

APPENDICES



APPENDIX A APPROACH AND METHODOLOGY FOR APPRAISAL



INTRODUCTION

Landscape and visual effects are appraised through separate but linked procedures. The appraisal of potential impacts on the landscape concern effects on an environmental resource i.e. the landscape. This underpins the appraisal of visual effects, which are assessed as an interrelated effect on populations.

The assessment process aims to establish the following:

- A clear understanding of the site and its wider landscape setting, identifying its landscape character, value and sensitivity to the development proposed;
- The nature of the development proposals and or any mitigation measures;
- The potential direct and indirect effects of the proposals on the landscape resource (i.e. landscape elements and character);
- The potential effects on visual receptors and specific viewpoints; and
- Conclusions concerning the residual effects of the development proposal.

The process follows a standard approach:

- Establishment of existing baseline conditions (i.e. the character, quality and value of the landscape resource, and preliminary identification of the type and location of visual receptors);
- Description of the proposal including any preliminary measures included to mitigate potential effects;
- Identification of potential effects on the existing baseline i.e. on the landscape resource and on visual receptors through desk study and through field appraisal;
- Assessment of the sensitivity of the landscape resource (combining susceptibility and value judgements) and a prediction/quantification of changes to the existing baseline i.e. the magnitude of effects (combining the size/scale of change, geographical extent, duration and reversibility of effects). For EIA, an assessment of the significance of effects on the landscape resource is also made.
- Assessment of the sensitivity of visual receptors and specific views to the proposed development (considering the visual baseline i.e. type and relative numbers of people, the nature, composition and characteristics of the chosen representative, specific and illustrative viewpoints etc. to inform judgements on visual receptor susceptibility and value) and a prediction/quantification of changes to the existing baseline i.e. the magnitude of effects (combining the size/scale of change, geographical extent, duration and reversibility of effects). For EIA, an assessment of the significance of effects on visual receptors and specific views is also made.

- Assessment of the cumulative landscape and visual effects i.e. other development within the study area with planning consent or subject to a valid planning application yet to be determined, using the same methodology of combining judgements on sensitivity and magnitude set out above.
- Identification of mitigation (including potential offsetting or compensation measures) and/or enhancement measures.

The approach and methodology used in this assessment are based on a synthesis of guidance offered by a range of sources, tailored to the requirements of the project. The following publications are of particular relevance:

- 'Guidelines for Landscape and Visual Impact Assessment' (Landscape Institute and the Institute of Environmental Management and Assessment, third edition 2013) [GLVIA3];
- 'Environmental Impact Assessment Guide to: Delivering Quality Development' (Institute for Environment Management and Assessment, 2016);
- 'Landscape and Seascape Character Assessment' guidance (Natural England and the Department for Environment, Food and Rural Affairs (DEFRA) October 2014);
- 'Landscape Character Assessment Guidance for England and Scotland: Topic Paper 6 – Techniques and Criteria for Judging Capacity and Sensitivity' (Countryside Agency (now Natural England) / SNH, 2013).
- Assessing environmental impact: guidance 'Landscape' (Department for Environment, Food and Rural Affairs (DEFRA), 2013);
- 'Technical Guidance Note 06/19 – Visual Representation of Development Proposals' (Landscape Institute, September 2019);
- 'Technical Guidance Note 1/20 – Reviewing LVIA's and LVAs' (Landscape Institute, 2020)

SITE SELECTION AND CONSIDERATION OF ALTERNATIVES

The EIA guidance recommends that alternative proposals are considered at the outset based on the information of initial professional judgements. When alternatives are considered, landscape and visual considerations may play a part in identifying opportunities and constraints relating to site selection and making comparative assessments of the options in order to identify those with least adverse (or indeed most beneficial) effects / potential for mitigation and enhancement. The EIA should demonstrate how landscape and visual effects have been taken into consideration explaining the reasoning behind any decisions.

SCOPING THE ASSESSMENT

Scoping is the procedure that identifies the key topics and areas of likely significant effects. Key matters include:

- The extent of the study area used for assessment of landscape and visual effects;
- Relevant guidance and policy that relate to landscape and visual information;
- The nature of possible landscape and visual effects, including those deemed most likely to occur and be of significance;
- The main receptors, both from a landscape and visual perspective;
- The extent and appropriate level of detail for the baseline studies.
- Methods used in assessing the likely significance of the effects;
- The methods used with respect to significant cumulative effects.

In defining a suitable scope, GLVIA advise that;

“An assessment of landscape effects deals with the effects of change and development on landscape as a resource. The concern here is with how the proposal will affect the elements that make up the landscape, the aesthetic and perceptual aspects of the landscape and its distinctive character. Scoping should try to identify the full range of possible effects” (GLVIA3, Paragraph 5.1, page 70); and

“An assessment of visual effects deals with the effects of change and development on the views available to people and their visual amenity. The concern here is with assessing how the surroundings of individuals or groups of people may be specifically affected by changes in the content and character of views as a result of the change or loss of existing elements of the landscape and/or introduction of new elements” (GLVIA3, Paragraph 6.1, page 98).

PROJECT DESCRIPTION / SPECIFICATION

An overall description of the siting, layout and other characteristics and components of the proposed development is provided, with reference to the essential aspects of the scheme that will potentially give rise to its effects on the landscape and visual amenity.

ESTABLISHING THE BASELINE

LANDSCAPE BASELINE

The appraisal of the landscape baseline draws upon a desk study of previously published regional and local studies and on fieldwork within the local area. It considers the individual elements and features that make up the landscape and their value and importance, and the characteristics that derive from individual elements (or combinations of elements) that make a particular contribution to the character of an area.

It also analyses the way in which these elements combine in distinctive and recognizable patterns of landform, land cover, land use and built development to create the character of the landscape. These represent landscape receptors that may be directly or indirectly affected by the proposal. Any special value or importance ascribed to the landscape and particular cultural and ecological interests and associations etc. should also be established.

Analysis of the baseline information enables descriptions to be prepared of the existing landscape character of the site and surrounding area, including a classification, as appropriate, of the landscape into distinctive types or areas which share common features and characteristics. This may take account of or adapt from other landscape character assessments prepared for the area.

