in a wider expanse of view. The rotating angle between adjacent photographs will be

approximately 20° (about 50% overlap on field of view). Panorama baseline photographs will be joined together in Adobe Photoshop.

1.19 The Site will be identified and, where possible, the approximate horizontal extent of the Site will be marked on the view by comparing the view with satellite imagery utilising GIS, and by using field survey knowledge.

Reporting on the Landscape Baseline

1.20 Following desk based and site assessments the landscape baseline will be described and supported with illustrations where necessary, including maps showing published landscape and landscape character areas, and topography.

1.21 National and local published landscape character assessments will be used as the basis for establishing the baseline environment for the landscape assessment.

1.22 As mentioned above, GLVIA3 advises that existing assessments should be reviewed and supplemented with more detailed survey of the site itself and immediate surroundings, noting any differences or refinements when compared to the key characteristics of the published assessments.

1.23 The landscape baseline will be informed by published historic landscape characterisation and Conservation Area Appraisals (where available and relevant), and the presence of designated heritage assets such as Listed Buildings and Scheduled Ancient Monuments.

1.24 The LVIA method does not include for the assessment of historic environment assets as that assessment is undertaken by others and reported in a separate ES chapter if required. However, the contribution that historic environment assets make to landscape character is considered when establishing the baseline and in the assessment of effects.

1.25 GLVIA3 paragraph 5.33 advises that *'individual elements and aesthetic and perceptual aspects of the landscape'* should be identified and described, with a particular emphasis on any key characteristics that contribute to the distinctive character of the landscape.

1.26 Paragraph 5.33 also advises that *'the condition of the landscape, including the condition of elements or features such as buildings, hedgerows or woodland'* should be identified. The landscape will be described as it is at the time, but consideration will also be given to the future baseline i.e. what it may be like in the future at the point when construction and operation effects of the development would occur.

Landscape Value

1.27 Paragraph 5.19 of GLVIA3 advises that the value of the landscape potentially affected by the development should be evaluated when establishing the landscape baseline. Landscape value also is referred to below as part of the method for 'Assessing the Significance of Landscape Effects'.

1.28 Highly valued landscapes typically are identified by international level designations such as World Heritage Sites, and are landscapes closely associated with an artist or writer of international renown; and include national level designations such as National Parks and Areas of Outstanding Natural Beauty (AONB). An indication of landscapes of local value

may be evidenced by designation in Local Plans such as Areas of Great Landscape Value, Special Landscape Areas and Local Landscape Designations.

1.29 Undesignated landscapes and features also are valued.

1.30 Paragraph 5.19 of GLVIA3 advises that following a review of existing landscape designations *"the value attached to undesignated landscapes also needs to be carefully considered and individual elements of the landscape – such as trees, buildings or hedgerows – may also have value."*

1.31 GLVIA3, Box 5.1 under paragraph 5.28, describes a range of factors that can help in the identification of valued landscapes. These include landscape quality (condition); scenic quality; rarity; representativeness; conservation interests; recreation value; perceptual aspects, and associations.

1.32 Table 1 of the LI's Technical Guidance Note 02-21 (LI-TGN 02/21): 'Assessing landscape value outside national designations', also identifies a range of factors that can be considered when identifying landscape value, including:

- Natural heritage;
- Cultural heritage;
- Landscape condition;
- Associations;
- Distinctiveness;
- Recreational value;
- Perceptual Aspects (Scenic);
- Perceptual Aspects (Wildness and tranquillity); and
- Functional.

1.33 Guidance contained within LI-TGN 02/21 is stated as being the LI's current reflection on the subject of landscape value and is intended to be complementary to GLVIA3.

1.34 The above factors set out in GLVIA3 and LI-TGN 02/21 will be considered in detail when determining landscape value. The review of published local landscape character assessments also will inform judgements on landscape value.

1.35 Paragraph 5.19 of GLVIA3 advises that *"landscapes or their component parts may be valued at the community, local, national or international levels."* This word-scale has been used to

define the level of lansdscape value in the baseline assessment although an intermediate scale between local and national has been identified.

1.36 This method recognises the importance of a hierarchy of landscape designations to landscape value but also recognises the factors identified by GLVIA3 in Box 5.1 and identified by LI-TGN 02/21 in Table 1.

