PROPOSED DEVELOPMENT

BRYN Y PYS ESTATE, OVERTON

VISUAL IMPACT APPRAISAL

YD2_BYP_LVIA001

REV	PURPOSE OF ISSUE	DATE	AUTHOR
REV (-)	FIRST ISSUE - FOR PLANNING	11/06/2024	ADAM VICKERS

SQUARE YARD Spaces for now, then, and everyone

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INTRODUCTION

Squareyard Landscape Architects were commissioned in April 2024 to carry out a Visual Impact Appraisal (VIA) for a proposed industrial development at Home Farm, Bryn Y Pys, Overton. The VIA is submitted to support the planning application.

SITE LOCATION PLAN



Existing Site Photos









Description of the Existing Site

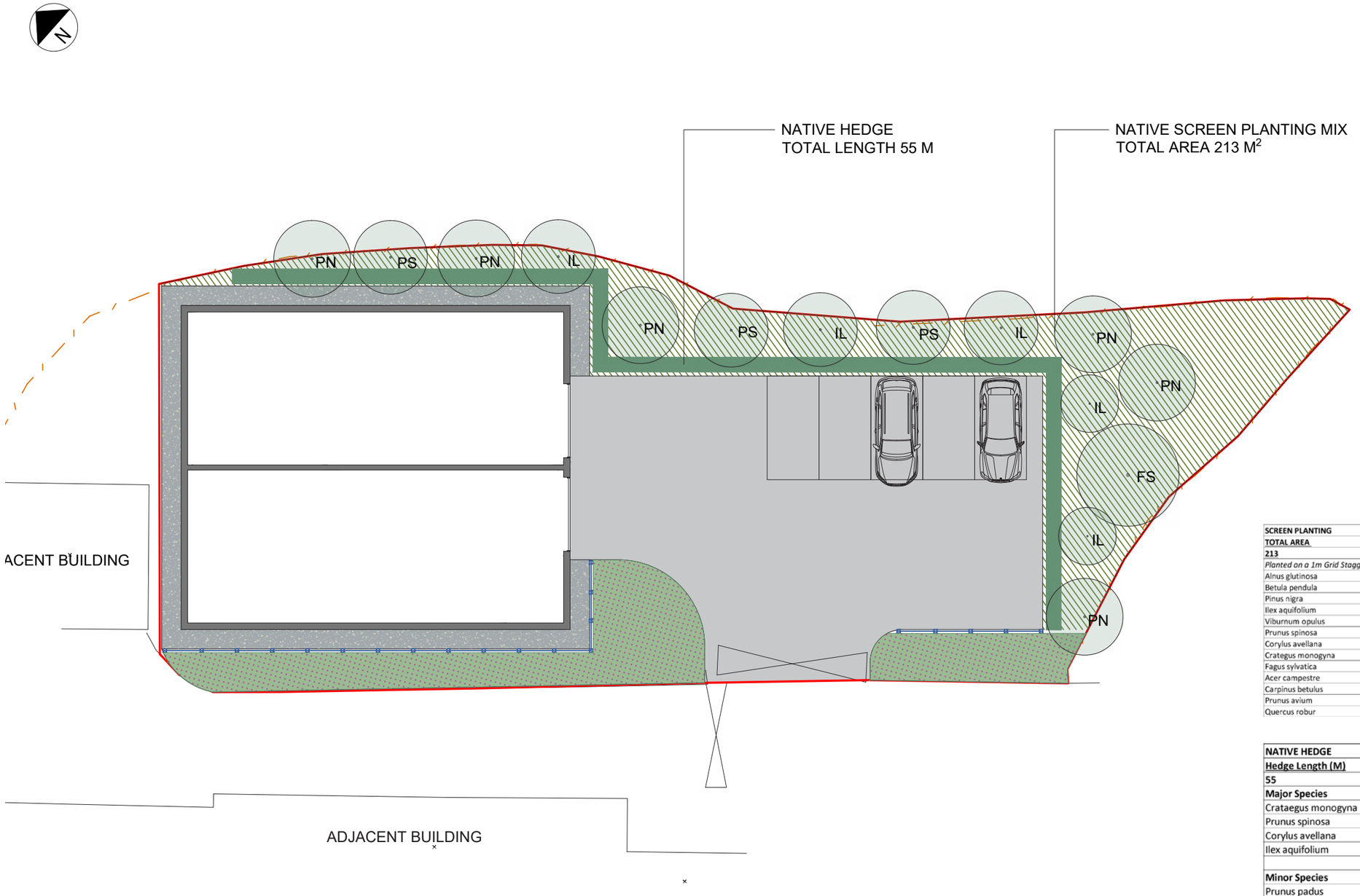
The existing site consists of a gently sloping field in pastoral use. The field is bounded to the north and west by tree lined field boundaries on the higher ground. To the east of the site lies Home Farm consisting of a cluster of low level agricultural style sheds and buildings in a mix of brick and corrugated steel. The approach to the site along the access with well vegetated with mature specimen trees and boundary screen planting around the residential dwelling associated with Home Farm.

Description of the Proposals

The proposed development consists of the Erection of industrial building (Class B1 light industrial / B8 storage/distribution). The proposed development also includes associated access gate, 5 no. Parking spaces and landscaping. The proposed building is 18m long by 15m wide and circa 5m high with an apex roof and is orientated with gables facing north west/south east. Access into the parking area is taken off the existing access track associated with Home Farm.

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THE PROPOSALS - LANDSCAPE PLAN



KEY:

- PROPOSED NATIVE SPECIMEN TREE
  SEE PLANT SCHEDULE FOR CODES
- PROPOSED MIXED NATIVE HEDGE TO SITE BOUNDARIES
  SEE PLANT SCHEDULE FOR SPECIES MIX, SPACING AND SPECIFICATION NOTES
- PROPOSED POST AND RAIL FENCE
- PROPOSED NATIVE SCREEN PLANTING
  SEE PLANT SCHEDULE FOR SPECIES MIX AND NURSERY SIZES
- PROPOSED WILDFLOWER MEADOW
- PROPOSED CONCRETE BASE
- PROPOSED ASPHALT
  TO ENGINEERS SPECIFICATION

SCREEN PLANTING					
TOTAL AREA	Nursery Grade	Height	TOTAL		
213			213		
Planted on a 1m Grid Staggered			%MIX		NUMBERS
Alnus glutinosa	Bareroot 1 + 2 Transplant	1.2-1.5m	20	MIN 3 BREAKS, BUSHY	43
Betula pendula	Bareroot 1 + 2 Transplant	1.2-1.5m	15	MIN 3 BREAKS, BUSHY	32
Pinus nigra	2L Pot	40/60cm	5	MIN 3 BREAKS	11
Ilex aquifolium	2L Pot	40/60cm	5	MIN 5 BREAKS, BUSHY	11
Viburnum opulus	Bareroot 1 + 2 Transplant	1.2-1.5m	5	MIN 5 BREAKS, BUSHY	11
Prunus spinosa	Bareroot 1 + 2 Transplant	1.2-1.5m	5	MIN 3 BREAKS, BUSHY	11
Corylus avellana	Bareroot 1 + 2 Transplant	1.2-1.5m	10	MIN 5 BREAKS, BUSHY	21
Crategus monogyna	Bareroot 1 + 2 Transplant	1.2-1.5m	15	MIN 5 BREAKS, BUSHY	32
Fagus sylvatica	12-14cm Girth Heavy Standard	350/400cm	5	Standard 1.5 M Clear Stem	11
Acer campestre	12-14cm Girth Heavy Standard	350/400cm	5	Standard 1.5 M Clear Stem	11
Carpinus betulus	12-14cm Girth Heavy Standard	350/400cm	5	Standard 1.5 M Clear Stem	11
Prunus avium	12-14cm Girth Heavy Standard	350/400cm	2.5	Standard 1.5 M Clear Stem	5
Quercus robur	12-14cm Girth Heavy Standard	350/400cm	2.5	Standard 1.5 M Clear Stem	5

NATIVE HEDGE					
Hedge Length (M)	Nursery Grade	Height	Total No. Plants		
55			275	% Mix	No Of Plants
Major Species					
Crataegus monogyna	Bareroot 1 + 1 Transplant	1.2-1.5m		60	165
Prunus spinosa	Bareroot 1 + 1 Transplant	1.2-1.5m		20	55
Corylus avellana	Bareroot 1 + 1 Transplant	1.2-1.5m		7.5	20.625
Ilex aquifolium	3L Pot	0.6-0.8m		7.5	20.625
Minor Species					
Prunus padus	Bareroot 1 + 1 Transplant	1.2-1.5m		2.5	6.875
Rosa canina	Bareroot 1 + 1 Transplant	1.2-1.5m		2.5	6.875

Planted at 5 plants/m in double staggered row.

