

Application by
A C GOATHAM & SON

In respect of:
LAND AT PUMP LANE, RAINHAM

APPEAL AGAINST REFUSAL OF PLANNING PERMISSION,
DATE OF INQUIRY: Commencing 15 February 2021

LPA Reference:
MC/19/1566

PINS Reference:
APP/A2280/W/20/3259868

APPENDICES

to the

Proof of Evidence on

LANDSCAPE AND VISUAL MATTERS

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LAND AT PUMP LANE, RAINHAM

APPENDICES

to the

Proof of Evidence on Landscape and Visual Matters

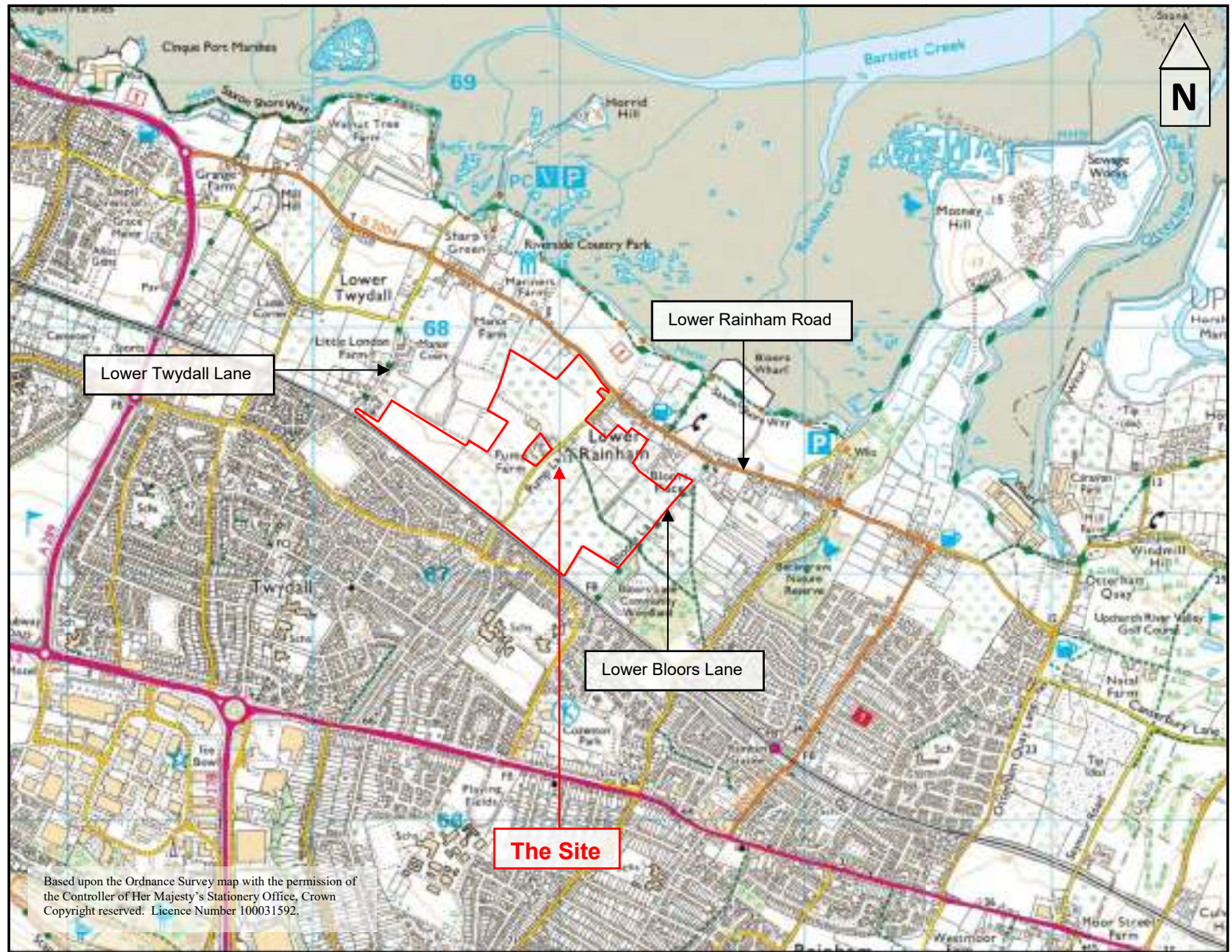
Jon Etchells

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LAND AT PUMP LANE, RAINHAM
Landscape and Visual Proof of Evidence
Not to Scale



Image date: June 2020

— Approx. Appeal Site boundary
(Pump Lane is also outside the site boundary, other than at the locations of the proposed junctions/ local realignment).

34 → Photograph viewpoint and direction of view
(Locations 39 and 40 are approximate).

See Figure 4 for viewpoints 32 to 35

LAND AT PUMP LANE, RAINHAM
Landscape and Visual Proof of Evidence

Not to Scale





- Approx. ALLI boundary (ALLI excludes some areas of settlement at Lower Rainham, Berengrave Lane and Station Road)
- Approx. site boundary

LAND AT PUMP LANE, RAINHAM
Landscape and Visual Proof of Evidence
Not to Scale

Figure 3 Extent of Site in relation to the Gillingham Riverside ALLI



 Approx. extent of visual envelope of the proposed development

 Photograph viewpoints and direction of view (see Figure 2 for remaining viewpoints)

LAND AT PUMP LANE, RAINHAM

Landscape and Visual Proof of Evidence

Not to Scale

Appendix B Photographs

See Figures 2 and 4 for photograph viewpoints.

**Photograph 1**

View north east from the footbridge over the railway line at the southern end of Lower Twydall Lane. One of the properties at Russett Farm alongside Pump Lane can be seen on the left of the view in the distance, and the site extends across the view, from behind the trees on the left to the right edge of the view, behind the trees on the right. The site boundary also extends in front of the trees on the left up to Lower Twydall Lane.

December 2020.

LAND AT PUMP LANE, RAINHAM
Landscape and Visual Proof of Evidence

**Photograph 2**

View east along Lower Rainham Road - the site is behind the tall hedge on the right of the view, but a significant length of that hedge would be removed as part of the works for the proposed access.

December 2020.

LAND AT PUMP LANE, RAINHAM
Landscape and Visual Proof of Evidence

**Photograph 3**

View west along Lower Rainham Road - the new access would be roughly in the location indicated by the red arrow, and a significant length of the hedgerow to each side of it would need to be removed.

December 2020.

LAND AT PUMP LANE, RAINHAM
Landscape and Visual Proof of Evidence

**Photograph 4**

View north west at the north end of Pump Lane, across the northern part of the curtilage to Chapel House/ Chapel Cottage - orchard trees within the site can be seen beyond the garden.

Two images combined, December 2020.

LAND AT PUMP LANE, RAINHAM

Landscape and Visual Proof of Evidence



Photograph 5

View north across Pump Lane showing the Listed Building of Chapel House/ Chapel Cottage.

Two images combined, December 2020.

LAND AT PUMP LANE, RAINHAM

Landscape and Visual Proof of Evidence

**Photograph 6**

View north west across the northern part of the site from just to the south of Chapel House/ Chapel Cottage, through a gap in the hedge alongside Pump Lane. The new access would run across the middle of the orchard field, with new houses on its far side and the new care home towards the left of the view in the foreground.

Two images combined, December 2020.

LAND AT PUMP LANE, RAINHAM

Landscape and Visual Proof of Evidence

**Photograph 7**

View north east along Pump Lane, showing Chapel House/ Chapel Cottage at the end of the lane on the left of the view, and houses on the east side of the lane with views to the northern part of the site (over or through the roadside hedge) on the right.

December 2020.

LAND AT PUMP LANE, RAINHAM
Landscape and Visual Proof of Evidence



Photograph 8

View west from Pump Lane - there are filtered views through to the orchards within the site through the tall roadside hedge in the winter.

