



RICHBOROUGH

ZLA_1467

Normandy Way Hinckley

L-200

Illustrative Landscape Masterplan

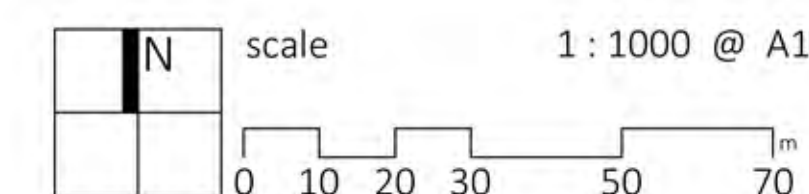
date December 2023

status Planning

rev **B**

A	Update playgrounds and edit landscaping site wide	17/01/24
B	Update Site Layout n2225 007G	29/02/24

LEGEND	
	Boundary
	Existing trees retained
	Existing trees removed
	Existing hedgerows to be removed
	Existing hedgerows to be retained
	Proposed species-rich native hedgerow
	Proposed traditional orchards
	Proposed small native trees in species rich hedgerow
	Proposed individual native trees
	Proposed introduced shrub
	Proposed mixed native scrub
	Proposed vegetated garden
	Proposed modified grassland
	Proposed other neutral grassland (EM3)
	Proposed other neutral grassland (EM10)
	Proposed other neutral grassland (EP1)
	Proposed other neutral grassland (EM8)
	Proposed bioswale
	Proposed allotments



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Approximate extent of the Site



WIDE ANGLE BASELINE PANORAMA OF EXISTING VIEW TOWARDS THE PROPOSED DEVELOPMENT

VIEWPOINT 1: View from PRow (LPA ref: T60/2) situated to the north west to north of the application site looking south east

Grid Reference	441530, 296738
Elevation	113m AOD
Distance to nearest Site Boundary	0.73km N-NW/340 degrees
View Direction	SE/135 degrees
Paper Size	420 x 297 mm A3
Camera	Sony A7 II
Lens	Sony E-mount E50mm F1.8oss
Projection	Cylindrical
Photograph Date and Time	22/11/2023 @ 13.07 (24HR CLOCK)

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Visual Survey
Viewpoint 1

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Approximate extent of the Site



WIDE ANGLE BASELINE PANORAMA OF EXISTING VIEW TOWARDS THE PROPOSED DEVELOPMENT

VIEWPOINT 2: View from the Leicestershire Way National Trail Long Distance Walking Route PRoW (LPA ref: T60/2) situated to the north west to north of the application site looking south east

Grid Reference	441481, 297208
Elevation	109 m AOD
Distance to nearest Site Boundary	1.15 km N-NW/340 degrees
View Direction	SE/135 degrees
Paper Size	420 x 297 mm A3
Camera	Sony A7 II
Lens	Sony E-mount E50mm F1.8oss
Projection	Cylindrical
Photograph Date and Time	22/11/2023 @ 13.58 (24HR CLOCK)

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Visual Survey
Viewpoint 2

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VIEWPOINT 3: View from PRoW (LPA ref: U33/3) situated on a local vehicle route running between Stapleton and Barwell (outlying village to Hinckley) to the north-north east of the application site

Grid Reference	443672, 297954	Paper Size	420 x 297 mm A3	RICHBOROUGH ESTATES	Visual Survey
Elevation	115m AOD	Camera	Sony A7 II	ZLA 1463	Viewpoint 3
Distance to nearest Site Boundary	1.95km N-NE/30 degrees	Lens	Sony E-mount E50mm F1.8oss		
View Direction	S-SW/ 210 degrees	Projection	Planar	Normkandy Way Ph 2	November 2023
Horizontal field of view	39.6°	Photograph Date and Time	22/11/2023 @12.06 (24HR CLOCK)	Hinckley	SINGLE FRAME
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Approximate extent of the Site



WIDE ANGLE BASELINE PANORAMA OF EXISTING VIEW TOWARDS THE PROPOSED DEVELOPMENT

VIEWPOINT 4: View from Barwell Recreation Ground on the north western edge of the settlement looking south west towards the application site