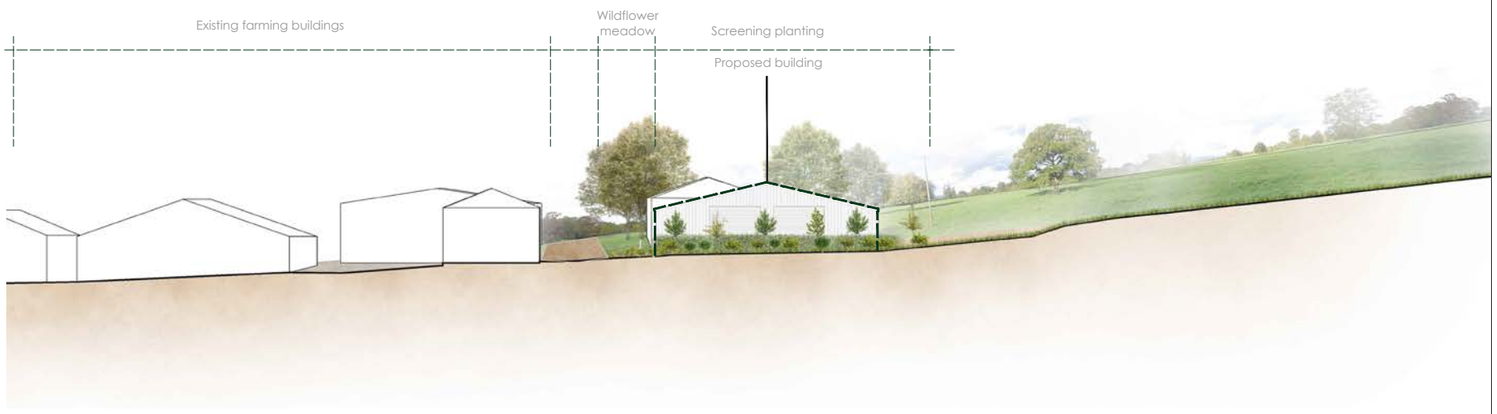
CODE	SPECIES	GRADE	ROOT COND.	HEIGHT	DENSITY/NOTES	NUMBER
IL	Ilex aquifolium	6-8CM GIRTH 20L POT	POTTED	350/400CM		5
PN	Pinus nigra	16-18CM GIRTH EXTRA HEAVY STANDARD	ROOTBALLED	400/450CM		6
PS	Pinus sylvestris	16-18CM GIRTH EXTRA HEAVY STANDARD	ROOTBALLED	400/450CM		3
FS	Fagus sylvatica	16-18CM GIRTH EXTRA HEAVY STANDARD	ROOTBALLED	450/550CM	1.8M CLEAR STEM DOUBLE STAKED AND TIED	1

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THE PROPOSALS - SCREENING MITIGATION - SECTION 1

SECTION S1



Screening vegetation - height 0 - 5 years

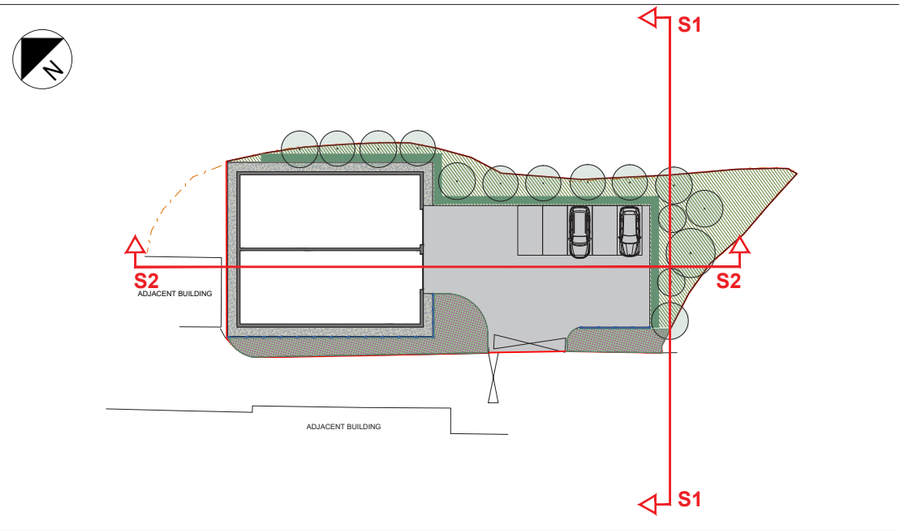


Screening vegetation - height 5 - 10 years



Screening vegetation - height 10 - 20 years

0m 10m 20m
SCALE 1:200

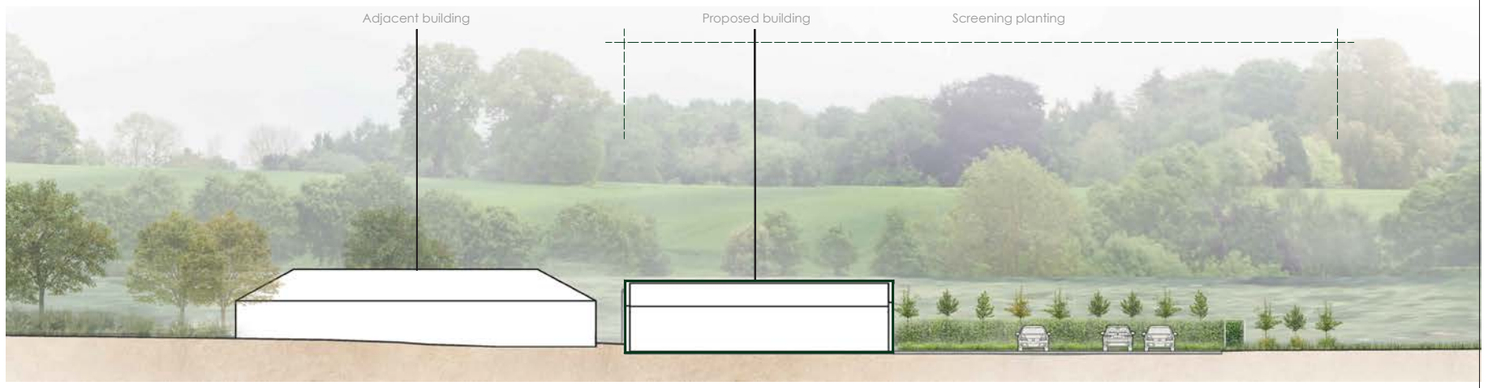


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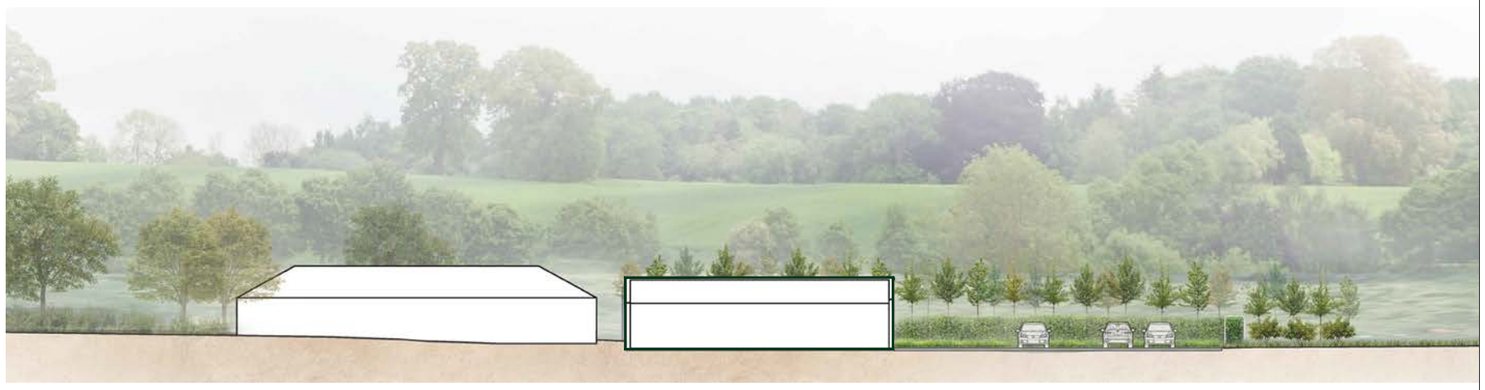
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THE PROPOSALS - SCREENING MITIGATION - SECTION 2