Two images combined, December 2020.

LAND AT PUMP LANE, RAINHAM

Landscape and Visual Proof of Evidence

**Photograph 9**

View south west from a field gate just off Lower Bloors Lane across the grassed field which occupies the north eastern corner of the site - the site boundary runs along the line of trees on the far side of the field.

Two images combined, December 2020.

LAND AT PUMP LANE, RAINHAM

Landscape and Visual Proof of Evidence

**Photograph 10**

View west from Lower Bloors Lane across the grassed field which occupies the north eastern corner of the site - there are clear views into the site from the lane at this point. The oasts to the south of Bloors Place can be seen beyond the trees.

Two images combined, December 2020.

LAND AT PUMP LANE, RAINHAM

Landscape and Visual Proof of Evidence

**Photograph 11**

View south west along Lower Bloors Lane - the lane is generally enclosed, with a tall hedge along the site boundary (on the right of the view), though there are some gaps and some views through the hedge in the winter.

December 2020.

LAND AT PUMP LANE, RAINHAM
Landscape and Visual Proof of Evidence

**Photograph 12**

View north west towards the site from the footbridge over the railway line at the southern end of Lower Bloors Lane - the allotments can just be seen through the trees but there are no significant views of the site, which is behind the tall conifer hedge.

Two images combined, December 2020.

LAND AT PUMP LANE, RAINHAM

Landscape and Visual Proof of Evidence



Photograph 13

View north east towards the site across the railway line from the western side of Gifford Close - the orchards within the site can be seen beyond the trees alongside the railway line.

December 2020.

LAND AT PUMP LANE, RAINHAM
Landscape and Visual Proof of Evidence



Photograph 14

View north east towards the site across the railway line from the eastern side of Gifford Close - the orchards within the site can be seen beyond the trees alongside the railway line.

December 2020.

LAND AT PUMP LANE, RAINHAM
Landscape and Visual Proof of Evidence

**Photograph 15**

View south west along Pump Lane, showing the railway bridge - the character of the lane changes abruptly at the bridge, as it passes from the rural area of and around the site, under the railway line and into the urban area.

December 2020.

LAND AT PUMP LANE, RAINHAM
Landscape and Visual Proof of Evidence

**Photograph 16**

View north along Pump Lane from just to the north of the railway line - the lane is generally enclosed, but there are views through the roadside hedges to the orchards within the site in the winter. The new southern junction on Pump Lane would extend from roughly this point (with a new T junction into the site on the right of the view) around the corner, with loss of a significant length of the hedge on the western side of the road.

Two images combined, December 2020.

LAND AT PUMP LANE, RAINHAM
Landscape and Visual Proof of Evidence



Photograph 17

View east across the orchards in the eastern part of the site from Pump Lane.

Two images combined, December 2020.

LAND AT PUMP LANE, RAINHAM

Landscape and Visual Proof of Evidence

**Photograph 18**

View north east across the orchards in the eastern part of the site from Pump Lane, with the roofs of properties at Russett Farm visible towards the left of the view. Note the distant view across the Medway estuary in the background.

Two images combined, December 2020.

LAND AT PUMP LANE, RAINHAM

Landscape and Visual Proof of Evidence



Photograph 18A

A similar view in the late summer.

September 2019.

LAND AT PUMP LANE, RAINHAM
Landscape and Visual Proof of Evidence



Photograph 19

View east from Pump Lane just to the south of Pump Farm - the orchards within the site are an attractive and characteristic part of the local landscape.

September 2019.

LAND AT PUMP LANE, RAINHAM
Landscape and Visual Proof of Evidence



Photograph 20

View west across the western part of the site from Pump Lane, with properties on the southern edge of Russett Farm on the right.

Two images combined, December 2020.

LAND AT PUMP LANE, RAINHAM

Landscape and Visual Proof of Evidence

**Photograph 21**

View north across Pump Lane showing the residential development at Russett Farm, which does not form part of the site but is surrounded by it.

Two images combined, December 2020.

LAND AT PUMP LANE, RAINHAM

Landscape and Visual Proof of Evidence

**Photograph 22**

View north west into the site along the Pump Farm access - the agricultural buildings are within the site and would be removed as part of the proposed development. Pump Farmhouse is behind the trees on the left of the view.

December 2020.

LAND AT PUMP LANE, RAINHAM
Landscape and Visual Proof of Evidence



Photograph 23

View north west from the eastern end of the bridleway which runs across the eastern part of the site - the route is enclosed by a line of conifers to the south at this point, but is more open to the north.

Two images combined, December 2020.

LAND AT PUMP LANE, RAINHAM
Landscape and Visual Proof of Evidence

**Photograph 24**

View north from the bridleway which runs across the eastern part of the site, just to the west of the viewpoint for Photograph 23 - the orchards within the site are an attractive and characteristic part of the local landscape.

September 2019.

LAND AT PUMP LANE, RAINHAM
Landscape and Visual Proof of Evidence

**Photograph 25**

View south west across the southern part of the site from a field gate on the bridleway which runs across the eastern part of the site - properties along the urban edge to the south of the railway line can be seen in the background.

Two images combined, December 2020.

LAND AT PUMP LANE, RAINHAM

Landscape and Visual Proof of Evidence

**Photograph 26**

View west from the same point as Photograph 25 - orchards within the western part of the site to the west of Pump Lane can be seen in the background on the rising ground. All of the orchards in the view are within the site, and this view would be closed down and replaced by short range views of a new urban area

Two images combined, December 2020.

LAND AT PUMP LANE, RAINHAM

Landscape and Visual Proof of Evidence

**Photograph 27**

View north east from a field gate on the bridleway which runs across the eastern part of the site - the oasts just to the south of Bloors Place can be seen beyond the orchard trees, with the Medway estuary visible in the background beyond them.

December 2020.

LAND AT PUMP LANE, RAINHAM
Landscape and Visual Proof of Evidence



Photograph 28

View west across the orchards within the site from the bridleway which runs across the eastern part of the site.

Two images combined, December 2020.

LAND AT PUMP LANE, RAINHAM

Landscape and Visual Proof of Evidence

**Photograph 29**

View west from the bridleway which runs across the eastern part of the site, showing the properties at Russett Farm which have views of the site.

Two images combined, December 2020.

LAND AT PUMP LANE, RAINHAM

Landscape and Visual Proof of Evidence

**Photograph 30**

View north east from a field gate on the bridleway which runs across the eastern part of the site - the Medway estuary can be seen in the background, between the rows of orchard trees.

December 2020.

LAND AT PUMP LANE, RAINHAM
Landscape and Visual Proof of Evidence



Photograph 30A

The same view in the late summer - the orchards within the site are an attractive and characteristic part of the local landscape.

September 2019

LAND AT PUMP LANE, RAINHAM
Landscape and Visual Proof of Evidence



Photograph 31

View north west along the western part of the bridleway - this part of the route is enclosed, with no significant views out.

December 2020.

LAND AT PUMP LANE, RAINHAM
Landscape and Visual Proof of Evidence

**Photograph 32**

View south towards the site from Horrid Hill - some of the orchards within the site can be seen in the distance just to the left of centre in the view. The orchards are hard to pick out, but the roofs of new houses within the site would be a more obvious and prominent feature.

December 2020.

LAND AT PUMP LANE, RAINHAM
Landscape and Visual Proof of Evidence

**Photograph 33**

View south west towards the site from the Saxon Shore Way - some of the orchards within the site can just be seen to the right of centre in the view - the orchards are hard to pick out, but the roofs of new houses within the site would be a more obvious and prominent feature.

December 2020.