Grid Reference	443714, 297299
Elevation	110m AOD
Distance to nearest Site Boundary	1.4km NE/45 degrees
View Direction	SW/135 degrees
Paper Size	420 x 297 mm A3
Camera	Sony A7 II
Lens	Sony E-mount E50mm F1.8oss
Projection	Cylindrical
Photograph Date and Time	22/11/2023 @ 15.00 (24HR CLOCK)

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Visual Survey
Viewpoint 4

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WIDE ANGLE BASELINE PANORAMA OF EXISTING VIEW TOWARDS THE PROPOSED DEVELOPMENT

VIEWPOINT 5: View from the Leicestershire Round National Trail Long Distance Walking Route
PRoW (LPA ref: T99/6) situated to the north of the application site looking south

Grid Reference	442658, 297148
Elevation	110 m AOD
Distance to nearest Site Boundary	0.95km N/00 degrees
View Direction	S/180 degrees
Paper Size	420 x 297 mm A3
Camera	Sony A7 II
Lens	Sony E-mount E50mm F1.8oss
Projection	Cylindrical
Photograph Date and Time	22/11/2023 @ 14.27 (24HR CLOCK)

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Viewpoint 5

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WIDE ANGLE BASELINE PANORAMA OF EXISTING VIEW TOWARDS THE PROPOSED DEVELOPMENT

VIEWPOINT 6: View from the PRow (LPA ref: T99/2) situated to the north east of the application site looking south east

Grid Reference	442921, 297071
Elevation	106 m AOD
Distance to nearest Site Boundary	0.85km NE/35 degrees
View Direction	SE/215 degrees
Paper Size	420 x 297 mm A3
Camera	Sony A7 II
Lens	Sony E-mount E50mm F1.8oss
Projection	Cylindrical
Photograph Date and Time	22/11/2023 @ 14.23 (24HR CLOCK)

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Visual Survey
Viewpoint 6

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WIDE ANGLE BASELINE PANORAMA OF EXISTING VIEW TOWARDS THE PROPOSED DEVELOPMENT

VIEWPOINT 7: View from the P_{RoW} (LPA ref: T99/2) situated to the north east of the application site looking south east

Grid Reference	443120, 297042
Elevation	116 m AOD
Distance to nearest Site Boundary	1.1km NE/50 degrees
View Direction	SE/230 degrees
Paper Size	420 x 297 mm A3
Camera	Sony A7 II
Lens	Sony E-mount E50mm F1.8oss
Projection	Cylindrical
Photograph Date and Time	22/11/2023 @ 14.36 (24HR CLOCK)

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Viewpoint 7

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Approximate extent of the Site



WIDE ANGLE BASELINE PANORAMA OF EXISTING VIEW TOWARDS THE PROPOSED DEVELOPMENT

VIEWPOINT 8: View from approach to Hinckley town at the junction of Ashby Road (A447) and Hinckley Road between Hinckley town and Barwell

Grid Reference	443131, 296535
Elevation	118 m AOD
Distance to nearest Site Boundary	0.65km E/70 degrees
View Direction	W-SW/250 degrees
Paper Size	420 x 297 mm A3
Camera	Sony A7 II
Lens	Sony E-mount E50mm F1.8oss
Projection	Cylindrical
Photograph Date and Time	22/11/2023 @ 15.24 (24HR CLOCK)

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Visual Survey
Viewpoint 8

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WIDE ANGLE BASELINE PANORAMA OF EXISTING VIEW TOWARDS THE PROPOSED DEVELOPMENT

VIEWPOINT 9: View from Public Footpath (LPA ref: U43/1) situated on the outskirts of Barwell looking west-south west towards the site, and the wider settlement edge along the Ashby Road (A447)

Grid Reference	443420, 296404
Elevation	114 m AOD
Distance to nearest Site Boundary	0.75 km E-NE/75 degrees
View Direction	W-SW/255 degrees
Paper Size	420 x 297 mm A3
Camera	Sony A7 II
Lens	Sony E-mount E50mm F1.8oss
Projection	Cylindrical
Photograph Date and Time	22/11/2023 @ 15.28 (24HR CLOCK)

