

Land at Halsnead Garden Village Phase 3

Landscape and Visual Impact
Assessment

Appendix 6.1
LVIA Methodology

**Taylor
Wimpey**

JANUARY 2026





Beehive Lofts
Beehive Mill
Jersey Street
Manchester
M4 6JG

T: 0161 228 7721
E: mail@randallthorp.co.uk
www.randallthorp.co.uk

Project/ doc reference	1008
Author	JF
Checker	DL
Format check	EH
QM Status	Checked
Product Status	Issue
Check date	January 2026

W:\1008 Fox Wood, Halsnead GV\5 Docs\RT docs\06 LVIA\Appendices\Appendix 6.1 LVIA Methodology.docx

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1. Guidance

1.1. The Landscape and Visual Impact Assessment (LVIA) will be undertaken in accordance with the following:

- Guidelines for Landscape and Visual Impact Assessment Third Edition (GLVIA 3) – Landscape Institute (LI) and the Institute of Environmental Management and Assessment (IEMA) (2013)
- Technical Guidance Note LITGN-2024-01 Notes and Clarifications on Aspects of Guidelines for Landscape and Visual Impact Assessment Third edition (GLVIA) – Landscape Institute (2024)
- Technical Guidance Note 02/21 – Assessing landscape value outside national designations - Landscape Institute (2021)
- Technical Guidance Note 06/19 - Visual Representation of Development Proposals - Landscape Institute (2019)
- Technical Information Note 01/2017 - Tranquillity – An overview - Landscape Institute (2017)

2. Approach

2.1. The following sets out the approach to the assessment.

Establishing the Landscape and Visual Baseline

- establish the landscape and visual context of the site, including where appropriate, reference to the built context
- establish the landscape components within the site along with any specific aesthetic or perceptual qualities of the site or views around the site which contribute to landscape character or visual amenity
- identify the landscape receptors (aspects of the landscape including character and physical features) and visual receptors (individuals and/or defined groups of people) which have the potential to be affected by the proposed change
- define the study area
- consider the value attached to the landscape

Describing the Development and Measures incorporated to Mitigate Potential Effects

- describe aspects of the development which have potential to cause landscape/visual effects in the particular context, and the measures incorporated into the scheme to mitigate such effects

Identifying and Describing the Likely Landscape and Visual Effects

- provide an assessment of the sensitivity of the landscape in its context, taking in to account the susceptibility of the landscape receptor to the proposed change and the value attached to the landscape receptor
- provide an assessment of the sensitivity of the identified visual receptors, taking in to account the susceptibility of the visual receptor to the proposed change and the value attached to the particular

view

- identify the potential landscape effects of the mitigated proposals (i.e. the scheme) at key stages of the scheme: i.e. at completion of the scheme; and at 15 years after the completion of landscape works. This latter stage will be described as the residual landscape effect and will be summarised at the end of the assessment
- identify the potential effects of the scheme on views and visual amenity at the same key stages identified above

2.2. **Diagram 1** below provides an overview of the process for establishing the significance of landscape effects. It shows the factors which are considered to determine the value of the landscape receptors which, combined with the susceptibility of the landscape receptors, establishes the sensitivity. The magnitude of effect on landscape receptors is assessed by considering the size and scale of effect, geographical extent and duration.

2.3. **Diagram 2** below provides an overview of the process for establishing the significance of visual effects. It shows the factors which are considered to determine the value of the visual receptors which, combined with the susceptibility of the visual receptor, establishes the sensitivity. The magnitude of effect on visual receptors is assessed by considering the size and scale of effect, geographical extent and duration.

DIAGRAM 1: CONSIDERATIONS CONTRIBUTING TO ESTABLISHING THE SIGNIFICANCE OF LANDSCAPE EFFECTS.