LAND AT PUMP LANE, RAINHAM
Landscape and Visual Proof of Evidence

**Photograph 34**

View south west towards the site from the Saxon Shore Way to the south west of Motney Hill - some of the orchards within the site can be seen in the distance on the left of the view and also in the centre of the view.

December 2020.

LAND AT PUMP LANE, RAINHAM
Landscape and Visual Proof of Evidence

**Photograph 35**

View south west towards the site from the Saxon Shore Way, just to the north east of the viewpoint for Photograph 34 - some of the orchards within the site can be seen in the distance to the left and right of centre in the view, and the new houses within the site would be seen extending across the view.

December 2020.

LAND AT PUMP LANE, RAINHAM
Landscape and Visual Proof of Evidence

**Photograph 36**

View south west from Lower Rainham Road - orchards within the site can be seen at the end of the access.

December 2020.

LAND AT PUMP LANE, RAINHAM
Landscape and Visual Proof of Evidence

**Photograph 37**

View south east from the footbridge across the railway line at the south end of Lower Twydall Lane, showing properties along the urban edge with views across the site (see also Photograph 1 for views to the site from this point).

Two images combined, December 2020.

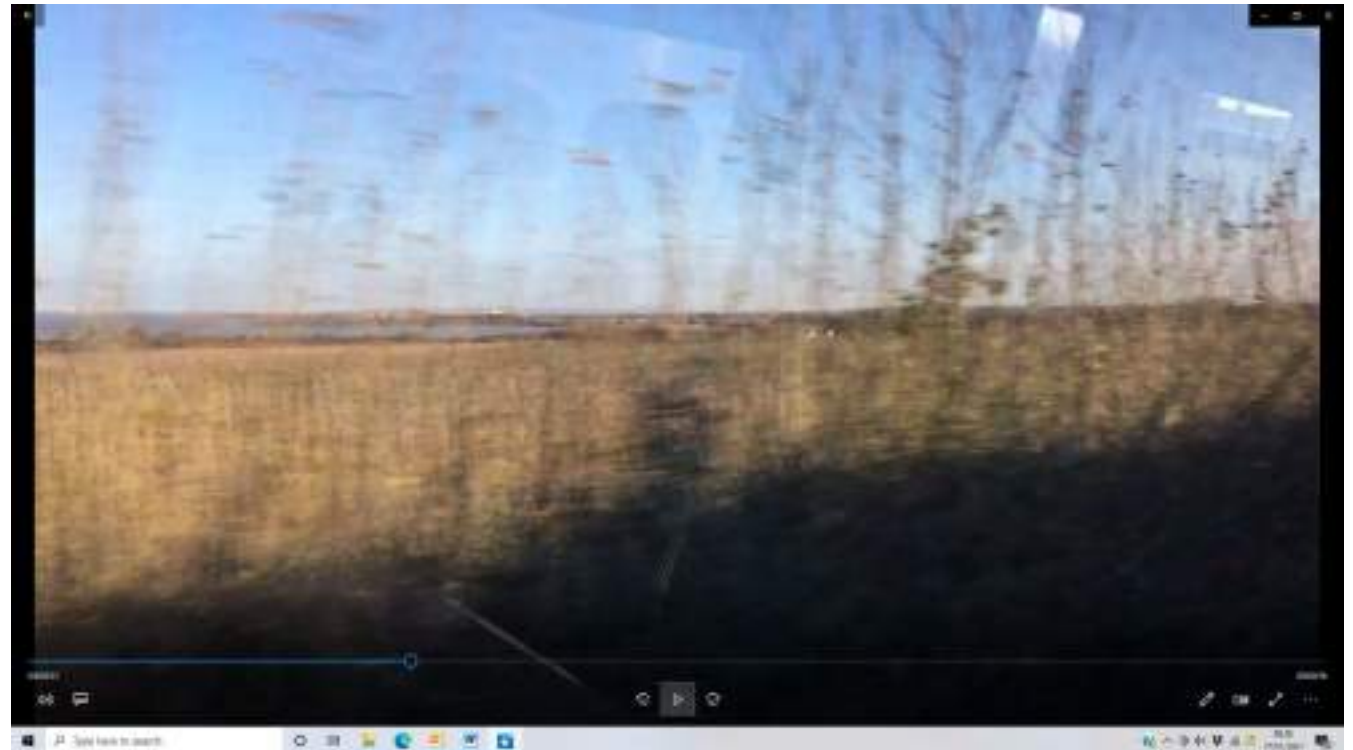
LAND AT PUMP LANE, RAINHAM
Landscape and Visual Proof of Evidence

**Photograph 38**

View south east towards the site from Lower Twydall Lane - the surface of the site cannot be seen but there may be some views of the roofs of new houses in the western part of the site.

Two images combined, December 2020.

LAND AT PUMP LANE, RAINHAM
Landscape and Visual Proof of Evidence



Photograph 39

Still frame from a video taken from a train travelling to the east alongside the site. Orchards within the western part of the site can clearly be seen through the trackside trees, with the Medway estuary and Motney Hill visible on the left of the view. Other parts of the route as it passes the site have more screening vegetation, but there is a general awareness of the presence of extensive areas of orchards.

December 2020.

LAND AT PUMP LANE, RAINHAM
Landscape and Visual Proof of Evidence

**Photograph 40**

Still frame from a video taken from a train travelling to the east alongside the site. Orchards within the eastern part of the site can clearly be seen, with the line of conifers alongside the bridleway visible beyond them.

December 2020.

LAND AT PUMP LANE, RAINHAM
Landscape and Visual Proof of Evidence

**Photograph 41**

View north east from a first floor window in Pump Farmhouse, showing orchards within the site and the Medway estuary beyond. The proposed village centre would be visible towards the right of this view, with new houses extending across the orchard area to either side of the proposed main access road.

Photograph by Kit Wedd, October 2020.

LAND AT PUMP LANE, RAINHAM

Landscape and Visual Proof of Evidence

Appendix C Summary of Landscape Effects

Table 1: Summary of Landscape Effects

| Landscape Receptor | Quality and Sensitivity | Baseline Situation | Proposals and Mitigation | Landscape Change | Effects in Year 1 (Winter) | Effects in Year 15 (Summer) |
|--|--|--|---|---|---|---|
| Landscape features within and around the site. | <p>Medium to high quality and sensitivity: there are a number of mature hedges within and around the site, though the conifer hedges are of lower quality and sensitivity.</p> <p>The orchard fields which make up the majority of the site area are a positive and characteristic feature of the local landscape.</p> | The site comprises an extensive area of orchards, with some windbreak hedges between the orchard fields. There are few significant mature trees within the site, but there are trees around the site perimeter. | <p>The existing trees and hedges around the site perimeter would mostly be retained, but there would be some significant hedge loss along Lower Rainham Road at the point of the proposed access, and along Pump Lane.</p> <p>The orchard fields would be entirely lost to the proposed development - some new orchard planting would be carried out, and there would be areas of new open space.</p> | <p>Perimeter vegetation would mostly be retained with some additional planting, but there would be a high degree of localised change and some significant vegetation loss at the point of the proposed access.</p> <p>There would also be a high degree of change within the site, as the existing orchard fields would be developed.</p> | <p>High adverse effects in terms of the replacement of the major part of the open orchard fields by built development.</p> <p>Also localised high adverse effects as a result of loss of hedgerows around the new access and along Pump Lane.</p> | Some beneficial effects in terms of the additional planting around the site perimeter and within the areas of new open space, but net adverse effects would persist into the future at a moderate to high adverse level - the loss of the orchard fields would be a permanent effect. |
| National Character Area 113, the North Kent Plain. | Not stated specifically, and will vary within such a large area, but likely to be medium away from larger settlements and major transport routes. | The area of and around the site forms a very small part only of this large national character area. | Proposals are small scale in relation to this national character area. | The local landscape change resulting from the proposals would be negligible in the context of this large character area. | Negligible at this scale. | Negligible at this scale. |
| Fruit Belt County landscape character area. | Sensitivity will vary across this large area, but general sensitivity is stated to be low. | The area of and around the site forms a small part only of this large character area. | Proposals are small scale in relation to this County character areas. | The local landscape change resulting from the proposals would be negligible in the context of this large character area. | Negligible at this scale. | Negligible at this scale. |
| Lower Rainham Farmland landscape character area (as shown in the Medway Landscape Character Assessment). | <p>Quality is not defined in the assessment, but character area forms the majority of the Gillingham Riverside ALLI.</p> <p>Overall sensitivity is stated as moderate.</p> | <p>Area extends from the A289 in the west to the east of Rainham in the east.</p> <p>The assessment states that <i>'There are a number of benefits attached to this area retaining its essentially rural character'</i>.</p> | <p>Proposals are large scale, and significant in relation to the extent of this character area. The development would represent a significant new urban area to the north of the railway line in the centre of the character area.</p> <p>New planting around the site, and open space within it.</p> | <p>Medium, relative to the scale of this character area.</p> <p>The development would leapfrog the containment provided by the railway line in this part of the character area, and remove almost all of the extensive area of orchards at this point.</p> <p>There would be significant harm to the functions of the ALLI.</p> | Moderate adverse at this scale. | Moderate adverse at this scale (categories are quite broad, and effects would decline over time but would still be within the moderate adverse range). |