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Visual Survey
Viewpoint 9

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Approximate extent of the Site



WIDE ANGLE BASELINE PANORAMA OF EXISTING VIEW TOWARDS THE PROPOSED DEVELOPMENT

VIEWPOINT 10: View from the Leicestershire Round National Trail Long Distance Walking Route PROW (LPA ref: T99/6) situated to the east of the application site passing along the settlement edge of Barwell

Grid Reference	443952, 296022
Elevation	113 m AOD
Distance to nearest Site Boundary	0.95 km E/90 degrees
View Direction	W/270 degrees
Paper Size	420 x 297 mm A3
Camera	Sony A7 II
Lens	Sony E-mount E50mm F1.8oss
Projection	Cylindrical
Photograph Date and Time	22/11/2023 @ 15.49 (24HR CLOCK)

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Visual Survey
Viewpoint 10

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WIDE ANGLE BASELINE PANORAMA OF EXISTING VIEW TOWARDS THE PROPOSED DEVELOPMENT

VIEWPOINT 11: View from the Leicestershire Round National Trail Long Distance Walking Route PRoW (LPA ref: T99/6) situated to the east of the application site passing along the settlement edge of Barwell

Grid Reference	443870, 295743
Elevation	115 m AOD
Distance to nearest Site Boundary	0.95 km E-SE/120 degrees
View Direction	W-NW/300 degrees
Paper Size	420 x 297 mm A3
Camera	Sony A7 II
Lens	Sony E-mount E50mm F1.8oss
Projection	Cylindrical
Photograph Date and Time	22/11/2023 @ 16.09 (24HR CLOCK)

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Visual Survey
Viewpoint 11

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Approximate extent of the Site



WIDE ANGLE BASELINE PANORAMA OF EXISTING VIEW TOWARDS THE PROPOSED DEVELOPMENT

VIEWPOINT 12: View from Normandy Way (A47) roadway looking south towards the application site from the existing settlement edge

Grid Reference	442827, 295720
Elevation	117 m AOD
Distance to nearest Site Boundary	0.1km S/180 degrees
View Direction	N/0 degrees
Paper Size	420 x 297 mm A3
Camera	Sony A7 II
Lens	Sony E-mount E50mm F1.8oss
Projection	Cylindrical
Photograph Date and Time	22/11/2023 @ 13.26 (24HR CLOCK)

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Visual Survey
Viewpoint 12

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Approximate extent of the Site



WIDE ANGLE BASELINE PANORAMA OF EXISTING VIEW TOWARDS THE PROPOSED DEVELOPMENT

VIEWPOINT 13: View from Normandy Way (A47) roadway looking south towards the application site from the existing settlement edge

Grid Reference	442329, 295606
Elevation	112 m AOD
Distance to nearest Site Boundary	0.2km W-SW/255 degrees
View Direction	E-NE/75 degrees
Paper Size	420 x 297 mm A3
Camera	Sony A7 II
Lens	Sony E-mount E50mm F1.8oss
Projection	Cylindrical
Photograph Date and Time	22/11/2023 @ 13.23 (24HR CLOCK)

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Visual Survey
Viewpoint 13

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Approximate extent of the Site



WIDE ANGLE BASELINE PANORAMA OF EXISTING VIEW TOWARDS THE PROPOSED DEVELOPMENT

VIEWPOINT 14: View from Normandy Way (A47) roadway looking south towards the application site from the existing settlement edge

Grid Reference	441379, 295378
Elevation	109 m AOD
Distance to nearest Site Boundary	1.3km W/260 degrees
View Direction	E/80 degrees
Paper Size	420 x 297 mm A3
Camera	Sony A7 II
Lens	Sony E-mount E50mm F1.8oss
Projection	Cylindrical
Photograph Date and Time	22/11/2023 @ 12.06 (24HR CLOCK)

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Visual Survey
Viewpoint 14

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WIDE ANGLE BASELINE PANORAMA OF EXISTING VIEW TOWARDS THE PROPOSED DEVELOPMENT

VIEWPOINT 15: View from Public Footpath (LPA ref: U41/1) situated west-south west of the site in open countryside around the village of Wykin

