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Land South of Sacheverell Way, Groby

LVIA Appendix A:
Landscape and Visual Impact Appraisal Methodology

Prepared on behalf of

Bloor Homes Ltd

September 2025

A.1 INTRODUCTION

The methodology used to produce this Non-EIA Landscape and Visual Impact Appraisal (LVIA) follows the principles and approaches set out by the Landscape Institute and the Institute of Environmental Management and Assessment in the third edition of the Guidelines for Landscape and Visual Impact Assessment (GLVIA3) (Routledge 2013) and associated clarifications published by the GLVIA panel.

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"*.

* being a non-EIA LVIA, the significance of the effect is not assessed in this LVIA.

The purpose of LVIA is to identify environmental effects on:

- The elements that make up the landscape;
- The specific aesthetic or perceptual qualities of the landscape;
- The character of the landscape; and
- People who will be affected by changes in views or visual amenity.

LVIAs differ from other specialist studies because they are generally undertaken by professionals who are also involved in the design of the landscape and the preparation of subsequent management proposals. This can allow the assessment to proceed as an integral part of the overall scheme design rather than a discrete study carried out once the proposals have been finalised.

In LVIA, environmental effects are determined by:

- Identifying potential landscape and visual receptors to an environmental effect;
- Considering the value and susceptibility, or sensitivity, of those receptors to the type of change proposed;
- Determining the magnitude of change that would be experienced by those receptors; and
- Applying professional judgement to advise the Level of Effect that should be attributed to those receptors.

Landscape and visual assessments are separate, although linked procedures. The landscape baseline, its analysis and the assessment of landscape effects all contribute to the baseline for visual assessment studies.

GLVIA3 recognises a clear distinction between the 'impact,' as the action that is being taken, and the 'effect,' as the change resulting from that action, and advises that the term 'impact' should not be used to mean a combination of several effects.

A.2 PROFESSIONAL JUDGEMENT

Professional judgement is a very important part of LVIA. While there is some scope for quantitative measurement of some relatively objective matters (e.g. the loss of a number of trees), much of the assessment will rely on qualitative judgements that involve a degree of subjective opinion (e.g. the assessment of landscape values or what effect a development will have on visual amenity).

Professional judgements must be based on both training and experience and be supported by clear evidence and reasoned argument. Accordingly, it is recommended that suitably qualified and experienced professionals carry out LVIAs.

This assessment of landscape and visual effects is based on the consensus professional judgement of two individual assessors, both of whom have considerable experience of undertaking LVIAs.

A.3 STUDY AREA

The study area for assessing both the landscape and visual effects of the proposed development extends around 1.5 km from the perimeter of the site. This study area was defined through a survey of the pattern of existing land use, landform and land cover within the landscape surrounding the site, through field survey activities and through the preparation of bare earth Zone of Theoretical Visibility (ZTV) mapping.

The boundary of the study area does not define the area beyond which there will be no effect, rather it contains the area within which any substantial landscape and visual effects are predicted to occur.

A.4 LANDSCAPE ASSESSMENT (OVERVIEW)

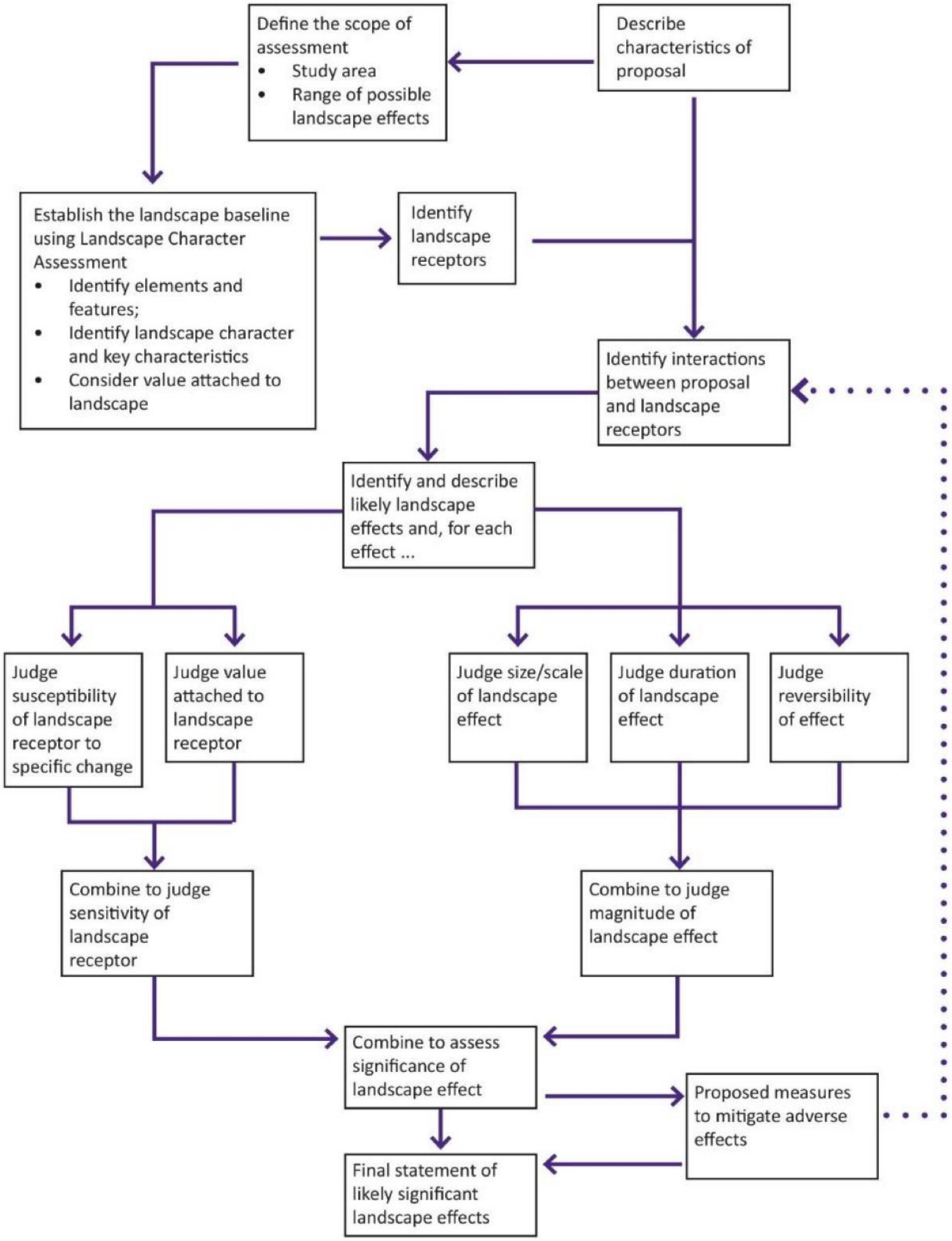
The landscape assessment considers the potential effect of the development on:

