

Landscape Clarification Note



**Tyler
Grange**

**Land off Station Road,
Market Bosworth
30th April 2025**

TG Report No. 11776_R06_CD

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Introduction

- 1.1. This note comprises a response to the LVIA Review produced by LUC (31st March 2025) on behalf of Hinckley and Bosworth Borough Council (HBBC). The purpose of this note is to provide clarity to the points made within the LUC review as relevant to the Tyler Grange (TG) assessment. The below table sets out the chapters of the LUC review and TG's notes of clarification in response.

Methodology, Scope and Process

Item	LUC review comment and paragraph reference	TG clarification response
1	Para 2.15 – <i>“The applicant has not provided an explanation as to the terminology used to determine the overall level of effect (e.g. negligible, minor, moderate, major) as stated within Applicant’s LVIA Appendix 5 and Appendix 6 relating to the detailed landscape and visual assessments. As a result of this omission HBBC has no definition of the consequences for each level of effect.”</i>	TG’s latest Landscape and Visual Impact Assessment (LVIA) methodology has been updated since the preparation of the LVIA in October 2024, to include additional clarity on judgements, including a Landscape and Visual Significance Matrix (derived from IEMA 2011). A copy of this is included at Appendix 1 of this report. The judgements within the submitted LVIA remain consistent with the revised assessment methodology at Appendix 1. Refer to this appendix for additional clarity in relation to this matter.
2	Para 2.16 – <i>“The landscape and visual assessment tables (TG3, TG4 and TG5) within the LVIA Appendix 4 provide a detailed narrative but do not clearly align the receptor’s sensitivity from table TG2 alongside the magnitude of change to reinforce the conclusion on level of effect for each receptor at each stage of the proposed development (construction, Year 1 and Year 15 operation).”</i>	This is an error resulting in discrepancy between Table TG2 and the LVIA body report and associated assessment tables. This is dealt with against Para 3.24 to 3.26 below with confirmations. To confirm, the assessment judgements are correct in Table TG3 and TG4, and confirmed with the LVIA main body of the report, Para 7.14.
3	Para 2.17 [and 3.20] – <i>“The applicant’s LVIA does not assess cumulative landscape and visual effects. There is mention within the applicant’s LVIA of recently consented schemes, including the</i>	The Guidelines for Landscape and Visual Impact Assessment, Third Edition (GLVIA3) para 7.41 'Good Practice' (and at Para 7.2), states that <i>"cumulative landscape and visual effects must be considered in LVIA when it is</i>



	<i>hotel / clubhouse / holiday lodges at Kyngs Golf Club to the immediate north of the site, and this is discussed by the applicant as part of the assumed future baseline but the effects of such schemes in combination with the proposed development, particularly in respect of the effect on the landscape resource, and proximity to visual receptors have not been clearly presented to HBBC as part of the LVIA."</i>	<i>carried out as part of EIA."</i> There is no reference within the GLVIA3 relating to cumulative assessment for sites that do not require EIA. The latest Landscape Institute Technical Guidance Note (TGN) 01/2024 seeks to provide notes and clarifications on aspects of the Guidelines for Landscape and Visual Impact Assessment Third edition (GLVIA3) with section 7 relating to cumulative landscape and visual effects. Within this, it states "<i>The task should be in proportion to the nature of the project under consideration (paragraph 7.5 GLVIA3) and the scope should be agreed on in discussion with the competent authority and consultation bodies (paragraph 7.4)</i>". This primarily relates to EIA projects and there is no further clarity on the requirement for cumulative assessment outside of EIA. It is not standard practice to assess cumulative effects within LVIA for projects that are not EIA. Unless agreed through pre-application discussions with the Council or statutory consultees, cumulative assessment is not included as standard practice for non-EIA LVIA. The Kyngs Golf Club scheme was included as considered within the consented baseline given its close proximity.
4	Para 2.18 – <i>"The applicant states that viewpoints identified within the LVIA were agreed with HBBC as part of the previous planning application (LVIA para. 6.2). However, the detail of this consultation, including dates has not been included."</i>	The Officer pre-application meeting for the previous scheme on the eastern parcel was undertaken on 8th September 2020.



