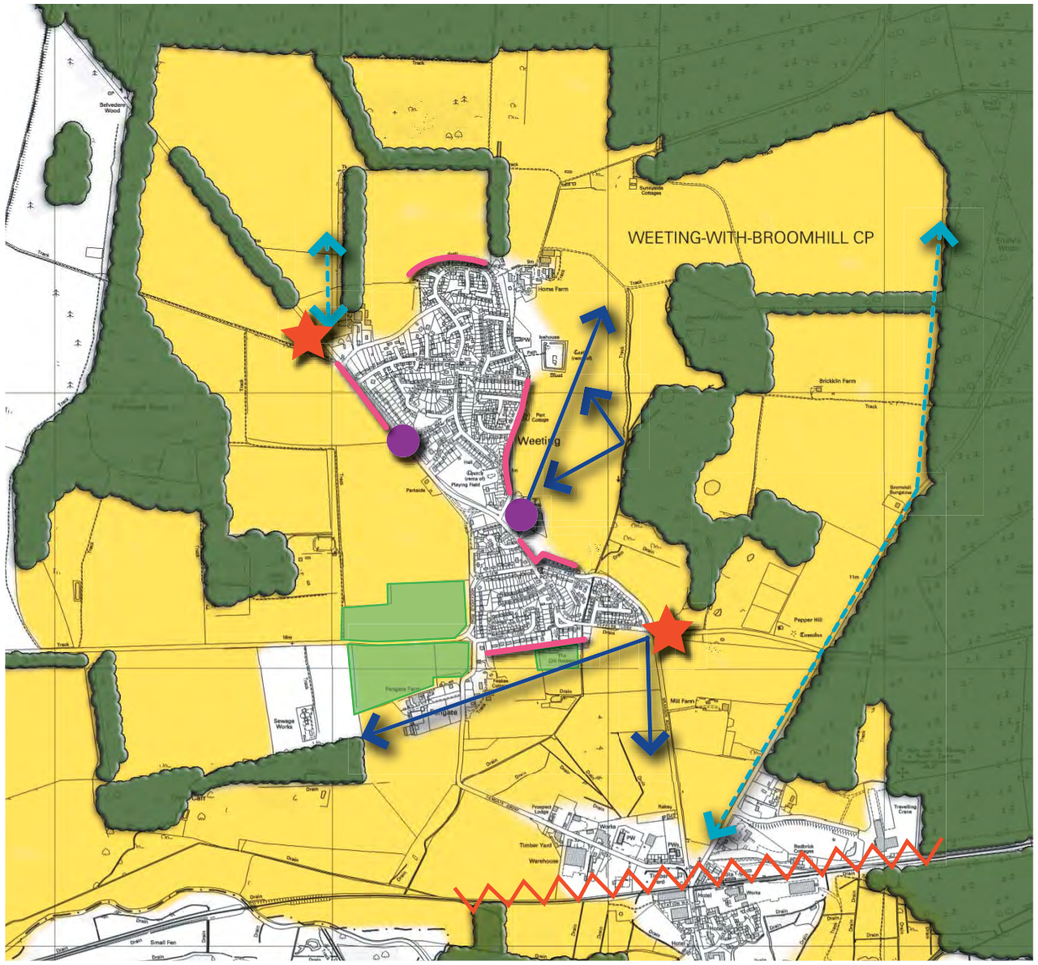
APPENDIX G

Breckland Settlement Fringe Landscape Assessment:
Settlement fringe landscape assessment for Weeting

WEETING

District Character Area	Local Landscape Type	Local Landscape Character Area
C1 Brecks of Thetford Forest	Plantation and Farmland	WE1 Weeting Castle Plantation and Farmland
C1 Brecks of Thetford Forest	Woodland and Wetland	WE2 Fengate Woodland and Wetland



Weeting Settlement Fringe Analysis

- Woodland
- Agricultural fields
- Open views
- Filtered views
- Open edge
- Integrated edge
- Key gateways
- Small scale fields
- Nodes
- Railway line

Historic Growth of Weeting

Weeting Hall

Road

Railway line

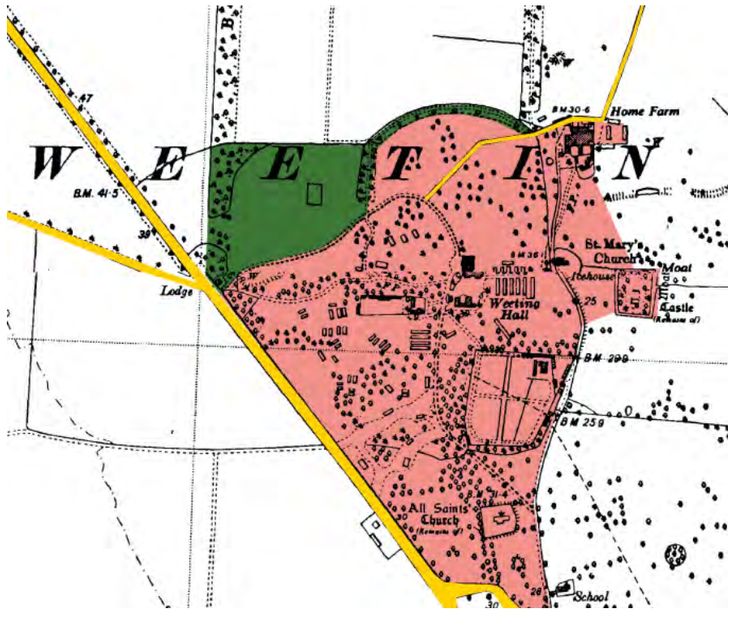
Settlement

1952-2000 housing

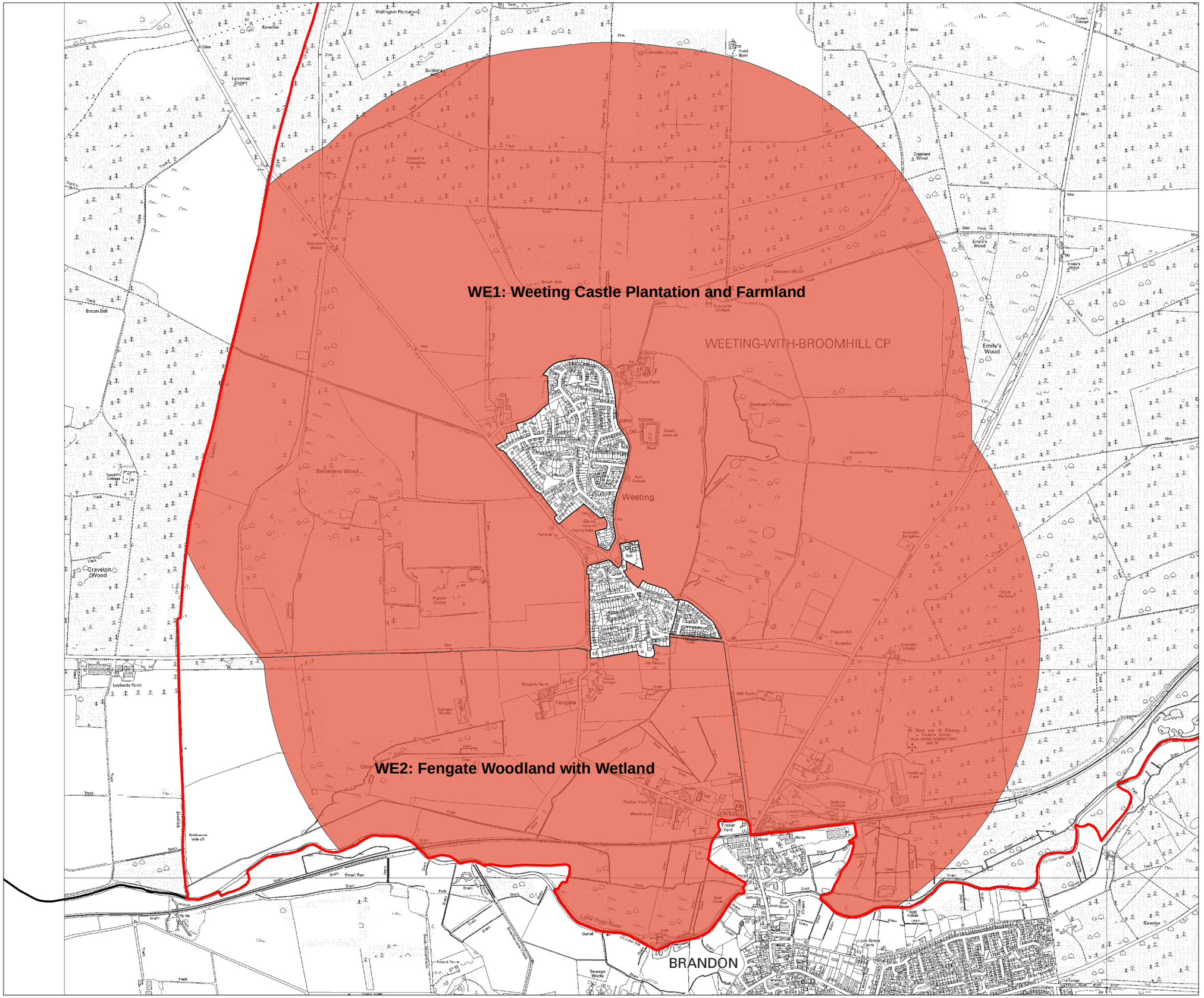
1887

1906

1952 - 2000



Breckland Settlement Fringe Landscape Assessment
Weeting Landscape Character Area Sensitivity