Table 1: Summary of Landscape Effects (continued)

| Landscape Receptor | Quality and Sensitivity | Baseline Situation | Proposals and Mitigation | Landscape Change | Effects in Year 1 (Winter) | Effects in Year 15 (Summer) |
|--|--|---|--|---|---|---|
| <p>The site and immediate surrounds (i.e. the area within the visual envelope shown on Figure 4).</p> | <p>Medium quality and medium to high value.</p> <p>Medium to high sensitivity to development of the type proposed.</p> | <p>The area of and around the site has some urban influences in terms of the urban edge beyond the railway line to the south, but it does also have an essentially rural character, typified by the enclosed orchard fields, tall windbreak hedges and narrow lanes, with the railway line marking a clear physical and character boundary between the two. The generally tall roadside hedges give the area an enclosed character, but it is part of a broad landscape sweeping down towards the estuary from the urban area, and the occasional glimpse views of the estuary and the Isle of Grain at field gates or through gaps in the tall hedges are an attractive component of its character.</p> <p>The site has some ability to accommodate change due to its location and partially enclosed nature, but the development would lead to a loss of characteristic landscape features in the form of the extensive areas of orchards and rural lanes, resulting in a loss of character and quality, and because the new houses and other urban features of the development would appear as new and discordant features within what is at the moment a largely rural local landscape.</p> | <p>The Appeal proposals are large scale, for up to 1,250 dwellings together with retail (or other neighbourhood) uses, a primary school, a 60 bed extra care facility, an 80 bed care home, open space, strategic landscaping and other green infrastructure, and access, over an area which extends for around 1.2km from Lower Twydall Lane in the west to Lower Bloors Lane in the east, and 0.7km from the railway line in the south to Lower Rainham Road in the north.</p> <p>Most of the vegetation around the perimeter of the site would be retained, but there would be some locally significant loss of hedgerow vegetation at the point of the proposed access off Lower Rainham Road and along Pump Lane.</p> <p>There would be a new 'village green' in the centre of the site, together with other areas of open space including some new areas of orchard planting. Some of the open spaces would contain drainage attenuation features.</p> | <p>Change within the site would be at a high level, as most of the presently open orchard fields would be replaced by built development.</p> <p>The degree of change to the landscape around the site would be medium to high.</p> <p>The Appeal development would be contained in some directions by existing vegetation and the edge of the settlement to the south. However it would extend into the presently open countryside to the north of the railway line over a significant part of the Lower Rainham Farmland character area and also the ALLI, and would remove almost all of the existing orchards within those areas, which landscape character assessments at all scales regard as characteristic features.</p> <p>The character of the local landscape would change completely, from being a pleasant, largely rural area dominated by orchards to a new residential area with an urban character.</p> | <p>High adverse effects within the site itself.</p> <p>Moderate to high adverse effects on the local landscape, within the area of the visual envelope shown on Figure 4.</p> | <p>Moderate to high adverse within the site, as the loss of the existing orchard fields would be a permanent effect.</p> <p>Moderate adverse for the local landscape - effects would decrease slowly with time, as the proposed planting begins to mature, but the development would continue to be readily apparent in some mainly short distance views, and the loss of the open orchard fields which make up the majority of the site would be a permanent effect.</p> |

Appendix D Summary Comparison Tables

Table 1 ~ SUMMARY COMPARISON OF LANDSCAPE EFFECTS

| | Landscape Value/ Valued Landscape ¹ | Landscape Sensitivity ¹ | Landscape Effects ¹ | | Effects on Gillingham Riverside ALLI | Effects on Pump Lane (BNE47) |
|--|--|--|--|---|---|---|
| | | | Local Area | The Site | | |
| Lloyd Bore LVIA | Not specifically assessed. | Medium , for Lower Rainham Farmland LCA ² (para 11.6.209). | Year 1 Moderate⁵ to major⁶ adverse for Lower Rainham Farmland LCA (Table 11.4). | Year 1 Not specifically assessed, but presumably higher, as the change would be experienced over a smaller area. | Not assessed. | Not assessed. |
| | | | Year 15 Moderate adverse (para 11.109 and Table 11.3 of ES). | Year 15 Not specifically assessed, but presumably higher, as above. | | |
| Tyler Grange LVIA | Local value for the ALLI (para 4.29) and also for Local LCA and site (page 26). No assessment of Para 170 valued landscape. | Medium , for Lower Rainham and Lower Twydall Fruit Belt Local LCA ³ and also for site (paras 4.91 and 4.106). | Year 1 Moderate⁷ adverse for Local LCA (para 7.1 and page 58). Note that the Local LCA covers a smaller area than the Lower Rainham Farmland LCA. | Year 1 Moderate to major⁸ adverse (page 60). | Table on page 21 considers contribution of the site as it stands to functions of ALLI, and section 9.12 refers to improved access, respecting character of lanes etc, but no specific assessment of effects. | Not assessed. |
| | | | Year 15 Moderate adverse (page 59). | Year 15 Moderate adverse (page 61). | | |
| JE Evidence | Medium to high. Site is part of a Para 170 valued landscape (para 4.2.7). | Medium to high (para 3.5.6). | Year 1 Moderate⁹ to high¹⁰ adverse for local area ⁴ (para 6.3.3). Moderate adverse for Lower Rainham Farmland LCA (Table 1 in Appendix C). | Year 1 High adverse (para 6.3.3). | Significant harm to functions of ALLI (para 6.3.5). | Clear adverse effect on the landscape character and value of Pump Lane (paras 6.2.1e and 6.6.1), leading to a conflict with BNE47. |
| | | | Year 15 Moderate adverse for local area. | Year 15 Moderate to high adverse. | | |
| Appellant's Statement of Case | Refers to ' <i>locally valued landscape</i> ' (para 7.26). | - | - | - | Will ' <i>retain function as buffer</i> ' (para 7.12). Will ' <i>protect the features and functions of the ALLI</i> ' (para 7.25). | Not considered. |

See following page for notes.