1.37 **Table 1** below provides typical criteria used when making judgements on landscape value. Not all criterion need apply when giving a specific evaluation rating.

Table 1 – Landscape Value Criteria

Landscape Value	Typical Criteria
International	Land within a World Heritage Site where the scenic qualities of the particular landscape in question contributes to the designation. A landscape closely associated with an artist or writer of international renown.
National	Land within a National Park, AONB or National Scenic Area (NSA) where the scenic qualities of the particular landscape in question are consistent with the designation. A landscape closely associated with an artist or writer of national renown.
Regional	A landscape which has a scenic quality and rarity, or recreational or tourist offer, which results in its recognition at a regional or county-level.
Local	A landscape which has some scenic quality and rarity, or a recreational or tourist offer, which results in its recognition at a borough or district-level. A landscape with a local plan designation which relates to landscape quality, or a local plan designation which relates to a conservation interest (historic or wildlife) where the landscape contributes to the designation.
Community	Landscapes which are valued by residents and workers within the community, but for which there is no particular indication of a higher value.

Predicting and Describing Landscape Effects

1.38 Once the landscape baseline is established, baseline information will be combined with an understanding of the components of the proposed development with the potential to affect landscape, to identify and describe the landscape effects.

1.39 Paragraph 5.34 of GLVIA3 refers to two steps when predicting landscape effects. These are summarised below:

- The first step is to identify the components of the landscape that are likely to be affected by the scheme; and
- The second step is to identify interactions between these landscape receptors and the different components of the development at all its different stages.

1.40 Landscape effects will be predicted based on the above approach. Predicted landscape effects will be specific to the development being assessed and will include, where relevant, effects that are direct, indirect, short, medium and long term, permanent and temporary, positive (or beneficial) and negative (or adverse) or neutral. A neutral effect is one in which there is no noticeable beneficial or adverse effect, or in which the effect is considered neither beneficial nor adverse overall, having made a 'net equation' judgment that takes into account both beneficial and adverse impacts. These are discussed further below.

Assessing the Significance of Landscape Effects

1.41 The assessment of the likely significant effects of development on the landscape will be undertaken in accordance with advice at paragraphs 5.38 to 5.52 of GLVIA3. Assessing the significance of landscape effects requires an assessment of the sensitivity of the landscape affected (its susceptibility to change and value), and an assessment of the magnitude of the impact (size or scale, geographical extent, nature of the impact (adverse or beneficial), and its duration and reversibility on the landscape).

Landscape Sensitivity

1.42 In accordance with paragraph 5.39 of GLVIA3, landscape sensitivity sequentially combines judgements of the susceptibility of landscape to change arising from the type of development proposed (i.e. the degree to which the landscape can accommodate the proposed change without suffering detrimental effects on its character), and the value of the landscape as determined by the criteria in **Table 1** above.

1.43 As described above, the value of the landscape potentially affected by the proposed development will be evaluated when establishing the landscape baseline.

Susceptibility to Change

1.44 The susceptibility of a landscape to change is dependent on the characteristics of the receiving landscape and the type and nature of the development proposed. Landscape character types or areas also have varying sensitivity to the types of development they are able to accommodate.

1.45 In accordance with paragraph 5.42 of GLVIA3, the assessment of susceptibility will be specific to the development proposed and the character or special qualities of the receiving

landscape. Susceptibility to change will be evaluated as part of the assessment of effects, and not recorded as part of the landscape baseline.

1.46 The judgement on the susceptibility of a landscape to change from the proposed development will be recorded as high, medium, or low. The susceptibility of the landscape to the proposed development will be evaluated using the typical criteria in **Table 2** below . Not all criterion need apply when giving a specific evaluation rating.

Table 2 - Susceptibility to Change Criteria

Susceptibility to Change	Typical Criteria
High	• There is limited existing development and built form present in the landscape potentially affected; and/or • There is limited or no screening by trees, woodland, hedgerow, landform, and/or built form; and/or • The landscape cannot accommodate the operation (and construction) of the proposed development without suffering detrimental effects on its character.
Medium	• There is some development and built form present in the landscape; and/or • There is some screening by trees, woodland, hedgerow, landform, and/or built form; and/or • The landscape generally is able to accommodate the operation (and construction) of the proposed development without suffering detrimental effects on its character.
Low	• There is large-scale built development present in the landscape; and/or • There is screening by trees, woodland, hedgerow, landform, and/or built form; and/or • The landscape is able to accommodate the operation (and construction) of the proposed development without suffering detrimental effects on its character.