Baseline Content and Assessment Outcomes

Item	LUC review comment and paragraph reference	TG clarification response
5	Para 3.10 – <i>“Whilst it is acknowledged that the proposed site does not lie within a locally or nationally designated landscape, it does contain locally designated features. The applicant’s LVIA does not acknowledge that the trees and tree groups within the site parallel to Station Road are subject to a Tree Preservation Order (TPO).”</i>	The LVIA is consistent with the Arboriculture Impact Assessment (Report Ref: RSE_8306_R2_V4_ARB), and as part of this omission, an updated Arboriculture Impact Assessment (Ref: RSE_8306_R2_V3_ARB) is submitted alongside this note. For clarity, the trees and tree group TPO are retained as part of the proposed scheme, and can be included within a conditioned CEMP. As noted within Para 3.23, LUC are in agreement with TG’s judgement of ‘medium’ value on the site-specific landscape character of the Site even with the aforementioned TPOs.
6	Para 3.11 – <i>“The applicant states in paragraph 4.24 of the LVIA, and again in paragraph 5.18 that they do not consider that the site provides an important rural setting to the town, but this is in contradiction to the Important views noted in the Market Bosworth Neighbourhood Plan which states that ‘The following views have been identified as important in defining the characteristics of the town. They highlight the transition from rural landscape to the town centre and create a sense of place’. This in turn would suggest an increased value placed upon this landscape via Neighbourhood Plan policy.”</i>	The LVIA makes reference to the LCA C - Bosworth Parkland characteristics that comprise a peaceful, rural landscape with scattered farmsteads (which the LVIA implies is not the case for the Site), and is not associated with the historic parkland of Bosworth Hall and Bosworth Country Park, nor does it have a relationship with Ashby Canal, Bosworth Battlefield or provide intervisibility with St. Peter’s Church which is considered a landmark. At LVIA Para 5.18, it does not specifically state that the Site does not form an important rural setting to the town, just that these above points, in addition to others, place the Site in a peri-urban context which relates to the existing settlement as described within the LVIA. The Review suggests the Important Views would increase the value placed upon the landscape, but does agree with TG’s overall judgement of ‘medium’ as mentioned in Para 3.11.



7	Para 3.17 [and 3.19] – <i>“It is noted that a separate document entitled Photomontage Viewpoints (TG11776) has been submitted to accompany the planning application. It is unclear whether such visualisations have been produced to a verified scale (Landscape Institute Type 4 outputs in accordance with Landscape Institute Technical Guidance Note 01/19: Visual Representation of Development Proposals) and / or should be considered as an assessment viewpoint as part of the applicant’s submitted LVIA, or as part of the Design and Access Statement as a design viewpoint. There is no reference to these visualisations within the LVIA. Following clarification with the applicant, they confirmed that visualisations are equivalent to Landscape Institute Type 3 output which would indicate that they are not scale verifiable. Please see Figure 3.1 below which is an extract from Landscape Institute Technical Guidance Note 06/19: Visual Representation of Development Proposals.</i>	TG has obtained additional information from Troopers Hill and provided LUC with the following information confirming their Landscape Institute Type 3 status: <i>“The photomontages are prepared in accordance with TGN06/19 Type 3. They are presented as Cylindrical Panoramic Images @A1 width, with an Image size of 820mmx250mm (on a 841x297 sheet) and as such have a 96% scale relative to FFS/50mm. The AVRs were produced following the submission of the LVIA and so no formal reference is made, however given these utilise the four equivalent viewpoints from the LVIA, and are provided to accompany the reader of the LVIA, they can be considered as part of the review.</i> <i>The supplied GPS coordinates for the viewpoints were cross referenced to aerial photography to improve the accuracy. A contextual model of the site and features visible in the photography was prepared using Environment Agency 1m resolution DSM LiDAR data. This contextual model was used to accurately align and verify the 3D model to the photography by aligning visible features (built form and vegetation) and topography. The development Model was prepared from supplied plans, and populated using generic house models of correct storey heights and dropped onto a ground model generated from Environment Agency 1m resolution DTM LiDAR data. The landscape proposals were modelled from a supplied plan/schedule. The final visualisations are cropped to 90 degrees FOV and presented as Type 3 cylindrical panoramas to be viewed at comfortable arm’s length.”</i> Given that the AVRs were produced following the submission of the LVIA, no specific references are made to the visualisations, although the four different views align with four of the LVIA viewpoint locations for