Key

- Breckland Boundary
- 1.5km Settlement Edge Buffer

Sensitivity

- Low
- Low / Moderate
- Moderate
- Moderate / High
- High
- Conservation Area

N W E S

0 0.25 0.5 Km

Source: Breckland Council
Land Use Consultants

Date: 11/07/2007

File: S:\3900\3956 Breckland LCA\GIS\Themes\ArcGIS9\Phase2\Weeting\3956-01_Weeting_Sens.mxd

WE1: WEETING CASTLE PLANTATION AND FARMLAND

DESCRIPTION

Location and Summary

Weeting Castle Plantation and Farmland forms a discrete part of the District Character Area C1: *The Brecks of Thetford Forest.* The local character area considers a radius extending to 1.5 km from the edge of the nucleated village of Weeting, which lies entirely with the wider C1: *The Brecks of Thetford Forest* Character Area. The local character area is defined by large scale blocks of mixed plantation woodland interspersed with mixed farmland.

Representation of District LCA character area:

The wider *Brecks of Thetford Forest* character area is a gently undulating landscape overlain with extensive mixed commercial plantation woodland. Views are essentially contained and confined by the plantation blocks, creating an intimate and small scale landscape, with a clear sense of enclosure, in spite of the large scale of the landscape elements. Relatively few areas of open land punctuate the landscape, other than remnant areas of heathy grassland and small scale agricultural fields.

As such the local character area is considered broadly representative of the wider district character area. Larger areas of open agricultural land surround the settlement at points, although these are representative of localised variations found elsewhere within the character area.

EVALUATION

Landscape Character Sensitivities

Criteria	Judgement and Comment
Landscape Quality and Condition	
Landscape quality and condition is variable, with the eastern edge adjacent to Weeting Castle and church influenced by domestic garden boundary treatments including close board fencing. A considerably more intact character is apparent to the western edge, with mixed hedgerows and wooded strips evident. Pastoral fields and the hinterland of Thetford Forest lie beyond.	The sensitivity of the landscape is variable with the eastern part having a lower inherent sensitivity than the more intact western section.
Individual Elements	
Natural: Important elements are field trees (including alders), scots pine tree lines and the dense coniferous and more occasionally mixed plantation woodland	The vegetation elements would take a significant time to re create if lost and are therefore considered inherently sensitive.

Criteria	Judgement and Comment
of Breckland Forest, which forms the hinterland. Landform is very gently undulating throughout the local character area.	
Cultural (inc. built/architectural): Cultural pattern is represented by the much restored round towered church to the eastern edge of the village and by the remains of Weeting Castle (SAM). 'The Row' opposite the village green is an important line of late medieval thatched cottages. Other historic elements include the site of the former second parish church and remnants of red and blue brick 'diaper work' walls associated with the now destroyed Weeting Hall (absorbed within the housing estate adjacent to the church), together with the lodge house at All Saints.	The setting of the Church and the SAM are considered inherently sensitive. 'The Row' and the existing thatched school building are listed buildings and therefore their settings are sensitive to new development.
Aesthetic/perceptual	
Primary aesthetic and perceptual characteristics are those associated with the plantation hinterland of the Brecks.	The plantations are important in defining the setting of the settlements and are considered sensitive.
Character of the Settlement Edge	
Settlement Edge Development Type: Settlement edges are variable, with the southern edge defined by 1960s bungalow development and a mix of development periods and styles to the eastern edge including traditional vernacular associated with The Row and the village green, in addition to 1970s development on the former site of Weeting Hall. The northern edge is defined by 1970s cul-de-sac development and recent infill development, whilst the western edge comprises both traditional buildings (e.g. Lynn Lodge – early 19th Century and 1970s low density development largely screened by existing hedgerows and wooded belts, interspersed with relatively extensive areas of green space.	The southern and eastern edges are often relatively exposed in character and are therefore considered of lower inherent sensitivity. However certain elements, such as the traditional buildings around the village green to the eastern edge, would result in a higher sensitivity.
Accessibility and Integration: The southern and eastern edges are largely exposed, with close board fencing forming the garden boundaries adjacent to the church, whilst the western edge is permeable and well integrated with its wider landscape due to hedgerow vegetation (opportunities for physical	The northern and western edges are well integrated with the wider landscape and are therefore considered to have a higher inherent sensitivity to change than the southern and eastern edges.

Criteria	Judgement and Comment
connections and filtered views in/out). The northern edge is generally contained by woodland and field boundary hedgerows.	
Gateways: Key gateways include the southern approach to the village at Brandon Road and the northern approach, also accessed via Brandon Road. The northern gateway is low key and transitional in character, framed by native hedgerow and trees to both sides, together with Lynn Lodge (estate gatehouse) and associated estate farmland. The southern gateway is of a more exposed and degraded character, with mixed and heavily flailed, part replanted hedgerows and the exposed southern edge visible.	The northern gateway creates a positive approach to the settlement that would be sensitive to change.
Nodes: Key nodes are the village green and 'The Row', in addition to the wide road junction associated with the public house and filling station to the western edge of the settlement.	The historic village green and the setting to the associated listed buildings would be most inherently sensitive.

Visual Sensitivity

Criteria	Judgement and Comment
General Views (Landform and Enclosure): To the east, expansive views are available to the Brecks hinterland, whilst filtered views are available to the forest to the west.	Views to the east would be the most inherently sensitive in visual terms due to their open aspect and comparative absence of structural landscape screening.

Criteria	Judgement and Comment
Intervisibility with the settlement edge: **Views to the settlement edge:** Views are available of the southern settlement edge from Brandon Road on the approach to Weeting. In addition views are available back towards parts of the eastern edge from Weeting Castle and the approach to the parish church. The church tower and the remains of the castle form a key element in views to the eastern edge and from the east. 'The Row' is also visible in views from the east. **Views from the settlement edge:** Open views are available from much of the eastern edge although these are limited by the plantation blocks in the middle ground. From the western edge, views are heavily filtered by hedgerow vegetation, such that only glimpses of plantation woodland are visible.	The church tower (listed building) and the castle (SAM) are considered inherently sensitive elements of views, as are their settings. Views from the eastern edge would have a higher sensitivity due to their open aspect.
Mitigation Potential: There is a relatively high density of structural vegetation in the character area due to the blocks of plantation woodland.	In view of the existing level of woodland cover and structural landscape, mitigation potential is judged to be relatively high, although remaining areas of open heath and agricultural land should be conserved.

Overall Sensitivity Judgment

Overall sensitivity to change is considered to be **moderate-high**. This is in view of the proximity of the settlement to the SSSI's to the west and the sensitive historic elements of the settlement edge to the east, notably the church, the castle and the village green including 'The Row'. Although containment is provided by hedgerow and woodland vegetation to the north and west, potential for expansion would be limited without creating further nucleation of the urban form. The potential for longer views form the eastern settlement edge creates a visually sensitive relationship between landscape and settlement edge. Two small sites already have planning permission for development adjacent to the eastern edge, and this focuses the considerations of the guidelines below.

LANDSCAPE GUIDELINES

The following sets out a series of landscape management and design principles, both to maintain and enhance the character of this landscape unit and to inform future landuse planning/planning for change to the settlement edge.

General Landscape Management

- Employ appropriate and sympathetic arboricultural management to remaining scots pine tree lines adjacent to the settlement edge, to ensure sustained continuity of tree cover;
- Explore opportunities for the creation of new scots pine tree lines/native hedgerows e.g. to reinforce existing retained belts of vegetation to the western settlement edge;
- Manage existing hedgerows and tree belts to the northern and western edges of the settlement to ensure density of cover, gapping up with native planting where appropriate;
- Avoid the use of coniferous/ornamental plantings where this could have a sub urbanising influence to the settlement edge, particularly to the setting of the church and the SAM.

Principles in relation to Development

- Use historic density pattern and materials palette in the village core to set the template for new development;
- Consider existing pattern of development, e.g. single storey dwellings to the edge, to ensure a development edge which integrates successfully with its wider landscape, preserving existing skylines and views out;
- Ensure that new development makes appropriate provision for usable and accessible green space, rather than areas of under utilised green space as represented by existing development to the western edge;
- Encourage the use of native planting to development boundaries, rather than boundary treatments which could have a sub urbanising influence, such as close board fencing;
- Ensure that future development and streetscape faces and interacts with the settlement edge rather than away from it;
- Conserve the setting of the parish church and the castle ruins (SAM), in addition to that of the village green and 'The Row'.