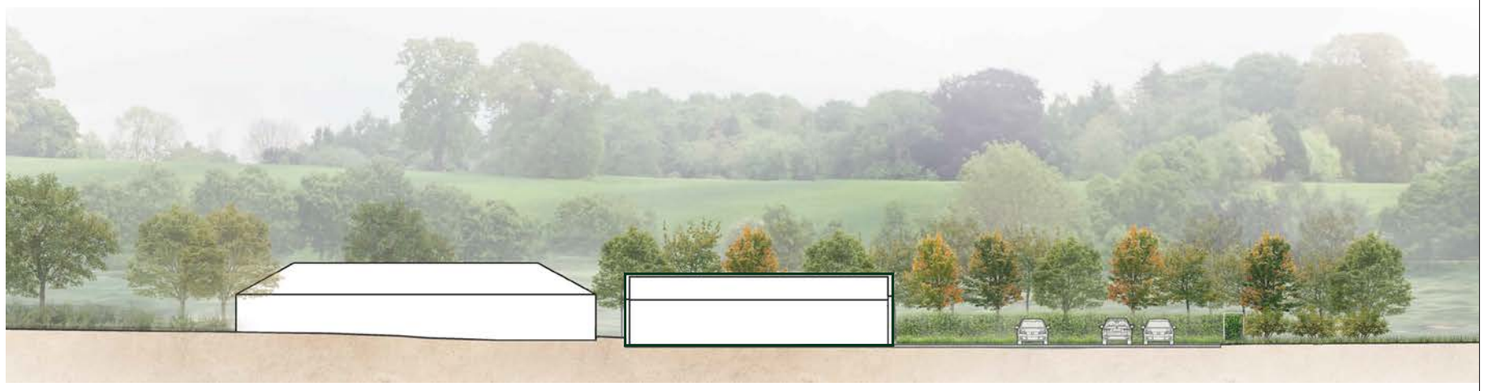
SECTION S2



Screening vegetation - height 0 - 5 years

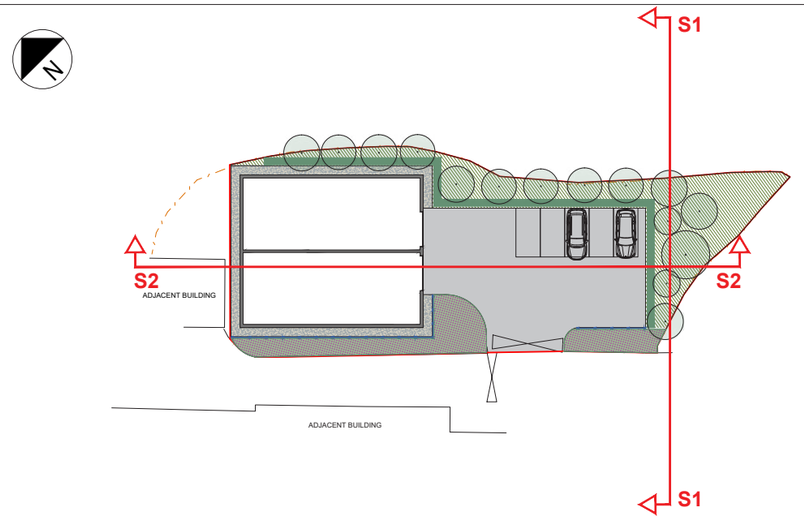


Screening vegetation - height 5 - 10 years



Screening vegetation - height 10 - 20 years

0m 10m 20m
SCALE 1:200



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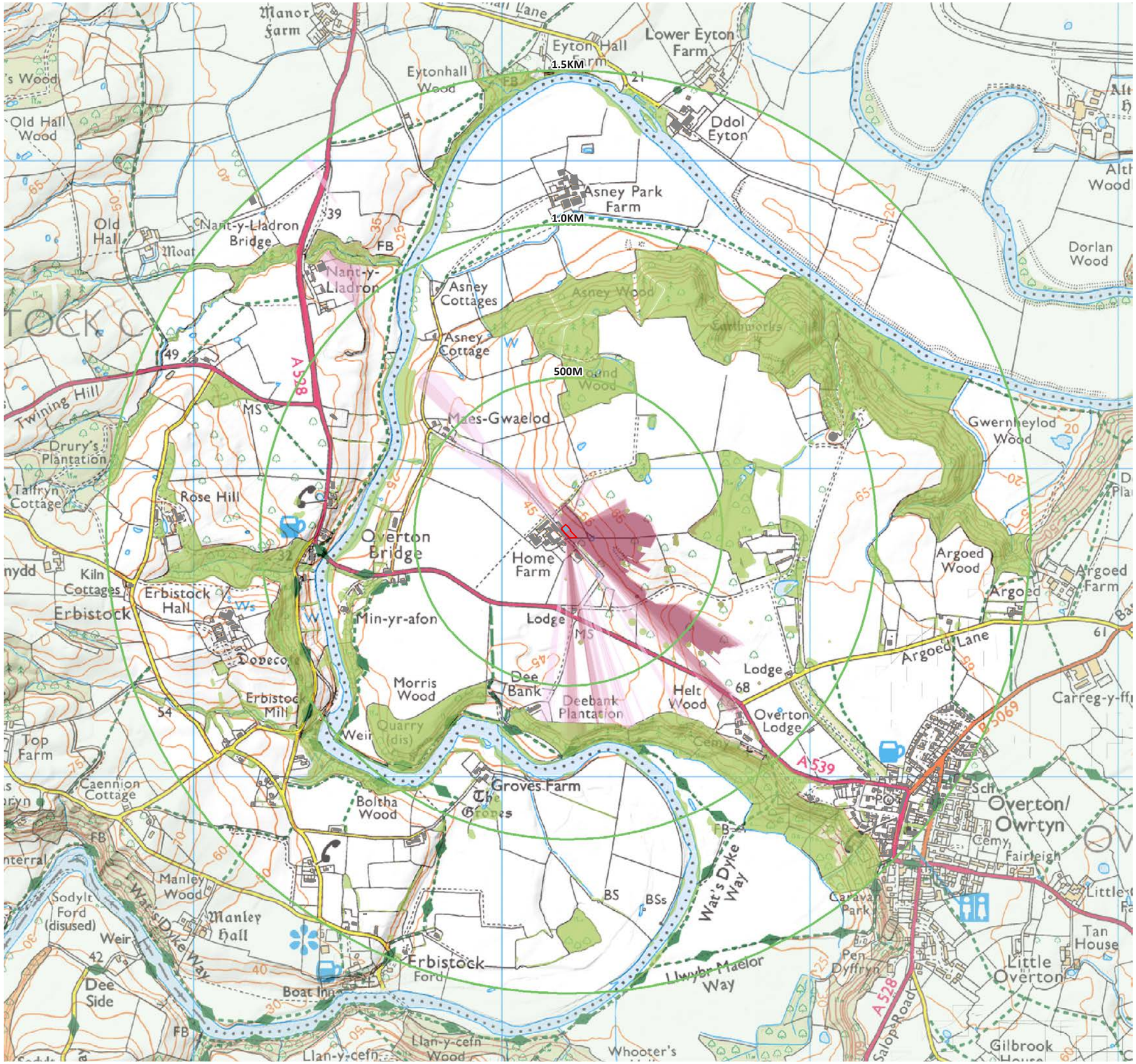
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BASELINE STUDY
DESK TOP ASSESSMENT FIGURES

The following section illustrates the findings of the desktop baseline study carried out to advise the existing site condition in terms of visibility. The following figures were used to advise the extent of the study area and those receptors to be assessed in detail as part of the final appraisal.