		consistency. As the photomontages demonstrated views that were as-expected, there were no changes to the LVIA findings, and so no need for the LVIA to be updated.
8	Para 3.18 - <i>“Reviewing the Photomontage Viewpoints, it is unclear whether the vertical scale of the proposed residential dwellings is in accordance with the surrounding landscape. It is also unclear how the heights of mitigation planting have been calculated / assumed, which casts doubt over the validity of such material to make judgements on the overall composition of the development within the landscape. The planting at Year 15 appears mature within the landscape, when the recognised growth rates⁹ for Extra Heavy Standard (EHS) trees could be assumed to be approximately 0.3m growth / year, meaning that EHS trees planted at approximately 4m height would grow to approximately 8.5m height by Year 15, although this is dependent on other factors including species selection, site specific conditions and maintenance. Some trees within the visualisations look to be fully mature at Year 15, particularly in LVIA Photo Viewpoint 07 as highlighted in red circles in Figure 3.2 overleaf. Following clarification with the applicant, they have stated that trees within the development would be assumed to be approximately 6m-8m at Year 15 and trees within the open space would be approximately 8m-12m at Year 15, with an average yearly growth rate of 0.2-</i>	TG have obtained the below information provided by Troopers Hill directly in relation to the heights of mitigation planting: <u>Trees within the development :</u> Year 1 - 3m-4m Year 15 - (0.2m-0.26m pa growth) 6m-8m <u>Trees within the open space areas at:</u> Year 1 - 4m-6m Year 15 - (0.26m-0.4m pa growth) 8m-12m



	<i>0.4m / year dependent on location and height at planting."</i>	
9	Para 3.23 – <i>"The applicant fails to mention within their narrative relating to value that the site contains landscape features which are locally designated (TPO trees and tree groups). The site is also related to Policy CE3: Important Views and Vistas (Important View 1 and Vista 11) as identified in the Market Bosworth Neighbourhood Plan. . Notwithstanding these comments, the applicant has attributed a value of medium for 'The Site Specific Landscape Elements and Features' and LUC would concur with this overall value judgement."</i>	As mentioned against Para 3.10 above, the LVIA is consistent with the Arboriculture Impact Assessment (Report Ref: RSE_8306_R2_V4_ARB), and as part of this omission, an updated Arboriculture Impact Assessment (Ref: RSE_8306_R2_V3_ARB) is submitted alongside this note. However, it is worth noting that irrespective of the above, LUC agree with TG's overall value judgement of 'medium' for the Site Specific Landscape Elements and Features.
10	Para 3.24 – <i>"In the applicant's sensitivity study set out in LVIA Appendix 4, Table TG2, it is stated that the susceptibility of recreational users of Leicestershire Round Long Distance Footpath and recreational users of Footpath S70/1 is medium, and users of Station Road would be considered to have low susceptibility to change. GLVIA3 paragraph 6.33 clearly states that visual receptors most susceptible to change are generally likely to include: residents; people (whether residents or visitors) who are engaged in outdoor recreation, including users of public rights of way, whose attention or interest is likely to be focused on the landscape and on particular views; visitors to heritage assets or other attractions where views of the surroundings are an important contributor to the experience; and communities where views</i>	As mentioned above (against Para 2.16, item 2), the LUC Review identifies a discrepancy between the TG2 Sensitivity Table, and the TG3 and TG4 Assessment Tables and LVIA main body report. Para 3.24 makes reference to how transient users of Station Road should have a higher sensitivity than 'low' as shown in Table TG2. TG2 specifies a low value, low susceptibility, and low sensitivity. This is an error, and should say medium value, medium sensitivity and an overall medium sensitivity. This is confirmed with the 'medium' sensitivity judgement shown against this receptor group in Table TG4, and also within LVIA Para 7.14 that again shows the 'medium' sensitivity judgement.