Landscape Sensitivity

1.47 Landscape sensitivity is a judgement that combines evaluations of landscape value and landscape susceptibility to change to the development proposed. The assessment of landscape sensitivity will use typical criteria described in **Table 3** below.

Table 3 - Criteria used to Assess Landdcape Sensitivity

Landscape Sensitivity	Typical Criteria

High	The landscape has: • High susceptibility to change and is of international, national or regional value; or • Medium susceptibility to change and is of international or national value.
Medium	The landscape has: • High susceptibility to change and is of local or community value; or • Medium susceptibility to change and is of regional or local value; or • Low susceptibility to change and is of international or national value.
Low	The landscape has: • Medium susceptibility to change and is of community value; or • Low susceptibility to change and is of regional, local or community value.

1.48 GLVIA3 advises that there can be complex relationships between the value of a landscape and the landscape's susceptibility to change, which are noted as being especially important when considering change within or close to designated landscapes. GLVIA3 provides the following examples at paragraph 5.46:

- *"an internationally, nationally or locally valued landscape does not automatically, or by definition, have high susceptibility to all types of change;*
- *it is possible for an internationally, nationally or locally important landscape to have relatively low susceptibility to change resulting from the particular type of development in question, by virtue of both the characteristics of the landscape and the nature of the proposal;*
- *the particular type of change or development proposed may not compromise the specific basis for the value attached to the landscape."*

1.49 TEPs approach will consider the advice in paragraph 5.46 and its applicability to the landscape receptor and the proposed development being assessed.

1.50 In accordance with paragraph 5.42 of GLVIA3, landscape sensitivity will be considered as part of the assessment of effects, where the judgements on susceptibility to change are identified.

Magnitude of Impact

1.51 As advised in paragraphs 5.48 to 5.52 of GLVIA3 the magnitude of effect (impact) on the landscape will be assessed, with the level of effect (impact) related to the size or scale of change; the geographical extent of the area influenced; and the duration and reversibility of the effect (impact), as detailed in GLVIA3.

1.52 Impacts that are greater in scale and long-term in duration usually have more of a bearing on the assessment. The effectiveness of mitigation will be considered when assessing the duration of impacts, particularly where planting is part of the proposed development with the

potential to change the scale or nature of the landscape impact. The following aspects will be considered when determining the magnitude of impact on landscape character.

Size or Scale

1.53 Determining the size or scale of impact takes account of the loss or the addition of features in the landscape and the predicted changes to landscape character and qualities as a result of the proposed development. Changes in composition have the potential to affect aesthetic or perceptual aspects of the landscape. Consideration also is given to whether the predicted landscape impact changes the key characteristics of the landscape that influences the distinctive character of the landscape.

Geographical Extent

1.54 Geographical extent describes the spatial scale over which impacts on landscape character and quality will occur. Within the landscape study area particular landscape impacts will be experienced at the site level (i.e. within the proposed development site), at the level of the immediate setting of the site; within the landscape type or character area within which the proposed development is situated; and at a larger scale where the proposed development could potentially influence several landscape types or character areas.

Duration and Reversibility of Impacts on Landscape

1.55 These are separate but linked considerations. Duration will be judged on a scale of:

- short-term: 0 to 5 years including the construction period and on completion;
- medium-term: 5 to 15 years including establishment of any planting proposed as part of the proposed development; and
- long-term: 15 years onwards for the life of the proposed development.

1.56 Reversibility is a judgement about the prospects and the practicality of the landscape impacts being reversed. For example, while some forms of development such as housing can be considered permanent, others such as electrical infrastructure can be considered as reversible since they have a limited life and could eventually be removed and the land reinstated. Reversibility is particularly relevant to construction impacts as works will cease and land and most landscape features will be reinstated in the short-term.