WE2: FENGATE WOODLAND AND WETLAND

DESCRIPTION

Location and Summary

Fengate Woodland and Wetland lies to the south of the village of Weeting, an increasingly nucleated settlement occupying much of the former site of Weeting Hall and parkland and set entirely within the wider C1: *Brecks of Thetford Forest* landscape. The local character area considers an area extending to 1.5 km from the settlement, or otherwise truncated by the District boundary where this occurs within the 1.5 km zone. It forms a small area of localised variation, defined by the course of the Ouse, associated wetland vegetation and pastoral fields, within the wider C1: *Brecks of Thetford Forest* Character Area.

Representation of District LCA character area:

The wider *Brecks of Thetford Forest* character area is a gently undulating landscape overlain with extensive mixed commercial plantation woodland. Views are essentially contained and confined by the plantation blocks, creating an intimate and small scale landscape, with a clear sense of enclosure, in spite of the large scale of the landscape elements. Relatively few areas of open land punctuate the landscape, other than remnant areas of heathy grassland and small scale agricultural fields.

The District wide Landscape Character Assessment has identified the presence of a more open and pastoral character associated with the course of the River Ouse although this is a local variation. Consequently *Fengate Woodland and Wetland* is not considered representative of the wider character area.

EVALUATION

Landscape Character Sensitivities

Criteria	Judgement and Comment
Landscape Quality and Condition	
Some intact areas of grazing and rush pasture survive, in addition to scots pine tree lines. Otherwise the landscape has a degraded quality at the settlement edge due to the influence of overhead wires and coniferous species.	The degrading influence of the conifers and overhead wires reduces the inherent sensitivity of the landscape.
Individual Elements	
Natural: Important natural elements include the scots pine tree lines, willow belts and alder field trees, in addition to the areas of floodplain meadow and grazed pasture associated with the Ouse and field drains at Fengate. Mature coppiced ash trees are present at	These elements are representative of the historic landscape character of the area. A number, such as the trees would take considerable time to re create if lost and are therefore inherently sensitive. Breckland Farmland SSSI would be inherently sensitive to change.

Criteria	Judgement and Comment
Fengate Drove. Breckland Farmland SSSI, which provides a breeding ground for Stone Curlew, lies partly within the local character area. Landform is that of a gently undulating, broad and shallow valley.	
Cultural (inc. built/architectural): The farm buildings of Fengate Farm including the distinctive brick estate wall and the brick and flint gatehouse are the principal historic built elements. The site of a Romano-British settlement (SAM) lies at the outer edge of the local character area.	The SAM is considered inherently sensitive although it is outside of the settlement edge. The farm buildings and associated vernacular boundary features are important in defining the sense of place in terms of stylistic traditions and use of local materials.
Aesthetic/perceptual: Principal aesthetic and perceptual elements are the open pastoral fields and the willow lined ditches and drains, in addition to the alder field trees.	These elements would take significant time to re create if lost and are therefore sensitive.
Character of the Settlement Edge	
Settlement Edge Development Type: Development to the southern edge of Weeting adjacent to the character area is principally 1960s/1970s brick built bungalow development, in addition to the vernacular buildings of Fengate Farm to the south of the settlement.	The relatively modern development to the southern edge has a lower inherent sensitivity than the buildings of Fengate Farm.
Accessibility and Integration: The southern edge of the settlement generally has an open, exposed edge.	The southern edge is considered to have a relatively low inherent sensitivity to change in view of its exposed, poorly integrated character.
Gateways: The gateway within this character area is the southern approach to Weeting on the Brandon Road. This is defined by mixed and heavily flailed, part replanted hedgerows and the exposed southern edge of the settlement is visible.	This gateway would have potential for landscape enhancement and mitigation, as the sensitivity is reduced by the exposed character of the settlement edge and disturbed/part replaced vegetation.
Nodes: There are no nodes within the character area – N/A.	

Visual Sensitivity

Criteria	Judgement and Comment
General Views (Landform and Enclosure): There are wide views to the south and into Suffolk beyond the River Ouse, although these are partly filtered by field boundary vegetation.	These views are considered inherently sensitive to change due to their relatively extensive nature.
Intervisibility with the settlement edge: **Views to the settlement edge:** The southern edge is visible from the Brandon Road. Landmarks within Weeting such as the church tower do not form a component of these views however. **Views from the settlement edge:** From the settlement edge views are available eastwards into the adjacent WE1: *Weeting Castle Plantation and Farmland* Character area and the wooded hinterland of the Brecks. Filtered views are also available southwards from the settlement edge, across the pastoral farmland towards the industrial premises at Fengate Drove.	These views do not form a component of the setting of historic built features or landmarks such as the church tower and therefore have a relatively low inherent sensitivity. Due to their extent and the role in forming part of the visual setting of the Brecks the views to the east are considered to have a higher inherent sensitivity than those to the south which are influenced by elements such as the industrial premises.
Mitigation Potential: The local landscape character area is already relatively well vegetated due to field boundary vegetation, willow lined ditches, alder field trees and scots pine tree lines.	It is considered that mitigation potential would be relatively high. Mass woodland planting would be inappropriate to the pastoral character of the landscape.

Overall Sensitivity Judgment

Overall sensitivity to change is considered to be **moderate-high**, particularly in the western part of the area (Breckland Farmland SSSI) and in the areas of more intact wetland meadow and floodplain pasture associated within the course of the Ouse in the southern part of the character area. Whilst views to the west are filtered to the east they are more open, which creates a visually sensitive relationship between the settlement and the landscape. It is considered that potential for future development would be extremely limited and development considerations therefore relate primarily to the relationship of existing development to the landscape.

LANDSCAPE GUIDELINES

The following sets out a series of landscape management and design principles, both to maintain and enhance the character of this landscape unit and to inform future landuse planning/planning for change to the settlement edge.

General Landscape Management

- Extend the traditional sylvicultural practices at Fengate Farm and Fengate Drove (coppiced ashes) to other existing and new tree planting within the local character area, to ensure sustained tree cover;

- Consider opportunities for extending the network of wetland vegetation such as sedges, rushes and reeds associated with the field drains at Fengate and the Ouse, to fulfil Biodiversity Action Plan/Ecological Network Mapping targets.

Principles in relation to Development

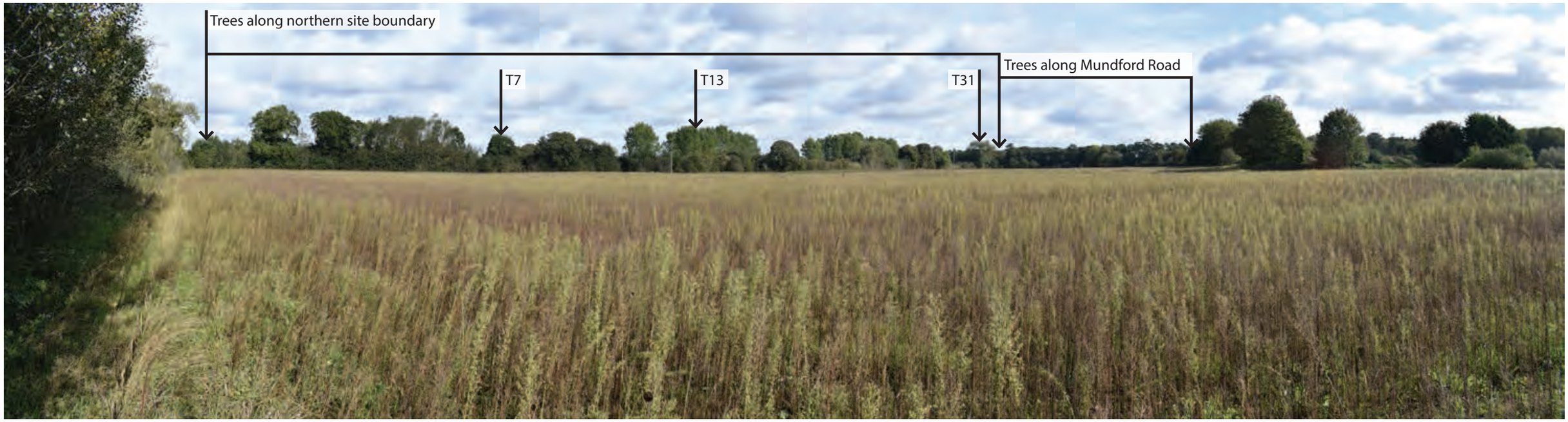
- The southern development edge should be porous and transitional in character, using native planting to ensure that it is properly absorbed within the landscape.

- Development should avoid further nucleation of the settlement form of Weeting.