	<i>contribute to the landscape setting enjoyed by residents in the area. GLVIA3 paragraph 6.33 also states that travellers on road, rail or other transport routes tend to fall into an intermediate category of moderate or medium susceptibility to change."</i>	
11	Para 3.25 – <i>"The applicant's LVIA does not acknowledge that whilst Station Road is predominantly a vehicular route, there is also a publicly accessible pavement, and therefore users of Station Road will also be pedestrians, where their focus on views and visual amenity will be greater. When the site visit was undertaken at midday on a weekday, it was noted that this was a well used pedestrian route. This suggests that susceptibility to change has been understated for this receptor which could influence the overall level of effect when combined with judgements relating to value, scale of change, geographic extent, duration and reversibility."</i>	As above, this is an error, and should state medium value, medium sensitivity and an overall medium sensitivity. This is confirmed with the 'medium' sensitivity judgement shown against this receptor group in Table TG4, and also within LVIA Para 7.14 that confirms the 'medium' sensitivity judgement.
12	Para 3.26 – <i>"Within the applicant's assessment of value relating to visual receptors using Station Road, they fail to note the Important View 1 for receptors travelling in an easterly direction. The relevance of Market Bosworth Neighbourhood Plan Policy CE3 should be noted and would likely increase the value attributed to views related to this receptor from low to medium."</i>	As above, this is an error, and should state medium value, medium sensitivity and an overall medium sensitivity. This is confirmed with the 'medium' sensitivity judgement shown against this receptor group in Table TG4, and also within LVIA Para 7.14 that again confirms the 'medium' sensitivity judgement.



Summary and Conclusions

- S.1. Overall, the LUC Review is largely in agreement with the TG LVIA and its findings. It considers it proportionate, detailed and thorough, with particular agreement for TG's consideration for Neighbourhood Plan View 1 and Vista 11.
- S.2. At Para 5.6, the review sets out a number of 'Recommendations for Conditions', specifically a CEMP and a LEMP to ensure adequate protection of the TPO trees and tree groups that TG agree with.
- S.3. TG also agree with LUC's recommendation to maintain visibility of the distant north and north west Leicestershire by avoiding open space tree planting close to Station Road beyond the boundary hedgerow that would obscure distant views. It is worth noting that this layout is indicative and this would be a detailed point for the reserved matters stage. TG also agree with the recommendation to ensure the landscape proposals deliver the buffer/offset adjacent to Station Road by way of a condition, given this is a major component of the design to ensure the View 1/Vista 11 is respected.
- S.4. The review also makes reference to lower level properties within the development parameters to the east. This was a consideration for the initial planning application with a reduced red line boundary area, where development extended further east on the rising slopes. With this application's revised, larger red line boundary, and the ability to push development further west, we have ensured distant views to north west Leicestershire are maintained without the need for lower level properties. This view is consistent with Vista 11 of the Neighbourhood Plan. We have also added an additional view towards the north between the two development blocks (further west along Station Road), as part of a green infrastructure corridor.