FIGURE 1 **ZONE OF THEORETICAL VISIBILITY 1.5KM STUDY AREA**
FIGURE 2 **EXISTING SITE FEATURES**

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SITE LAYOUT

SITE RED EDGE

500M INTERVALS AS LABELLED

VISUAL BARRIER - BUILT FORM

VISUAL BARRIER - WOODLAND

ZONE OF THEORETICAL VISIBILITY

POTENTIAL LOW VISIBILITY

POTENTIAL MEDIUM VISIBILITY

POTENTIAL HIGH VISIBILITY

The Zone of Theoretical Visibility is calculated using an Environment Agency LiDAR digital terrain model (DTM). Date of Survey 2022, 1m resolution.

The development building height is 5 m from ground level, and observer height assumed to be 1.8 m. Visibility is calculated from the development boundaries.

LiDAR DTM is a 'bare-earth' terrain dataset, and therefore does not account for the screening effect of any surrounding buildings or vegetation.

Buildings and woodland areas from the OS OpenMap Local™ dataset have been added to the DTM to indicate the potential screening effect of built form and vegetation.

Indicative heights used are 9m (approx. 2 storeys) for buildings and 15m for woodland areas.

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FIGURE 1a
ZONE OF THEORETICAL VISIBILITY
1.5 kM STUDY AREA WITH VISUAL BARRIERS

RESIDENTIAL DEVELOPMENT
HOME FARM, OVERTON

Notes:

Ref: YD2/012/001a
Date: 08/05/2024

Produced: VM
Approved: AV

Scale @ A3 1:12,500

0 125 250 500 m

N

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FIGURE 2 - SITE CONTEXT/FEATURES



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VISUAL ASSESSMENT METHODOLOGY

Process

Squareyard initially carried out a desk survey to establish a Zone of Theoretical Visibility for the proposed scheme. This process advised the extent of the study area to be assessed in the appraisal. Following this a detailed site visit and further assessment work has been carried out to establish the range of Visual Receptors to be assessed. The site visit aimed to test visual receptors highlighted as having potential visibility of the scheme and confirm or disregard the various viewpoints based on what was noted in the field.

Each viewpoint has been surveyed on site and included in the visual assessment section of the report. The image plates are supported with a visual assessment table that describes the considerations made in the assessment of likely effects to each receptor.

Methodology

The study has been carried out in accordance with best practice recommendations contained within the 'Guidelines for Landscape and Visual Impact Assessment' 3rd Edition (GLVIA 3) prepared Jointly by the Landscape Institute and the Institute for Environmental Management and Assessment.

Detailed methodology on how the study has assessed Value, Sensitivity to Change, Magnitude of Change and formed conclusions on the Overall Significance of Effects can be seen in the Effects Justification Table in **Appendix A.**

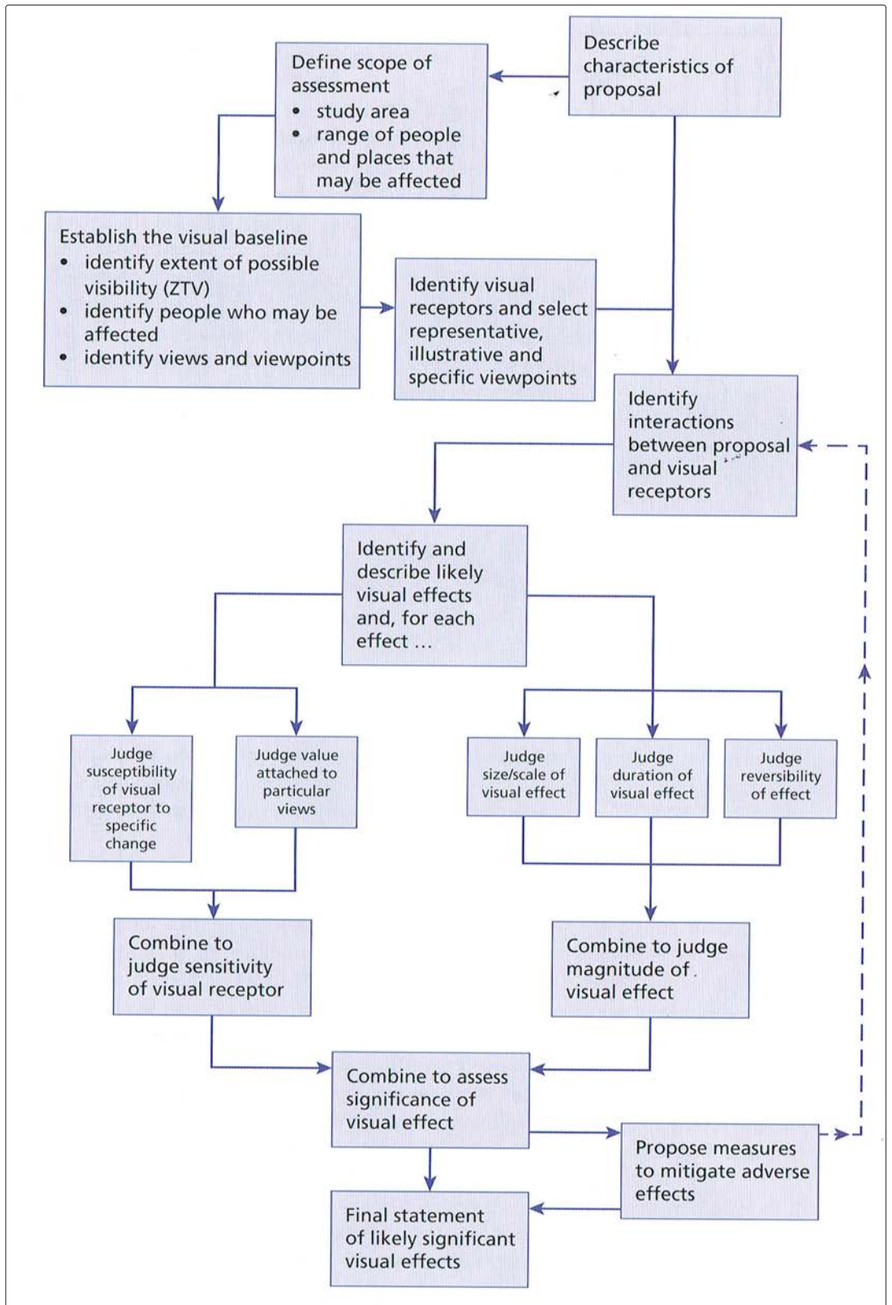


Figure 6.1 Steps in assessing visual effects

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ASSESSMENT OF VISUAL EFFECTS

Introduction

The following section presents Viewpoint Plates for each of the surveyed viewpoints visited during the preliminary site walkover. Each of the plates includes a Assessment Table which summarises the assessment of the Predicted Visual Effects to each receptor. This section should be read alongside **Tables 1 and 3 in Appendix A** which provide further detail on the criteria and scale used in making these judgments.

The following table suggests how the judgments have been combined to arrive at the overall Predicted Significance of Effect. It should be noted that this is not an exact science and the author has also used professional judgment in forming the conclusions noted below.

ASSESSMENT METHODOLOGY - OVERALL SIGNIFICANCE OF EFFECT

VISUAL RECEPTOR SENSITIVITY	**PREDICTED MAGNITUDE OF CHANGE**			
	HIGH	**MEDIUM**	**LOW**	**NO CHANGE**
HIGH	MAJOR	MODERATE/ MAJOR	MODERATE/ SLIGHT	NEGLIGIBLE/ SLIGHT
MEDIUM	MODERATE/ MAJOR	MODERATE	SLIGHT	NEGLIGIBLE
LOW	MODERATE/SLIGHT	SLIGHT	NEGLIGIBLE/SLIGHT	NEGLIGIBLE

For the purpose of this study visual effects which are considered Significant are those with a predicted overall significance of Moderate/Major and above post mitigation.