- the constituent elements of the landscape;
- the specific aesthetic or perceptual qualities of the landscape; and
- the character of the landscape.

The significance of a landscape effect is assessed through professional judgement, combining the sensitivity of the receptor with the magnitude of impact. The process of assessing the landscape effects is shown at Inset 1 overleaf.

Inset 1 *(note that this non-EIA LVIA does not assess significance of effects)*

Steps in assessing landscape effects
Taken from Figure 5.1 'Guidelines for Landscape and Visual Impact Assessment (Third Edition 2013)'



To understand the effectiveness of proposed landscape-based mitigation measures and changes to land management objectives, the landscape assessment considers effects at completion and 15 years after completion.

A.5 VISUAL ASSESSMENT (OVERVIEW)

The visual assessment considers the potential effect of the proposed development on visual amenity; as experienced by people within the study area. They relate to changes that arise in the composition of available views as a result of changes to the landscape, to people's responses to the changes, and to the Level of Effects with respect to visual amenity.

Effects on visual amenity are assessed through the consideration of potential effects on receptors. Visual receptors include people at work, undertaking recreational activities or when travelling through an area i.e. using roads, railways, footpaths etc., where they would be likely to experience a change in the existing view as a result of the proposed development.

Visual effects may include a change to an existing view, sequential views, or wider visual amenity as a result of development or the loss of particular elements or features already present in the view. Cumulative visual effects may result when receptors gain views of other developments, which combine to have a cumulative visual effect.

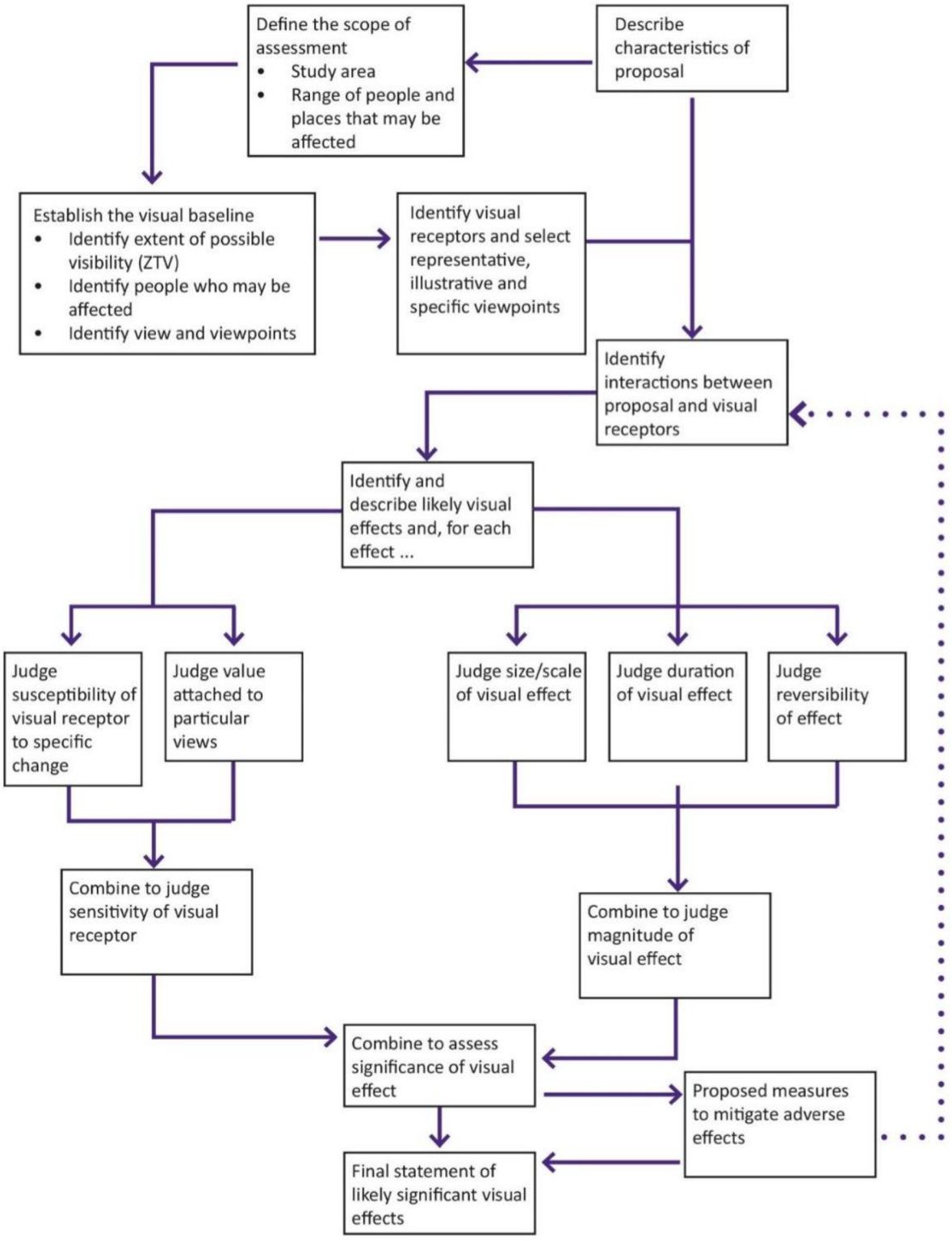
The assessment of the visual baseline within the study area takes into consideration the following:

- the area within which the proposed development may be visible;
- the different groups of people within the study area who may experience views of the proposed development;
- the identification of specific viewpoints; and
- the nature of views at the viewpoints.

The process of assessing the visual effects is shown at Inset 2 overleaf.

Inset 2 *(note that this non-EIA LVIA does not assess significance of effects)*

Steps in assessing visual effects
Taken from Figure 6.1 'Guidelines for Landscape and Visual Impact Assessment (Third Edition 2013)'



To understand the effectiveness of proposed landscape-based mitigation measures and changes to land management objectives, the visual assessment considers effects at completion and 15 years after completion.

A.6 ESTABLISHING A LANDSCAPE BASELINE

The initial step in the landscape assessment, once the study area has been defined, is to record and analyse the existing landscape conditions, to appreciate the way the landscape is experienced and to understand the value or importance that landscape is attributed. This involves:

- The review of Ordnance survey (OS) maps and digital data to identify local features.
- The mapping of any special designated landscapes (such as Areas of Outstanding Natural Beauty, National Parks, Registered Park and Gardens, Green Belt, Conservation Areas, Listed Buildings, Scheduled Ancient Monuments).
- The review of published Landscape Character Assessments (National and Local Authority Character Assessments), followed by verification in the field to determine the character of the Application Site and Study Area.
- The describing of existing landscape elements that combine to create a series of key characteristics and character areas (landscape elements may include geology, soils, landform, drainage and waterbodies; existing land uses, vegetation coverage and land/field patterns; settlement patterns and built development; transport corridors and Public Rights of Way (PRoW), historic prominent landscape features; and other characteristic elements of the existing local landscape).

The published Landscape Character Assessments and other sources of information reviewed for the purposes of this assessment include:

- National Character Area Profile 73 'Charnwood' (NCA73) and National Character Area Profile 94 'Leicestershire Vales', published by Natural England.
- Hinckley and Bosworth Borough Landscape Character Assessment (2017).
- Blaby Landscape and Settlement Character Assessment (2020).
- Hinckley and Bosworth Borough Council Local Development Framework Core Strategy (2009)
- Hinckley and Bosworth Borough Council 'Consultation Draft' (Regulation 18) Local Plan 2020-2041 (2024)
- Rothley Brook Meadow Green Wedge Review (2020)
- 'National Map of Planning Data' website, built by the Department for Levelling Up, Housing and Communities.
- 'MAGIC' website, managed by Natural England and delivered by Landmark.
- 1:25,000 Ordnance Survey mapping of the Site and surroundings.

- Aerial Mapping and Google Maps.

IDENTIFICATION OF RECEPTORS

Once the baseline information about the landscape has been collated this can be combined with an understanding of the details of the proposed change or development that is to be introduced into the landscape to identify and describe the landscape effects.

The first step is to identify the components of the landscape that are likely to be affected by the scheme referred to as landscape receptors.

Potentially sensitive landscape receptors may include:

- physical influences on the constituent elements of the landscape (e.g. geology, soils, landform, drainage and waterbodies);
- land cover of the landscape (e.g. the different types of vegetation and patterns and types of tree cover);
- influences of human activity on the landscape (e.g. the land use and its management, the character of settings and buildings and the patterns and types of fields and enclosures);
- aesthetic or perceptual qualities of the landscape (e.g. its scale, its complexity, its openness, its tranquillity or its wildness); and/or
- the character of the landscape (i.e. any distinctive landscape character types or areas that can be identified), which may include published character assessment reports and / or defined character areas identified as part of the assessment process.