Appendix 1: Tyler Grange Updated LVIA

Methodology



Methodology

- 1.1. The methodology and guidelines used in the preparation of this assessment have been developed from the following document:
- An Approach to Landscape Character Assessment, Natural England, Second Version, October 2014¹;
 - Guidelines for Landscape and Visual Impact Assessment (GLVIA), Third Edition, LI and IEMA, 2013;
 - Visual Representation of Development Proposals (TGN 06/19), LI, September 2019;
 - Assessing landscape value outside national designations (TGN 02/21), May 2021; and
 - Notes and Clarifications on Aspects of Guidelines for Landscape and Visual Impact Assessment Third Edition (LITGN-2024-01), LI, August 2024.
- 1.2. To assist the reader in understanding the purpose for undertaking landscape assessment work, the definition of 'landscape' as defined by the European Landscape Convention (ELC, 2000) is set out below.
- "'Landscape' means an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors."*
- 1.3. In the context of this definition the assessment process seeks to consider the likely significant effects of the Proposed Development on landscape and visual receptors in an objective and systematic manner whilst recognising the perceptual and therefore subjective response to the landscape. Whilst subjectivity can never be removed from the assessment process, by following a systematic and structured framework of assessment, a more robust assessment can be performed, and more rational and transparent conclusions drawn.
- 1.4. Furthermore, the LVIA process deals with the separate but interlinked issues of:
- Landscape Character: The effects of the Proposed Development upon discrete character areas and/or character types comprising features possessing a particular quality or merit; and
 - Visual Context: The effects of the Proposed Development on views from visual receptors, and upon the amenity value of the views.
- 1.5. Landscape character is defined in the GLVIA³ as:

"A distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse."

¹ Natural England (2014) [An Approach to Landscape Character Assessment. Second Edition](#)



- 1.6. Changes to the landscape character can arise as a result of:
- Changes to the fabric of the landscape including either the loss of key elements or introduction of new features which alter the distinct character of the landscape; and
 - Changes which alter the way in which the landscape is perceived or appreciated.
- 1.7. Changes to views will occur where there is alteration of the view in terms of elements present and their distribution or dominance. Such changes may or may not have a significant effect on the visual amenity of identified visual receptors.
- 1.8. The assessment process is set out in further detail below but involves the following steps:
- Baseline appraisal of landscape, visual and planning policy baseline;
 - Identification of potential receptors to change and their sensitivity;
 - Assessment of potential effects on identified receptors;
 - Proposed mitigation measures.

Baseline Appraisal

- 1.9. The baseline appraisal process is a crucial part of any assessment and includes:
- A desktop and on-site appraisal of the landscape features and topography of the area;
 - The identification of relevant designations at national and local level;
 - The review of relevant planning policy and evidence base;
 - An on-site review of the character of the Site and its surroundings;
 - The review of relevant published landscape character assessments;
 - Field work to determine the extent to which the Site can be seen from the wider area, taking into account any significant vegetation or built form which restricts or limits the extent of visibility; and
 - Identification of representative viewpoints and determination of likely visual receptors.

Identification of Receptors and Their Sensitivity

- 1.10. The desktop and on-site appraisals are used to identify potential receptors to change. Landscape receptors may be individual landscape elements, such as trees and hedgerows, or landscape character. Visual receptors are always people. The sensitivity of the identified receptors to change are then assessed.



Identification of Receptors

- 1.11. Receptors are identified through the baseline analysis as set out above. This is used to identify areas of landscape character, landscape elements and visual receptors that may be affected by the Proposed Development. Receptors that are identified but then deemed to not be affected by the Proposed Development are scoped out of the assessment in accordance with the GLVIA3.

Landscape Sensitivity

- 1.12. Landscape sensitivity is dependent on:
- The susceptibility of the landscape to the type of change proposed; and
 - The value placed on the landscape.
- 1.13. As a general rule, those landscape resources which make a notable contribution to the character and cannot be replaced or substituted, or where the type of proposed development is inconsistent with the baseline situation will be of a high sensitivity. Those resources which are replaceable or contribute little to the overall character of the landscape, and where the type of proposals complement the baseline situation will be of low sensitivity.
- 1.14. Landscape susceptibility indicates the ability of a defined landscape receptor to accommodate the Proposed Development *“without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies.”* (GLVIA, 3rd edition, para 5.40). An example of how susceptibility can be described at each end of the continuum of low to high is provided in Table 1 below.
- 1.15. Landscape Value is *“the relative value that is attached to different landscapes by society”* (GLVIA, 3rd edition, page 157). Box 5.1 (GLVIA 3rd version, page 84) sets out factors to be considered in the assessment of the value of designated landscapes, with TGN 02/21 relating to non-designated landscapes. The value of the local landscape is assessed in the report.