Direct and Indirect Impacts

1.57 Both 'direct' and 'indirect' impacts will be considered.

1.58 At paragraph 3.22 of GLVIA3, direct effects (impacts) are defined as those arising *"directly from the development itself".* Whereas an indirect effect (impact) is described as the *"consequential change resulting from the development."* In relation to indirect effects (impacts), the example is provided of the proposed development altering drainage, which could result in landscape effects (impacts) as a result of changes to vegetation downstream. Other examples given relate to the requirements for associated development, such as the upgrade of utilities, or mineral extraction to supply material.

1.59 **Table 4** below describes the criteria used to assess the magnitude of impact on landscape. The magnitude of impact can be adverse or beneficial, and in some instances 'neutral'..

Table 4 – Typical Criteria Used to Assess the Magnitude of Impact on Landscape Character

Magnitude of Impact	Typical Criteria
High	Major alteration to key features or characteristics in the existing landscape and/or the introduction of elements considered totally uncharacteristic. Typically this would be where there would be a great scale of change to the character of the landscape for the long or medium-term.
Medium	Partial alteration to key features or characteristics of the existing landscape and/or the introduction of prominent elements. Typically this would be where there would be a: • notable scale of change to the character of the landscape for the medium and long- term; or a • great scale of change on the landscape for the short-term.

Magnitude of Impact	Typical Criteria
Low	Minor alteration to key features and characteristics of the existing landscape and/or the introduction of features which may already be present in the landscape. Typically this would be where there would be a: • notable or low scale of change to the character of the landscape for the short-term; or a • low scale of change on the landscape in the medium or long-term.
Negligible	A very minor alteration to key features or characteristics of the existing landscape. Typically this would be where the scale of change on landscape character would be barely perceptible in the short, medium or long-term.

Judging the Significance of Landscape Effects

1.60 GLVIA3 paragraph 5.53 advises that *"to draw final conclusions about significance the separate judgements about the sensitivity of the landscape receptors and the magnitude of the landscape effects need to be combined, to allow a final judgement about whether each different effect is significant or not."*

1.61 The assessment of the significance of the effect of the proposed development on the landscape is not an absolute scale. GLVIA3 paragraph 3.23 advises that the assessment of significance *"is an evidence-based process combined with professional judgement"*, and that the basis of these judgements *"is transparent and understandable, so that the underlying assumptions and reasoning can be understood by others."*

1.62 Paragraph 5.56 of GLVIA3 advises that it is reasonable to say that the effects of the greatest significance are likely to be those which would result in *"major loss or irreversible negative (adverse) effects, over an extensive area, on elements and/or aesthetic and perceptual aspects that are key to the character of nationally valued landscapes."*

1.63 At the other end of the spectrum effects that could be determined as being less significant would relate to *"reversible negative (adverse) effects of short duration over a restricted area, on elements and/or aesthetic and perceptual aspects that contribute to but are not key characteristics of the character of landscapes of community value."*

1.64 The significance of effect on landscape character will be determined through the sequential combination of judgements on landscape sensitivity and magnitude of impact. The significance of effect on landscape character can be beneficial (enhance the landscape), adverse (at odds with or harmful to the landscape's key features or character and condition), or 'neutral'.

1.65 The typical criteria do not represent every assessment scenario which may be encountered. There always will be an element of professional judgement needed, which must be applied on a case-by-case basis.

1.66 Generally each of the typical criteria in **Table 5** below, would not on their own result in the level of significance of effect judgement attributed to it. Rather the overall significance of

effect judgement is more likely to be based on a combination of factors, which influence the magnitude of effect and landscape sensitivity.

Table 5 – Typical Criteria Used to Assess the Significance of Effects on Landscape

Significance	Typical Criteria
Major	An effect of major significance generally is recorded where a high adverse magnitude of effect occurs to a high or medium sensitivity landscape receptor.
Moderate	An effect of moderate significance is generally recorded where a moderate adverse magnitude of effect is experienced by a landscape receptor of high or medium sensitivity.
Minor	An effect of minor significance generally relates to a low adverse magnitude of effect on the landscape.
Negligible	An effect of negligible significance is recorded where a negligible magnitude of effect occurs.