Sensitivity of the Landscape Resource

The sensitivity of the landscape resource to the proposed development will vary with existing land use, the pattern and scale of the landscape, visual enclosure/openness of views and distribution of visual receptors, the scope for mitigation that would be in character with the landscape, and the value placed on the landscape by local communities and by society in general. Evaluation of sensitivity will reflect the quality, value, contribution to landscape character of key elements or characteristics of the landscape, and the extent to which they can be replaced or substituted.

The sensitivity of landscape receptors reflects a combination of their susceptibility to the type of change or development proposed and the value attached to the landscape. Sensitivity is not absolute and is likely to vary according to the existing landscape, the nature of the proposed development and the type of change being considered.

Susceptibility

Current advice suggests that a landscape's 'susceptibility to change' is based on

judgements about “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 or strategies” (GLVIA3, paragraph 5.40, page 88).

Appraisal of landscape quality currently combines judgements concerning the physical state/strength of landscape structure, character/intactness of a landscape, together with judgements on the condition or state of repair of individual features or elements that contribute to character. However other considerations may also be of relevance such as distinctiveness, sense of place, appropriateness of management, and the presence of features worthy of conservation. Generally, a landscape of high quality is frequently also a highly valued landscape.

Landscape Value

Landscape value is concerned with the relative value or importance attached by the community or by society as a whole to different landscapes, which expresses national or local consensus, because of its quality, special qualities (such as scenic beauty, tranquillity, wildness, cultural and ecological associations). The relative value of a landscape needs to be considered as part of the assessment process.

The higher the value of a landscape resource (in its own right as a component of character, or in terms of designation) the higher its level of sensitivity. However it is important to recognize other possibilities, including landscapes of lower quality in a broad context that may be highly valued locally. ‘Landscape Character Assessment: Guidance for England and Scotland’ (2002) contains current Countryside Agency / Scottish Natural Heritage advice as follows:

“In a policy context the usual basis for recognizing certain highly valued landscapes is through the application of a local or national landscape designation. Yet a landscape may be valued by different communities of interest for many different reasons without any formal designation, recognizing for example, perceptual aspects such as scenic beauty, tranquillity or wilderness; special cultural associations; the influence and presence of other conservation interests; or the existence of a consensus about importance, either nationally or locally.”

High sensitivity landscapes

e.g. Internationally designated / recognized landscape / feature important / highly valued components of the landscape or landscapes of particularly distinctive character and without detracting features, vulnerable to relatively small changes.

High/Medium sensitivity landscapes

e.g. Nationally designated / recognised landscape / feature. Strong landscape structure, distinctive characteristics, patterns, balanced combinations of landform and land cover with some detracting features and tolerant of some change.

Medium sensitivity landscapes

e.g. County/locally designated / recognized landscape / feature

Recognisable landscape structure, characteristics, patterns and combinations of landform and land cover moderately valued characteristics with some detracting features and reasonably tolerant of changes.

Medium/Low sensitivity landscapes

e.g. Non designated landscape but locally valued components / features

Weak landscape structure, partly degraded with frequent detractors and potentially tolerant of significant changes.

Low sensitivity landscapes

e.g. Non designated landscape, very weak or degraded structure, extensive detracting features and tolerant of substantial change.

VISUAL BASELINE

Mapping Visibility

The land that may be visually connected with the development proposal should be identified and mapped to inform the developments potential area of visual influence. A zone of theoretical visibility (ZTV) can be produced using a digital terrain model to calculate intervisibility. A ZTV shows the theoretical visibility of a proposed development using 'bare earth' data and as such does not take into account features such as vegetation, including trees and hedges, and built form, including buildings, walls, fences, etc. The accuracy of a ZTV is dependant upon the detail of, in particular, digital ground model height data.

In the case of linear developments such as road or rail schemes the ZTV should be constructed of a sequence of points along the proposal. The height of additional structures / features of the proposal should be considered in the production of a ZTV.

Receptors of Visual Effects

The baseline studies should identify the people within the study area who are likely to be affected by changes in the view or visual amenity. Typically, this will include people who live in the area, people who work in the area, people passing through on transport, people visiting promoted landscapes or attractions, people engaged in recreation of differing types etc.

Peoples response to visual change is likely determined by two main factors. The first is peoples activity and purpose, whether they be a receptor whose attention is focused solely on the landscape or not. The second factor takes into account visual context, looking at the location of the receptor, the time of day, season and degree of exposure to views.

Viewpoints and Views

The viewpoints from which the proposal will be seen by different visual receptors should be identified. Viewpoints could include the following:

- Public viewpoints, including areas of land and buildings providing public access;
- Transport routes from private vehicles and public transport;
- Places where people work;
- In some cases, where people live.

The selection of the final viewpoints used should take account of a range of factors

including:

- Accessibility to the public;
- The potential number and sensitivity of the viewers;
- The viewing direction, distance and elevation;
- The nature of viewing experience;
- The view type;
- The potential for cumulative views of the proposed development in conjunction with other developments.

Viewpoints selected fall broadly into three groups:

1. Representative viewpoints, selected to represent the experience of different types of visual receptor, where large numbers of viewpoints cannot all be included individually and where the significant effects are unlikely to differ.
2. Specific viewpoints, key and sometimes promoted viewpoints with the landscape.
3. Illustrative viewpoints, chosen to demonstrate a particular effect or issue.

The viewpoints used to need to cover as wide a range of situations as is possible, reasonable and necessary to cover the likely significant effects. This may include sequential views along key routes or transport corridors. All photography should be taken in accordance with 'Technical Guidance Note 06/19 – Visual Representation of Development Proposals' (Landscape Institute, September 2019);

ASSESSMENT OF EFFECTS

LANDSCAPE EFFECTS

Two main types of potential landscape effects are considered:

- Effects on landscape fabric, that is the direct impacts of the development on the physical fabric of the landscape through losses of or additions to the range of elements (e.g forestry, pasture, trees, hedgerows) that together make up the landscape; and
 - Effects on landscape character, that is the indirect effects of the development on the character, quality and value of the landscape resource and the way in which it is experienced. Effects occur due to changes in the composition of the landscape as a result of the presence of the development, and are assessed in relation to identified landscape character types and designated areas and features of landscape value.