Conclusions

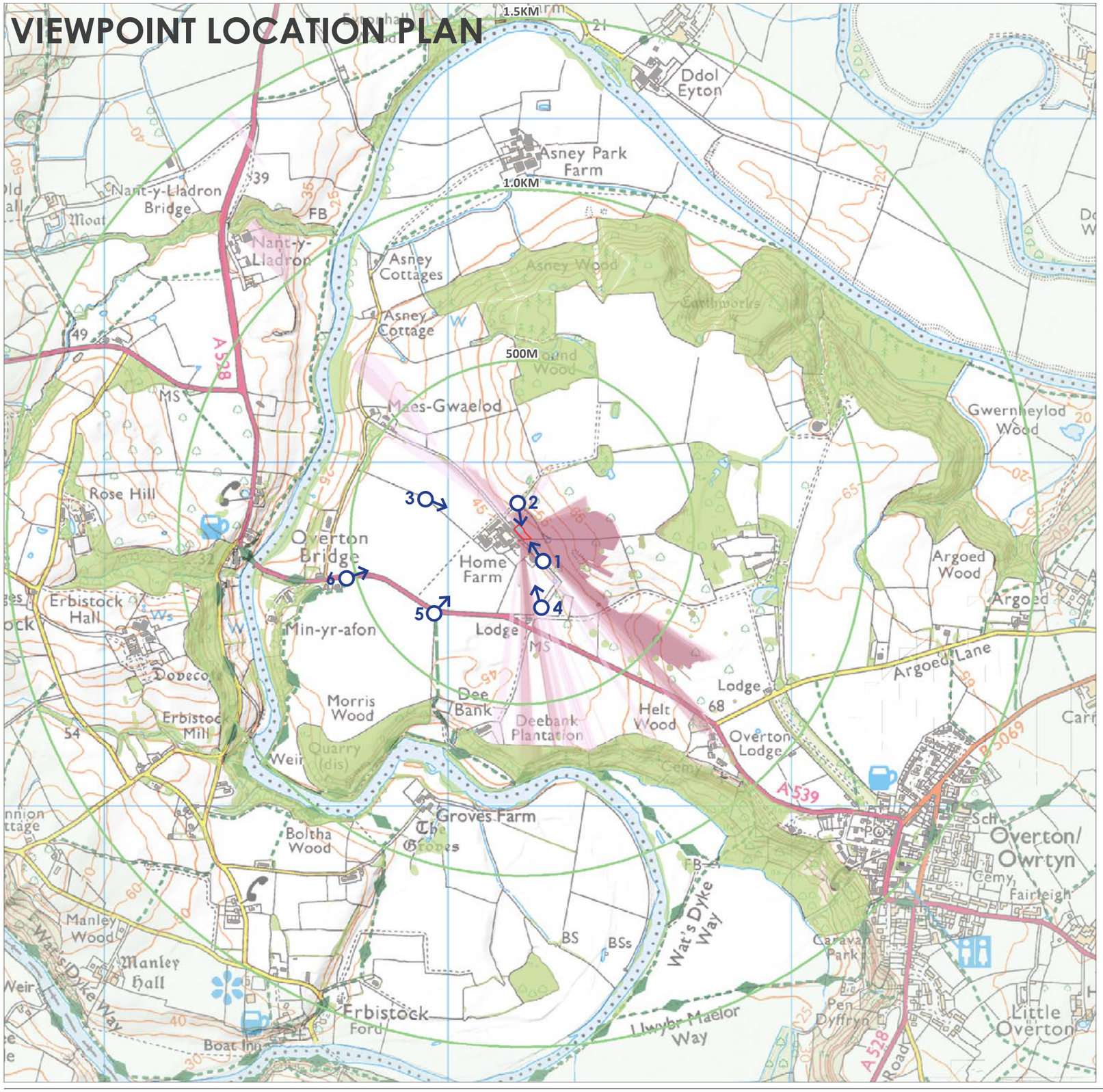
This report concludes that the visual effects predicted as a result of the proposed scheme are of Slight Significance in the worst case. This level of effect assumes the effect at day one with no designed mitigation.

Extract from Table 1 in Appendix A - Justification of Slight Significance of Effect
"Proposals which cause minor changes in views to a smaller audience of less sensitive receptors over a narrower area. For examples changes which are only perceived at close range/from specific viewpoints and/or only at certain times of year. Such proposals would usually be capable of mitigation through planting proposals over a period of 5 to 10 years."

On this basis we conclude that the Visual Effects of the proposed scheme are not considered to be Significant. Any effects are slight and can be mitigated with the proposed screen planting included on the landscape plan within 10 years. The proposed building is not out of context with the existing farm units and where visible will read as a logical extension to this cluster. Possible views are limited to short range from none designated tracks under private use.

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VIEWPOINT LOCATION PLAN



KEY

SURVEYED VIEWPOINTS

SITE LAYOUT

SITE RED EDGE

500M INTERVALS AS LABELLED

VISUAL BARRIER - BUILT FORM

VISUAL BARRIER - WOODLAND

ZONE OF THEORETICAL VISIBILITY

POTENTIAL LOW VISIBILITY

POTENTIAL MEDIUM VISIBILITY

POTENTIAL HIGH VISIBILITY

STATUS:	**FOR PLANNING APPLICATION**
DATE OF ISSUE:	**MAY 2024**
SCALE:	**NTS**
PROJECT NAME:	**BRYN Y PYS, OVERTON**
SHEET TITLE:	**VIEWPOINT LOCATION PLAN**
SHEET NUMBER:	**VLP_001** REVISION: **A**

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VIEWPOINT CODE: VP001

RECEPTOR DESCRIPTION:

Employment - Non designated footpath/farm track for private access to the farm.

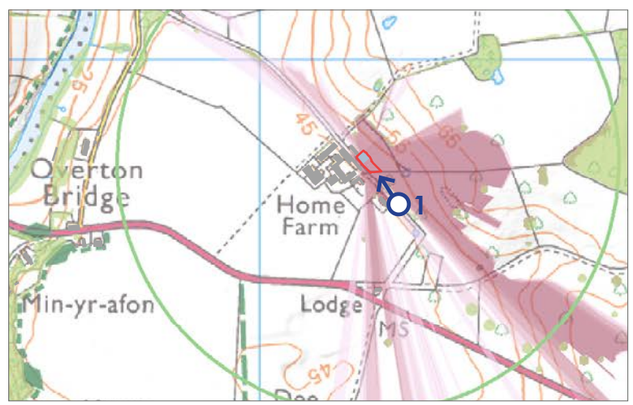
Receptor Value - Low - Not a formal PROW only used for private farm access.

Change Magnitude - Low - Other agricultural buildings of similar form and construction exist within baseline views. The new unit will read as a logical extension to the existing farm units. Avenue trees partially screen the proposed building on approach.

Significance of Effect - Slight - Proposed development is not incongruous to existing land use and reflects an extension of the existing farm units.

Proposed Screening Mitigation will help to soften the new building into the views at Year 10

Receptor Value	View Duration	Number of Viewers	Sensitivity	View Distance	Development Visibility	Change Duration	Change Magnitude	Significance of Effect	Effect Type
High Medium Low	Temporary Permanent	High Medium Low	High Medium Low Negligible	Short Medium Long	Full Partial Minimal Not Visible	Temporary Permanent	High Medium Low No Change	Major Moderate Slight Negligible	Adverse Positive Neutral
LOW	TEMPORARY	LOW	LOW	SHORT	PARTIAL (PARTIAL WITH MITIGATION)	PERMANENT	LOW	SLIGHT (NEGLIGIBLE WITH MITIGATION)	ADVERSE



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VIEWPOINT CODE: VP002

RECEPTOR DESCRIPTION:

Employment - Non designated footpath/farm track for private access to the farm.

Receptor Value - Low - Not a formal PROW only used for private farm access.