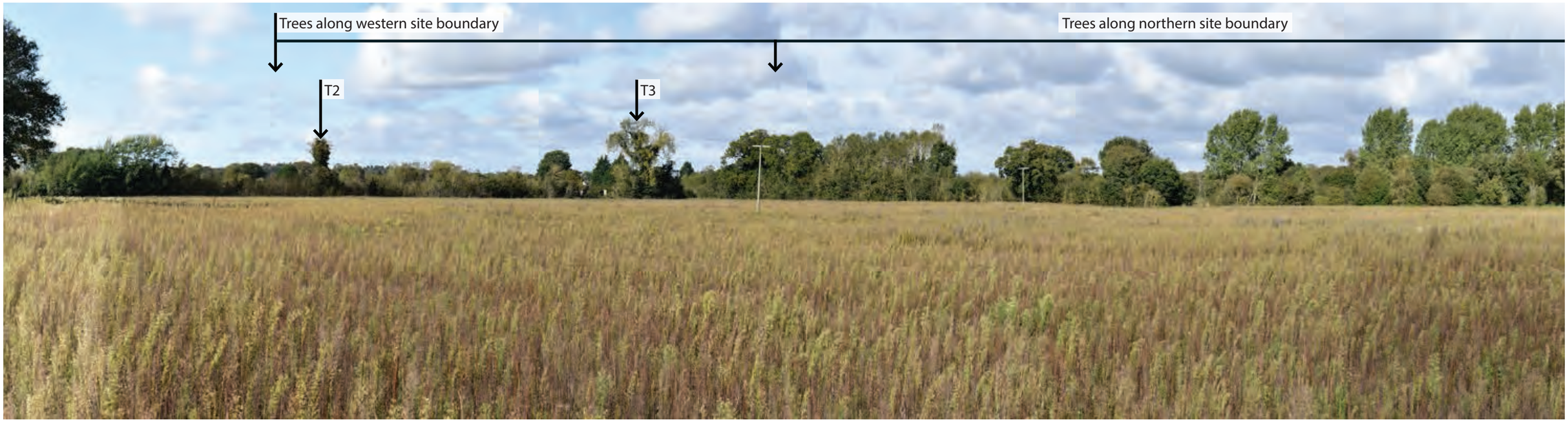
APPENDIX H

Site Appraisal and Site Context Photographs

Photograph A
View looking east to south from north-western corner of site



Photograph B
View looking north to east from location near south-western corner of site



Photograph C
View looking west to north across site

Photograph D
View looking south to west across site

Photograph E
View of vegetation along western site boundary (1)

Photograph F
View of vegetation along western site boundary (2)

Photograph G
View of vegetation along western site boundary (3)

Photograph H
View of vegetation along western site boundary (4)

Photograph I
View of dilapidated sheds at Mill Farm (1)

Photograph J
View of dilapidated sheds at Mill Farm (2)

Photograph K
View looking south towards site from Public Footpath FP6

Photograph L
View looking east along Harling Drove from location near site entrance

Photograph M
View looking west along Harling Drove from location near site entrance

Photograph N
View looking west towards Mundford Road/Harling Drove junction

Photograph O
View looking west towards proposed site entrance through gap in tree+shrub vegetation along Mundford Road

Photograph P
View looking east towards site from Peppers Close

Photograph Q
View looking south towards site from Brandon Road

Photograph R
View looking east into site from Brandon Road

Photograph S
View looking southwest towards site from Mundford Road

Photograph T
View looking east from central section of Harling Drove

Photograph U
View looking southwest towards Mundford Road/Harling Drove junction

Photograph V
View looking south past Mundford Road/Harling Drove junction

Photograph W
View looking east towards site from Fengate Drove

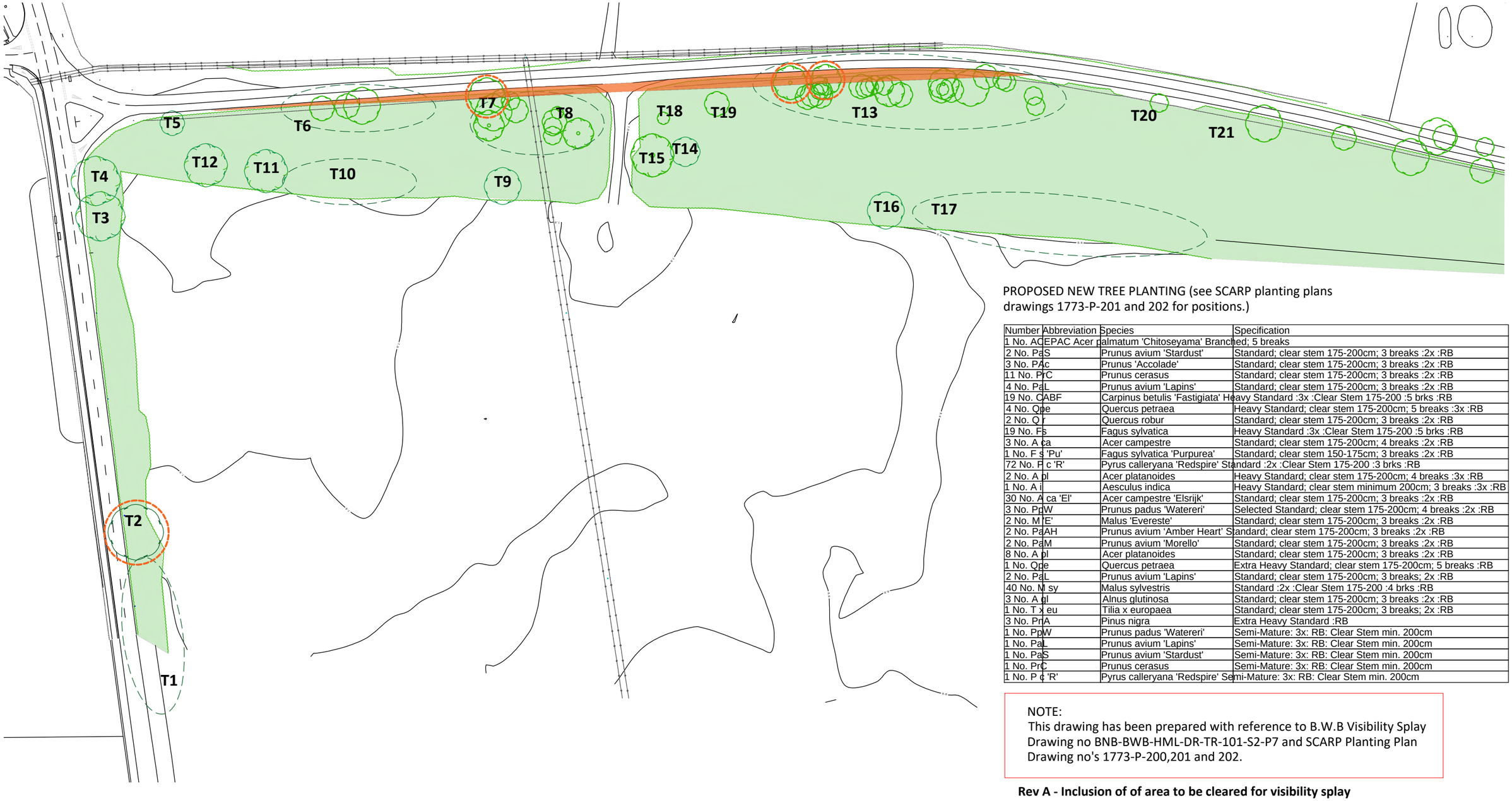
Photograph X
View looking north towards site from Brandon Road

Photograph Y
View looking southwest towards site from Mundford Road

Photograph Z
View looking southwest towards site through gap in vegetation along Mundford Road

APPENDIX I

Tree Removal Plans



PROPOSED NEW TREE PLANTING (see SCARP planting plans drawings 1773-P-201 and 202 for positions.)