Magnitude of Landscape Effects

As GLVIA3 notes in paragraph 5.48, “Each effect on landscape receptors needs to be assessed in terms of its size or scale, the geographical extent of the area influenced, and its duration and reversibility.” As such there is no standard methodology for quantifying the scale or magnitude of relative effects on the landscape due to the amount of variation between the aforementioned criteria. As a general guide, the criteria used in this appraisal to assess magnitude of predicted effects on the landscape resource are set out below:

High

Major alteration to or loss of key landscape features / elements of the baseline that are important to character, introduction of features/elements totally uncharacteristic or uncharacteristic of the area.

High/Medium

Major alteration or loss of one or more key landscape features / elements of the baseline that are important to character resulting from the development, introduction of features / elements substantially uncharacteristic of the area.

Medium

Noticeable alteration or loss of one or more key landscape features / elements of the baseline important to character, introduction of features or elements that are not substantially uncharacteristic of the area.

Medium/Low

Minor alteration to or loss of one or more key landscape features / elements of the baseline that are important to character, introduction of features / elements that are characteristic or not uncharacteristic of the area.

Low

Very minor alteration or loss of one or more key landscape features / elements of the baseline important to character, introduction of features / elements characteristic or not uncharacteristic of the surrounding landscape.

Appraisal of ‘Overall Landscape Effects’

The appraisal of ‘Overall effects’ on landscape fabric and on landscape character is based on the combined consideration of all of the factors considered in assessing the sensitivity of the receptor and the magnitude of change upon it. For physical effects on landscape fabric, this includes the value and quality of the landscape element, the extent to which it would be altered or removed, and the potential for/appropriateness of mitigation. For indirect effects on landscape character, the factors considered include quality, value, and existing landscape character, physical separation (intervening distance) between the development and the receptor and the extent to which the receptor would be affected.

The ‘Overall Effect’ Matrix shown at the end of this methodology is a graphic representation of the approach to appraisal of overall effect based on a combined consideration of the sensitivity of the receptor and the magnitude of change upon it. The matrix is a general guide to the appraisal process; it should not be regarded as prescriptive.

Categorisation of effects

The categorisation of effects on landscape fabric and on landscape character is based on the combined consideration of all of the factors considered in assessing the sensitivity of the receptor and the magnitude of change upon it. For physical effects on landscape fabric, this includes the value and quality of the landscape element, the extent to which it would be altered or removed, and the potential for/appropriateness of mitigation.

For indirect effects on landscape character, the factors considered include quality, value, and existing landscape character, physical separation (intervening distance) between the development and the receptor and the extent to which the receptor would be affected.

VISUAL EFFECTS

Potential visual effects concern the effects that the development may have on views from within the study area, including changes that would occur in the composition and character of the views of visual receptors such as local residents and those viewing the site from roads, amenity locations and other recreational resources in the vicinity. Visual effects have been predicted by reference to the likely appearance of the development in the landscape using computer generated photomontages of the proposed development when viewed from the selected viewpoints, and field appraisal of the local landscape.

The approach to appraisal of visual effects involves the identification of the likely effects of the development proposals on views and prediction of their likely magnitude or level of effect according to descriptive criteria. The likely magnitude or level of effect is considered in relation the sensitivity of the visual receptor to the development proposal. This enables conclusions to be drawn concerning the overall significance of the effects, including whether such effects may be regarded as equivalent to likely significant effects when discussed in terms of the Environmental Impact Assessment (England and Wales) Regulations 1999.

Magnitude of Visual Effects

There is no standard methodology for quantifying the scale or magnitude of visual effects. GLVIA3 advises at paragraph 6.38 that 'each of the visual effects identified needs to be evaluated in terms of its size or scale, the geographical extent of the area influenced, and its duration and reversibility.' It continues to explain the magnitude should be quantified with reference to the scale of change in the view, the degree of contrast or integration of any new features, the duration and nature of effects, the angle of view in relation to the main activity of the receptor, viewing distance and the extent of the area over which changes would be visible.

The factors that influence the visual effects of development fall into five main categories. These are:

- The attributes of the landscape in which the development is sited i.e. the presence or absence of landscape features and the scale /enclosure of the landscape within the field of view;
- The design (including materials) and siting of the development itself;
- The atmospheric conditions prevalent at the time of viewing;
- The distance of the viewer; and

- The perceptions of the viewer.

There is general agreement that the visual impact of development reduces with increasing viewing distance. The magnitude of visual impact at any given distance will vary according to a range of factors, including the scale and massing of the development, the presence of other features in the view that draw the eye, and the extent to which views of the development from the viewpoint in question are obstructed or filtered by intervening landform or by landscape elements such as trees, woodlands, hedgerows or by built structures. Atmospheric conditions may also affect the extent to which a development may be visible in the view. Comments concerning visibility conditions and viewing distance reflect the following Meteorological Office guidance:

Visibility Conditions visibility distance bands:

Thick Fog	0m to 199m
Very Poor	1000m to 1700m
Poor	1800m to 3500m
Moderate	3600m to 7km
Good	8km to 17km
Very Good	18km to 35km
Excellent	35km plus

The relationship between viewing distance and field of view is an important consideration, and one that affects the proportion of a field of view that is occupied by a development in relation to other features. As distance increases, the relative size of the development reduces and a broader area is viewed in which peripheral landscape features occupy more of the view and so compete for the attention of the viewer.

The criteria used in this appraisal to assess magnitude of predicted visual effects are set out on the following page:

High

Major permanent/long term change in the existing view, change very apparent involving high level of change in character and composition of baseline i.e. pre-development view.

High/Medium

Major-medium permanent/long term change in the existing view, change apparent involving high-medium level of change in character and composition of baseline i.e. pre-development view.

Medium

Medium permanent/long term change in the existing view, change noticeable involving medium level of change in character and composition of baseline i.e. pre-development view.

Medium/Low

Medium-minor permanent/long term change in baseline i.e. pre-development view change will be distinguishable involving medium-low level of change in character and composition of baseline i.e. pre-development view.

Low

Minor permanent/long term change in baseline i.e. pre-development view – change will be distinguishable from the surroundings whilst composition and character of view, although altered will be broadly similar to pre-change circumstances.