Visual Assessment

Scope

1.67 In accordance with paragraph 6.2 of GLVIA3 *"scoping should identify the area that needs to be covered in assessing visual effects, the range of people who may be affected by these effects and the related viewpoints in the study area that will need to be examined."*

1.68 Desk based analysis will be carried out to identify representative viewpoints for the visual assessment.

1.69 The physical scope of the visual assessment will be informed by the field assessment.

Assessment Viewpoints

1.70 Viewpoints will be selected to take account of the full range of public and private receptors in the locality with the potential to be affected by the proposed development, and may include a combination of:

- public viewpoints, including public rights of way (PRoW) and other recreation routes, users of public open space, attractions and outdoor recreation facilities;
- private viewpoints, including residential properties and places where people work; and
- transport routes where there are views from private vehicles, cyclists and pedestrians on pavements, and forms of public transport.

1.71 Fieldwork will be undertaken to determine predicted visibility of the proposed development and to judge the degree to which views are influenced by existing development. During fieldwork viewpoint locations may be adjusted from that identified in the desk based study to provide a clearer view toward the proposed development. For example, where a viewpoint is still considered representative of a particular group of visual receptors and where map analysis has not been able to take account of the localised screening effects of vegetation, fencing or built form.

1.72 Consistent with guidance at paragraph 6.18 of GLVIA3, the selection of viewpoints for inclusion in the assessment and for illustration of the visual effects will be agreed with the determining authority and relevant stakeholders as appropriate.

Establishing the Visual Baseline

Desk Based Assessment

1.73 The desk-based information listed above, relevant to establishing the landscape baseline, will be used to inform the visual baseline.

Zone of Theoretical Visibility

1.74 The ZTV is based on the maximum height parameters for the outline area. The ZTV takes account of the screening effect of settlements and woodland blocks using a height value of 10m for buildings and 10m for woodland based on OS Open Map Local data. The ZTV does not account for the localised screening effect of vegetation, including hedgerows, individual trees, and small tree groups.

1.75 The purpose of ZTV mapping is to inform scoping, including the identification of assessment viewpoints, and to inform 'on the ground' assessment. It shows potential theoretical visibility only and does not indicate potential visual effects or show the likely significance of effects. The ZTV does not indicate how much of the Development would be visible. The proportion

of the Development that would be visible will vary and, in some cases, only a very small part of the Development theoretically would be visible. Field assessment will be undertaken to identify how much of the Development is likely to be visible and to assess the change to views and visual amenity.

Site Assessment

1.76 Assessment of the site and the proposed development will involve a visit/s to the site and surrounding area by car and on foot. Views will be surveyed from publicly accessible locations only. Where the views from private properties are considered, the assessment will be carried out from the nearest publicly accessible point.

1.77 Site assessment work will be undertaken by a Chartered Landscape Architect/s experienced in landscape and visual impact assessment.

1.78 If the site assessment is carried out during spring and summer, and photographs taken showing deciduous trees in leaf, consideration will also be given, where relevant, to the seasonal differences in effects arising from the degree of vegetative screening and/or filtering of views that would apply in summer and winter. Thus for certain visual receptors an assessment may be provided for 'average' and 'worst-case' situations (the latter being the season with least leaf cover and therefore minimal vegetative screening).

Reporting on the Visual Baseline

1.79 Following desk based and site assessments, the nature of existing views in the study area will be described as part of the baseline reporting.

1.80 Consideration will be given to the future baseline i.e. what views may be like in the future at the point where construction and operation effects would occur.

Predicting and Describing Visual Effects

1.81 In accordance with paragraphs 6.26 to 6.29 of GLVIA3 preparation of the visual baseline will be followed by the systematic identification of likely effects on visual receptors. Site survey and desk based assessment will be used to consider the different sources of visual effects alongside visual receptors that would be affected. This assists with the initial identification of likely significant effects for further study. In order to assist in the description and comparison of effects on views, the following information will be considered:

- the nature of the view of the proposed development with consideration of the angle of the view (direct or oblique); proportion of filtering or screening by vegetation, landform or built form; topography (looking down to, level or up to);
- the proportion or extent of the view affected by the proposed development;
- the distance of the receptor or viewpoint from the proposed development;
- description of the baseline view and the value attached to the view; and
- degree of change to the baseline view including scale and proximity, distance and extent of view affected, creation of a new visual focus in the view, introduction of new man-made objects, alteration of visual scale, and change to the degree of visual enclosure.