Visual Sensitivity

- 1.16. The sensitivity of people (visual receptors) who may experience a change to views and visual amenity arising from the proposed development is a combination of the susceptibility of the receptor and the value of the view.
- 1.17. Susceptibility for visual receptors (people) relate to *“the occupation or activity of people experiencing views at particular locations and the extent to which their attention may be focused on the views and the visual amenity they experience at a particular location.”* (GLVIA, 3rd edition, para 6.32). An example of how susceptibility can be described at each end of the continuum of low to high is provided in Table 2 below.
- 1.18. In visual terms, value relates to that attached to views experienced by receptors (people). An example of how value can be described at each end of the continuum of low to high is provided below for visual receptors in Table 2 below. The assessment of sensitivity of receptors is included in the report.



Magnitude of Effects

- 1.19. The assessment of the magnitude of effects is undertaken in the knowledge of the scheme proposals and the existing baseline situation.
- 1.20. Scale of effect is assessed for both landscape and visual receptors and identifies the degree of change which would arise from the development. An example of how Scale of effect can be described for landscape and visual receptors at each end of the continuum of low to high is provided in Tables 3 and 4 below.
- 1.21. Geographical Extent of effect is assessed for both landscape and visual receptors and indicates the geographic area over which the effects will be felt. An example of how Geographical Extent can be described at each end of the continuum of low to high is provided in the tables below for both landscape and visual receptors.
- 1.22. Duration and Reversibility of effect is assessed for all landscape and visual receptors and identifies the time period over which the change to the receptor would arise as a result of the development. An example of how Duration and Reversibility can be described at each end of the continuum of low to high is provided in the tables below for both landscape and visual receptors.
- 1.23. The above elements are combined using professional judgement to reach an assessment of the magnitude of effect.

Significance of Effects

- 1.24. Best practice guidelines stipulate that the level of any landscape or visual effect should be evaluated, both during the construction works and following completion of the development. The level of any landscape and visual effect is a function of the sensitivity of the affected landscape resources and visual receptors against the magnitude of change that they would experience.
- 1.25. It is also important to note that the latest GLVIA (3rd Edition) places greater emphasis on professional judgement and the supporting narrative and less emphasis on a formulaic, mechanistic approach; a transparent assessment process should be evident.
- 1.26. The matrix within Table 5 below indicates how the general relationship between sensitivity and magnitude of change determines the level of effect. The level of effect is rated within the range of Major – Major / Moderate – Moderate – Moderate / Minor – Minor – Negligible. The assessment of magnitude and significance of effects is included in the report.
- 1.27. Impacts which are moderate-major and above are considered 'significant'.

Nature of Effects

- 1.28. Landscape and visual effects are considered likely to arise during both the Construction and Operation phases of the Proposed Development. For the purposes of the assessment, the terms 'impact' refers to the causation of change. The changes will be judged to be positive (beneficial) or negative (adverse) in their consequences for landscape or for views and visual amenity.



1.29. The following terms have been used to define landscape effects:

- Adverse: The Proposed Development may result in direct loss of physical landscape/townscape resources, weaken key characteristics or negatively affect the integrity of a landscape/townscape designation; and
- Beneficial: The Proposed Development may replace poor quality elements of the existing landscape/townscape or strengthen existing landscape/townscape characteristics.

1.30. Where there will be negligible or no change, the nature of effect can be considered 'Neutral'.

Mitigation Measures

1.31. The consideration of mitigation with the aim where possible, of avoiding, reducing or offsetting adverse landscape or visual effects is determined during the course of the assessment where this can be addressed through a suitably worded condition.

1.32. The evaluation of landscape and visual effects following mitigation, are known as residual effects. For the purposes of this report, the term 'impact' refers to the causation of change and effects that are the results of the changes to the landscape and visual context.

Photography Methodology

1.33. Photographs were taken from selected viewpoints with a digital camera with an equivalent 50mm focal length lens at eye level (approximately 1600mm above ground). Photographs were stitched in Photoshop using the cylindrical method and presented on photosheets in accordance with the Landscape Institute TGN 06/19 set out above.