Change Magnitude - Low - Other agricultural buildings of similar form and construction exist within baseline views. The new unit will read as a logical extension to the existing farm units

Significance of Effect - Slight - Proposed development is not incongruous to existing land use and reflects an extension of the existing farm units.

Proposed Screening Mitigation will help to soften the new building into the views at Year 10

Receptor Value	View Duration	Number of Viewers	Sensitivity	View Distance	Development Visibility	Change Duration	Change Magnitude	Significance of Effect	Effect Type
High Medium Low	Temporary Permanent	High Medium Low	High Medium Low Negligible	Short Medium Long	Full Partial Minimal Not Visible	Temporary Permanent	High Medium Low No Change	Major Moderate Slight Negligible	Adverse Positive Neutral
LOW	TEMPORARY	LOW	LOW	SHORT	FULL (PARTIAL WITH MITIGATION)	PERMANENT	LOW	SLIGHT (NEGLIGIBLE WITH MITIGATION)	ADVERSE



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VIEWPOINT CODE: VP003

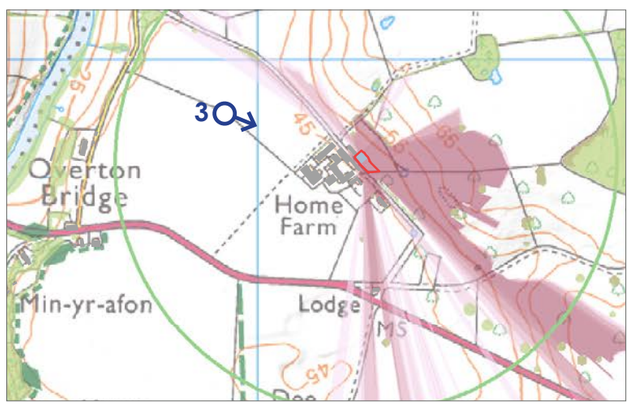
RECEPTOR DESCRIPTION:

Employment - Non designated footpath/farm track for private access to the farm.

Site Not Visible

No Change

Receptor Value	View Duration	Number of Viewers	Sensitivity	View Distance	Development Visibility	Change Duration	Change Magnitude	Significance of Effect	Effect Type
High Medium Low	Temporary Permanent	High Medium Low	High Medium Low Negligible	Short Medium Long	Full Partial Minimal Not Visible	Temporary Permanent	High Medium Low No Change	Major Moderate Slight Negligible	Adverse Positive Neutral
LOW	TEMPORARY	LOW	LOW	MEDIUM	NOT VISIBLE	PERMANENT	NO CHANGE	NEGLIGIBLE NO CHANGE	NEUTRAL



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VIEWPOINT CODE: VP004

RECEPTOR DESCRIPTION:

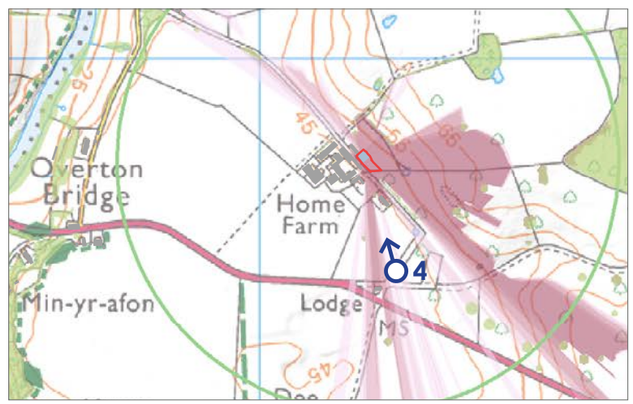
Employment - Non designated footpath/farm track for private access to the farm.

Receptor Value - Low - Not a formal PROW only used for pivate farm access.
Change Magnitude - Low - Other agricultural buildings of similar form and construction exist within baseline views. The new unit will be screened generally by existing built for and boundary tree planting. Where visible the building will not be out of place with other buildings that exist on site

Significance of Effect - Slight - Proposed development is not incongruous to existing land use and reflects an extension of the existing farm units.

Proposed Screening Mitigation will help to screen any visible parts of the new building at Year 10.

Receptor Value	View Duration	Number of Viewers	Sensitivity	View Distance	Development Visibility	Change Duration	Change Magnitude	Significance of Effect	Effect Type
High Medium Low	Temporary Permanent	High Medium Low	High Medium Low Negligible	Short Medium Long	Full Partial Minimal Not Visible	Temporary Permanent	High Medium Low No Change	Major Moderate Slight Negligible	Adverse Positive Neutral
LOW	TEMPORARY	LOW	LOW	MEDIUM	PARTIAL (MINIMAL WITH MITIGATION)	PERMANENT	LOW	SLIGHT (NEGLIGIBLE WITH MITIGATION)	NEUTRAL



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VIEWPOINT CODE: VP005

RECEPTOR DESCRIPTION:

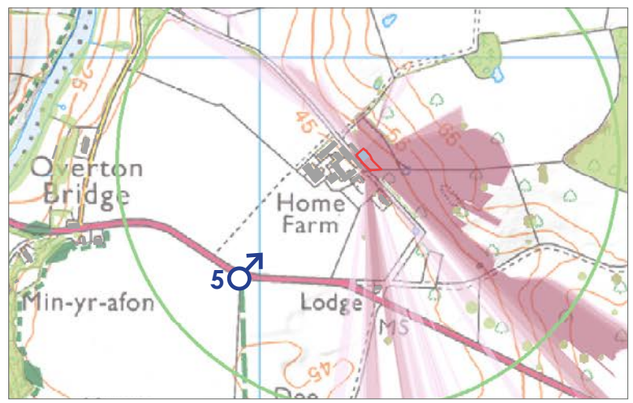
Recreational - Walkers on PROW travelling north.

Receptor Value - Medium - Formal PROW of medium to low use

Site not visible.

No Change

Receptor Value	View Duration	Number of Viewers	Sensitivity	View Distance	Development Visibility	Change Duration	Change Magnitude	Significance of Effect	Effect Type
High Medium Low	Temporary Permanent	High Medium Low	High Medium Low Negligible	Short Medium Long	Full Partial Minimal Not Visible	Temporary Permanent	High Medium Low No Change	Major Moderate Slight Negligible	Adverse Positive Neutral
MEDIUM	TEMPORARY	MEDIUM/ LOW	LOW	MEDIUM/ LONG	NOT VISIBLE	PERMANENT	NO CHANGE	NEGLIGIBLE NO CHANGE	NEUTRAL



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VIEWPOINT CODE: VP006

RECEPTOR DESCRIPTION:

Recreational - Walkers on Watts Dyke Way Designated Long Distance National Trail

Receptor Value - High - National Trail

Site not visible.

No Change

Receptor Value	View Duration	Number of Viewers	Sensitivity	View Distance	Development Visibility	Change Duration	Change Magnitude	Significance of Effect	Effect Type
High Medium Low	Temporary Permanent	High Medium Low	High Medium Low Negligible	Short Medium Long	Full Partial Minimal Not Visible	Temporary Permanent	High Medium Low No Change	Major Moderate Slight Negligible	Adverse Positive Neutral
HIGH	TEMPORARY	HIGH	HIGH	LONG	NOT VISIBLE	PERMANENT	NO CHANGE	NEGLIGIBLE NO CHANGE	NEUTRAL



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APPENDIX A

EFFECTS JUSTIFICATION TABLES

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Table 1
Definition of Overall Significance

Effect	Significance	Justification	
Landscape	Major	Adverse	〉 Proposals which involve complete removal of key landscape elements for example specimen trees/tree groups, hedgerows or considerable changes to landform/topography which cannot be mitigated or which would only successfully be mitigated over a period beyond 10 years.
		Positive	〉 Proposals which include for enhancements/restoration to degraded landscapes or landscape features to the extent that they provide a greater contribution to the wider landscape setting.
	Moderate	Adverse	〉 Proposals which involve some loss of landscape elements or features from within larger groups which, when compounded, account for a change in the appearance or value of that grouping as a whole and/or have negative effects on its viability for the future for example by impeding future growth and vitality of trees. These effects would usually be capable of mitigation through management and/or replacement plantings over a period of 10 years.
		Positive	〉 Proposals which include scheduled landscape management and/or planting which may provide future enhancements to existing landscape quality of both the site and the immediate setting; for example, through increasing biodiversity or tree cover.
	Slight	Adverse	〉 Proposals which involve loss of some vegetation and/or changes to the appearance of landscape elements which are noticeable at the site level but not significant to alter their overall contribution to adjacent landscapes. These effects would usually be capable of mitigation within a period of 5 years.
		Positive	〉 Proposed landscape management or enhancements which may provide enhancements to the landscape quality of the site itself.
	Negligible	Adverse	〉 Proposals which involve loss of or changes to landscape elements that are only perceived at site level and would be unrecognizable in the immediate context and/or wider landscape setting.
		Positive	〉 Proposed landscape management operations which may improve the longevity/quality/appearance of existing landscape feature.