It should be noted that although the LVIA appraises the visual impact on residents, it does not identify residents experience in their home or other private property. In regard to this topic, paragraph 6.17 of GLVIA3 states the following:

> *"In some instances it may also be appropriate to consider private viewpoints, mainly from residential properties. In these cases the scope of such an assessment should be agreed with the competent authority, as must the approach to identifying representative viewpoints since it is impractical to visit all properties that might be affected. Effects of development on private property are frequently dealt with mainly through 'residential amenity assessments'. These are separate from LVIA although visual effects assessment may sometimes be carried out as part of a residential amenity assessment."*

IDENTIFICATION OF LIKELY LANDSCAPE EFFECTS

The second step is to identify interactions between the landscape receptors and the different components of the development at all its different stages.

Potential landscape effects that could occur may include, but are not restricted to, the following:

- changes to landscape elements: the addition of new elements or the removal of existing landscape elements;
- changes to landscape qualities: degradation or erosion of landscape elements and patterns and perceptual characteristics, particularly those that form key characteristic elements of defined landscape character types or areas, or contribute to the landscape value; and
- changes to landscape character: landscape character may be affected through the incremental effect on characteristic elements, landscape patterns and qualities and the cumulative addition of new features, the magnitude of which is sufficient to alter the overall landscape character of a particular area.

SENSITIVITY OF RECEPTOR LIKELY TO BE AFFECTED

The value and the susceptibility of each landscape receptor to the specific change is then judged, and these two judgements combined to determine the sensitivity of each landscape receptor.

The value of a landscape receptor is a reflection of the value that society attaches to that landscape. Judgements of landscape value are classified as high, medium or low and consider environmental, historical and cultural aspects; physical and visual components; any statutory and non-statutory designations; and other experiential values that the landscape may have to society, which may be expressed by the local community or consultees (e.g. cultural associations, recreational value or contributions to nature conservation or archaeology).

The susceptibility of a landscape receptor to change is a reflection of its ability (whether it be the overall character or quality/condition of a particular area, or individual element and/or feature) to accommodate the changes that will occur as a result of the Proposed Development without undue consequences for the maintenance of the baseline situation and/or the achievement of the landscape planning policies and strategies. Judgements of landscape susceptibility are classified as high, medium or low susceptibility to change and consider the robustness of the landscape to accommodate the form of change proposed; its scale, openness, prominence, context and rationale; the degree to which it may be reinstated; and whether there exists associated development or perceptual qualities that are particularly distinctive.

Tables A.1, A.2 and A.3 below and on the following pages, set out the framework for decision making with regard to landscape value, susceptibility and sensitivity. The relative importance to be attached to indicators of landscape value, susceptibility and sensitivity may however vary across different

landscapes. Overall judgements are therefore based on professional experience, considering the overall 'weight of evidence' available, and may not appear to align completely with table A.1 below.

Table A.1: Combining Judgements for Landscape Sensitivity

Landscape Sensitivity		Landscape Susceptibility		
		High	**Medium**	**Low**
Landscape Value	**High**	High	High-Medium	Medium
	Medium	High-Medium	Medium	Medium-Low
	Low	Medium	Medium-Low	Low

Table A.2: Landscape Value Criteria

Landscape Value Criteria	Level of value ranging from 'High' to 'Medium' to 'Low'		
	High	**Medium**	**Low**
Designation	Designated landscapes/elements with national policy level protection or defined for their natural beauty. Evidence that the landscape/element is valued or used substantially for recreational activity.	Designated landscapes/elements with local policy level protection or landscapes without formal designation, but with some evidence of its being valued by the community. Evidence that the landscape/element may be valued or used to some extent for recreational activity and/or contains few uncharacteristic features.	Landscapes without formal designation. Despoiled or degraded landscape with little or no evidence of being valued by the community. Elements that are uncharacteristic such as non-natives or self-seeded vegetation that may need to be cleared.
Quality / Condition	High quality landscapes that are in good physical condition/intactness with regard to individual elements and that exhibit a strong landscape structure and absence of detracting / incongruous features.	Moderate quality landscapes that are in reasonable physical condition/intactness with regard to individual elements and that exhibit some landscape structure and a general absence of detracting / incongruous features.	Low quality landscapes that are in poor physical condition/intactness with regard to individual elements and that exhibit a weak landscape structure and presence of detracting / incongruous features.
Rarity / Distinctiveness	Landscapes exhibiting a strong sense of place or identity. Landscapes with distinctive, rare or unique landscape features, or which make an important contribution to the characteristics of a place.	Landscapes that may exhibit some sense of place or identity, but which include also more common landscape features that provide only a modest contribution to the characteristics of a place.	Unremarkable landscapes containing common landscape features, which contribute little to the characteristics of a place.
Recreational	Landscapes offering good opportunities for outdoor recreation and the appreciation of one's surroundings.	Landscapes offering some opportunities for outdoor recreation and the appreciation of one's surroundings.	Landscapes offering limited opportunities for outdoor recreation and the appreciation of one's surroundings.
Aesthetic / Scenic	Landscapes that contain strong aesthetic or scenic qualities (e.g. dramatic or striking landform, harmonious combinations of land cover or natural lines) that contribute positively to landscape character.	Landscapes containing a mixture of both positive and detracting features that contribute only moderately to landscape character.	Landscapes dominated by detracting features with few aesthetic or scenic qualities.
Perceptual Qualities	Landscapes exhibiting strong perceptual qualities (e.g. links to nature, wildness, remoteness, seclusion, openness, tranquillity or dark night skies) and an absence of intrusive or inharmonious development.	Landscapes exhibiting some perceptual qualities alongside some degree of intrusive or inharmonious development.	Landscapes exhibiting few perceptual qualities and an evident presence of intrusive or inharmonious development.
Natural Heritage	Landscapes with clear evidence of ecological, geological, geomorphological or physiographic interest which contribute positively to landscape character.	Landscapes exhibiting evidence of ecological, geological, geomorphological or physiographic interest, but where these aspects may not contribute greatly to landscape character.	Landscapes containing little ecological, geological, geomorphological or physiographic interest.
Cultural Associations	Landscapes which are connected with notable people, events or the arts. Landscapes with strong cultural associations that contribute to their scenic quality.	Landscapes that may be more tenuously associated with notable people, events or the arts or landscapes with some cultural associations that contribute in part to their scenic quality.	Landscapes with few cultural associations.
Functional	Landscapes and landscape elements that form an important part of a multifunctional Green Infrastructure network, which contribute to the healthy functioning of a landscape or support the appreciation of designated landscapes.	Landscapes and landscape elements that partially contribute to the functionality of the Green Infrastructure network, healthy functioning of a landscape or appreciation of designated landscapes.	Landscapes and landscape elements that contribute little to the functionality of the Green Infrastructure network, healthy functioning of the landscape or appreciation of designated landscapes.