1.82 An informed professional judgement will be made as to whether the effects of the proposed development are beneficial or adverse (or in some cases neutral) on views. This will be

based on a judgement about whether the change will affect the quality of the view given the nature of existing views.

Assessing the Significance of Visual Effects

1.83 The assessment of the likely significant effects of the proposed development will be undertaken in accordance with advice in paragraphs 6.30 to 6.45 of GLVIA3. The assessment will consider receptor sensitivity (determined by susceptibility to change and value of the view), the magnitude of the effect (size or scale; geographical extent; negative or positive nature of the effect and its duration and reversibility) and the overall significance of the effect.

Visual Receptor Sensitivity

1.84 Visual receptors are people who potentially would have a view of the proposed development. The sensitivity of a visual receptor depends on the susceptibility of the visual receptor to change and the value of the view.

Susceptibility to Change

1.85 Paragraph 6.32 of GLVIA3 advises that the susceptibility of different visual receptors to potential changes in views and visual amenity is mainly a function of:

- *"the occupation or activity of people experiencing the view at particular locations; and*
- *the extent to which their attention or interest may therefore be focused on the views and the visual amenity they experience at particular locations."*

1.86 Paragraph 6.33 of GLVIA3 advises that the visual receptors most susceptible to change generally are likely to include:

- *"residents at home;*
- *people, whether residents or visitors, who are engaged in outdoor recreation, including use of PRoW, whose attention or interest is likely to be focused on the landscape and on particular views;*
- *visitors to heritage assets, or to other attractions, where views of the surroundings are an important contributor to the experience; and*
- *communities where views contribute to the landscape setting enjoyed by residents in the area."*

1.87 Rail passengers and travellers on recognised scenic and tourist routes tend to fall into an intermediate category of medium susceptibility to change. Where travel involves main roads or motorways awareness and appreciation of the scenic quality views is likely to be lower.

1.88 Paragraph 6.34 of GLVIA3 advises that visual receptors likely to be less sensitive to change include:

- *"people engaged in outdoor sport or recreation which does not involve or depend upon appreciation of views of the landscape; and*
- *people at their place of work whose attention may be focused on their work or activity, not on their surroundings, and where the setting is not important to the quality of working life (although there may on occasion be cases where views are an important contributor to the setting and to the quality of working life)."*

1.89 Paragraph 6.35 of GLVIA3 advises that *"each project needs to consider the nature of the groups of people who will be affected and the extent to which their attention is likely to be*

focused on views and visual amenity. Judgements about the susceptibility of visual receptors to change should be recorded on a scale (for example high, medium or low) but the basis for this must be clear, and linked back to evidence from the baseline study."

1.90 Susceptibility to change generally will be assigned to visual receptors as shown in **Table 6** below.

Table 6 - Visual Receptor Susceptibility to Change Criteria

Receptor	Susceptibility to Change
Residents of residential properties	High
Users of public rights of way (PRoW) and other recreation routes including long distance footpaths and national, regional and local cycle routes	High
Users of Public Open Space/visitor attractions where surroundings are important to the experience	High
Users of Golf Courses	Medium
Rail Passengers	Medium
Motorists on scenic tourist routes	Medium
Motorists on roads other than on scenic tourist routes	Low
Users of Sports Pitches	Low
Workers in their workplace where setting not important to quality of working life	Low

Value of the View

1.91 Judgements about the value attached to the views experienced will be considered in the context of the importance or noteworthiness of the view, alternatives available and the relative scenic quality of a view. Most views are appreciated by the person experiencing them as they are preferable to not having a view.

1.92 The judgement of the value of a view will be undertaken in accordance with paragraph 6.37 of GLVIA3 which identifies the following factors:

- *"recognition of the value attached to particular views, for example in relation to heritage assets, or through planning designations; and*
- *indicators of the value attached to views by visitors, for example through reference to a view in a guidebook or on a tourist map, provision of facilities for their enjoyment (such as parking places, sign boards and interpretative material) and references to them in literature and art that indicates a highly valued view, which often can be experienced by many people."*