Notes:

1. Scales used are broadly comparable between assessments, but JE has an additional category of 'very high' for value and sensitivity, and Lloyd Bore have a 3 point scale only for significance of effects.
2. LCA = Landscape Character Area.
3. Extent of the Lower Rainham and Lower Twydall Fruit Belt Local LCA is shown on Plan 5, page 11 of the Tyler Grange LVIA.
4. Local area is that within the visual envelope shown on JE Figure 4.
5. Lloyd Bore moderate adverse effects are where *'The development would result in a noticeable alteration, loss or addition of a landscape component/ feature/ element, which would result in a noticeable change to the condition, importance, value and/ or character of the landscape.'* (Lloyd Bore LVIA, page 56).
6. Lloyd Bore major adverse effects are where *'The development would result in a substantial alteration, loss or addition of a key landscape component/ feature/ element, which would result in a significant change to the condition, importance, value and/ or character of the landscape.'* (Lloyd Bore LVIA, page 56).
7. Tyler Grange moderate adverse effects are where *'The development would cause substantial permanent loss or alteration to one or more key elements of the landscape, to include the introduction of elements that are distinct but may not be substantially uncharacteristic with the surrounding landscape. The development would be clearly visible and would result in adverse effects upon the landscape.'* (Tyler Grange LVIA Appendix 2 Table 5).
8. Tyler Grange major adverse effects are where *'The development would irrevocably damage, degrade or badly diminish landscape character features, elements and their setting. The development would be irrevocably visually intrusive and would disrupt fine and valued views both into and across the area.'* (Tyler Grange LVIA Appendix 2 Table 5).
9. JE moderate adverse effects are where the proposals are (JE Appendix E Table 6):
 - out of scale or at odds with the landscape
 - are visually intrusive and will adversely impact on the landscape
 - not possible to fully mitigate
 - will have an adverse impact on a landscape of recognised quality or value, or on vulnerable and important characteristic features or elements
 - would lead to loss of or alteration to existing landscape features or elements, or introduce some new uncharacteristic elements.
10. JE high adverse effects are where the proposals are (JE Appendix E Table 6) damaging to the landscape in that they:
 - are at variance with the landform, scale and pattern of the landscape
 - are visually intrusive and would disrupt important views
 - are likely to degrade or diminish the integrity of a range of characteristic features and elements and their setting
 - will be damaging to a high quality or value, or highly vulnerable landscape
 - cannot be adequately mitigated
 - would lead to significant loss of or alteration to existing landscape features or elements, or introduce some significant new uncharacteristic elements.

Table 2 ~ SUMMARY COMPARISON OF VISUAL EFFECTS¹

| | Users of Bridleway GB6a through the site | Users of Saxon Shore way at Motney Hill | Pump Lane | Lower Twydall Lane footbridge/ properties to south | Lower Rainham Road |
|--------------------------|---|--|---|--|---|
| Lloyd Bore LVIA | Moderate to major adverse (Table 11.3, page 40). | Moderate to major adverse (Table 11.3, page 40). | Moderate to major adverse on views from the lane (Table 11.3, page 40). | Moderate to major adverse on views from the footbridge (Table 11.3, page 40). | Moderate to major adverse (Table 11.3, page 40). |
| Tyler Grange LVIA | Minor beneficial (para 8.16 and page 73). | Minor to moderate adverse (para 8.6 and page 67). | Moderate to major adverse for properties along lane, moderate adverse for users of the lane (paras 8.13 and 8.22, and pages 74 and 77). | Moderate adverse for properties, minor to moderate adverse for views from footbridge (paras 8.11 and 8.19, and pages 72 and 76). | Minor adverse (para 8.8 and page 70). |
| JE Evidence | High adverse (para 6.4.1). | Moderate to high adverse (para 6.4.1). | Up to high adverse for properties at Russett Farm, moderate to high adverse for motorised users of the lane and high adverse for non-motorised users (para 6.4.1). | Up to moderate to high adverse for footbridge and properties (para 6.4.1). | Moderate to high adverse at point of proposed access (para 6.4.1). |

Notes:

1. Sample visual receptors only included - this is not an exhaustive comparison.
2. Effects are for Year 1.

LANDSCAPE AND VISUAL EFFECTS

1 General

- 1.1 In landscape and visual assessments, a distinction is normally drawn between landscape effects (i.e. effects on the character or quality of the landscape, irrespective of whether there are any views of the landscape, or viewers to see them) and visual effects (i.e. effects on people's views of the landscape, principally from residential properties, but also from public rights of way and other areas with public access). Thus, a development may have extensive landscape effects but few visual effects (if, for example, there are no properties or public viewpoints), or few landscape effects but significant visual effects (if, for example, the landscape is already degraded or the development is not out of character with it, but can clearly be seen from many residential properties).
- 1.2 The core methodology followed is that set out in the 'Guidelines for Landscape and Visual Impact Assessment', produced jointly by the Institute of Environmental Management and Assessment and the Landscape Institute ('the GLVIA', 1995, revised 2002 and 2013). The document 'Landscape Character Assessment, Guidance for England and Scotland, 2002' (The Countryside Agency and Scottish Natural Heritage) also stresses the need for a holistic assessment of landscape character, including physical, biological and social factors. This document notes that '*Landscape is about the relationship between people and place.*'
- 1.3 Further information is set out in 'An Approach to Landscape Character Assessment', October 2014 (Christine Tudor, Natural England) to which reference is also made. This paper notes that 'Landscape' is defined in the European Landscape Convention as: '*Landscape is an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors.*'
- 1.4 The GLVIA guidance is on the principles and process of assessment, and stresses that the detailed approach adopted should be appropriate to the task in hand. It notes that professional judgement is at the core of LVIA, and that while some change can be quantified (for example the number of trees which may be lost), '*much of the assessment must rely on qualitative judgements*' (GLVIA, section 2.23), and the Landscape Institute's Technical Committee has advised that the 2013 revision of the GLVIA '*places greater emphasis on professional judgement and less emphasis on a formulaic approach.*' The judgements made as part of the assessment were based on the tables set out below.
- 1.5 Assessment of the baseline landscape was undertaken by means of a desk study of published information, including Ordnance Survey mapping and landscape character assessments at national, county and local scales.

2 Methodology for this Assessment

2.1 For the purposes of this assessment, the guidance set out above was generally adhered to, with the following specific refinements:

1. Landscape and visual effects were assessed in terms of the magnitude of the change brought about by the development (also referred to in the GLVIA as the '*nature of the effect*', though as effects are the end product of the assessment, rather than one of the inputs to it, the term change is used to avoid confusion) and also the sensitivity of the resource affected (also referred to in the GLVIA as the '*nature of the receptor*'). There is some confusion in the guidance about the term 'impact'; the overall process is known as Landscape and Visual Impact Assessment, but what is actually assessed is more usually referred to as effects, and the GLVIA does also use the word 'impact' to mean the action being taken, or the magnitude of change. In order to avoid this source of confusion, this assessment does not use the word 'impact', but instead refers to the **magnitude of change** caused by the development, which results (in combination with the sensitivity of the resource affected) in landscape and visual **effects**.
2. Landscape and visual effects have been considered in terms of whether they are direct or indirect, short term/temporary or long term/permanent, and beneficial or adverse. It is also important to consider the area over which the effects may be felt, and to note that effects will generally tend to decline with distance from the development in question, so the scale at which the judgement is made will affect the level of significance of the effects.
3. The **magnitude of change** will generally decrease with distance from its source, until a point is reached where there is no discernible change. It will also vary with factors such as the scale and nature of the proposed development, the proportion of the view that would be occupied by the development, whether the view is clear and open, or partial and/or filtered, the duration and nature of the change (e.g. temporary or permanent, intermittent or continuous etc), whether the view would focus on the proposed development or whether the development would be incidental in the view, and the nature of the existing view (e.g. whether it contains existing detracting or intrusive elements).
4. In terms of **sensitivity**, residential properties were taken to be of high sensitivity in general, although this can vary with the degree of openness of their view (see Table 7 below). Landscapes which carry a landscape quality designation and which are otherwise attractive or unspoilt will in general be more sensitive, while those which are less attractive or already affected by significant visual detractors and disturbance will be generally less sensitive (see Table 4 below).
5. For both landscape and visual effects, the assessment is of the development **complete with the proposed mitigation measures**. Those measures are part of the proposed development, and there has therefore been no assessment of a hypothetical, unmitigated development. However, as the mitigation measures involve planting, they will take time to become effective, and the assessment therefore makes allowance for this, considering an initial scenario in the winter of the first year after planting and then a future scenario where the planting has begun to mature.