The Landscape Value criteria has been informed by the Landscape Institute Technical Guidance Note 02/21 'Assessing landscape value outside national designations'.

Table A.3: Landscape Susceptibility Criteria

Landscape Susceptibility Criteria	Level of susceptibility ranging from 'High' to 'Medium' to 'Low'		
	High	Medium	Low
Strength and Robustness	A fragile landscape vulnerable and lacking the ability to accommodate change.	A landscape with an ability to accommodate a modest degree of change or loss of features without undue adverse effects.	A robust landscape, able to accommodate change or loss of features without undue adverse effects.
Landscape Scale	A smaller scale and complex landscape that may require further engineering to accommodate the proposed development.	A landscape of a scale that may require only a modest degree of engineering to accommodate the proposed development.	A landscape of a suitably large enough scale and simplicity to accommodate the proposed development.
Openness/ Enclosure	An open landscape with limited screening and higher susceptibility to the proposed development.	A landscape containing some degree of screening and a moderate susceptibility to the proposed development.	An enclosed landscape with screening and lower susceptibility to the proposed development.
Reinstatement	Higher value, characteristic land cover and elements that cannot be easily reinstated or replaced.	Landscapes that contain some land cover and elements that cannot be easily reinstated or replaced, alongside other features more capable of rapid reinstatement.	Lower value, non-characteristic land cover and elements capable of rapid reinstatement or replacement.
Skyline	Distinctive undeveloped skylines with landmark features.	Undeveloped or unremarkable skylines absent of landmark features	Developed, non-distinctive skylines.
Association	Weak and indirect association. Other development may be of a smaller scale or historic.	Landscapes where existing developments/landscape character exhibits some association to the form of development proposed.	Strong or direct association other similar contemporary developments/landscape character.
Rationale	Landscape with numerous environmental and technical constraints and fewer environmental measures.	Landscapes with few environmental and technical constraints that have only a modest requirement for design and/or environmental measures.	Strong landscape rationale and opportunity with high degree of design quality and/or environmental measures.
Perceptual Qualities	Perceptual qualities associated with particular scenic qualities, wildness or tranquillity.	Landscapes where perceptual qualities contribute to some extent.	Contemporary, cultivated/settled or developed landscapes are likely to have a lower susceptibility.
Landscape Context	Adjacent landscape character context connected by borrowed character and views.	Host landscape character is largely separated from surrounding/adjacent landscape character, with few borrowed characteristics or views.	Host landscape character is separate from surrounding/adjacent landscape character.

A.7 ESTABLISHING THE VISUAL BASELINE

The visual baseline records the internal site arrangements and key views out from the site towards landscape or built features, but also establishes the area in which the site and the Proposed Development may be visible, the different groups of people who may experience the views, the places where they will be affected and the nature, character and amenity of those views.

As described in section A.3, a ZTV was used to test initial visibility. The visual baseline conditions within the study area were then recorded through the analysis of viewpoints.

The selection of viewpoints was based on the following criteria:

- A requirement to provide an even spread of representative, viewpoints within the Primary Visual Envelope.
- A need to include locations which represent a range of near, middle and long-distance views.
- A need to include views from sensitive receptors within designated, historic or cultural landscapes or heritage assets.
- A requirement to include strategic / important / designed views and vistas identified in published documents.

In accordance with the GLVIA3, the viewpoint locations also took account of:

- the potential number, accessibility and sensitivity of viewers who may be affected;
- the viewing direction, distance (i.e. short, medium and long-distance views) and elevation;
- the nature of the viewing experience (for example static views, views from settlements and views from sequential points along routes);
- the view type (for example panoramas, vistas, glimpses); and
- the potential for cumulative views of the Proposed Development in conjunction with other developments.

For the purposes of this baseline assessment the distance of the viewpoint towards the Application Site is measured to the nearest proposed visible feature.

SENSITIVITY OF VISUAL RECEPTOR

The sensitivity of a visual receptor is considered by combining judgements about the value attached to a particular view and the susceptibility of the visual receptor to changes in that view.