Grid Reference	440890, 295418
Elevation	118 m AOD
Distance to nearest Site Boundary	1.65 km W/270 degrees
View Direction	E/90 degrees
Paper Size	420 x 297 mm A3
Camera	Sony A7 II
Lens	Sony E-mount E50mm F1.8oss
Projection	Cylindrical
Photograph Date and Time	22/11/2023 @ 12.58 (24HR CLOCK)

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Viewpoint 15

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Approximate extent of the Site

VIEWPOINT 16: View from Public Footpath (LPA ref: U39/1) situated north west of the site on the edge of Wykin, an outlying village to Hinckley

Grid Reference 440912, 295876
Elevation 107m AOD
Distance to nearest Site Boundary 1.85 km NW/310 degrees
View Direction E/90 degrees
Horizontal field of view 39.6°

Paper Size 420 x 297 mm A3
Camera Sony A7 II
Lens Sony E-mount E50mm F1.8oss
Projection Planar
Photograph Date and Time 22/11/2023 @11.19 (24HR)

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Hinckley

Visual Survey
Viewpoint 16
November 2023
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VIEWPOINT 17: View from Public Footpath (LPA ref: U2/1) situated on the south eastern edge of Dadlington (outlying village to Hinckley) across long range distance

Grid Reference	441180, 297491	Paper Size	420 x 297 mm A3	RICHBOROUGH ESTATES	Visual Survey
Elevation	98m AOD	Camera	Sony A7 II	ZLA 1463	Viewpoint 17
Distance to nearest Site Boundary	2.25 km NW/310 degrees	Lens	Sony E-mount E50mm F1.8oss		
View Direction	E/SE/ 129degrees	Projection	Planar	Normkandy Way Ph 2	November 2023
Horizontal field of view	39.6°	Photograph Date and Time	22/11/2023 @11.52 (24HR)	Hinckley	SINGLE FRAME
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LANDSCAPE AND VISUAL APPRAISAL METHODOLOGY

This methodology is specific to developments determined by the Local Planning Authority as not requiring a full Environmental Impact Assessment. The Third Edition of the GLVIA3² provides clarification that the same principles and processes apply for EIA and non-EIA assessments however there is no requirement for establishing whether the effects are significant given this development falls out with the formal requirements of Environmental Impact Assessment.

The methodology sets out the approach for the core steps in describing the baseline conditions, identifying where potential impacts may occur and evaluating the subsequent effects. In accordance with GLVIA3, the appraisal reflects the clear distinction between the landscape as a resource and visual amenity. The steps of the methodology used in the LVA are set out below:

- Illustrative Tools
- Baseline Conditions:
 - Landscape Baseline
 - Visual Amenity Baseline
- Potential Effects - including magnitude of change and nature of change:
 - Assessment and Evaluation of Landscape Effects
 - Assessment and Evaluation of Effects on Visual Amenity

ILLUSTRATIVE TOOLS

In accordance with The Landscape Institute Technical Guidance Note 06/19, Visual Representation of Development Proposals, a proportionate approach has been applied to determine the visualisation type appropriate for this project. It is considered annotated viewpoint photographs are sufficient level of detail to support the appraisal.

The viewpoint assessment is illustrated by photographs taken to represent a maximum visibility scenario. Photographs have been annotated to show the extent of the site within the view, its context and highlight key features. The photographs used have been taken using a full frame sensor digital camera with a 50 mm lens equivalent mounted on a tripod, which conforms to the GLVIA³ guidance since this lens size is considered to most closely represent the view obtained by the human eye. The photographs have been taken to most represent a maximum visibility scenario during the season in which the assessment is undertaken.

It should be noted that whilst photography is a valuable tool to assist in the visualisation process, it cannot be expected to replicate the actual view or predicted view which would be attained on the ground. The photographs provide the viewer with a fair representation of the proposed Development site within its setting.