6. The GLVIA suggests in section 3.32 that an assessment should distinguish between significant and non-significant effects (based on the fact that the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 require the assessment of '*direct and indirect significant effects*' on the environment). Where an assessment forms part of a wider EIA and is summarised in an Environmental Statement (ES), that judgment may be for the editor of the ES to make, but in an assessment which is not part of an EIA, it should be noted that the GLVIA makes it clear in section 3.34 that '*effects not considered to be significant will not be completely disregarded*', and therefore adverse landscape and visual effects of any level (other than no effect or negligible) should be carried forwards by the decision maker into the overall planning balance, as they still constitute harm (or benefit).

LANDSCAPE EFFECTS

7. **Landscape change** was categorised as shown in Table 1 below, where each level (other than no change) can be either beneficial or adverse:

| Table 1 ~ Magnitude of Landscape Change | |
|---|---|
| Category | Definition |
| No change | No loss or alteration of key landscape characteristics, features or elements. |
| Negligible | Very minor loss or alteration (or improvement, restoration or addition) to one or more key landscape characteristics, features or elements. |
| Low | Minor loss of or alteration (or improvement, restoration or addition) to one or more key landscape characteristics, features or elements. |
| Medium | Partial loss of or damage (or improvement, restoration or addition) to key characteristics, features or elements. |
| High | Total or widespread loss of, or severe damage (or major improvement, restoration or addition) to key characteristics, features or elements. |

8. **Landscape quality** was judged on site by an experienced assessor, with reference to the criteria shown in Table 2 below. **Landscape condition** (i.e. the physical state of the landscape, including its intactness and the condition of individual landscape elements) can have a bearing on landscape quality, as indicated.

| Table 2 ~ Criteria for Determining Landscape Quality | |
|--|--|
| Category | Typical Criteria ¹ |
| Very high quality | National Park or Area of Outstanding Natural Beauty standard - the area will usually (though not necessarily, especially for small areas) be so designated. It is also possible that some parts of designated areas may be of locally lower quality, if affected by detractors. Will generally be a landscape in good condition, with intact and distinctive elements. |
| High quality | Attractive landscape, usually with a strong sense of place, varied topography and distinctive landscape or historic features, and few visual detractors. Will generally be a landscape in good condition, with intact and distinctive elements. |
| Medium quality | Pleasant landscape with few detractors but with no particularly distinctive qualities. Will generally be a landscape in medium condition, with some intact elements. |
| Low quality | Unattractive or degraded landscape, affected by visual detractors. Will generally be a landscape in poor condition, with few intact elements. |

1. Note that the above criteria are indicators of the types of landscapes which may be judged to be of the given quality - they are not intended to be applied in full or literally in all cases.

9. The quality of the landscape is one element which goes into the consideration of **landscape value**, which also takes account of other factors, including rarity, representativeness, conservation interests, recreational value and perceptual aspects such as wildness or tranquillity - these are some of the factors listed for the consideration of landscape value in Box 5.1 of the GLVIA on its page 84.
10. Box 5.1 has come to be used as a default method for determining landscape value, and is frequently referenced. However, it should be noted that it appears in the GLVIA under the heading of 'Undesignated landscapes', and also predates the February 2019 NPPF, which states that valued landscapes should be protected and enhanced '*in a manner commensurate with their statutory status or identified quality in the development plan*'. This shows that landscapes which have statutory protection (i.e. AONBs and National Parks) or an identified quality in the development plan should be regarded as valued, and secondly that the protection to be afforded to valued landscapes will vary with their status, with statutorily protected landscapes receiving the highest level of protection, and landscapes recognised and protected by development plan policies valued and protected at a lower level, but still above that of ordinary countryside. It is also often useful to include some consideration of the function that an area of landscape may have in determining its value, for example if it plays a role in the separation and setting of settlements.

11. The GLVIA considers landscape value as a measure to be assessed in association with landscape character, in order to avoid consideration only of how scenically attractive an area may be, and thus to avoid undervaluing areas of strong character but little scenic beauty. It is defined in the glossary of the GLVIA as:

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

Landscape value was judged on site by an experienced assessor, with reference to the above discussion and the criteria shown in Table 3 below.

| Table 3 ~ Criteria for Determining Landscape Value | |
|---|--|
| Category | Typical Criteria ¹ |
| Very High Value | Often very high quality landscapes, usually in good condition, with intact and distinctive elements. Will often (though not necessarily, especially for small areas) be a statutorily designated landscape with strong scenic qualities. May have significant recreational value at national or regional scale and include recognised and/or popular viewpoints. May have a strong functional element, for example in providing an open gap between settlements. May also be a rare landscape type, or one with strong wildlife, cultural or other interests or connections. |
| High Value | Often high quality landscapes, usually in good condition, with some intact and distinctive elements. Will sometimes be a designated landscape with strong scenic qualities. May have significant recreational value at a local scale and include some recognised and/or popular viewpoints. May be a rare landscape type, or one with some wildlife, cultural or other interests or connections. May be a landscape of limited quality, but with a strong functional element, for example in providing an open gap between settlements. |
| Medium Value | Often pleasant, medium quality landscapes, usually in reasonable condition, with some intact or distinctive elements. Unlikely to be a statutorily or locally designated landscape, but may have some localised scenic qualities. May have some recreational value at a local scale or include some local viewpoints, or have a functional role, for example in providing an open gap between settlements. May have some wildlife, cultural or other interests or connections. |
| Low Value | Likely to be a lower quality landscape, usually in poor condition, with few intact or distinctive elements. Likely to have limited recreational value at a local scale with no significant viewpoints. Few if any wildlife, cultural or other interests or connections. |

1. Note that the above criteria are indicators of the types of landscapes which may be judged to be of the given value - they are not intended to be applied in full or literally in all cases.

12. The assessment of landscape value is then carried forward into the determination of landscape sensitivity.

13. **Landscape sensitivity** relates to the ability of the landscape to accommodate change of the type and scale proposed without adverse effects on its character (i.e. its susceptibility to change), and also to the value of the landscape concerned. As noted in the GLVIA (section 5.39), sensitivity is '*specific to the particular project or development that is being proposed and to the location in question*'. Susceptibility is defined in the GLVIA as '*The ability of a defined landscape or visual receptor to accommodate the specific proposed development without undue negative consequences.*' Susceptibility is judged according to the criteria set out in Table 4 below.

| Table 4 ~ Criteria for Determining Landscape Susceptibility | |
|--|--|
| Category | Typical Criteria ¹ |
| High Susceptibility | A landscape with a low capacity to accommodate change, either because the change in question would be large scale and/ or out of character with the existing landscape, or because the landscape has little capacity to accept or absorb that change which would be poorly screened and readily visible. The change would conflict with the existing character of the landscape. |
| Medium Susceptibility | A landscape with a moderate capacity to accommodate change, either because the change in question would be generally in scale and/ or character with the existing landscape, or because the landscape has some capacity to accept or absorb that change, which would be partially screened. The change would conflict with the existing character of the landscape to some extent. |
| Low Susceptibility | A landscape with a high capacity to accommodate change, either because the change in question would be small scale and/ or in keeping with the existing landscape, or because the landscape has a high capacity to accept or absorb that change which would be well screened. The change would complement the existing character of the landscape. |

1. Note that the above criteria are indicators of the types of landscapes which may be judged to be of the given level of susceptibility - they are not intended to be applied in full or literally in all cases.