The Sensitivity of Visual Receptors

“It is important to remember at the outset that visual receptors are all people. Each visual receptor, meaning the particular person or group of people likely to be affected at a specific viewpoint, should be assessed in terms of both their susceptibility to change in views and visual amenity and also the value attached to particular views.” (GLVIA3, Paragraph 6.31, Page 113) These factors may be expressed in terms of:

- The value of the view/viewpoint – which reflects the intrinsic character and scenic qualities of its location and context. Where recognised through the designation of an area (such as a National Park or AONB), value is increased, while the presence of detracting features in a view will generally reduce value. Higher value views are likely to be more sensitive to change;
- The importance of the viewpoint – as indicated by some form of recognition, for example as noted in a guide book, marked on a map or indicated on the ground by a sign or other visible feature. The provision of facilities e.g seating, parking, footpath may also indicate a location of higher importance. Views gained from locations where people gather in the outdoors may also be of higher importance; and
- The nature of the viewer and their expectations, occupations and activities when experiencing the view. High susceptibility viewers/viewpoints include those where the attention of users may be focused on the landscape e.g from public rights of way and other outdoor recreational facilities, and from residential properties.

Viewers in cars and trains are considered to be of relatively lower susceptibility due to the transient moving nature of the view.

The levels of sensitivity assessed for individual visual receptors reflect a particular combination of these factors as evaluated for individual receptors. Views from residential properties have been included in the ‘high’ susceptibility category for the purposes of impact appraisal as they represent an important aspect of the visual amenity of local people. However they are of limited value as they view from each residence matters only to the individuals that reside in it, so the key issue is whether the proposal would unacceptably affect amenities and the existing use of land and buildings that ought to be protected in the public interest.

SENSITIVITY OF VISUAL RECEPTORS			
	High Susceptibility	Medium Susceptibility	Low Susceptibility
National Value	• visitors to nationally valued viewpoint or routes (including recognised viewpoints)	• users of promoted scenic rail routes	
Local Value	• people in locations likely to pause to appreciate the view (identified viewpoint) • visitors to local visitor attractions, regional / city parks and heritage assets • key views in / out of conservation areas • public rights of way users along recognised trails / long distance routes	• users of locally promoted scenic road routes	• users of major roads which are promoted scenic routes
Community Value	• people in the streets around their home • public rights of way (footpaths, bridleways, BOAT etc.), permitted routes and navigable waterways • accessible open space, including open access land, public parks and country parks.	• users of cycle routes, local roads and railways • users of outdoor sports facilities such as cricket grounds, fishing lakes and golf courses (recreational users)	• users of sports facilities such as football, rugby and hockey pitches (recreational users) • shoppers at retail parks, people using community facilities etc.
Limited Value	• people in their own homes (residents)	• minor road users generally • outdoor workers (at their place of work)	• major road users generally • indoor workers (at their place of work)

High Sensitivity

High / Medium Sensitivity

Medium Sensitivity

Medium / Low Sensitivity

Low Sensitivity

Appraisal of 'Overall Effects'

The appraisal of 'overall effect' of visual effects is based on the combined consideration of all of the factors considered in assessing the sensitivity of the receptor and the magnitude of change in the view. The 'Overall Effect' Matrix shown below is a graphic representation of the approach to appraisal of overall effect based on a combined consideration of the sensitivity of the receptor and the magnitude of change upon it. The matrix is a general guide to the appraisal process; it should not be regarded as prescriptive.

'OVERALL EFFECT' MATRIX

		Magnitude of Change					
		High	High / Medium	Medium	Medium / Low	Low	Negligible / None
Receptor Sensitivity	High	Very Substantial	Very Substantial / Substantial	Substantial	Substantial / Moderate	Moderate	Slight / Negligible
	High / Medium	Very Substantial / Substantial	Substantial	Substantial / Moderate	Moderate	Moderate / Slight	Negligible
	Medium	Substantial	Substantial / Moderate	Moderate	Moderate / Slight	Slight	Negligible
	Medium / Low	Substantial / Moderate	Moderate	Moderate / Slight	Slight	Slight / Negligible	None
	Low	Moderate	Moderate / Slight	Slight	Slight / Negligible	Negligible	None

APPENDIX B GLOSSARY

GLOSSARY

This glossary defines the meanings given to these terms as used in the context of this report. The definitions provided have been taken from GLVIA3.

Baseline Studies: Work done to determine and describe the environmental conditions against which any future changes can be measured or predicted and assessed.

Designated Landscape: Areas of landscape identified as being of importance at international, national or local levels, either defined by statute or identified in development plans or other documents.

Effect: The result of an action being taken or the change within an existing view or landscape resulting from the impact e.g construction of a development forming a new / dominant element in a view.

Elements: Individual parts which make up the landscape, such as, for example, trees, hedges and buildings.

Feature: Particularly prominent or eye-catching elements in the landscape, such as tree clumps, church towers or wooded skylines OR a particular aspect of the project proposal.

Impact: The action being taken; e.g. The felling of trees

Landscape Character: A distinct, recognisable and consistent pattern of elements in the landscape that make one landscape different from another, rather than better or worse.

Landscape Character Areas (LCAs) or Regional Character Areas (RCAs): These are unique discrete geographical areas of a particular landscape type.

Landscape Character Types (LCTs): These are distinct types of landscape that are relatively homogeneous in character. They are generic in nature in that they may occur in different areas in different parts of the country, but wherever they occur they share broadly similar combinations of geology, topography, drainage patterns, vegetation, historical land use and settlement pattern, and perceptual and aesthetic attributes.

Landscape Effects: Effects on the landscape as a resource in its own right.

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.

Landscape Receptors: Defined aspects of the landscape resource that have the potential to be affected by the proposal.

Landscape Value: The relative value that is attached to different landscapes by society. A landscape may be valued by different stakeholders for a whole variety of reasons.

Magnitude (of effect): A term that combines judgements about the size and scale of the effects, the extent of the area over which it occurs, whether it is reversible or irreversible and whether it is of short or long term in duration.

Overall Effect: A measure of the importance or gravity of the environmental effect, defined by criteria specific to the environmental topic.