Effect	Significance	Justification	
Visual	Major	Adverse	〉 Proposals which cause a significant negative modification to views of the site and the wider landscape setting when experienced by large numbers of sensitive visual receptors across a broad area. Such proposals are not capable of mitigation.
		Positive	〉 Proposals which include for considerable improvements to the visual qualities of the landscape when viewed by a broad audience.
	Moderate	Adverse	〉 Proposals which cause noticeable changes in view to smaller/less sensitive audiences over a narrower area. Such proposals may be capable of mitigation over time through modifications to landform and or proposed planting.
		Positive	〉 Proposals which create improvements to existing views through the replacement of inappropriate/out of character land uses with more appropriate development to the extent that the changes create a more cohesive view of the landscape.
	Slight	Adverse	〉 Proposals which cause minor changes in views to a smaller audience of less sensitive receptors over a narrower area. For examples changes which are only perceived at close range/from specific viewpoints and/or only at certain times of year. Such proposals would usually be capable of mitigation through planting proposals over a period of 5 to 10 years.
		Positive	〉 Proposals which generate improvements to views of specific receptors for example through the screening of existing low quality elements or land uses.
	Negligible	Adverse	〉 Proposals in which any changes to views are unperceivable to the visual receptors.
		Positive	〉 Proposals where the incorporated landscape proposals are of a quality to provide amenity improvements to the site.

Effect	Significance	Justification	
Character	Major	Adverse	〉 Proposals which involve considerable loss of landscape features and/or changes in views over a broad area to the extent that they alter the overall Landscape Character of a designated Landscape. Such proposals are not capable of mitigation.
		Positive	〉 Proposals which include for widespread management proposals and or/landscape improvement works to the extent that they generate considerable enhancements to the existing character of a designated landscape.
	Moderate	Adverse	〉 Proposals which generate changes in character to the extent that the proposed landscape becomes inconsistent with surrounding land use patterns. 〉 Proposals which involve changes to the character of a portion of a designated landscape which, although negative, are not extensive enough to alter the character of the area as a whole. Such proposals would usually be capable of mitigation through the insistence on high quality design appropriate to the context and/or landscape improvements which aim to compensate for the loss of character.
		Positive	〉 Proposals which include for mitigation and/or enhancement which will provide future improvements to landscape character for example through proposed street tree planting or the demolition of poor quality/inconsistent built form.
	Slight	Adverse	〉 Proposals which generate small changes to landscape character perceived over a narrow area which can be integrated into the landscape setting through mitigation planting.
		Positive	〉 Proposals in which the proposed landscaping or mitigation proposals will provide minor positive improvement to the character of the site.
	Negligible	Adverse	〉 Proposals which generate imperceptible changes to landscape character.
		Positive	〉 Proposals which involve the incorporation of small scale improvements which are conducive to the exiting landscape character.

Table 2
Definition of Sensitivity – Landscape Receptors

Sensitivity	Contribution	Justification
High	Individual Elements	〉 Landscape features of high value and in good condition that: • provide valuable contribution to scenic quality • are rare and or particularly special locally • add to the perception of the landscape for example its tranquility or wildness, • have conservation interests such as archaeological and or/historical interest or particularly valuable as habitat. • possess inherent cultural value for example associations with historic figures or literature. and which, • Are designated on account of those qualities for example Scheduled Ancient Monuments, Tree Preservation Orders 〉 High quality features which collectively add to the Character and Visual Amenity of a Designated landscape such as a Conservation Area.
	Landscape Character	〉 Designated Landscapes of national or regional importance as a Character types which are in good condition. 〉 Landscapes which are appreciated on a broad scale from long ranging views.
	Visual Amenity	〉 High quality landscapes which have high use levels and increased user perception with regard to appreciation of the landscape. For example – landscapes adjacent to national trail routes/cycle routes, landscapes within nationally/regionally designated areas such as Areas of Outstanding Natural Beauty and/Conservation Areas
Medium	Individual Elements	〉 Features which possess the qualities of those described in the high value classification but which are in diminished condition and/or degraded to the extent that their value as such is reduced. 〉 High quality features which have no formal designation. 〉 Features which, although being degraded in terms of individual value, form part of wider groups which collectively add to the character and/or amenity of a designated landscape.
	Landscape Character	〉 Designated Landscapes of Local importance as a character type which are in good condition. 〉 High quality landscapes which although not designated display qualities which are in general accordance with surrounding land use and thus positively add to the Character of the wider landscape setting. 〉 Landscape which exhibit character traits that are appreciated only from areas within the immediate site context.
	Visual Amenity	〉 Landscapes which are located within areas of high use such residential areas, recreational trail networks and where perception of landscape setting is higher but which do not have any designations.
Low	Individual Elements	〉 Individual features of lower intrinsic value which could be removed without detriment to the landscape and/or individual features within groups which could be removed without compromising the collective contribution to character or amenity.
	Landscape Character	〉 Landscapes which are discordant with surrounding land use. 〉 Landscapes which although typical of surrounding character are degraded to the extent that their contribution to landscape character is diminished. 〉 Landscapes which exhibit character traits that are appreciated only from within or on the boundary of site itself.
	Visual Amenity	〉 Landscapes whose contribution to visual amenity is diminished due to the condition of groupings or individual elements. 〉 Landscapes which may be in good condition but are located in areas not frequented and/or areas in which perception of landscape value is less apparent such as planting on an industrial estate.

Table 3
Definition of Sensitivity - Visual Receptors

Sensitivity	Receptor Class	Justification/Considerations
High	Residential Tenants	〉 Tenants of Listed Buildings and or buildings within designated Conservation Areas 〉 Views experienced from windows occupied during daylight hours 〉 Views experienced from rooms on ground floors 〉 Views experienced from more than one aspect 〉 High length of time viewer experiences the view for example from inside key rooms as well as from the curtilage. 〉 Age of property and its capacity to absorb change.
	Recreational site users such as walkers/cyclists	〉 Users of designated national trail and cycle networks 〉 Users of Public Rights of Way subject to heavy use 〉 Users of Public Rights of Way where the length of time focused on the landscape is considerable for example long distance trails. 〉 Visitors to Open Access or national Trust Land
	Users of Public Road Networks/Transport Routes	〉 Road users on scenic routes or routes between specific leisure/tourism destinations where the focus on landscape appreciation is higher. 〉 Passengers on scenic rail routes or routes through idyllic settings.
Medium	Residential Tenants	〉 Views only experienced from rooms occupied in the evening 〉 Views experienced only from rooms on upper floors 〉 Views partially screened by vegetation
	Recreational site users such as walkers/cyclists	〉 Users of Public Rights of way which are used frequently but do not constitute high use or have particular tourism interest for example dog walkers people running for exercise. 〉 Users of Public Rights of Way and open land where the length of time focused on the landscape is not considerable for example short leisure walks/loop tracks.
	Users of Public Road Networks/Transport Routes	〉 Major roads and arterial routes 〉 Transitory routes within idyllic settings for example country roads. 〉 Routes with broad ranging views across the landscape. 〉 Passengers on specific routes between tourism destinations or historic destinations where focus on and perception of the landscape is increased.
Low	Residential Tenants	〉 Views only experience from the curtilage or garden 〉 Views experienced only at oblique angles due to the orientation of the property. 〉 Views screened in the main by dense vegetation and/or built form.
	Recreational site users such as walkers/cyclists	〉 Public Rights of Way which are used infrequently by a low numbers of people. 〉 Public right of way where the focus is not on the landscape for example footway links to town centers/urban areas and commuter cycle routes.
	Users of Public Road Networks/Transport Routes	〉 Roads within urban/built up areas. 〉 Roads with speed above 50mph. 〉 Road where the focus is on driving and negotiation of traffic for example commuter routes. 〉 Rail or Bus Links where the focus is not on the surrounding landscape for example commuter routes.
	Places of Employment/Education	〉 Such establishments are only occupied during the day. 〉 Focus of the user is upon working or learning not the landscape outside
Negligible	Recreational site users such as walkers/cyclists	〉 Public Rights of Way which are used rarely by few people. 〉 Informal footpath links not designated as PROW
	Users of Public Road Networks/Transport Routes	〉 Motorways, Bypasses and high speed routes (Above 60mph) 〉 Roads used by low numbers of cars for example access tracks/maintenance routes.