1.93 Views have been given a value using the typical examples set out in **Table 7** below.

Table 7: Value of Views Experienced by Visual Receptors

Value of View	Typical Example
International	• Public views experienced to and from a World Heritage Site, in recognition of the importance of a World Heritage Site at an International scale.
National	• Public views experienced to and from a National Park, AONB or NSA, in recognition of the scenic quality of views and the contribution of views to the special qualities of a nationally designated landscape. • Public views from national footpaths and cycle routes, in recognition of their wider recreational use, national importance and the value likely to be attached to views by visitors.
Regional	• Public views from walks, cycle routes or public open spaces publicised at a county or regional level, in recognition of their wider recreational use and the importance of views to the enjoyment and appreciation of these recreational assets by visitors from the county or wider region.
Local	• Public views from walks, cycle routes, or public open spaces publicised at a local or borough level, in recognition of their recreational use and the importance of views to the enjoyment and appreciation of these recreational assets by visitors from the local area. • Public views from or within a local plan designation relating to landscape quality or a conservation interest (such as a Conservation Area or Local Nature Reserve).
Community	• Other public views and all private views.

Visual Receptor Sensitivity

1.94 As identified above, the sensitivity of visual receptors depends on the susceptibility of the view to change, and the value attached to the view experienced. Receptor sensitivity will be judged using the criteria in **Table 8** below.

Table 8 – Typical Criteria Used to Assess Visual Receptor Sensitivity

Receptor Sensitivity	Typical Criteria
High	The visual receptor or view has: • High susceptibility to change and is of international, national or regional value; or • Medium susceptibility to change and is of international or national value.

Medium	The visual receptor or view has: • High susceptibility to change and is of local or community value; or • Medium susceptibility to change and is of regional or local value; or • Low susceptibility to change and is of international or national value.
Low	The visual receptor or view has: • Medium susceptibility to change and is of community value; or • Low susceptibility to change and is of regional, local or community value.

Magnitude of Impact

1.95 The evaluation of magnitude of impact on views and visual amenity will be undertaken in accordance with the advice in paragraphs 6.38 to 6.41 of GLVIA3. The evaluation will consider the size or scale of each component of a development; the geographical extent of the area influenced; and its duration and reversibility. The assessment of magnitude will also refer to the nature of the impact (adverse or beneficial).

1.96 Impacts that are greater in scale and long-term in duration usually have more of a bearing on the assessment. The effectiveness of mitigation is considered when assessing the duration of impacts, particularly where planting is part of the proposed development with the potential to change the scale or nature of the visual impact. The following aspects will be considered when determining the magnitude of impacts on views.

Size or Scale

1.97 The scale of change to the existing view resulting from the loss or addition of features in the view and changes in its composition will be assessed, including the proportion of view occupied by the proposed development. For example the introduction of a new housing development into a view where housing is already present is more likely to result in a lower scale of change than the introduction of housing into a view where there is no housing development present.

1.98 The assessment of size or scale will also take account of the degree of contrast or integration of any new features or changes in the landscape with the existing or remaining landscape elements, for example in terms of form, scale, colour and texture.

1.99 Consideration will be given to the relative amount of time over which views of the proposed development would be experienced on each occasion, for example along a short length of a PRoW, and whether views would be full, partial or glimpsed. Any filtering or screening of a view by vegetation, landform or built form as the filtering or screening of even part of a development can reduce the scale of change on the view.

Geographical Extent

1.100 The geographical extent of visual impacts varies with different viewpoints and reflects the following.

- The angle of view, with changes to direct views generally considered to be of greater importance than changes in oblique views;
- The distance between the receptor and the proposed development;
- The altitude of the visual receptor relative to that of the proposed development (affecting whether the proposed development would be looked down on, looked up to or whether it would be viewed on a level); and
- The extent of the area over which the changes would be visible.

Duration and Reversibility of Impacts on Views

1.101 These are separate but linked considerations. Duration will be judged on a scale of:

- short-term: 0 to 5 years during the construction period and on completion;
- medium-term: 5 to 15 years including establishment of planting proposed as part of embedded mitigation; and
- long-term: from 15 years onwards for the operational life of the proposed development.

1.102 The assessment of long-term impacts will take into account the predicted screening effects arising from existing vegetation beyond the site, in conjunction with retained vegetation and proposed mitigation planting, which would be managed within the site.

1.103 Reversibility is a judgement about the prospects and the practicality of the visual impacts being reversed. For example, while some forms of development such as housing can be considered permanent, others such as electrical infrastructure of wires suspended from poles can be considered as reversible since they have a limited life and could eventually be removed and the land reinstated. Reversibility is particularly relevant to some construction impacts. For example, land used solely for construction and not forming part of the operational stage may be reinstated in the short-term.