Sensitivity: A term applied to specific receptors, combining judgements of the susceptibility of the receptor to the specific type of change or development proposed and the value related to that receptor.

Susceptibility: The ability of a defined landscape or visual receptor to accommodate the specific proposed development without undue negative consequences.

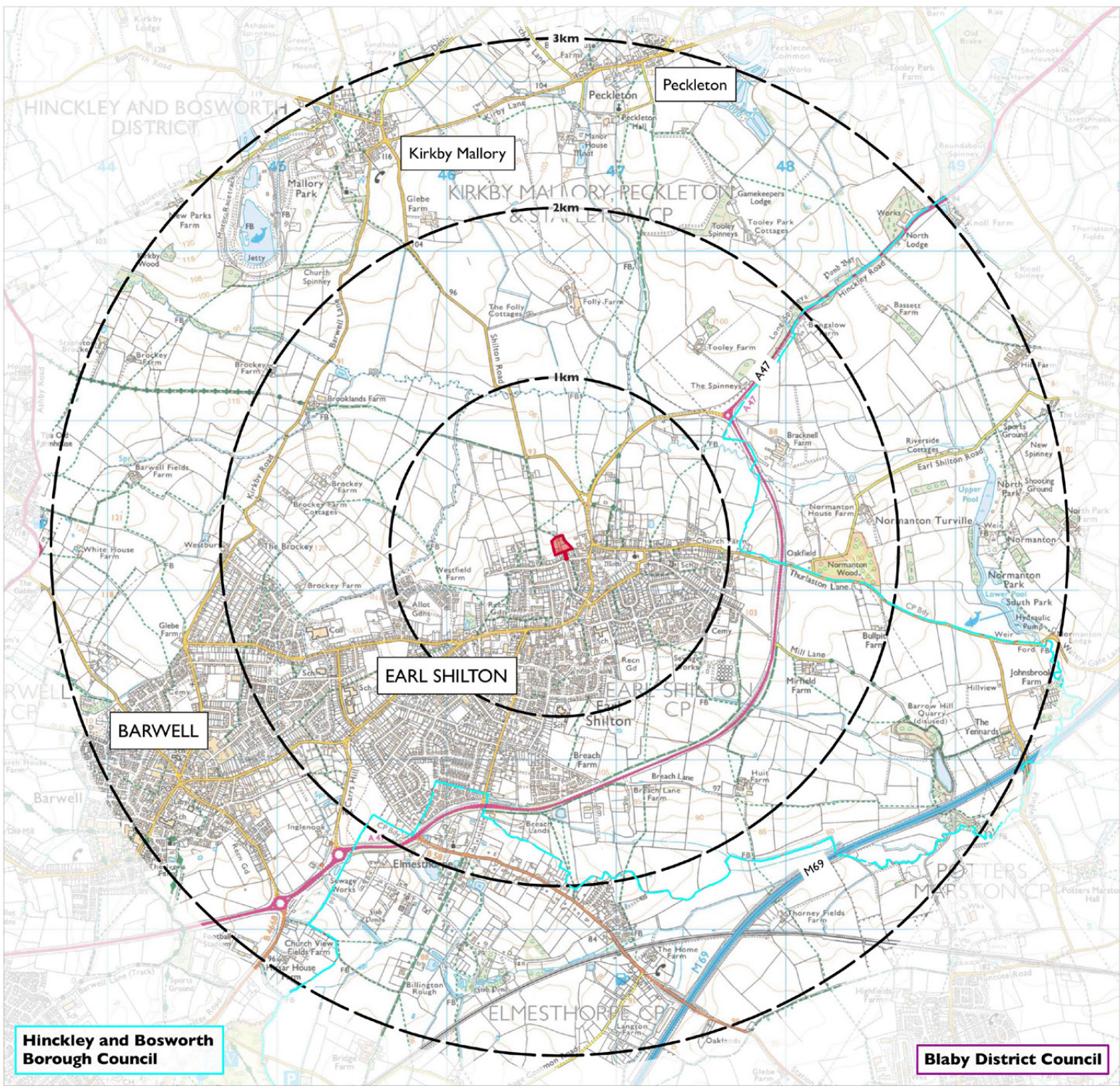
Visual Effects: Effects on specific views and on the general visual amenity experienced by people.

Visual Receptors: Individuals and/or groups of people with the potential to be affected by a proposal.

Zone of Theoretical Visibility (ZTV): A map, usually digitally produced, showing the area of land within which a development is theoretically visible, based on 'bare earth' contour data.

APPENDIX C SITE LOCATION (1311 801)





KEY

- Site Boundary
- District Boundary

NOTES:

- 1. Site boundary based on HSSP drawing 8883-03-03B Site plan.

REVISIONS:

- Initial Issue: 14th December 2023.
- A 20th February 2024/je. Graphical amendments made.
- B Issued as part of the LVA initial issue.



1311 801 B
I:11,250@A1
I:22,500@A3



SITE LOCATION

34 KEATS LANE, EARL SHILTON

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Hinckley and Bosworth
Borough Council

Blaby District Council

APPENDIX D AERIAL IMAGERY (1311 802)



KEY

— Site Boundary

NOTES:

1. Site boundary based on HSSP drawing 8883-03-03B Site plan.

REVISIONS:

- Initial Issue: 14th December 2023.
- A 20th February 2024/je. Graphical amendments made.
- B Issued as part of the LVA initial issue.