The value of a view or series of views reflects the recognition and importance attached either formally through identification on mapping or being subject to planning designations, or informally through the value which society attaches to the view(s). Judgements over the value of a view are classified as high, medium or low.

Susceptibility of a visual receptor relates to the nature of the viewer experiencing the view and how susceptible they are to the potential effects of the Proposed Development. Judgements over susceptibility are classified as high, medium or low and are mainly a function of:

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

Tables A.4, A.5 and A.6 below and on the following page, describe the framework for decision making with regard to the value attached to particular views and the susceptibility and sensitivity of visual receptors. Judgements are however ultimately based on professional experience, considering the overall 'weight of evidence' available.

Table A.4: Combining Judgements for Visual Sensitivity

Visual Sensitivity		**Visual Susceptibility**		
		High	**Medium**	**Low**
Value of the View	**High**	High	High-Medium	Medium
	Medium	High-Medium	Medium	Medium-Low
	Low	Medium	Medium-Low	Low

Table A.5: Value of a View Criteria

Value of a View Criteria	Level of value ranging from 'High' to 'Medium' to 'Low'		
	High	**Medium**	**Low**
Map / Tourist Information	Specific viewpoint identified in OS maps and/or tourist information and signage.	Intermediate category which would typically share similar attributes to 'Low' with reference its specific identification in maps, signage, planning policy, art or literature, but which may partially overlook a designated or valued landscape or which is recognised to hold some scenic qualities relating to the content and composition of the visible landscape.	Viewpoint not identified in OS information or signage.
Facilities	Facilities provided at viewpoint to aid the enjoyment of the view.		No facilities provided at viewpoint to aid enjoyment of the view.
Planning Recognition	View afforded protection in planning policy.		View is not afforded protection in planning policy.
Landscape Value	View is within or overlooks a designated or valued landscape, which implies a higher value to the visible landscape.		View is not within, nor does it overlook, a designated or valued landscape.
Recognition	View has informal recognition and is well-known at a local level as having particular scenic qualities.		View has no informal recognition and is not known as having particular scenic qualities.
Art / Literature	View or viewpoint is recognised through references in art or literature.		View or viewpoint is not recognised in references in art or literature.
Scenic Quality	View has high scenic qualities relating to the content and composition of the visible landscape.		View has low scenic qualities relating to the content and composition of the visible landscape.

Table A.6: Visual Susceptibility Criteria

Visual Susceptibility Criteria	Level of susceptibility ranging from 'High' to 'Medium' to 'Low'		
	High	**Medium**	**Low**
Activity of the Viewer	A viewer who is likely or liable to be influenced by the Proposed Development such as residents, walkers, or tourists (including road users on designated tourist routes), whose main attention and interest may be on their surroundings.	Intermediate category which might share similar attributes with both the 'Low' and 'High' criteria, but where the viewer is likely to be only partially influenced by the Proposed Development and have only a partial interest in their surroundings (e.g. road users not travelling on a designated tourist route), and where viewers may be expected to experience only a moderate level of visual amenity due to the overall pleasantness or attractiveness of a location.	A viewer who is unlikely or less likely to be influenced by the Proposed Development such as viewers whose attention is not focused on their surroundings (e.g. people at work, or team sports).
Nature of the View	Residents that gain static, long-term views of the development in their principal outlook.		Mobile viewers whose views are transient or dynamic (e.g. travelling in cars or on trains with glimpsed views).
Direction / Field of View	A view that is focussed in a specific directional vista, with notable features of interest in a particular part of the view.		Open views with no specific points of interest.
Visual Amenity	A view where viewers at a location are focussed on the experience of a high level of visual amenity due to its overall pleasantness as an attractive visual setting or backdrop to activities.		A view where the visual amenity experienced by viewers at a location is less pleasant or attractive than might otherwise be the case.

A.8 MAGNITUDE OF LANDSCAPE & VISUAL EFFECTS

GLVIA3 recognises a clear distinction between the 'impact,' as the action that is being taken, and the 'effect,' as the change resulting from that action, and advises that the term 'impact' should not be used to mean a combination of several effects.

Judgements of magnitude of landscape and visual effects are classified as high, medium-high, medium, low-medium, low, negligible or no effect and consider the following criteria:

- Size or scale: The extent to which the removal or addition of landscape features alters the existing landscape character; or the extent of change to a view in respect of the loss or addition of features and changes to its visual composition (including the proportion of view occupied by the proposed development, whether views to the proposed development would be full, partial or glimpsed, and whether the character and context in which the proposed development would be experienced would contrast or integrate with its surroundings).

- Geographical extent: The area over which effects on landscape would be evident; or the extent of the area over which the changes would be visible, the orientation of the affected view in relation to the main activity of a visual receptor and the distance of the receptor from the site.

- Duration of the effect: Whether effects would be experienced in the short (0-5yrs), medium (5-10yrs) or long term (10-25yrs); and whether effects would be permanent, temporary, intermittent or continuous.

- Reversibility: The ability of effects caused by the proposed development to be reversed.

Impacts that would be considered permanent are those typically occurring over the long term, such as the construction of buildings and re-profiling of land as these cannot practicably be reversed. Vegetation removal is also considered to be permanent where it cannot be planted in the same location and reach maturity over the short or medium term. Mitigation planting has the potential to compensate for the loss of existing vegetation if similar types and species are planted and could provide similar benefits over the medium to long term. There are instances where mitigation planting could not compensate for the loss of existing vegetation such as the removal of Ancient Woodland or instances where there are rare species which form a unique habitat.