14. The judgement as to sensitivity combines judgements on susceptibility and value. A landscape of high sensitivity will tend be one with a low ability to accommodate change and a high value, and vice versa. Landscape sensitivity was judged according to the criteria set out in Table 5 below, taking into account factors such as the presence or absence of designations for quality and the nature of the proposed change.

| Table 5 ~ Criteria for Determining Landscape Sensitivity | |
|--|--|
| Sensitivity | Typical Criteria |
| Very High | <p>A landscape with a very low ability to accommodate change because such change would lead to a significant loss of valuable features or elements, resulting in a significant loss of character and quality.</p> <p>Development of the type proposed would be discordant and prominent.</p> <p>Will normally occur in a landscape of very high or high quality or value.</p> |
| High | <p>A landscape with limited ability to accommodate change because such change would lead to some loss of valuable features or elements, resulting in a significant loss of character and quality.</p> <p>Development of the type proposed would be discordant and visible.</p> <p>Will normally occur in a landscape of high quality or value, but can also occur where the landscape is of lower quality but where the type of development proposed would be significantly out of character.</p> |
| Medium | <p>A landscape with reasonable ability to accommodate change. Change would lead to a limited loss of some features or elements, resulting in some loss of character and quality.</p> <p>Development of the type proposed would be visible but would not be especially discordant.</p> <p>Will normally occur in a landscape of medium quality or value, a low quality/value landscape which is particularly sensitive to the type of change proposed, or a high quality/value landscape which is well suited to accommodate change of the type proposed.</p> |
| Low | <p>A landscape with good ability to accommodate change. Change would not lead to a significant loss of features or elements, and there would be no significant loss of character or quality.</p> <p>Development of the type proposed would not be readily be visible or would not be discordant.</p> <p>Will normally occur in a landscape of low quality or value.</p> |

1. Note that the above criteria are indicators of the types of landscapes which may be judged to be of the given sensitivity - they are not intended to be applied in full or literally in all cases.

15. **Landscape effects** were determined according to the interaction between magnitude of change and sensitivity, as summarised in Table 6 below. As noted in the GLVIA (section 5.55):

'... susceptibility to change and value can be combined into an assessment of sensitivity for each receptor, and size/scale, geographical extent and duration and reversibility can be combined into an assessment of magnitude for each effect [i.e. magnitude of change]. Magnitude and sensitivity can then be combined to assess overall significance.'

| Table 6 ~ Significance Criteria for Landscape Effects | |
|--|--|
| Significance | Typical Criteria¹ |
| No Effect | <p>The proposals:</p> <ul style="list-style-type: none"> • complement the scale, landform and pattern of the landscape • incorporate measures for mitigation to ensure that the scheme will blend in well with the surrounding landscape • avoid being visually intrusive and adverse effects on the current level of tranquillity of the landscape • maintain existing landscape character in an area which is not a designated landscape nor vulnerable to change. |
| Insignificant | <p>The proposals:</p> <ul style="list-style-type: none"> • generally fit the landform and scale of the landscape • have limited effects on views • can be mitigated to a reasonable extent • avoid effects on designated landscapes. |
| Slight Adverse | <p>The proposals:</p> <ul style="list-style-type: none"> • do not quite fit the landform and scale of the landscape • will impact on certain views into and across the area • cannot be completely mitigated because of the nature of the proposal or the character of the landscape • affect an area of recognised landscape quality or value • would lead to minor loss of or alteration to existing landscape features or elements, or introduce some minor new uncharacteristic elements. |
| Moderate Adverse | <p>The proposals are:</p> <ul style="list-style-type: none"> • out of scale or at odds with the landscape • visually intrusive and will adversely impact on the landscape • not possible to fully mitigate • will have an adverse impact on a landscape of recognised quality or value, or on vulnerable and important characteristic features or elements • would lead to loss of or alteration to existing landscape features or elements, or introduce some new uncharacteristic elements. |
| High Adverse | <p>The proposals are damaging to the landscape in that they:</p> <ul style="list-style-type: none"> • are at variance with the landform, scale and pattern of the landscape • are visually intrusive and would disrupt important views • are likely to degrade or diminish the integrity of a range of characteristic features and elements and their setting • will be damaging to a high quality or value, or highly vulnerable landscape • cannot be adequately mitigated • would lead to significant loss of or alteration to existing landscape features or elements, or introduce some significant new uncharacteristic elements. |
| Major Adverse | <p>The proposals are very damaging to the landscape in that they:</p> <ul style="list-style-type: none"> • are at considerable variance with the landform, scale and pattern of the landscape • are visually intrusive and would disrupt fine and valued views • are likely to degrade, diminish or even destroy the integrity of a range of characteristic features and elements and their setting • will be substantially damaging to a high quality or value, or highly vulnerable landscape • cannot be adequately mitigated • would lead to extensive loss of or alteration to existing landscape features or elements, or introduce some dominant new uncharacteristic elements. |

1. Note that the above criteria are indicators of the types of situation in which landscape effects of the given level of significance may be expected - they are not intended to be definitions to be applied in full or literally in all cases.

| Table 6 ~ Significance Criteria for Landscape Effects (continued) | |
|---|---|
| Significance | Typical Criteria ¹ |
| Slight Beneficial | <p>The proposals:</p> <ul style="list-style-type: none"> • fit the landform and scale of the landscape • will improve certain views into and across the area to a limited extent • can be effectively mitigated • remove small scale unattractive or discordant features • benefit an area of recognised landscape quality or value • would introduce some minor new or restored positive and characteristic elements. |
| Moderate Beneficial | <p>The proposals:</p> <ul style="list-style-type: none"> • fit the landform and scale of the landscape • will improve certain views into and across the area • can be effectively mitigated • remove significant unattractive or discordant features • benefit a landscape of recognised quality or value, or enhance vulnerable and important characteristic features or elements • would introduce some new or restored positive and characteristic elements. |
| High Beneficial | <p>The proposals provide significant benefit to the landscape in that they:</p> <ul style="list-style-type: none"> • are in accord with the landform, scale and pattern of the landscape • will improve important views • are likely to enhance a range of characteristic features and elements and their setting • will lead to improvement to a high quality or value, or highly vulnerable landscape • need no significant mitigation • would introduce some significant new or restored positive and characteristic elements. |
| Major Beneficial | <p>The proposals provide very significant benefit to the landscape in that they:</p> <ul style="list-style-type: none"> • are in accord with the landform, scale and pattern of the landscape • will improve expansive and/or fine and valued views • are likely to significantly enhance a range of characteristic features and elements and their setting • will lead to substantial improvement to a high quality or value, or highly vulnerable landscape • need no mitigation • would introduce some extensive or highly significant new or restored positive and characteristic elements. |

1. Note that the above criteria are indicators of the types of situation in which landscape effects of the given level of significance may be expected - they are not intended to be definitions to be applied in full or literally in all cases.

VISUAL EFFECTS

16. For **visual** effects, the GLVIA (in section 2.20) differentiates between effects on specific views and effects on *'the general visual amenity enjoyed by people'*, which it defines as:

'The overall pleasantness of the views people enjoy of their surroundings, which provides an attractive visual setting or backdrop for the enjoyment of activities of the people living, working, recreating, visiting or travelling through an area.'

There is obviously some overlap between the two, with **visual amenity** largely being an amalgamation of a series of views. This assessment therefore considers effects on specific views, but then also goes on to consider the extent to which effects on those views may affect

general visual amenity, taking into account considerations such as the number of views within which the development may be present, the magnitude of change to those views, the discordance of the development, the relative importance of those views, and also the number and importance of other views in which the development is not present.