Table 4
Definition of Magnitude - Landscape and Visual Effects

Magnitude of Change	Effect Type	Justification
High	Landscape	〉 Proposed Development involves complete loss or substantial modifications to key landscape elements/features/characteristics which play a vital role in defining the landscape quality, character and/or visual amenity of the wider landscape setting and/or definitive character area against the current baseline 〉 Proposed Development involves the introduction of substantial areas of land use which are inconsistent with adjacent use and/character of the receiving landscape.
	Visual	〉 Proposed development generates complete alteration to views of the landscape experienced persistently over a broad area by a large number of people. 〉 Proposed Development directly faces the viewpoint. 〉 Proposed site is located within an open field of view with little or no screening features intervening with the view. 〉 Development site is located at short distance from the receptor (Less than 500m). 〉 Proposed Development covers all or a substantial portion of the existing site.
Medium	Landscape	〉 Proposed Development involves partial loss or modification to one or more key landscape elements/features which play a role in defining the landscape quality, character and/or visual amenity of the immediate site setting against the current baseline. 〉 Proposed development involves the introduction of new elements that while prominent within the views are consistent with the existing character and land use patterns.
	Visual	〉 Proposed development generates partial alteration to views of the landscape experienced frequently by large numbers of people within the surrounding area. 〉 Proposed development site potentially forms a considerable component in views form surrounding areas. 〉 Proposed development sits along general view line of the receptor. 〉 Proposed development site is screened to some extent by intervening vegetation and/or built form. 〉 Development site is located within medium distance from the receptor (500m to 1km). 〉 Proposed Development covers 50% of the existing site.
Low	Landscape	〉 Proposed development involve minor loss or modification to one or more key landscape elements/features which play a role in defining the landscape quality, character and/or visual amenity of the site itself. 〉 Proposed development involves the introduction of some land use and/or features which, although inconsistent with the current site use/designations, are consistent with some adjacent land uses and thus not wholly uncharacteristic of the area when considered against the baseline.
	Visual	〉 Proposed development generates minor alterations to views of the landscape experienced from within the immediate site context/adjacent land parcels 〉 Proposed development site forms only a small portion of a wider panorama or view. 〉 Proposed development sits at an oblique angle to the orientation of the receptor. 〉 Proposed development site largely screening by intervening vegetation, built form and/topography. 〉 Development site is located a long distance from the receptor (1km to 1.5km). 〉 Proposed Development covers a small portion of the existing site and/or is laid out to provide generous boundary offsets from adjacent areas. 〉 Proposed development is generally sympathetic to its surroundings
No Change	Landscape	〉 Proposed development involves minor loss and/or very minor alterations to lower value landscape elements which play a diminished role in defining the landscape quality, character and/or visual amenity of the site and/or its immediate context on account of their condition. 〉 Proposed development involves minor or no introduction of any landscape elements, land uses and/or landscape features which would be inconsistent with the current baseline and as such constitute to a situation of 'no change'
	Visual	〉 Any alteration to views brought about by the proposed development are inconsequent and would be unperceivable in the context of the surrounding elements constituting to a situation of 'No change' 〉 Proposed development site is barely identifiable within views in the surrounding context 〉 Proposed development site is outside of the field of view of the defined receptor 〉 Proposed development site will be almost entirely screened by intervening dense and/or evergreen vegetation, built form and/or topography severely restricting/preventing views. 〉 Development site is located greater than 1.5km away from the receptor and as such any visibility is considerably reduced. 〉 Proposed development is wholly sympathetic to its surroundings

Table 5A, 5B and 5C
Methodology for Judgements on Susceptibility to Change and Landscape Sensitivity

The susceptibility to change is a measure of the ability of a landscape to "*accommodate the proposed development without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies*" (para 5.40, GLVIA3). The assessment of susceptibility must be tailored to the Proposed Development and considered as part of the assessment of the effects. Table 5A below provides criteria level in relation to susceptibility.

Table 5A – Susceptibility to Change

Criteria Level	Susceptibility to Change
High	The receptor has a low capacity to accommodate the Proposed Development without effects upon its overall integrity. The landscape is likely to have a strong pattern/texture or is a simple but distinctive landscape and/or with high value features and essentially intact.
Medium	The receptor has some capacity to accommodate the Proposed Development without effects upon its overall integrity. The pattern of the landscape is mostly intact and/or with a degree of complexity and with features mostly in reasonable condition.
Low	The receptor is robust; it can accommodate the Proposed Development without effects upon its overall integrity. The landscape is likely to be simple, monotonous and/or degraded with common/ indistinct features and minimal variation in landscape pattern.

Establishing the landscape value of the Site and Study Area is necessary to determine the landscape sensitivity at both a Site and Study Area scale. The value of a landscape receptor is a reflection of its importance in terms of any designations that may apply, or its importance in itself as a landscape or landscape resource, which may be due to its ecological, cultural or recreational value. Factors which are generally considered to influence value (GLVIA p.84, para 5.28) include - landscape quality (condition), scenic quality, rarity, representativeness, conservation interests, recreation value, perceptual aspects and associations.

Judgements on landscape value for each receptor will be informed by the following criteria:

Table 5B – Landscape Value

Criteria Level	Landscape Value
High	Nationally designated or iconic, unspoiled landscape with few, if any degrading elements.
Medium	Regionally or locally designated landscape or an undesignated landscape with locally important features which may include some degrading elements.
Low	Undesignated landscape with few, if any distinct features or several degrading elements.

In combining susceptibility to change and value GLVIA3 suggests that combining susceptibility and value can be achieved in a number of ways and needs to include professional judgement. However, it is generally accepted that a combination of high susceptibility and high value is likely to result in the highest sensitivity, whereas a low susceptibility and low value is likely to resulting in the lowest level of sensitivity. A summary of the likely characteristics of the different levels of sensitivity is described below in Table 5C. It should be noted that these are indicative and in practical application there is not a clear distinction between criteria levels. As such the authors professional judgement must be considered.

Table 5C: Sensitivity of Landscape and Landscape Elements

Criteria Level	Characteristics
High	Areas of landscape character that are highly valued for their scenic quality (including most statutorily designated landscapes); and/or elements/features that could be described as unique; or are nationally scarce; or mature vegetation with provenance such as ancient woodland or mature parkland trees. Mature landscape features which are characteristic of and contribute to a sense of place and illustrates time-depth in a landscape and if replaceable, could not be replaced other than in the long term.
Medium	Areas that have a positive landscape character but include some areas of alteration/degradation/or erosion of features; and/or perceptual/aesthetic aspects has some vulnerability to unsympathetic development; and/or features/elements that are locally commonplace; unusual locally but in moderate/poor condition; or mature vegetation that is in moderate/poor condition or readily replicated.
Low	Areas that are relatively bland or neutral in character with few/no notable features; and/or a landscape that includes areas of alteration/degradation or erosion of features; and/or landscape elements/features that are commonplace or make little contribution to local distinctiveness.
Very Low	Damaged or substantially modified landscapes with few characteristic features of value, capable of absorbing major change; and/or landscape elements/features that might be considered to detract from landscape character such as obtrusive man-made artefacts (e.g. power lines, large scale developments, etc.).