² *Guidelines for Landscape and Visual Impact Assessment, (Landscape Institute and Institute of Environmental Management and Assessment 2013)*

³ *Visual Representation of Development Proposals, Technical Guidance Note 06/19 (Landscape Institute, 2019)*



BASELINE CONDITIONS

Desktop Survey Work

The following desktop sources were consulted in order to compile the baseline information:

- Existing Landscape Character Assessments;
- Register of Parks and Gardens;
- Ordnance Survey Maps; and
- Aerial photography.

Landscape Baseline

Landscape receptors comprise the landscape fabric of the site, landscape character areas/ types and designated landscapes which may be affected either directly or indirectly by the proposed Development.

Existing Landscape Character Assessments have been reviewed and interpreted for use within the appraisal based on field work and further desktop survey work. A description is provided of the existing landscape elements, features, characteristics, designations and the value, condition and importance of the landscape and resources within the study area which are likely to have potential impacts as a result of the proposed Development.

An evaluation is required for each landscape character area/ type and landscape receptor which has the potential to interact with the development on:

Landscape value – It is often regarded in association with landscape designations however other more local factors have been considered such as local heritage or community interest. Key factors in regard to landscape value include landscape condition, scenic quality, rarity, recreational value, tourism, local heritage and community interest.

Susceptibility to change – Landscapes are constantly changing and evolving. The current pressures in the landscape have been clearly stated in the absence of the proposal for each landscape character area/ type.

Landscape sensitivity to changes has been defined as high, medium, low or negligible based on professional interpretation of a combination of parameters including:

- The value placed on the landscape as defined by designation/other identifiable form of recognition;
- The scale and pattern of the landscape and its elements/features;
- The simplicity or complexity of the landscape;
- The nature of skylines;
- Landscape quality or condition;
- Existing land-use;
- Visual enclosure/openness of views and distribution of visual receptors; and
- The scope for mitigation, which would be in character with the existing landscape.



Table A.2: Sensitivity of The Landscape Baseline

Visual Sensitivity	Land Use
Very High	<i>Value:</i> Nationally/internationally designated/valued countryside and landscape features; strong/distinctive landscape characteristics; absence of landscape detractors. <i>Susceptibility to Change:</i> Strong/distinctive landscape elements/aesthetic/perceptual aspects; absence of landscape detractors; landscape receptors in excellent condition. Landscapes with clear and widely recognised cultural value. Landscapes with a high level of tranquillity.
High	<i>Value:</i> Locally designated/valued countryside (e.g. Areas of High Landscape Value, Regional Scenic Areas) and landscape features; many distinctive landscape characteristics; very few landscape detractors. <i>Susceptibility to Change:</i> Many distinctive landscape elements/aesthetic/perceptual aspects; very few landscape detractors; landscape receptors in good condition. The landscape has a low capacity for change as a result of potential changes to defining character.
Medium	<i>Value:</i> Undesignated countryside and landscape features; some distinctive landscape characteristics; few landscape detractors. <i>Susceptibility to Change:</i> Some distinctive landscape elements/aesthetic/perceptual aspects; few landscape detractors; landscape receptors in fair condition. Landscape is able to accommodate some change as a result.
Low	<i>Value:</i> Undesignated countryside and landscape features; few distinctive landscape characteristics; presence of landscape detractors. <i>Susceptibility to Change:</i> Few distinctive landscape elements/aesthetic/perceptual aspects; presence of landscape detractors; landscape receptors in poor condition. Landscape is able to accommodate large amounts of change without changing these characteristics fundamentally.
Negligible	<i>Value:</i> Undesignated countryside and landscape features; absence of distinctive landscape characteristics; despoiled/degraded by the presence of many landscape detractors. <i>Susceptibility to Change:</i> Absence of distinctive landscape elements/aesthetic/perceptual aspects; presence of many landscape detractors; landscape receptors in very poor condition. As such landscape is able to accommodate considerable change



Visual Amenity Baseline

Visibility Analysis concentrated on publicly accessible areas and key receptors including residential and outdoor recreational areas, as well as road and public footpath networks. The aim is to identify the interactions between the proposal and the visual receptors.

The study area is based upon analysis of the natural landform, using contours from the 1:25k Ordnance Survey map and a desktop review of intervening structures which are predicted to screen views of the Development such as buildings on mass and block woodland from the aerial.