17. In describing the nature and content of a view, the following terms may be used:

- No view - no views of the site or development.
- Glimpse - a limited view in which the site or development forms a small part only of the overall view.
- Partial - a clear view of part of the site or development only.
- Oblique - a view (usually through a window from within a property) at an angle, rather than in the direct line of sight out of the window.
- Fleeting - a transient view, usually obtained when moving, along a public right of way or transport corridor.
- Filtered - views of the site or development which are partially screened, usually by intervening vegetation, noting the degree of screening/filtering may change with the seasons.
- Open - a clear, unobstructed view of the site or development.

18. For the purpose of the assessment visual change was categorised as shown in Table 7 below, where each level (other than no change) can be either beneficial or adverse:

| Table 7 ~ Magnitude of Visual Change | |
|---|---|
| Category | Definition |
| No change | No discernible change. |
| Negligible | The development would be discernible but of no real significance - the character of the view would not materially change. The development may be present in the view, but not discordant. |
| Low | The development would cause a perceptible deterioration (or improvement) in existing views. The development would be discordant (or would add a positive element to the view), but not to a significant extent. |
| Medium | The development would cause an obvious deterioration (or improvement) in existing views. The development would be an obvious discordant (or positive) feature of the view, and/or would occupy a significant proportion of the view. |
| High | The development would cause a dominant deterioration (or improvement) in existing views. The development would be a dominant discordant (or positive) feature of the view, and/or would occupy the majority of the view. |

19. **Sensitivity** was also taken into account in the assessment, such that a given magnitude of change would create a larger visual effect on a sensitive receptor than on one of lesser sensitivity (see Table 8 below). As discussed above for landscape sensitivity, the sensitivity of visual receptors is determined according to the susceptibility of the receptor to change and the value

attached to the view in question, with higher value views being those from specific or recognised viewpoints or those from Public Rights of Way where users would be expected to be using the route with the intention of enjoying the views from it.

| Table 8 ~ Criteria ¹ for Determining Visual Sensitivity | |
|--|---|
| Sensitivity | Typical Criteria |
| Very High | Visitors to recognised or specific viewpoints, or passing along routes through statutorily designated or very high quality landscapes where the purpose of the visit is to experience the landscape and views. |
| High | <p>Residential properties² with predominantly open views from windows, garden or curtilage. Views will normally be from ground and first floors and from two or more windows of rooms in use during the day³.</p> <p>Users of Public Rights of Way with predominantly open views in sensitive or unspoilt areas.</p> <p>Non-motorised users of minor or unclassified roads in the countryside.</p> <p>Visitors to heritage assets where views of the surroundings are an important contributor to the experience, or visitors to locally recognised viewpoints.</p> <p>Users of outdoor recreational facilities with predominantly open views where the purpose of that recreation is enjoyment of the countryside - e.g. Country Parks, National Trust or other access land etc.</p> |
| Medium | <p>Residential properties² with views from windows, garden or curtilage. Views will normally be from first floor windows only³, or an oblique view from one ground floor window, or may be partially obscured by garden or other intervening vegetation.</p> <p>Users of Public Rights of Way with restricted views, in less sensitive areas or where there are significant existing intrusive features.</p> <p>Users of outdoor recreational facilities with restricted views or where the purpose of that recreation is incidental to the view.</p> <p>Schools and other institutional buildings, and their outdoor areas.</p> <p>Motorised users of minor or unclassified roads in the countryside.</p> |
| Low | <p>People in their place of work.</p> <p>Users of main roads or passengers in public transport on main routes.</p> <p>Users of outdoor recreational facilities with restricted views and where the purpose of that recreation is incidental to the view.</p> |

1. Note that the above criteria are indicators of the types of situation in which visual sensitivity of the given level may be expected - they are not intended to be definitions to be applied literally in all cases.
2. There is some discussion in the GLVIA as to whether private views from residential properties should be included within an LVIA, as they are a private (rather than a public) interest, but they have been included in this assessment on the basis that they are likely to matter most to local people. The appropriate weight to be applied to such views can then be determined by the decision maker.
3. When (as is usually the case) there has been no access into properties to be assessed, the assumption is made that ground floor windows are to habitable rooms in use during the day such as kitchens/dining rooms/living rooms, and that first floor rooms are bedrooms.

20. **Visual effects** were then determined according to the interaction between change and sensitivity (see Table 9 below), where effects can be either beneficial or adverse. Where the views are from a residential property, the receptor is assumed to be of high sensitivity unless otherwise stated.

| Table 9 ~ Significance Criteria for Visual Effects | |
|--|--|
| Significance | Typical Criteria ¹ |
| No Effect | No change in the view. |
| Insignificant | The proposals would not significantly change the view, but would still be discernible. |
| Slight | The proposals would cause limited deterioration (or improvement) in a view from a receptor of medium sensitivity, but would still be a noticeable element within the view, or greater deterioration (or improvement) in a view from a receptor of low sensitivity. |
| Moderate | The proposals would cause some deterioration (or improvement) in a view from a sensitive receptor, or less deterioration (or improvement) in a view from a more sensitive receptor, and would be a readily discernible element in the view. |
| High | The proposals would cause significant deterioration (or improvement) in a view from a sensitive receptor, or less deterioration (or improvement) in a view from a more sensitive receptor, and would be an obvious element in the view. |
| Major | The proposals would cause a high degree of change in a view from a highly sensitive receptor, and would constitute a dominant element in the view. |

1. Note that the above criteria are indicators of the types of situation in which visual effects of the given level of significance may be expected - they are not intended to be definitions to be applied literally in all cases.

21. **Photographs** were taken with a digital camera with a lens that approximates to 50mm. This is similar to a normal human field of view, though this field of view is extended where a number of separate images are joined together as a panorama. Photographs were taken in September 2019 and December 2020, and visibility during the site visits was good (by definitions set out on the Met Office website, i.e. visibility was between 10 to 20km).
22. The Landscape Institute have produced guidance on the use of visualisations (Technical Guidance Note 06/19, Visual Representation of Development Proposals, September 2019). As its title suggests, this guidance is largely to do with how a proposed development is illustrated, but does also contain sections on baseline photography. Section 1.2.7 states that '*Photographs show the baseline conditions; visualisations show the proposed situation*', though it does then also go on to provide guidance for what it refers to as 'Type 1 Visualisations', which are in fact baseline images - 'Annotated Viewpoint Photographs'. The detailed guidance for these images suggests that panoramic images should be presented at A1 size. As this guidance is extensive, and is intended for use where visualisations such as photomontages are also produced, it has been followed for this assessment in terms of its general recommendations regarding lens types, noting where images have been combined into panoramas and the use of annotations to describe the content of the photographs and the extent of the site within them, but not in terms of all of the recommendations for presentation of images. The photographs included within this assessment are intended as general representations of what can be seen from the viewpoints used, and are not a replacement for observing the site and the views on the ground - any decision maker making use of this assessment should visit the site, and the photographs are simply an *aide-memoire* to assist consideration following a site visit, not a replacement for it.

23. A useful concept in considering the potential visual effects of a development is that of the visual envelope (or zone of visual influence, ZVI). This is the area from within which the development would be visible. Any significant visual effects will therefore be contained within this area, and land falling outside it need not be considered in terms of visual effects. The area from within which the various elements of the proposed development would be visible has therefore been estimated using the manual approach set out in the GLVIA (section 6.7), with map interpretation, rough cross sections where required, site observation using an eye height of 1.7m and visualisation of the potential visibility of the proposed development. The boundary shown for the visual envelope is an estimate - it is not a firm or absolute boundary, and should be taken as an indication of the area from within which views of the development are likely to be possible. In some cases, some limited views of parts of the new development may be obtained from areas outside the identified visual envelope, from more distant properties or from elevated, distant vantage points, above intervening vegetation or other screening features, and such views are referred to where appropriate in the assessment.