0km 0.75km 1.5km 2.25km

1311 802 B

1:11,250@A1
1:22,500@A3



AERIAL IMAGERY

34 KEATS LANE, EARL SHILTON

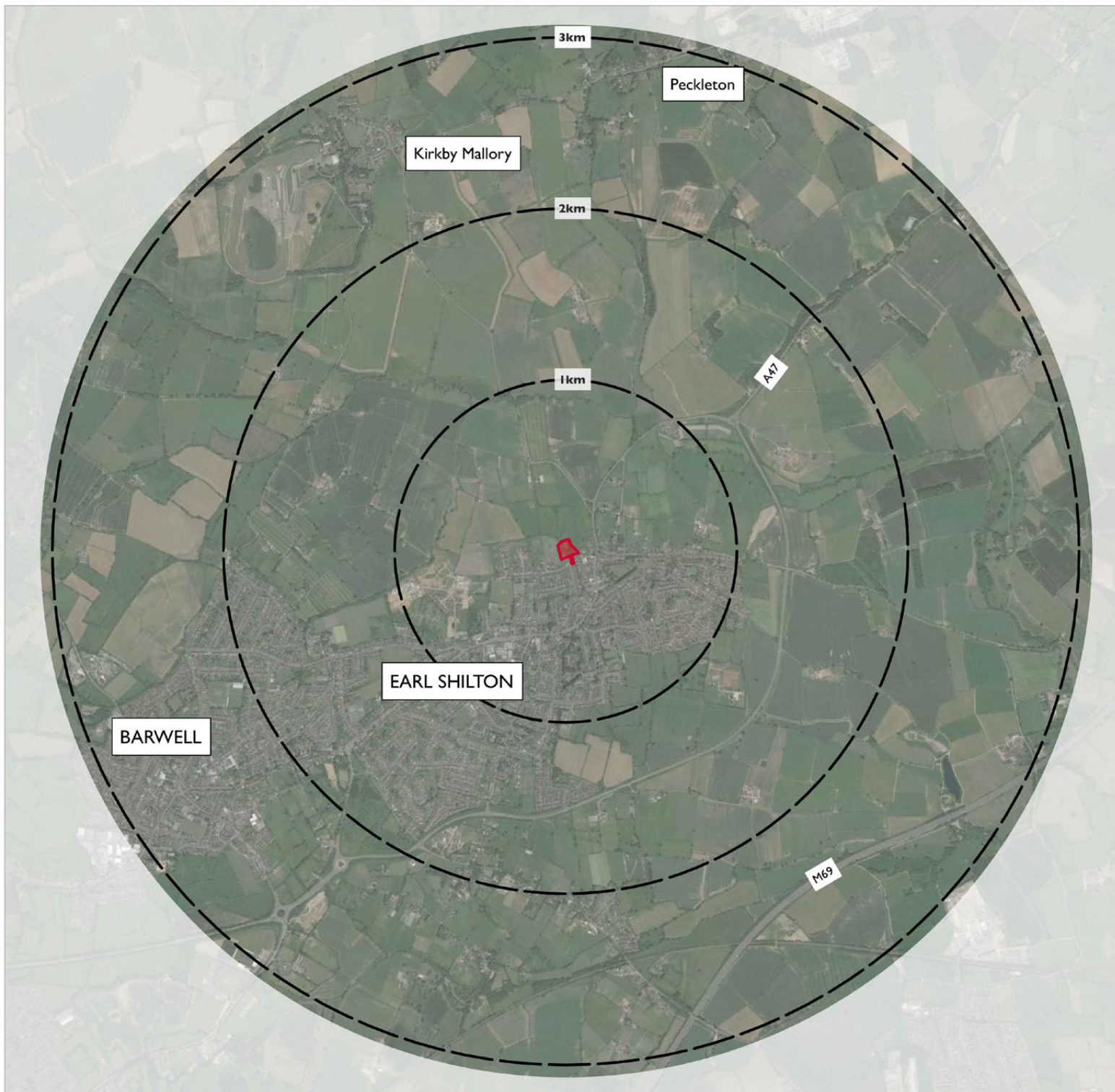
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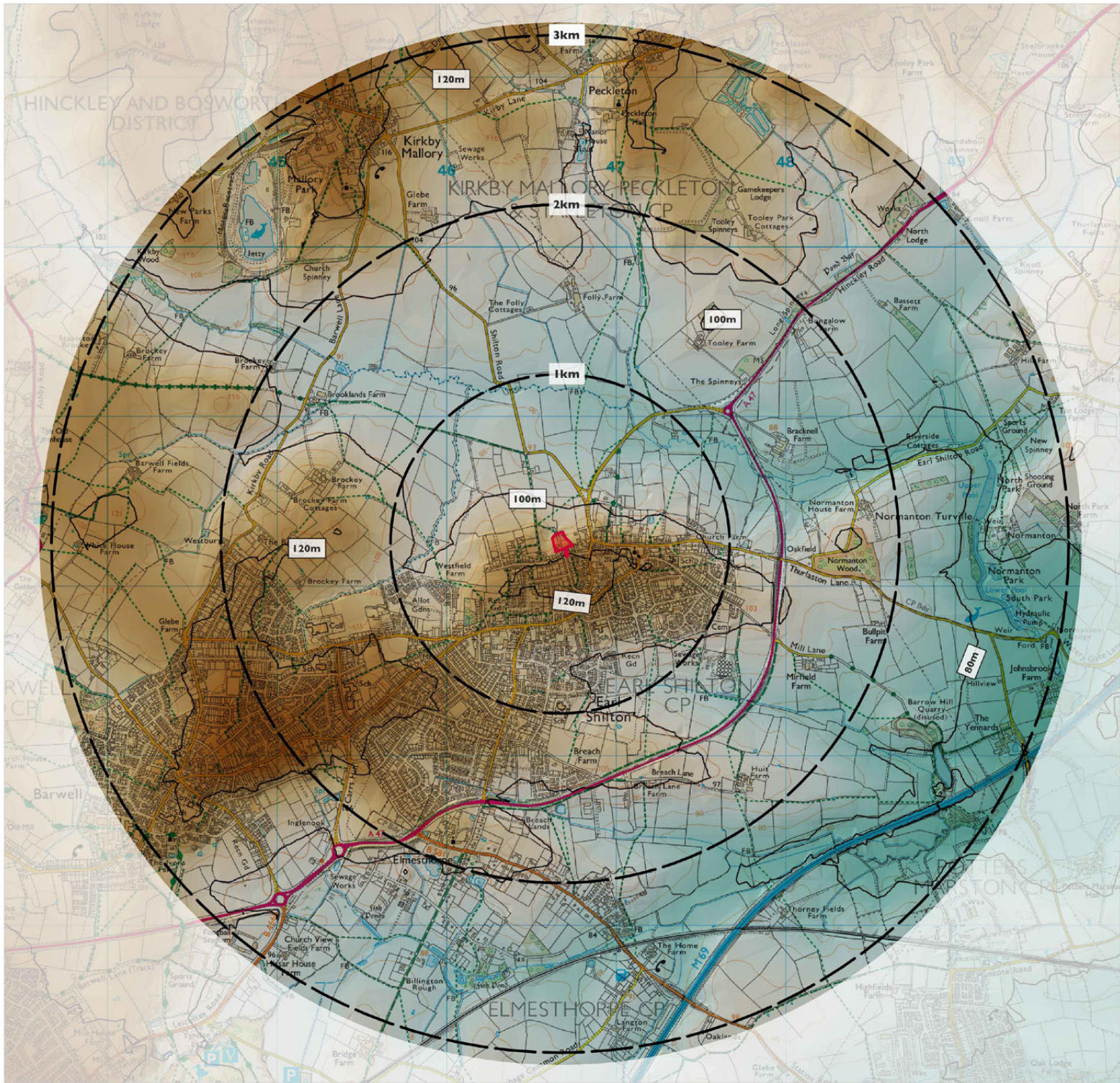
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DSA
ENVIRONMENT & DESIGN