Number	Abbreviation	Species	Specification
1 No.	ACEPAC	Acer palmatum 'Chitoseyama'	Branched; 5 breaks
2 No.	PaS	Prunus avium 'Stardust'	Standard; clear stem 175-200cm; 3 breaks :2x :RB
3 No.	PAc	Prunus 'Accolade'	Standard; clear stem 175-200cm; 3 breaks :2x :RB
11 No.	PrC	Prunus cerasus	Standard; clear stem 175-200cm; 3 breaks :2x :RB
4 No.	PaL	Prunus avium 'Lapins'	Standard; clear stem 175-200cm; 3 breaks :2x :RB
19 No.	CABF	Carpinus betulis 'Fastigiata'	Heavy Standard :3x :Clear Stem 175-200 :5 brks :RB
4 No.	Qpe	Quercus petraea	Heavy Standard; clear stem 175-200cm; 5 breaks :3x :RB
2 No.	Q r	Quercus robur	Standard; clear stem 175-200cm; 3 breaks :2x :RB
19 No.	Fs	Fagus sylvatica	Heavy Standard :3x :Clear Stem 175-200 :5 brks :RB
3 No.	A ca	Acer campestre	Standard; clear stem 175-200cm; 4 breaks :2x :RB
1 No.	F s 'Pu'	Fagus sylvatica 'Purpurea'	Standard; clear stem 150-175cm; 3 breaks :2x :RB
72 No.	P c 'R'	Pyrus calleryana 'Redspire'	Standard :2x :Clear Stem 175-200 :3 brks :RB
2 No.	A pl	Acer platanoides	Heavy Standard; clear stem 175-200cm; 4 breaks :3x :RB
1 No.	A i	Aesculus indica	Heavy Standard; clear stem minimum 200cm; 3 breaks :3x :RB
30 No.	A ca 'El'	Acer campestre 'Elsrijk'	Standard; clear stem 175-200cm; 3 breaks :2x :RB
3 No.	PpW	Prunus padus 'Watereri'	Selected Standard; clear stem 175-200cm; 4 breaks :2x :RB
2 No.	M 'E'	Malus 'Evereste'	Standard; clear stem 175-200cm; 3 breaks :2x :RB
2 No.	PaAH	Prunus avium 'Amber Heart'	Standard; clear stem 175-200cm; 3 breaks :2x :RB
2 No.	PaM	Prunus avium 'Morello'	Standard; clear stem 175-200cm; 3 breaks :2x :RB
8 No.	A pl	Acer platanoides	Standard; clear stem 175-200cm; 3 breaks :2x :RB
1 No.	Qpe	Quercus petraea	Extra Heavy Standard; clear stem 175-200cm; 5 breaks :RB
2 No.	PaL	Prunus avium 'Lapins'	Standard; clear stem 175-200cm; 3 breaks; 2x :RB
40 No.	M sy	Malus sylvestris	Standard :2x :Clear Stem 175-200 :4 brks :RB
3 No.	A gl	Alnus glutinosa	Standard; clear stem 175-200cm; 3 breaks :2x :RB
1 No.	T x eu	Tilia x europaea	Standard; clear stem 175-200cm; 3 breaks; 2x :RB
3 No.	Pn A	Pinus nigra	Extra Heavy Standard :RB
1 No.	PpW	Prunus padus 'Watereri'	Semi-Mature: 3x: RB: Clear Stem min. 200cm
1 No.	PaL	Prunus avium 'Lapins'	Semi-Mature: 3x: RB: Clear Stem min. 200cm
1 No.	PaS	Prunus avium 'Stardust'	Semi-Mature: 3x: RB: Clear Stem min. 200cm
1 No.	PrC	Prunus cerasus	Semi-Mature: 3x: RB: Clear Stem min. 200cm
1 No.	P c 'R'	Pyrus calleryana 'Redspire'	Semi-Mature: 3x: RB: Clear Stem min. 200cm

NOTE:
This drawing has been prepared with reference to B.W.B Visibility Splay Drawing no BNB-BWB-HML-DR-TR-101-S2-P7 and SCARP Planting Plan Drawing no's 1773-P-200,201 and 202.

Rev A - Inclusion of of area to be cleared for visibility splay

red kite
Landscape Architecture | Ecology | Greenspace
Red Kite Network Limited
The John Rose Building
High Street
Coalport
Shropshire
TF8 7HT
Landscape Institute Registered Practice

CLIENT: Dignity Crematoria
PROJECT: Brandon Road, Weeting
DRAWING: Proposed Tree Removal, Retention and Mitigation
NUMBER: 280.17.03 Rev A

DATE: May 2019
STATUS: Planning
DRAWN: JB
CHECKED: NH

Legend

- T1 — Tree number
- Existing tree to be retained
- Existing tree to be removed
- Tree Group to be retained
- Band of saplings and outgrown hedge
- Area to be cleared of vegetation for visibility splay

Scale 1:1250 @ A3

N

Notes
1. Do not scale from this drawing.
2. All dimensions and setting out are subject to detailed design. Any discrepancies to be reported to Red Kite Network Limited immediately.
3. If in any doubt, ask.
4. This drawing and the works depicted are copyrighted and no duplication may be made without prior concent from Red Kite Network Limited.
5. Not to be used for construction.

red kite
Landscape Architecture | Ecology | Greenspace
Red Kite Network Limited
The John Rose Building
High Street
Coalport
Shropshire
TF8 7HT
01952 582111
Landscape Institute Registered Practice

CLIENT:	Dignity PLC
PROJECT:	Land at Brandon Road, Weeting
DRAWING:	Tree Survey, East Harling Grove
NUMBER:	280.17.4
DATE:	November 2019
STATUS:	Planning
DRAWN:	JB
CHECKED:	JB

Legend

- T1 — Tree Number
- Tree Root Protection Area (RPA)
- Existing Category B Tree
- Existing Category C Tree
- Existing Category U Tree
- Tree Group
- Band of saplings and outgrown hedge

Scale 1:1000 @ A3

N

Notes
1. Do not scale from this drawing.
2. All dimensions and setting out are subject to detailed design. Any discrepancies to be reported to Red Kite Network Limited immediately.
3. If in any doubt, ask.
4. This drawing and the works depicted are copyrighted and no duplication may be made without prior concent from Red Kite Network Limited.
5. Not to be used for construction.

APPENDIX J

Landscape and Visual Impact Assessment Methodology

Landscape and Visual Impact Assessment (LVIA) is a tool used to identify and assess the significance of and the effects of change resulting from development on both the landscape as an environmental resource in its own right and on people's views and visual amenity.

The methodology for assessing landscape and visual effects is based on the following best practice guidance:

- 'Guidelines for Landscape and Visual Impact Assessment, Third Edition (GLVIA 3), by the Landscape Institute and Institute of Environmental Management and Assessment, 2013;
- 'Landscape Character Assessment – Guidance for England and Scotland', produced by Carys Swanwick/LUC on behalf of the Countryside Agency and Scottish Natural Heritage, 2002; and
- 'An Approach to Landscape Character Assessment', Natural England, 2014
- An Approach to Landscape Sensitivity Assessment – to inform spatial planning and land management, Natural England, 2019;
- Photography and Photomontage in Landscape and Visual Impact Assessment - Landscape Institute Advice Note 01/11 (March 2011);
- Visual representation of development proposals, Landscape Institute Technical Guidance Note (TNG) 02/17 (March 2017);
- Residential Visual Amenity Assessment, Landscape Institute Technical Guidance Note (TGN) 2/19 (March 2019).

Identification of Landscape Baseline Conditions

Landscape receptors will be identified, i.e. the constituent elements of the landscape, the aesthetic and perceptual qualities of the landscape and the character of the landscape in different areas. The Guidelines for Landscape and Visual Impact Assessment, 3rd Edition (GLVIA3) defines landscape as a 'place' that results from the: ''*interplay of the physical, natural and cultural components of our surroundings. Different combinations of these elements and their spatial distribution create the distinctive character of landscapes to be mapped, analysed and described. Character is not just about physical elements and features that make up landscape, but also embrace the aesthetic, perceptual and experiential aspects of the landscape that make places distinctive*.'' (GLVIA3 p. 21).

The landscape baseline provides an overview description of:

- topography, drainage, waterbodies and geology;
- cover, distribution and type of land use (past and present) and open space;
- statutory and non-statutory designations relevant to the landscape and visual assessment, with consideration of appropriate special qualities for which they are designated and setting issues;
- development patterns and scale, including age, relationship to historic patterns, massing and density of buildings, levels of enclosure, skyline characteristics, building materials and landmark features;

- vegetation patterns and extents derived from aerial photography and site visits, plus use of Integrated Habitat Survey /Phase 1 Ecological Survey;
- access and connectivity, including PRoW, National Trails public access land, and other routes to include roads, railways, cycleways, bridleways, footpaths, historic green lanes and drover roads and waterways;
- historic landscape and heritage features, including conservation areas, listed buildings, registered parks and gardens and historic landscape characterisation;
- existing landscape character assessments, designated landscape Management Plans (where appropriate), local landscape designations, local GI strategies or plans prepared by authorities, National Character Areas and Profiles from Natural England; and
- identification of local landscape character to inform the development master planning exercise.

The establishment of baseline conditions also included verification of the landscape character areas through filed survey work (reviewing and adapting information in existing landscape character assessments as appropriate) and determination of the value of the landscape;

Landscape value is the importance attached to a landscape, sometimes expressing national or local consensus, because of its quality, which may include scenic and/or aesthetic qualities and cultural and other conservation associations. In most cases, this is indicated by the presence or absence of a landscape planning designation such as a National Park, Area of Outstanding Natural Beauty or Special Landscape Area. Undesignated areas of landscape may also be of local value and indications of this are likely to be present in the form of documented, locally valued, cultural / natural heritage and scenic or aesthetic qualities such as 'wildness'. Value may also be exhibited in terms of the presence of well-recognised viewing positions or references in art and literature, including for example, tourism literature or specifically promoted views. It should be noted that a landscape of high value may not always equate to areas of high landscape quality and that areas of low landscape value may contain areas of higher landscape quality.