Fieldwork is undertaken to establish the extent of available views towards the site and to establish the extent of views from the site.

Visual receptors comprise those individuals or groups of people who may have views of the proposed Development. The main groups of visual receptors are usually defined as follows:

- Residents;
- Tourists or visitors, which includes users of outdoor recreational facilities including strategic recreational footpaths, cycle routes or public rights of way whose attention would be focused on the landscape; important landscape features with physical, cultural or historic attributes; principal views from residential buildings; beauty spots or picnic areas;
- Hill walkers, which includes those walking on unmarked footpaths; and
- Road users.

Viewpoint Assessment - A selection of viewpoints was identified and considered to be representative of the main sensitive receptors in the study area for the purposes of assessing the proposed Development. The viewpoints have been numbered in a clockwise direction starting in the north and were chosen to be representative such as a promoted visitor attraction or illustrative to demonstrate a particular effect or theme from the appraisal.

Viewpoint Description - The extent and nature of the existing views are described by reference to the following and illustrated through annotated photographs:

- Composition of the view, landscape character, features, visual amenity and quality of the landscape;
- nature of the view;
- elevation;
- direct or indirect/ angled;
- full or partial;
- open or filtered;
- seasonal variation; and
- extent.



The extent of view and proportion of the development which is visible is categorised as follows:

Full views - Where greater than 75% of the proposed Development is visible

Partial views - Where less than 75% of the proposed Development is visible

Restricted views - Where less than 50% of the proposed Development is visible and/ or very limited views of the proposed Development

Distance: The distance of the views towards the application and development is categorised below:

Short distance - less than 0.25km

Medium distance - between 0.25 and 0.5km

Long distance - Greater than 0.5km

Viewpoint Sensitivity is defined as high, medium or low based on an interpretation of a combination of parameters, as follows and defined in Table A.1:

- Location and context of the viewpoint;
- Land use or main activity at the viewpoint;
- Frequency and duration of use;
- Landscape character and quality of the intervening landscape; and
- Value attached to view.

Table A.2: Visual Sensitivity in relation to Main Activity at Viewpoint

Visual Sensitivity	Land Use
Very High	<i>Value/Susceptibility to Change:</i> View is: designed/has intentional association with surroundings; recorded in published material; from a publicly accessible heritage asset/designated/promoted viewpoint; nationally/internationally designated right of way; protected/recognised in planning policy designation.
High	<i>Value/Susceptibility to Change:</i> View of clear value but may not be formally recognised e.g. framed view of scenic value or destination/summit views; inferred that it may have value for local residents; locally promoted route or PRoW.
Medium	<i>Value/Susceptibility to Change:</i> View is not widely promoted or recorded in published sources; may be typical of those experienced by an identified receptor; minor road routes through rural/scenic areas.
Low	<i>Value/Susceptibility to Change:</i> View of clearly lesser value than similar views from nearby visual receptors that may be more accessible.
Negligible	<i>Value/Susceptibility to Change:</i> View may be affected by many landscape detractors and unlikely to be valued.



POTENTIAL EFFECTS

The text below provides an analysis of the potential direct/ indirect impacts based on site reconnaissance to make a professional judgement on the magnitude and evaluation of effects of the main landscape and visual receptors identified in the study area as outlined in the Baseline Conditions.

Assessment of Landscape Effects

Magnitude of Landscape Effects - The effect on landscape character as a result of the proposed Development is largely dependent on; the characteristics of the receiving landscape, the consistency of the proposed development in relation to the receiving landscape and the perceptions of the proposed development influenced by distance, weather and appearance.

Landscape effects are classified as substantial, moderate, slight, negligible and none based on a professional judgement which combines landscape sensitivity, value, susceptibility to change and the level of interaction with the proposed Development.