APPENDIX E LOCAL TOPOGRAPHY (1311 803)





KEY

- Site Boundary
- 130m+ AOD (approximately)
 - 120 - 130m AOD (approximately)
 - 110m - 120m AOD (approximately)
 - 100m - 110m AOD (approximately)
 - 90m - 100m AOD (approximately)
 - 80m - 90m AOD (approximately)
 - 70m - 80m AOD (approximately)
 - 60m - 70m AOD (approximately)
 - <60m AOD (approximately)

NOTES:
1. Contours, hillshade and hypsometric tinting created using OS Terrain 5 data. Some variation with the 1:25,000 OS Explorer map may occur.

REVISIONS:
- Initial Issue: 20th February 2024.
A Issued as part of the LVA initial issue.

0km 0.75km 1.5km 2.25km

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LOCAL TOPOGRAPHY

34 KEATS LANE, EARL SHILTON

APPENDIX F LAND BASED DESIGNATIONS (1311 804)





KEY

- Site Boundary
- County Boundary (NUTS3)
- Local Authority Boundary (LAU1)
- Land Based Designations**
 - Ancient Woodland [AW]
 - Scheduled Monument [SM]
 - Conservation Area [CA]
 - Listed Building (Grade II / Grade II* / Grade I)

NOTES:
1. Designations adapted from MAGIC.gov.uk, National Heritage List of England and Local Authority information and interactive mapping.

REVISIONS:
- Initial Issue: 20th February 2024.
A Issued as part of the LVA initial issue.

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I:22,500@A3

LAND BASED DESIGNATIONS

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APPENDIX G LANDSCAPE CHARACTER AREAS (1311 805)



KEY

- Site Boundary
- District Boundary
- Urban Character Area

National Character Area (NCA)

- NCA Boundary

NOTES:

1. Landscape Character Areas adapted from Natural England's National Character Area map of England, Hinckley and Bosworth Borough Council Local Landscape Character Assessment 2017, and Blaby District Council Local Landscape Character Assessment 2020.

REVISIONS:

- Initial Issue: 20th February 2024.
- A Issued as part of the LVA initial issue.