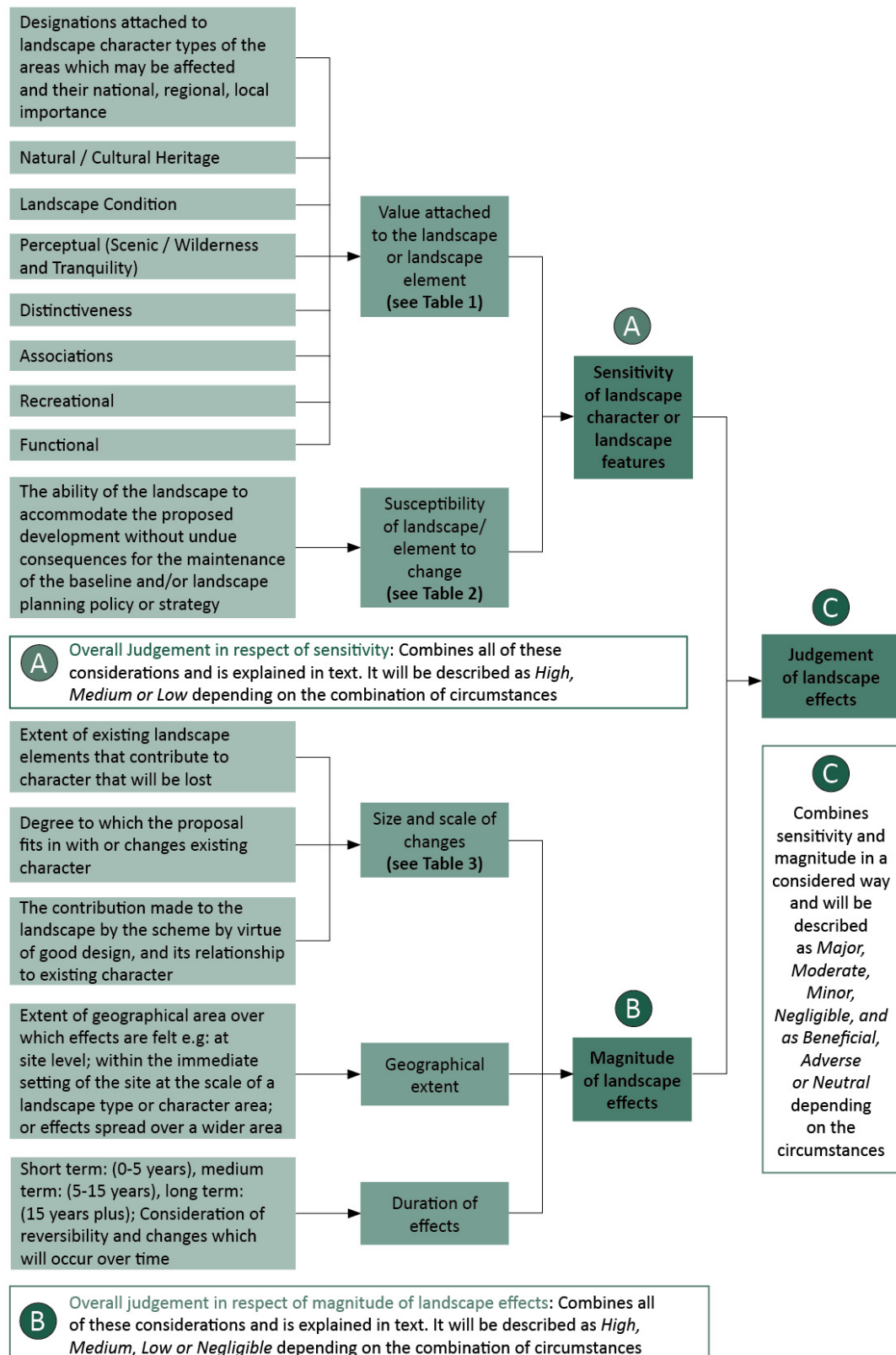
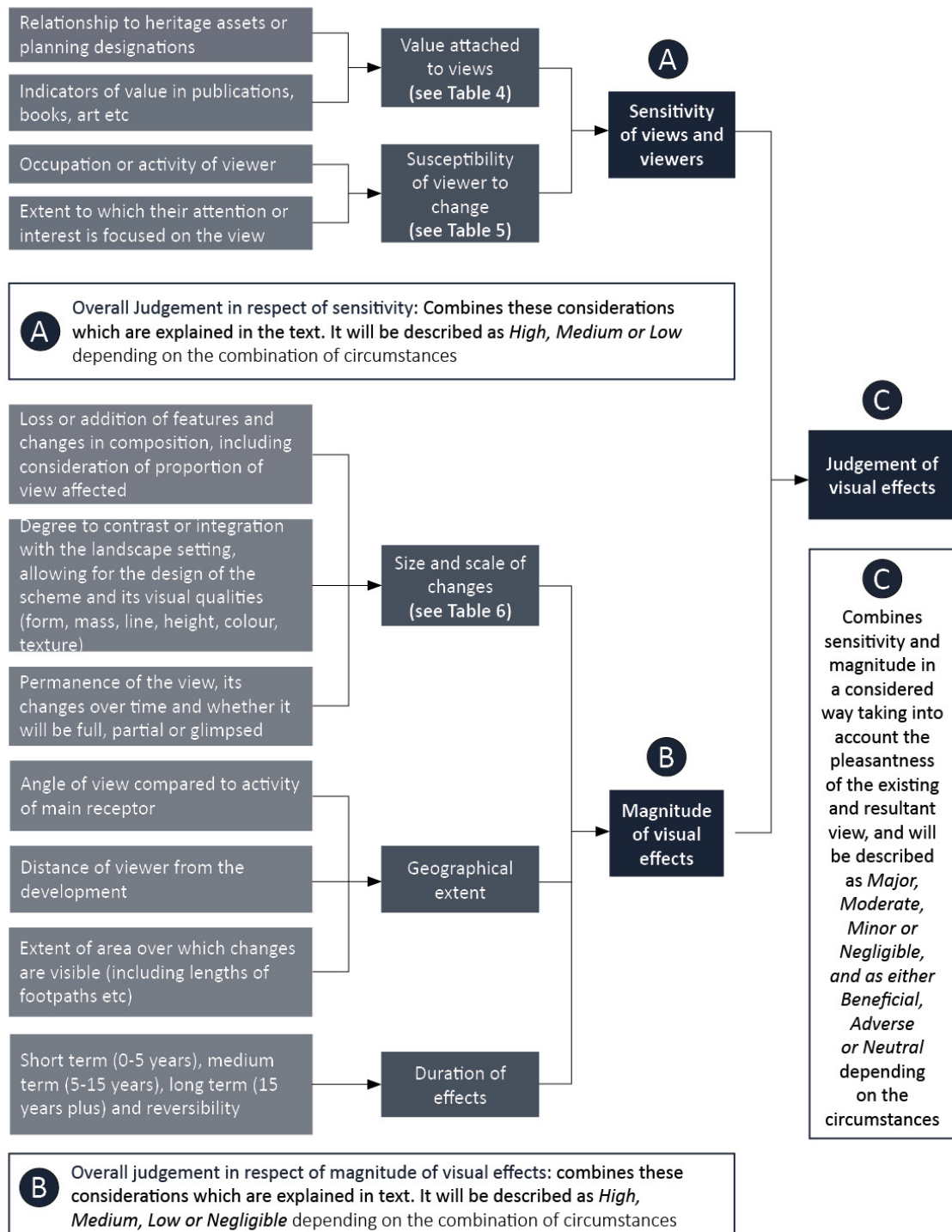
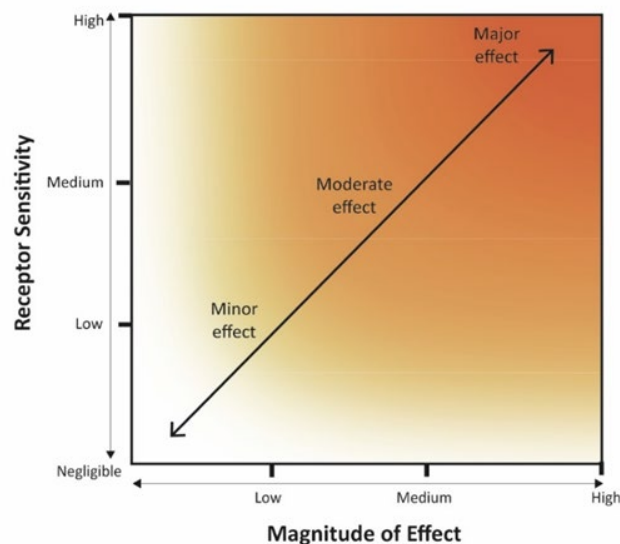