One of the options for assessing the value of landscapes is provided in GLVIA3 Box 5.1, which sets out the following range of factors that can help in the identification of valued landscapes:

- "Landscape quality (condition): A measure of the physical state of the landscape. It may include the extent to which typical character is represented in individual areas, the intactness of the landscape and the condition of individual elements;
- Scenic quality: The term used to describe landscapes that appeal primarily to the senses (primarily but not wholly the visual senses);
- Rarity: The presence of rare elements or features in the landscape or the presence of a rare Landscape Character Type;
- Representativeness: Whether the landscape contains a particular character and/or features or elements, which are considered particularly important examples;
- Conservation interests: The presence of features of wildlife, earth science or archaeological or historical and cultural interest can add to the value of a landscape as well as having value in their own right;
- Recreation value: Evidence that the landscape is valued for recreational activity where experience of the landscape is important;

- Perceptual aspects: A landscape may be valued for its perceptual qualities, notably wildness and/or tranquillity;
- Associations: Some landscapes are associated with particular people, such as artists or writers, or events in history that contribute to perceptions of the natural beauty of the area."

Table A1 below sets out the criteria that will be considered for determining landscape value. These are informed by the factors identified in Box 5.1 of the GLVIA3.

Table A1: Levels of Landscape Value

Level of value	Criteria for landscape value
High	• Designated areas at an International or National level (including, but not limited to, World Heritage Site, National Parks, AONB's) and also considered an important component of the country's character, experienced by high numbers of tourists. • Landscape condition is good and components are generally regularly maintained to a high standard. • Rare or distinctive elements and features are key components contributing to character. • A landscape of high aesthetic appeal and rich cultural associations. • A landscape with rich cultural and/or nature conservation resources. • An elevated level of tranquillity due to enclosure by land use, traffic and movement, light pollution and absence of major infrastructure. • Extensive and promoted opportunities are available for recreation.
Medium	• Designated areas at a Regional or County level (including, but not limited to, green belt, regional scale parks, designated as open space or a Conservation Area in local planning documents) and also considered a distinctive component or the region/county character experienced by a large proportion of its population. • Landscape condition is fair and components are generally well maintained. • Rare or distinctive elements and features are a notable component that contribute to the character of the area. • A landscape of moderate aesthetic appeal and cultural associations. • A landscape with some cultural and/or nature conservation resources. • Moderate levels of tranquillity due to land use, traffic and movement, light pollution and/or major infrastructure. • Opportunities are available for recreation.
Low	• No formal designations but a landscape of local relevance (including, but not limited to, public or semi-public open spaces, village greens or allotments) and also green infrastructure and open paces within residential areas likely to be visited and valued by the local community. • Landscape condition is poor/components generally poorly maintained or damaged. • Rare or distinctive elements and features are not a notable component that contribute to the character of the area. • A landscape of limited aesthetic appeal and cultural associations. • A landscape with limited cultural and/or nature conservation resources. • Limited levels of tranquillity due to land use, traffic and movement, light pollution and presence of major infrastructure. • There are few/no opportunities for recreation.
Very Low	• Landscape condition is very poor and components are poorly maintained or damaged. • The landscape does not contain any rare or distinctive elements and features. • A landscape of no aesthetic appeal or cultural associations. • A landscape with no cultural and/or nature conservation resources. • The landscape has low levels of tranquillity. • There are no opportunities for recreation.

Identification of Visual Baseline Conditions

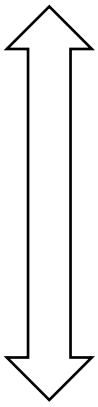
Visual receptors within the study area will be identified, i.e. the people who will be affected by changes in views or visual amenity at different places. Representative assessment viewpoints will be identified for groups of receptors, i.e. viewpoints where there are different types of visual receptor with the same or similar views. The view from each representative viewpoint will be described with reference to photographs that will be taken to illustrate each view.

For the purpose of this appraisal, views are classified into either near distance, middle distance or long distance categories, based on their distance from the site, and these are defined as follows: Near Distance (up to 100m), Middle Distance (between 100m and 500m) and Long Distance (over 500m). The composition of each representative view is described, including foreground and background characteristics and the nature of the view towards the site.

Judgements will be made, as part of the visual baseline, about the value attached to views that are experienced. Some views will have a relatively low value, perhaps due to elements that detract from the overall pleasantness of the view (e.g. degraded land, graffiti or other discordant elements). Some views will have relatively high value, e.g. by virtue of an important landmark feature or the location of viewpoints in an area that is designated for its high scenic value. Higher value is also typically attached to views of landscapes known historically for their picturesque beauty and have become historically cherished and protected. Many views may not have any particularly distinctive components (either positive or negative) and, although they still have intrinsic value, may be regarded as undistinguished or unremarkable.

The criteria that will be used to assess the value of views are set out in **Table A2** below. Professional judgement will be used in the application of the criteria.

Table A2: Levels of View Value

Level of View Value	Criteria for Assessing the Value of Views
HIGHER 	A view in which attractive features are dominant or prevalent or a view with attractive focal points and/or skyline features. The view may include some visual detractors, but these do not form a clearly apparent part of the composition of the view. A designated view or one identified as of value on a tourist map or in a guidebook. A view with cultural associations, recorded in art or literature of national significance. A view where the composition was a fundamental aspect of the design or function of a heritage asset and is an integral part of the setting of a heritage asset. Views to and from important buildings. A view that provides an important and positive contribution to the visual relationship between a settlement and its landscape setting
	An unremarkable view and/or a view where neither discordant or attractive elements are dominant or form a clearly apparent part of the composition of the view. A view that is not designated or documented.
LOWER	A view where discordant or unattractive features are dominant or prevalent, and/or where such features are focal points and/or skyline features. These views may include some attractive features, but these do not form a clearly apparent part of the composition of the view. A view that is not designated or documented. A view that provides a negative contribution to the visual relationship between a settlement and its landscape setting.

The visual baseline will focus on information that will help identify significant visual effects.

Landscape Sensitivity Assessment

Although landscapes have some intrinsic sensitivities, different landscapes have different degrees of ability to accommodate new development depending on the development type and the character and components of each landscape. Landscape sensitivity needs to be determined with reference to the changes arising from the specific type of development in question. It is assessed combining judgements on the value attached to a landscape and the susceptibility to the type of change and nature of the development proposed.

GLVIA3 Para. 5.40 describes 'susceptibility to change' as "the ability of the landscape receptor (whether it be the overall character or quality/condition of a particular landscape type or area, or an individual element and/or feature, or a particular aesthetic and perceptual aspect) 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."

The term landscape receptor encompasses character areas, character types or individual landscape elements or features. Landscape susceptibility will vary in response to the specific landscape that is being considered and to the nature or type of change that may occur. The factors in **Table A3** below will be considered when determining the level of susceptibility of the landscape to the type of development proposed.

Table A3: Factors determining the level of landscape susceptibility to the type of development proposed

Level of Susceptibility	Landform and Enclosure	Land cover, fauna and flora	Cultural, social and heritage	Associations	Scale	Landmarks and Skylines	Perceptual qualities
HIGHER	Landforms that are prominent / distinctive or highly varied and complex character. Landscapes with a low capacity to accommodate the type of development proposed based on the interactions of topography, vegetation cover and built form.	Rural areas that are ecologically diverse / have a strong ecological character. May have extensive areas of semi-natural habitat (e.g. wetland or areas of mature trees). Landscapes that are intact and in good condition. Landcover patterns that impart a strong sense of place and/or time depth. Urban areas with highly intact vernacular environments. Landscapes with components that are not easily replaced or substituted. Landscapes where detracting features or major infrastructure are not present or where present their influence on the landscape is limited.	A landscape with cultural, social and heritage landscape features. A landscape that is conducive to people's and communities' clear ability to understand or appreciate historic landscape features or areas.	A landscape with a strong sense of place / with heightened feelings and longings for past landscapes and past ways of life.	A rural landscape that is small-scale and/or intimate and/or complex. An urban landscape with small-scale, fine-grain and close-knit built form.	Landscapes that include well-defined viewing corridors, vistas or visual focal points. Distinctive, prominent and/or undeveloped skylines. Important landmarks and/or orientation features (e.g. church towers, historic features or monuments).	Landscapes with a high concentration of positive perceptual qualities (e.g. sense of naturalness, dark skies, scenic attractiveness and tranquillity).
LOWER	Landforms that are simple, flat or uniform. Landscapes with a high capacity to accommodate the type of development proposed due to the interactions of topography, vegetation cover and built form.	Limited ecological value / semi-natural habitat. Low levels of intactness / in poor condition. Notable opportunities for enhancement, restoration or creation of landscapes. Landcover patterns that have been eroded or are incoherent. Landscapes components that are easily replaced or substituted, where few/no existing elements present. Landscapes where detracting features or major infrastructure are present and the influence of these on the landscape is noticeable.	A landscape with low representation of cultural, social and heritage landscape features. A landscape that is not conducive to people's and communities' ability to understand or appreciate historic landscape features or areas. .	A landscape with a weak sense of place / that does not impart notable feelings and longings for past landscapes and past ways of life.	Large-scale, coarse grained urban landscapes (e.g. industrial estate or large open space). Large-scale, simple, uncluttered rural landscapes. May have extensive and consistent landcover.	No notable viewing corridors, vistas or visual focal points. Skylines that are not distinctive or prominent / may be defined by large scale development and infrastructure (e.g. large urban edges). Likely to have few or no important landmarks and/or orientation features.	Landscapes with a low concentration of positive perceptual qualities (e.g. sense of naturalness, dark skies, scenic attractiveness and tranquillity).