0km 0.75km 1.5km 2.25km

1311 805 A

1:11,250@A1
1:22,500@A3



LANDSCAPE CHARACTER

34 KEATS LANE, EARL SHILTON

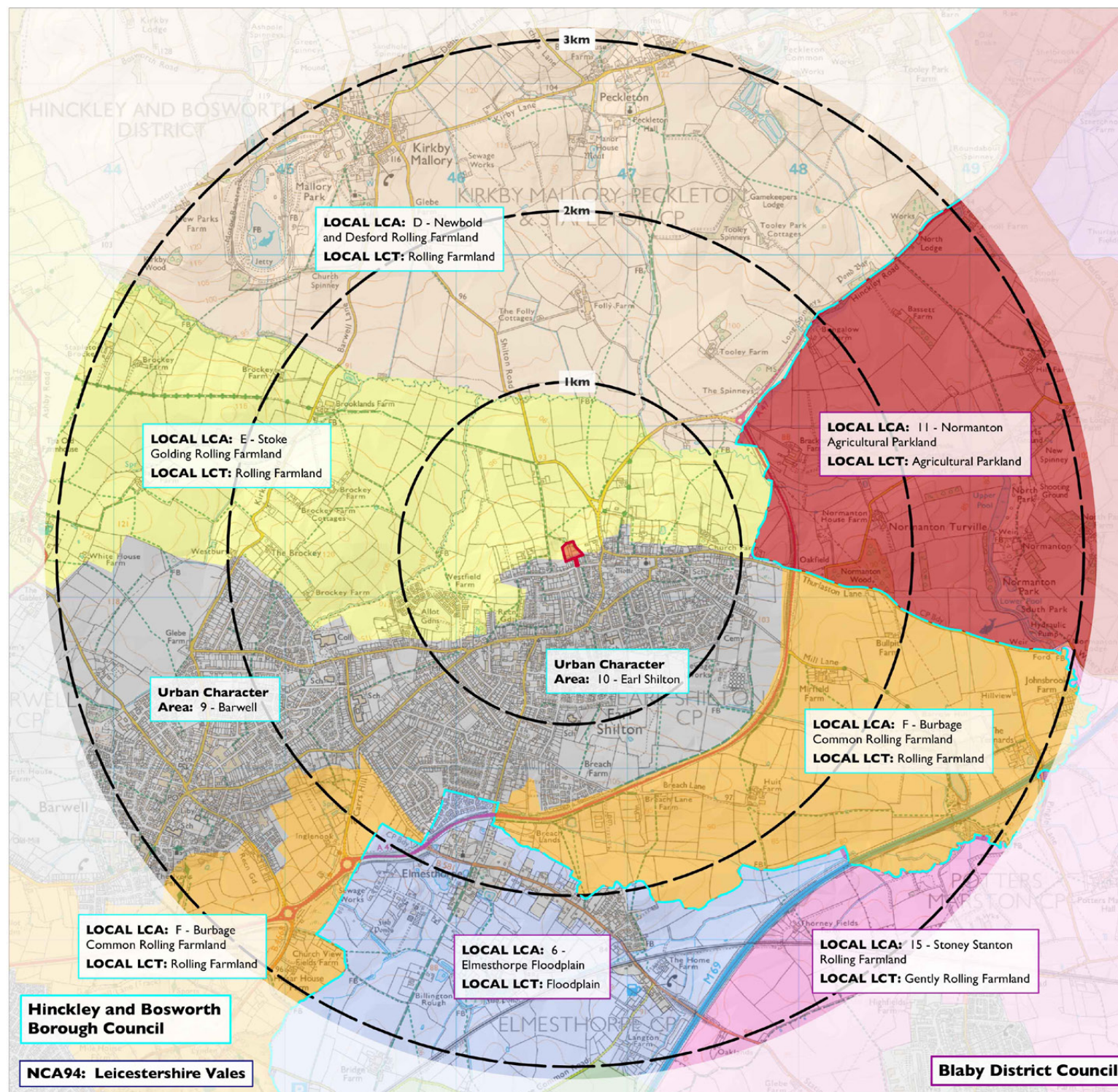
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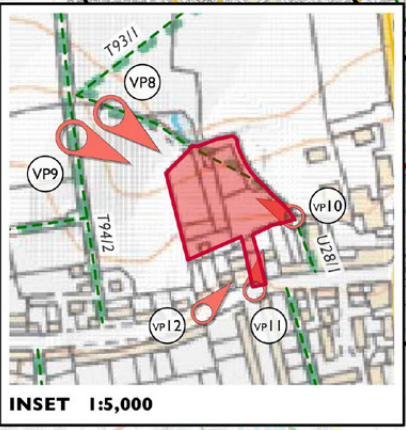
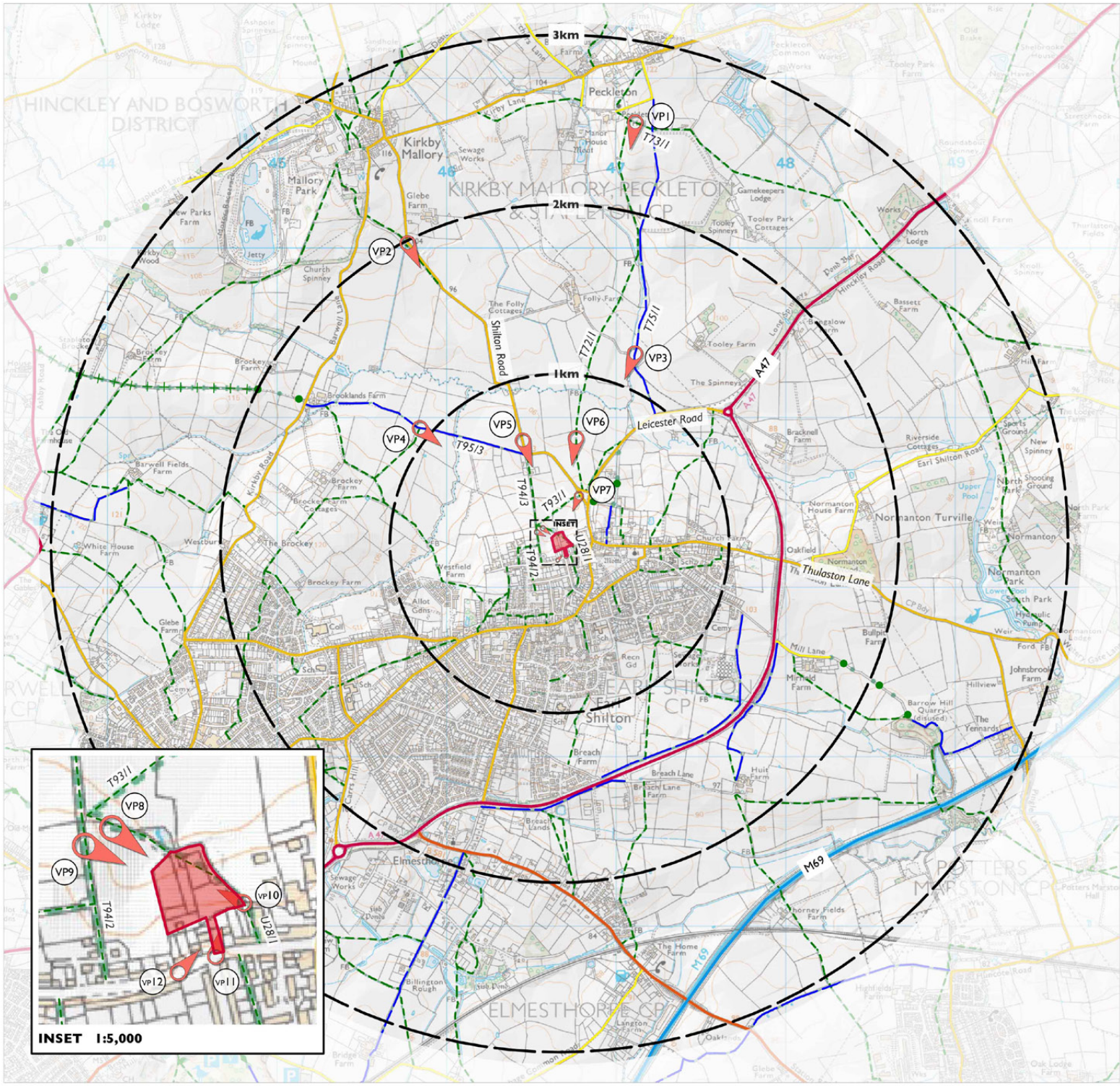
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APPENDIX H VIEWPOINT LOCATIONS AND RECEPTORS (1311 806)



KEY

— Site Boundary

Viewpoints and Visibility

VP1
Representative Viewpoint

Public Rights of Way (PRoW)

- Footpath
- Bridleway
- Other Routes with Public Access
- Byway Open to All Traffic
- Long Distance Route

NOTES:

1. Footpath designations adapted from Local Authority information and interactive mapping.

REVISIONS:

- Initial Issue: 20th February 2024.
- A Issued as part of the LVA initial issue.



1311 806 A

1:11,250@A1
1:22,500@A3



VIEWPOINT LOCATIONS

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