Temporary effects typically occur over a short to medium term duration and mainly occur during the construction period. Development that may result in temporary effects would typically include the introduction of temporary site security fencing, temporary hard standing areas, construction machinery, temporary buildings and compounds, haul roads, earthmoving and stockpiles, lighting etc.

With regard to Reversibility, Paragraph 5.52 of GLVIA3 explains that where developments have a limited life and could eventually be removed and/or the land reinstated the effects could be considered

reversible. The reversibility and consideration of temporary effects is however linked to the duration of that effect such as short term (0-5yrs), medium term (5-10yrs) and long term (10-25yrs).

Table A.7: Magnitude of Landscape and Visual Change

Value	Size / Scale	Geographic Extent	Duration and Permanence	Reversibility
High	Total or large-scale change to distinctive landscape elements, key characteristic features or perceptual qualities of a landscape, or the large-scale removal or addition of numerous new and uncharacteristic features or elements that would affect the landscape character and the special landscape qualities of a landscape designation; or a substantial and immediately apparent change to a view that would involve the loss or addition of a large number of features or elements and/or which introduces a strong degree of contrast with its surroundings with little or no screening. A major change overall.	Changes that affect the wider setting of a landscape (e.g. effects evident at a district or regional level), changes that effect large proportions of a single or several landscape character areas, or changes that would impact a great proportion of a site or its immediate setting; or changes to typically middle-distance or close range views that affect a large vertical and wide horizontal field of view, which would be readily noticed by visual receptors given their main activity, or which may be continuously and sequentially visible over a large area or length/proportion of a route.	Short (0-5yrs), medium (5-10yrs) or long term (10-25yrs) changes that may be permanent, temporary, intermittent or continuous.	Reversible or irreversible changes
Medium - High	Intermediate rating with a combination of criteria from high or medium magnitude			
Medium	A partial or noticeable change to landscape elements, key characteristic features or perceptual qualities of a landscape, or the partial removal or addition of some new uncharacteristic features or elements that could partially affect landscape character	Changes that would affect part of a single or several landscape character areas, or changes that would impact only a proportion of a site or its immediate setting; or changes to typically long-distance views, less prominent middle-distance views, or		

Value	Size / Scale	Geographic Extent	Duration and Permanence	Reversibility
	or the special landscape qualities of a landscape designation; or a visible and recognisable change to a view that would involve the loss or addition of a number of features or elements and/or which contrasts with its surroundings and may benefit from some screening. A moderate change overall.	close-range views that may be obscured and accordingly less readily noticed by visual receptors given their main activity, or which may only be intermittently and sequentially visible over an area or length/proportion of a route.		
Low - Medium	Intermediate rating with a combination of criteria from high or medium magnitude			
Low	A small-scale change to landscape elements, key characteristic features or perceptual qualities of a landscape, or the small-scale removal or addition of few new features or elements of limiting characterising influence on landscape character or designations; or a small change to a view that may be easily missed by the casual observer and/or which blends with its surroundings with only a modest amount of screening needed. A minor change overall.	Changes that would affect only a small part of a single or several landscape character areas, or changes that would impact only a small proportion of a site or its immediate setting; or changes to typically long-distance views, less prominent middle-distance views, or close-range views that affect a small vertical and a narrow horizontal field of view, and accordingly pass largely unnoticed by visual receptors given their main activity, or which are intermittently and infrequently visible over an area or length/proportion of a route.		
Negligible	A barely noticeable change to landscape elements, characteristic features or	Changes that would barely affect a single or several landscape character areas, or		

Value	Size / Scale	Geographic Extent	Duration and Permanence	Reversibility
	perceptual qualities of a landscape, or very-small scale removal or addition of features or elements of limiting characterising influence on landscape character or designations; or a nearly imperceptible change to a view experienced by a visual receptor which would be assimilated into its surroundings and be well-screened. A negligible change overall.	changes that would impact only a very small proportion of a site or its immediate setting; or changes to typically long distance views, or less prominent middle-distance views that would affect only a small vertical and very narrow horizontal field of view, and accordingly pass substantially unnoticed by visual receptors given their main activity, or which are very intermittently and infrequently visible over an area or length/proportion of a route.		
No effect	No alteration to landscape elements, characteristic features or perceptual qualities of a landscape; or where no part of the project would be discernible in views experienced by a visual receptor.	N/A	N/A	N/A

A.9 APPRAISING LEVEL OF EFFECT

Level of effect is determined by combining the sensitivity of a landscape or visual receptor with its magnitude of change. The manner in which judgements of sensitivity and magnitude of change can be combined to reach a judgement of Level of Effect are set out in Table A.8. This is however only a framework for decision making and each judgement is considered on a case-by-case basis against the criteria of what is meant by each grade of judgement provided in Table A.9.

Landscape and visual effects are also judged at this stage as to whether they would be positive (beneficial), neutral, or negative (adverse) in their consequences. Neutral effects occur where a development fits with the existing landscape character or visual amenity and neither contributes nor detracts from the landscape and visual resource and can be accommodated with neither beneficial or adverse effects, or where the effects are so limited that the change is hardly noticeable (negligible magnitude). A change to the landscape and visual resource is not considered to be adverse simply because it constitutes an alteration to the existing situation.