An overall level of susceptibility for each landscape character area will be assessed by identifying the factors that are most important to each landscape character area and by amalgamating them to arrive at an overall judgement.

The overall level of sensitivity of the landscape will then be assessed with reference to its value and its susceptibility to the type of development proposed. It will be assessed as either high, medium, low or negligible based on the indicative criteria set out in **Table A4** below. Professional judgement will be used, in line with guidance provided by the Landscape Institute, to determine the relative importance of different attributes in this overall assessment. The specific combinations of factors that have influenced that judgement will be described. In general terms, high value / relatively high susceptibility landscapes are likely to be highly sensitive to change and low value / relatively low susceptibility landscapes are likely to be of low sensitivity to change.

Table A4: Criteria for Landscape Sensitivity Levels

Sensitivity	Typically where the landscape:
High	• Is designated in reflection of its high value by society, including scenic and recreational value. Aspects that underpin such value may also be present outside designated areas, especially at the local scale. Areas of special value may be recognised through use, perception or historic and cultural associations. • Is highly susceptible to change as components are rare and/or not easily replaced/substituted (e.g. mature trees, distinctive buildings). The landscape is largely unspoilt and of high scenic quality with high levels of positive perceptual qualities (e.g. tranquillity and seclusion) and distinctive elements and features that make a positive contribution to the character of the area. • Condition is good and components are generally maintained to a high standard. • Has limited scope for effective mitigation in character with the existing landscape and may offer some opportunities for the proposed development type to contribute to the attainment of landscape planning policies and strategies.
Medium	• Has features valued locally through use (including informal recreation), perception or historic and cultural associations. Value may be expressed through non-statutory local publications and may include designation at local level. • Is moderately susceptible / reasonably tolerant to change as components are relatively ordinary and can be replaced/substituted. The landscape displays some positive landscape characteristics / scenic qualities but is generally unremarkable. Is mostly unspoilt albeit with some features or areas detracting from the character of the area (e.g. infrastructure and settlement edges) • Is mostly in a good condition and well maintained. • Has some scope for effective mitigation in character with the existing landscape and may offer notable opportunities for the proposed development type to contribute to the attainment of landscape planning policies and strategies.
Low	• Has no designations. Contains few features that are valued through use (including informal recreation), perception or historic and cultural associations. • Has an overall low level of susceptibility to change as components are commonplace and can be readily replaced/substituted. The landscape displays few scenic qualities and may be degraded in areas. Likely to have some areas or features that are discordant, derelict or in decline, resulting in indistinct character with little or no sense of place. • Is of a fair, albeit partly degraded condition – land management issues may be evident. • Has considerable scope for effective mitigation in character with the existing landscape and may offer significant opportunities for the proposed development type to contribute to the attainment of landscape planning policies and strategies.
Negligible	• Has no designations. Contains no features that are valued through use (including informal recreation), perception or historic and cultural associations. • Will be readily able to accommodate the proposed type of change as it is a landscape greatly affected by uncharacteristic development eroding scenic quality. The landscape has few or no distinctive or positive components, or has components that notably detract from character. • Is generally in a poor condition. • Has considerable scope for effective mitigation in character with the existing landscape and/or notable opportunities for character enhancement. • Has considerable scope for effective mitigation in character with the existing landscape, and may offer significant opportunities to both create a new, positive landscape and to contribute to the attainment of landscape planning policies and strategies.

Visual Sensitivity Assessment

Visual sensitivity may be defined as the overall degree to which people are potentially affected by changes in views and visual amenity, taking into account their activities, the degree of interest that they may have in views and visual amenity and the value attached to views. The assessment of visual sensitivity requires judgements to be made about (1) the susceptibility of the visual receptors (i.e. the particular person or group of people likely to be affected at a specific viewpoint) to changes in views and visual amenity, and (2) the value attached to particular views.

Visual susceptibility may be defined as the degree to which people are potentially affected by changes in views and visual amenity, i.e. their receptiveness to visual change. Different groups of people may be affected to different degrees depending, for example, on their activities and the degree of interest that they may have in views and visual amenity.

The susceptibility of different visual receptors to changes in views and visual amenity is mainly a function of (1) the occupation or activity of people experiencing the view at locations and (2) the extent to which their attention or interest may therefore be focused on the views and visual amenity that they experience at particular locations.

The most susceptible visual receptors (people) include:

- residents at home;
- people engaged in outdoor recreation whose interest is likely to be focused on landscape and views (e.g. users of open access land, long distance routes, PRoWs and the canal network);
- visitors to the heritage assets or other attractions where views are important to the experience; and
- communities where views contribute to landscape setting is enjoyed by residents.

Those less likely to be focused on the landscape and views include:

- people engaged in outdoor sport or recreation not involving appreciation of views of the landscape;
- people at places of work where setting is not important to quality of working life; and
- travellers on road rail or other routes tend to fall into an intermediate category depending on whether travel involves recognised scenic routes.

Users of transport routes are placed into an intermediate category using professional judgement depending on whether travel involves recognised scenic routes or depending on the nature, character and speed of the route. For instance, users of rural B roads and winding rural lanes will have a higher susceptibility to visual change than will users of motorways or busy A-roads due to the relative importance of their visual surroundings to their travel experience.

The sensitivity of different visual receptors to the Proposed Development is assessed in accordance with the definitions and criteria set out in **Table A5** below. The levels of sensitivity may be adjusted, where appropriate and using professional judgement, by combining the susceptibility and value judgements to identify an overall assessment of the level of sensitivity for each receptor group. It may also be adjusted to take account of the location, context and importance of the view. For example, the level of susceptibility for PRoW users may vary depending on whether the routes primarily have a local functional role (e.g. connectivity to schools or shops) or whether they are used primarily for recreational purposes across a wider area. An upward adjustment will be made for visual receptor groups that experience high value views. A downward adjustment will be made for visual receptor groups that experience low value views. In most cases these adjustments are unlikely to be made by more than one of the levels set out in **Table A5**.

Table A5: Visual Receptor Sensitivity Criteria

Sensitivity	Visual Receptors and Views
High	• Occupiers of residential properties. • Recreational users or tourists whose attention may be focussed on the landscape (e.g. visitors to the AONB, users of the PRoW network). • Designated or protected views.
Medium	• People travelling along scenic roads through the landscape. • People staying in hotels and healthcare institutions. • People walking along residential streets. • People engaged in outdoor sport or recreation, which involves some appreciation of views of the landscape (e.g. cricket). • Users of research facilities, where staff may walk between buildings and expect a high-quality working and living environment .
Low	• People at work and in educational institutions. • People engaged in formal sports activities that does not involve appreciation of views of the landscape. • People walking through urban areas (for example commuters). • People travelling on main roads through the landscape.
Negligible	• People at their place of work or other locations where views of the wider landscape have little or no importance (e.g. occupants of some industrial sites or commercial developments). • View affected by many landscape detractors and unlikely to be valued.

Landscape Magnitude of Change Assessment

Landscape effects may include the loss or addition of particular features, changes to landscape quality and changes to landscape character. The main factors that will be considered are as follows:

- Changes to landscape elements: the addition of new elements or the removal of existing elements such as buildings, trees, vegetation, and buildings and other elements which may be characteristic of the landscape character type;

- Changes to landscape qualities: degradation or erosion of landscape elements and patterns, and perceptual characteristics, particularly those that form key characteristic elements of landscape character types; and
- Changes to landscape character: landscape character may be affected through the incremental effect on characteristic elements, landscape patterns and qualities (including perceptual characteristics) and the cumulative addition of new features, the magnitude of which is sufficient to alter the overall landscape character type of a particular area;

The magnitude of change on the landscape is influenced by:

- size and scale of the change - for example if there is a complete or partial loss of a particular element of the landscape;
- geographical extent of the area that will be altered; and
- duration of the change and its reversibility.