The criteria utilised in ascribing magnitude of change of landscape effects throughout this assessment are as follows:

- **Very High:** Total loss or considerable alteration to key elements/ features/characteristics of the view that is directly visible resulting in a substantial change to the baseline condition;
- **High:** Notable loss/alteration/addition to one or more key receptors/-characteristics of the baseline; or addition of prominent conflicting elements
- **Medium:** Partial loss or alteration to one or more key elements/features/characteristics of the view. Change perceived as a partial or localised change within a broader, unaltered context which may be noticed directly or obliquely;
- **Low:** Limited loss or small alteration to one or more key elements/features/characteristics of the view. Change is discernible but underlying composition of the view would be similar to baseline;
- **Negligible:** Barely discernible loss or alteration to key components; addition of elements not uncharacteristic within the existing landscape
- **Indiscernible:** In some circumstances, changes to key landscape components will be lower than negligible and changes will be described as 'Imperceptible'. This will lead to an imperceptible effect i.e., less than negligible.

Landscape effects also consider whether the Development:

- Reinforces the landscape elements, structure and key landscape characteristics (positive). Or would it include low or negligible changes that maybe considered part of the baseline condition (neutral). Or an adverse effect which may include the loss of landscape elements such as mature trees and hedgerows as part of construction leading to a reduction in the landscape quality and character of an area.
- Would have a physical change to landscape fabric (direct) or consequential change (indirect).
- Results in short term (up to 5 years), medium term (up to 25 years) or long-term changes (25+ years).
- Would have reversible or irreversible effects on the landscape.



Assessment of Effects on Visual Amenity

Magnitude of the Visual Effects - The magnitude of change arising from the proposed development at any particular viewpoint is described as substantial, moderate, slight or negligible based on the interpretation of a combination of largely quantifiable parameters, as follows:

- Distance of the viewpoint from the development;
- Duration of the predicted impact;
- Extent of the development in the view, e.g. the horizontal angle subtended by the development;
- Angle of view in relation to main receptor activity;
- Degree of contrast;
- Visual permeability of proposed Development, i.e. extent to which views would be blocked or would be restricted;
- Background to the Development; and
- Extent and nature of other built development visible.

In the case of magnitude of change occurring within designated areas or along roads or recreational routes, the proportion of the designated area or length of the route affected by the proposals is also a consideration.

The criteria utilised in ascribing visual magnitude of change throughout this assessment are as follows:

- **Very High:** Substantial change to the baseline, forming a new, defining focus and having a defining influence on the view
- **High:** Additions are clearly noticeable and part of the view would be fundamentally altered.
- **Medium:** Moderate alteration to one or more key characteristics of the baseline view.
- **Low :** Proposed development will form a minor constituent of the view being partially visible or at sufficient distance to be a small component.
- **Negligible:** Barely discernible loss or alteration to key components; addition of elements not uncharacteristic within the existing landscape.
- **Indiscernible:** In some circumstances, changes at representative viewpoints will be lower than negligible and changes to the existing baseline of the view will be described as 'Imperceptible'. This will lead to an imperceptible effect i.e., less than negligible.

Visual effects also consider whether the Development:

- Results in short term (up to 5 years), medium term (up to 25 years) or long-term changes (25+ years).
- Would have reversible or irreversible effects on the visual amenity.



EVALUATING LANDSCAPE AND VISUAL EFFECTS

Landscape or visual effects have been assessed as major, major/moderate, moderate, moderate/minor, minor or minor/negligible. These categories have been based on combining viewpoint sensitivity and predicted magnitude of change (Table A.2).

Table A.2: Evaluation of Landscape and Visual Effects

	MAGNITUDE OF CHANGE				
Receptor Sensitivity	Very High	High	Medium	Low	Negligible
Very High	Substantial	Major	Major/-moderate	Moderate	Moderate/-minor
High	Major	Major/-moderate	Moderate	Moderate/-minor	Minor
Medium	Major/-moderate	Moderate	Moderate/-minor	Minor	Minor/-negligible
Low	Moderate	Moderate/-minor	Minor	Minor/-negligible	Negligible
Negligible	Moderate/-minor	Minor	Minor/-negligible	Negligible	Negligible/-none
Indiscernible	Imperceptible	Imperceptible	Imperceptible	Imperceptible	Imperceptible

The matrix is not used as a prescriptive tool, and the methodology and analysis of potential effects at any particular location must allow for the exercise of professional judgement. Thus in some instances a particular parameter may be considered as having a determining effect on the analysis.