1.34. The representative viewpoints have been chosen from locations surrounding the Site to enable the effects of the development to be assessed from all directions.



Table 1: Sensitivity of Landscape Receptors

	Landscape Value	Landscape Susceptibility	
	Characteristics and features as recognised in published landscape character assessments or policy	The ability of a defined landscape to accommodate the specific proposed development without undue negative consequences	
High  Low	Assessment of landscape value is undertaken using the criteria set out in Landscape Institute Technical Guidance Note 02/21 for non designated landscapes, and using Box 5.1 of the GLVA3 for designated landscapes.	The landscape is such that changes in terms of the proposed development would be entirely at odds with the character of the local area, related to matters including pattern, grain, use, scale and mass. The proposed development has a degree of consistency with the existing scale, pattern, grain, land use of the prevailing character, although mitigation may be appropriate to enhance assimilation. The proposed development is entirely consistent with the character of the local area, related to matters including pattern, grain, use, scale and mass.	High  Low



Table 2: Sensitivity of Visual Receptors

	Value (attached to views)	Visual Susceptibility	
High ↑	Recognised national / Important Viewpoints, including those identified within and protected by policy. These viewpoints may be tourist destinations and marked on maps. Designed views, including from within historic landscapes. Users of nationally recognized routes e.g. National Cycle Network, National Trails. Land with public access (i.e. Open Access Land and National Trust Land). Locally important views/ views. Views from within locally designated landscapes e.g. Conservation Areas and local planning policy. Views from local routes identified on maps Permissive routes, not recognised by policy or identified on maps. No designations present	People visiting recognised viewpoints People using Public Rights of Way and Access Land Users of local roads where speeds are lower and where footways may be present People using recreational facilities or playing outdoor sports but for whom views are not the main focus. People travelling along major roads or using transport routes where the focus is not on the views and speeds are high People at places of work where attention is not on the views.	High ↑
Low ↓			Low ↓



Table 3: Magnitude of Effect of Landscape Receptors

	Scale identifies the degree of change which would arise from the development	Geographical Extent of effect indicates the geographic area over which the effects will be felt	Duration and Reversibility of effect identifies the time period over which the change to the receptor would arise as a result of the development.
Major	Highly noticeable change, affecting most key characteristics and dominating the experience of the Landscape/Townscape; introduction of highly conspicuous new development; and the baseline situation will be fundamentally changed.	Extensive, affecting the majority or all the character area / receptor.	Long-term or permanent, the change is expected to be in place for 10+ years and there may be no intention for it to be reversed or only partially reversed.
Moderate	Partial alteration to key elements, features, qualities or characteristics, such that post development the baseline situation will be largely unchanged but noticeable despite discernible differences.	Partial, affecting a moderate amount of the character area / receptor.	Medium-term, the change is expected to be in place for 5-10 years and the effects may be reversed or partially reversed.
Minor	Minor alteration to few elements, features qualities or characteristics resulting in a barely perceptible change.	Affecting the character area / receptor to a minor extent.	Short-term, the change is expected to be in place for 0-5 years and the effects are likely to be reversed.
Negligible / None	Negligible to no perceptible change	Affecting an extremely limited part of the character area/receptor.	