Physical changes to the landscape may give rise to effects on character. Effects may be direct (whereby landscape components are lost, damaged or altered by the construction or operation of the Proposed Development), or indirect (whereby the Proposed Development alters the setting of surrounding character areas).

Factors that will be considered in assessing the magnitude of change to the character areas are summarised in **Table A6** below. These criteria are based on guidance provided by the Landscape Institute. Any combination of factors may be considered when assessing the level of effect. This allows professional judgement to be used when determining the relative importance of different factors and this varies on a site-specific basis. Effects may be adverse or beneficial.

Table A6: Magnitude of Landscape Change Levels

Impact magnitude	Criteria
High	• A prominent change that may be large in scale and / or extent and include the loss of key landscape characteristics, or the addition of new features or elements that will become the characteristics of the landscape, changing the overall landscape quality and character • Total loss of or substantial alteration to key characteristics of the character area, the setting of the character area, and/or the landscape setting of a heritage feature or area • Addition of new uncharacteristic features or components that substantially alter character and/or a large part of the setting of the character area • Introduction of irreversible change over a substantial area of an LCA or its setting • Introduction of long term or permanent change uncharacteristic of the area
Medium	• A noticeable / prominent change of more limited scale and extent including the loss of some key landscape characteristics or elements, or the addition of some new features or elements, that will potentially change the landscape character • Noticeable change or alteration to one or more key characteristics of the character area, the setting of the character area, and/or the landscape setting of a heritage feature or area • Addition of new features or components that form prominent elements of the character and/or setting of the character area, but are largely characteristic of the existing setting • Uncharacteristic changes across only a proportion of the character area or its setting • Introduction of some irreversible changes in parts of a character area or its setting • Introduction of medium to long term uncharacteristic changes and/or permanent changes largely characteristic of the existing setting
Low	• A noticeable change affecting small areas of landscape character where the Proposed Development will not quite fit into the landform and scale of the landscape or will add new features or elements of limited characterising influence. • Slight loss or alteration to one or more characteristics of the character area, the setting of the character area, and/or the landscape setting of a heritage feature or area • Addition of new features or components that form largely inconspicuous elements of the existing character and/or setting • Introduction of short to medium term uncharacteristic changes and/or long term/permanent changes in a small proportion of a character area or its setting
Negligible	• A change affecting relatively small areas of landscape character where the Proposed Development will largely complement the scale, landform and pattern of the landscape and existing character and quality of the landscape will be substantially conserved. A change to the landscape setting of a heritage feature or area that is negligible or difficult to perceive.

Visual Magnitude of Change Assessment

The magnitude of the effect on views is made up of judgements about:

- size and scale of the effect - for example is there complete or partial loss of a particular element in the view;
- geographical extent of changes in view; and
- duration of the change and their reversibility.

A combination of the above factors may influence magnitude of visual change and this will be considered using professional judgement when carrying out the assessment. The factors that will be considered in assessing the magnitude of change on views and on representative views are summarised in **Table A7** below.

Table A7: Magnitude of Visual Change Levels

Impact magnitude	Criteria
High	• The proposals form a significant and immediately apparent part of the scene, appearing as a prominent and contrasting feature • Total loss or substantial alteration to key characteristics of the view from a receptor • Addition of new features or components that are continuously highly visible across the majority of the view and out of character from a receptor • Substantial changes in proximity to the visual receptor, within the direct frame of view • Introduction of long term or permanent change uncharacteristic of the view
Medium	• A readily noticeable change to the view, where change is evident but is not the key feature in the view • Noticeable change or alteration to one or more key characteristics of the view from a receptor • Addition of new features or components that may be continuously highly visible across much of the view, but are largely characteristic of the existing view from a receptor • Changes a relatively short distance from the receptor, but viewed as one of a series of components in the middle ground of the view • Substantial change partially filtered by intervening vegetation and/or built form, or viewed obliquely from the visual receptor • Introduction of medium to long term change uncharacteristic of the view and/or permanent changes largely characteristic of the existing view or in a small proportion of the view
Low	• Minor changes to the view that will not be readily noticeable, affecting a small proportion of the view that may be obliquely viewed or partly screened and/or appearing in the background landscape. May be a transient view obtained over short periods and capable of being missed by casual observers. • Slight loss or alteration to one or more characteristics of the view from a receptor • Addition of new features or landscape components that may be continuously or intermittently visible in part of the view, but are largely characteristic of the existing view from a receptor • Changes within the background of the view, viewed as one of a series of components in the wider panoramic view from a receptor

	• Change largely filtered by intervening vegetation and/or built form, or viewed obliquely from the visual receptor • Introduction of short to medium term change uncharacteristic of the view and/or long term/permanent changes in a small proportion of the view
Negligible	• Changes to just a minor element in the overall view where change is barely perceptible. • Very minor or barely perceptible loss or alteration of largely inconspicuous characteristics of the view from a receptor.

Assessment of views from residential properties

Planning law contains a widely understood principle that individuals (i.e. visual receptors at a single residential property) have no 'right to a view', per se, with the outlook or view from a private property (i.e. that available to a residential visual receptor) being a private interest and not therefore protected by the UK planning system. The planning system, however, also recognises situations where a substantial number of people's views could be affected and could be considered to be a matter of public interest.

Determining Significance of Effects

The significance of landscape and visual effects are assessed based on a combination of receptor sensitivity and magnitude of change.

Assessment of the significance of an effect requires the impartial application of professional judgement to weigh the sensitivity of the representative viewpoint with the magnitude of the change. Effects may be adverse or beneficial.

The broad criteria that influence the level of significance of landscape effects are set out in Table **A8** below. Any one aspect described may result in a categorisation within that significance level. These criteria are based on guidance provided by the Landscape Institute. Both the substantial and moderate categories are considered to comprise a significant effect as these will discernibly alter the character of an area.

Table A8: Criteria for determining significance of landscape effects

Significance of Effect	The proposed development will:
Substantial Adverse (Negative) Effect*	• Be at substantial variance existing landscape character, degrading its integrity. • Substantially detract from, diminish or remove the integrity of valued characteristic features, characteristic, aesthetic or perceptual qualities, elements and/or their setting, particularly rare or distinctive landscapes.
Moderate Adverse (Negative) Effect*	• Be notably at variance or inconsistent with existing landscape character. • Degrade or diminish the integrity of a range of positive characteristic elements and features.
Minor Adverse (Negative) Effect	• Not quite fit the character of the receiving landscape. • Be slightly at variance with characteristic elements and features. • Harm and/or partially remove some valued characteristic features.

Negligible Effect	• Be compatible with the existing character
Minor Beneficial (Positive) Effect	• Complement and slightly enhance the character of the receiving landscape. • Restore or slightly enhance valued characteristic elements/features.
Moderate Beneficial (Positive) Effect*	• Notably improve the character of the receiving landscape. • Notably restore or enhance valued characteristics substantially lost through other land uses.
Substantial Beneficial (Positive) Effect*	• Considerably and distinctly enhance the character of the receiving landscape. • Restore or enhance valued characteristic features substantially or entirely lost through other activities or land uses.

(*) Substantial and Moderate effects are significant in EIA Terms

The broad criteria that influence the level of significance of visual effects are set out in **Table A9** below. Any one aspect described may result in a categorisation within that significance level. These criteria are based on guidance provided by the Landscape Institute. Both the substantial and moderate categories are considered to comprise a significant effect as these will discernibly alter the existing view.

Table A9: Criteria for determining significance of visual effects

Significance of Effect	The proposed development will:
Substantial Adverse (Negative) Effect*	• A prominent deterioration in the existing view.
Moderate Adverse (Negative) Effect*	• A marked deterioration in the existing view.
Minor Adverse (Negative) Effect	• A discernible deterioration in the existing view.
Neutral/Negligible Effect	• No perceptible reduction or improvement in the existing view.
Minor Beneficial (Positive) Effect	• A discernible improvement in the existing view.
Moderate Beneficial (Positive) Effect*	• A marked improvement in the existing view.
Substantial Beneficial (Positive) Effect*	• A prominent improvement in the existing view

(*) Substantial and Moderate effects are significant in EIA Terms

Residual significant effects are reported for those effects that will persist after implementation of any mitigation proposals.

Cumulative landscape and visual effects will also be assessed, i.e. those that result from additional changes to the landscape or visual amenity caused by the proposed development in conjunction with other developments (associated with or separate to it).

Effects are categorized according to whether they are experienced at a local, district, sub-regional or regional level. Local effects are those effects affecting receptors within and in close proximity to the Site, whilst effects on receptors in the wider study area are considered to be at a district level. Sub-regional effects are those affecting adjacent district councils within any one county, whilst effects on adjacent counties are considered to be at a regional level.

Scarp landscape architecture environmental planning

Scarp Landscape Architecture Ltd Chiltern House Business Centre 45 Station Road Henley-on-Thames Oxfordshire RG9 1AT
Tel: 01491 641524 E-mail: info@scarpla.co.uk