Direct and Indirect Impacts

1.104 Both 'direct' and 'indirect' impacts will be considered. Paragraph 3.22 of GLVIA3 defines direct impacts as those arising *'directly from the development itself'*. Whereas an indirect impact is described as the *'consequential change resulting from the development.'* In relation to indirect impacts, the example is provided of a proposed development altering drainage, which could result in landscape impacts as a result of changes to vegetation

downstream. Other examples given relate to the requirements for associated development, such as the upgrade of utilities, or mineral extraction to supply material.

1.105 **Table 9** describes the criteria used to assess the magnitude of impact on views. The magnitude of impact can be adverse or beneficial, and in some instances 'neutral'.

Table 9: Typical Criteria Used to Assess the Magnitude of Impacts on Views

Magnitude of Impact	Typical Criteria
High	Major alteration to the existing view and/or the introduction of elements considered totally uncharacteristic in the view. Typically this would be: • where a development would be seen in close proximity with a large proportion of the view affected with little or no filtering; and • where there would be a great scale of change from the present situation for the long or medium-term.
Medium	Partial alteration to the existing view and/or the introduction of prominent elements in the view. Typically this would be: • where a development would be seen in views for the long or medium-term where a moderate proportion of the view is affected; • where there may be some screening, which would minimise the scale of change from the present situation; and/or • where a development would be seen in close proximity with a large proportion of the view affected for the short-term.
Low	Low alteration to the existing view and/or the introduction of features, which may already be present in views. Typically this would be: • where a moderate or low proportion of the view would be affected for the short-term; • where the development would be visible for the long-term in distant views; • where only a small proportion of the view is affected in the medium-term or long-term; or • where the medium-term or long-term impact is reduced due to a high degree of filtering and/or screening.

Magnitude of Impact	Typical Criteria
Negligible	Very low alteration to the existing view. Typically this would be: • where, in the short, medium or long-term, a development would be barely perceptible within a long distance panoramic view; and/or • where a very small proportion of the view is affected. The scale of change from the existing view would be barely perceptible.

Judging the Overall Significance of Visual Effects

1.106 Paragraph 6.42 of GLVIA3 advises that *"to draw final conclusions about significance the separate judgements about the sensitivity of the visual receptors and the magnitude of the visual effects need to be combined, to allow a final judgement about whether each different effect is significant or not. Significance of visual effects is not absolute and can only be defined in relation to each development and its specific location."*

1.107 Large-scale changes which introduce new, discordant or intrusive elements into the view of a sensitive receptor are more likely to be more significant than small changes or changes involving features already present in the view or changes in the views of less sensitive receptors. Changes in views from recognised and important viewpoints, such as scheduled monuments or outdoor tourist attractions, or from important amenity routes, such as long distance footpaths or national cycle routes, are likely to be of greater significance.

1.108 The significance of effect can be either adverse or beneficial or be reported as 'neutral'.

1.109 The significance of effect on views and visual amenity will be evaluated through the sequential combination of judgements on visual receptor sensitivity and the magnitude of effect.

1.110 Paragraph 6.44 of GLVIA3 advises that: *'There are no hard and fast rules about what makes a significant effect, and there cannot be a standard approach since circumstances vary with the location and context and with the type of proposal.'* The typical scenarios shown in **Table 10** indicate the general approach that will be used by TEP to assess the significance of effects on views. The significance of effect can be either adverse or beneficial or be reported as 'neutral'.

Table 10 – Typical Scenarios Used to Assess the Significance of Effects on Views

Significance	Typical Criteria
Major	An effect of major significance generally is recorded where a high magnitude of effect occurs to a high or medium sensitivity receptor.
Moderate	An effect of moderate significance generally is recorded where a moderate magnitude of effect occurs to a high or medium sensitivity receptor.

Significance	Typical Criteria
Minor	An effect of minor significance generally is recorded where a low magnitude of effect occurs to a high, medium or low sensitivity receptor.
Negligible	An effect of negligible significance generally is recorded where a negligible magnitude of effect occurs to a high, medium or low sensitivity receptor.