Table A.8: Combination of Judgements to Determine Level of Effect

Magnitude	Landscape and Visual Receptor Sensitivity		
	High	**Medium**	**Low**
High	Major	Moderate-Major	Moderate
Medium	Moderate-Major	Moderate	Moderate-Minor
Low	Moderate	Moderate-Minor	Minor
Negligible	Minor-Negligible	Minor-Negligible	Negligible
No Change	No Effect	No Effect	No Effect

Table A.9 - Definitions of Landscape and Visual Effects

Effect	Criteria
Major	Substantial change to the landscape elements, key characteristic features and perceptual qualities; Major change to a static open or partial view. Adverse: Where the proposals could cause the total or substantial loss of or alteration to key mature landscape elements and characteristic features; or introduce elements considered uncharacteristic of the area; a major deterioration in the character and amenity of the view in terms of perceptual qualities and where the proposals would result in a substantial deterioration or dominant element to close or medium distance views, or more notable change in more distant views, considering the character and amenity of the view from a range of visual receptors. Beneficial: Where the proposals would result in a substantial enhancement to the key mature landscape elements or characteristic features; or introduce new elements characteristic of the area; a substantial improvement in the character and amenity of the close or middle-distance view in terms of perceptual qualities.
Moderate-Major	Intermediate rating with a combination of criteria from major or moderate effect
Moderate	Some change to the landscape elements, key characteristic features and perceptual qualities. Moderate or major change to static or kinetic, partial view. Adverse: Where the proposals would cause the partial loss or moderate alteration of some of the key landscape elements and characteristic features; introduce elements considered uncharacteristic of the area; and a barely perceived deterioration in the character and amenity of the view from the range of visual receptors and a range of distances. Beneficial: Where the proposals would cause a moderate enhancement to the key landscape elements or characteristic features; or introduce elements considered characteristic of the area; results in a noticeable improvement in the character and amenity of the existing view from a range of visual receptors and range of distances.

Effect	Criteria
Moderate-Minor	Intermediate rating with a combination of criteria from moderate or minor effect
Minor	Some change to the townscape elements, key characteristic features and perceptual qualities; Minor change to a static or kinetic partial or glimpsed view. Adverse: Where the proposals would cause a minor loss of or slight alteration to some landscape elements or characteristic features; introduce elements considered in part uncharacteristic of the area; and a barely perceptible deterioration in the character and amenity of the view from the range of visual receptors and range of distances. Beneficial: Where the proposals would result in a minor enhancement, alteration or improvement of some elements or characteristic features; introduce elements considered characteristic; and cause a barely perceptible improvement in the character and amenity of the existing view for the range of receptors and range of distances.
Minor-Negligible	Intermediate rating with a combination of criteria from minor or negligible effect
Negligible	Where the proposals would have no discernible deterioration or improvement in the existing baseline situation in terms of landscape elements or view.

A.10 MITIGATION AND COMPENSATORY MEASURES

MITIGATION

The purpose of mitigation is to avoid, reduce and where possible, remedy or offset, any substantial negative (adverse) effects on the landscape and visual receptors arising from the Proposed Development. Mitigation is not solely concerned with 'damage limitation' but may also consider measures that could compensate for unavoidable residual effects.

Mitigation measures may be considered under three categories:

- Primary measures: Those developed through the iterative design process, which have become integrated or embedded into the project design.
- Standard construction and operational management practices for avoiding and reducing environmental effects.
- Secondary measures: Those designed to specifically address any residual adverse effects remaining after the primary measures and standard construction practices have been incorporated into the scheme.

Strategies to address likely negative (adverse) effects include:

- avoiding the impact by changing the form of development;
- reducing the impact by changing the form of development;
- remedying the impact, e.g. by screen planting;
- compensating for the impact e.g. by replacing felled trees with new trees; or
- enhancement e.g. by creation of new landscape or habitat.

ENHANCEMENT

While mitigation is linked to significant landscape and visual effects, enhancement is not a requirement of the EIA regulations, and therefore is not considered essential for non-EIA LVIAs but are often incorporated into proposals nevertheless. Enhancement means proposals that seek to improve the landscape resource and the visual amenity of the Proposed Development site and its wider setting, over and above its baseline condition. Enhancement may take many forms, including improved land management or creation of new landscape, habitat and recreational features. Through such measures environmental enhancement can make a very real contribution to sustainable development and the overall quality of the environment.

A.11 ZONE OF THEORETICAL VISIBILITY (ZTV) METHODOLOGY

The ZTV was created by making a digital topographical model of the bare earth's surface, using terrain building software (VectorWorks)and 'bare earth' Ordnance Survey at 5m resolution LIDAR DTM (Digital Terrain Model) data, and selecting points within the Site at the proposed roof levels as target source points. 'Light' from the target source points was then cast over the terrain such that it registers as a green shade where it hits the surface and a shadow is cast where screened by intervening landform.

The ZTV accordingly assumes an observer's eye height at ground level and not between 1.5 and 1.7m above ground level, as advised within GLVIA3. The ZTV is nonetheless considered to provide useful guidance of the likely visibility within the study area and an effective starting point for further verification in the field.

A.12 PHOTOGRAPHIC METHODOLOGY

Viewpoint photography reflects guidance set out in the Landscape Institute's Technical Guidance Note 06/19 'Visual Representation of Development Proposals'.