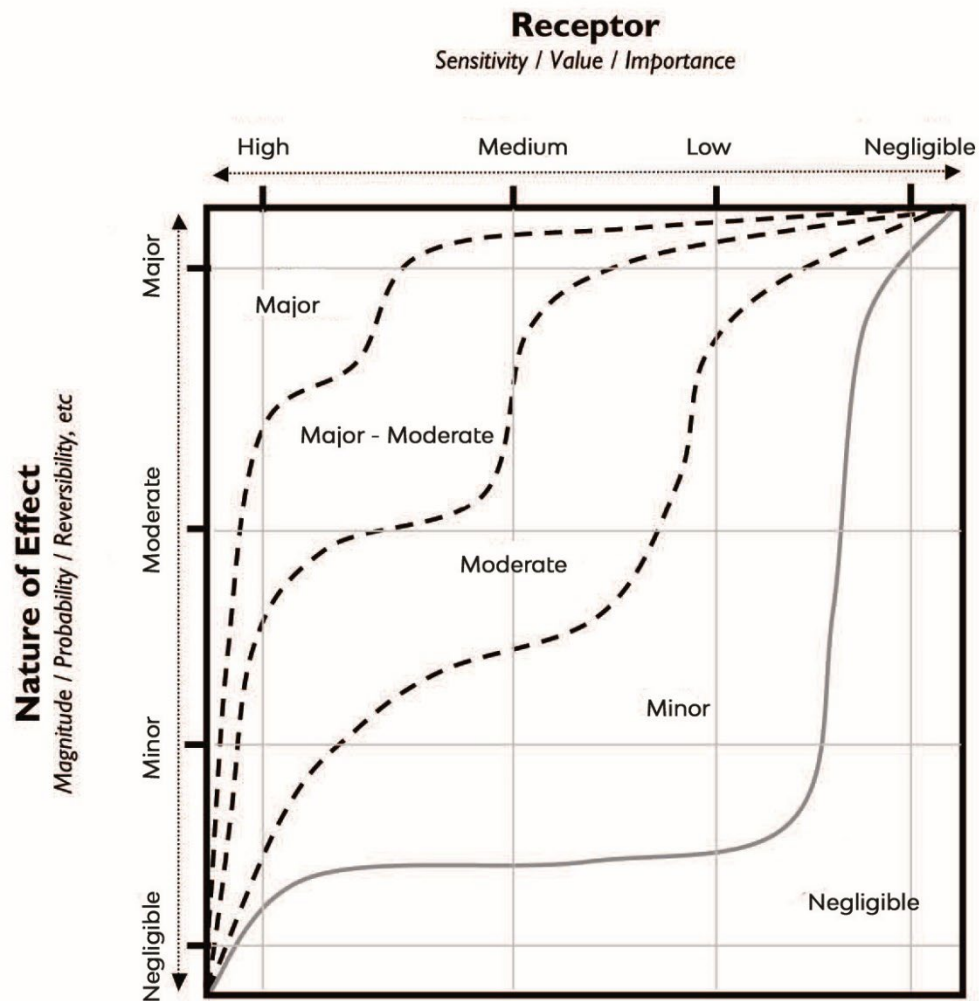


Table 4: Magnitude of Effect of Visual Receptors

	Scale identifies the degree of change which would arise from the development	Geographical Extent Wide, and/or within close proximity, and/or open views.	Duration and Reversibility identifies the time period over which the change to the receptor would arise as a result of the development.
Major	Intensive/dominant or major alteration to key elements of the baseline view.	Changes perceived over wide area.	Long-term or permanent, the change is expected to be in place for 10+ years and there may be no intention for it to be reversed or only partially reversed.
Moderate	Partial/noticeable or minor alteration to key elements of the baseline view.	Changed perceived by receptors over moderate to localised area.	Medium-term, the change is expected to be in place for 5-10 years and the effects may be reversed or partially reversed.
Minor	Minor alteration to few elements of the baseline view.		
Negligible / None	Barely perceptible or no change to the baseline view.	Changes perceived by receptors over a localised or isolated extent e.g., a single viewpoint.	Short-term, the change is expected to be in place for 0-5 years and the effects are likely to be reversed.



Table 5: Landscape and Visual Significance Matrix (derived from IEMA 2011²)



² IEMA (2011) Special Report – The State of Environmental Impact Assessment Practice in the UK



The background is a dark blue-grey color. In the center is a large, irregular yellow shape. Surrounding this shape are various geometric elements: a light blue pentagon at the top left, a purple arrow pointing down at the top right, a purple asterisk on the left, a black hand icon with three lines above it at the top center, a black and white striped fan-like shape at the bottom right, and several other triangles and polygons in shades of blue, black, and white. The text "Step into our world" is written in a bold, black, sans-serif font across the middle of the yellow shape.

Step into our world

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