DIAGRAM 2: CONSIDERATIONS CONTRIBUTING TO ESTABLISHING THE SIGNIFICANCE OF VISUAL EFFECTS.



- 2.4. The effects of the proposed development on the landscape and visual receptors identified are described as being Major, Moderate, Minor or Negligible and either Adverse, Beneficial or Neutral.
- 2.5. Negligible change refers to a barely perceptible change. Neutral change recognises that there will be a change to the features/characteristics, but the change will be in keeping with the existing characteristics and would not cause degradation or enhancement.
- 2.6. **Diagram 3** below indicates the general relationship between sensitivity and magnitude of change. However, this is not applied in a prescriptive manner and professional judgement is used to assess the balance of the effect according to the individual circumstances.

DIAGRAM 3: INDICATIVE GUIDE TO RELATIONSHIP BETWEEN SENSITIVITY AND MAGNITUDE OF CHANGE



3. Establishing the Landscape and Visual Baseline

- 3.1. Baseline information relating to landscape and visual aspects will be gathered through a combination of desk studies and site survey.

Desk Study

- 3.2. Review of the following typical documents will assist with the evaluation of the landscape and views:

- National Planning Policy
- Local Planning Policy
- Neighbourhood Plans
- Supplementary Planning Documents
- National Landscape Character Areas

- Local Landscape Character Assessments

3.3. In addition, desk studies will include:

- Review and analysis of landform, field and settlement patterns using Ordnance Survey mapping and public rights of way mapping
- Review of landscape characteristics and landscape grain using aerial photographs
- Review of available relevant site-specific technical reports, including ecology, arboriculture, and heritage reports

Site Survey

3.4. A survey of the site and study area will be carried out by an experienced chartered Landscape Architect to confirm the following:

- The visual characteristics of the landscape
- The distribution and management of vegetation which affects site visibility
- The true extent of visibility of the site including the range of views of the site from publicly accessible locations such as public rights of way (PRoW) and roads in the vicinity

Photography Methodology

3.5. A photographic survey will be carried out to obtain views from readily accessible public viewpoints. A digital SLR camera (Nikon D3300) with a 50mm equivalent fixed lens will be used with the camera hand-held to obtain normal eye height. Photographs included in the assessment are presented as representative of views from visual receptors with the intention of aiding the understanding of the descriptive text provided within this assessment. Where appropriate, frames will be joined together to create panoramas which are representative of normal forward vision with a horizontal field of view of 120 degrees, and which may be extended up to a maximum of 180 degrees. This complies with the Visual Representation of Development Proposals, Technical Guidance Note 06/19 in respect of Type 1, Annotated Viewpoint Photographs.

3.6. Users of the M62 are considered in the assessment, however for safety and accessibility reasons, the assessment relies upon Google Streetview imagery and photographs taken from within the Site to consider potential effects upon views from the M62.

Identification of Sensitive Receptors

3.7. The selection of landscape receptors will be informed by desk study and site visits and will include the character areas, the overall character of the locality, as well as the landscape features within the site. The effects upon the character of the site in isolation from its perceived setting will not be assessed, as the site is always perceived in its wider context. TGN'21 paragraph 2.4.5, bullet 5, recognises that *"Value is best appreciated at the scale at which a landscape is perceived – rarely is this on a field-by-field basis"*.

3.8. The selection of visual receptors will be informed by desk study and site visits and will include people with views towards the site from publicly accessible locations such as public rights of way, public open spaces and roads.

Identification of the Study Area

- 3.9. In line with GLVIA the study area includes “..the site itself and the full extent of the wider landscape around it which the proposed development may influence in a significant manner” (GLVIA3 para 5.2).
- 3.10. The extent of the study area will be informed by desk study and site survey. A computer-generated Zone of Theoretical Visibility will not be undertaken. The site is located adjacent to existing areas of housing and mature trees, therefore longer distance view are restricted by intervening built form and vegetation. Existing buildings within the vicinity will be used as a reference point and the visual analysis will rely upon study of the existing topographical baseline and site observation taking in to account the existing terrain, vegetation and intervening development.

4. Assessing Landscape Effects

Landscape Sensitivity

- 4.1. The sensitivity of a landscape receptor to change is defined as high, medium or low and is based on weighing up professional judgements regarding **value** and **susceptibility**.
- 4.2. The assessment of landscape sensitivity will be made with reference to **Table 1 (Guidelines for establishing landscape value)** and **Table 2 (Guidelines for establishing landscape susceptibility)** with any further explanation felt to be necessary set out in text.

LANDSCAPE VALUE

- 4.3. Landscape designations will be taken into account, although the value attached to undesignated landscapes is also considered.
- 4.4. Landscape value is defined in GLVIA3 (para 5.19) as “the relative value that is attached to different landscapes by society”.
- 4.5. Landscape Institute Technical Guidance Note TGN 02-21 ‘Assessing Landscape Value outside National Designations’ was published in May 2021. This provides information and guidance to landscape professionals and others who need to make judgments about the value of a landscape (outside national landscape designations) in the context of the UK Town and Country Planning system.
- 4.6. The value of the landscape is established taking into account the landscape planning designations, the range of factors identified in advice contained within Landscape Institute TGN 02-21.
- 4.7. An overall assessment of value is made for each landscape receptor in terms of high, medium and low value. This is based on the guidance in **Table 1**.

Table 1: Guidelines for establishing landscape value			
Criteria	Indicators of landscape value		
	Higher value		Lower value
Value of designated landscape			
	Landscapes and features designated at international and national level (e.g. World Heritage sites National Parks, National Landscapes, ancient woodland).	↔	Landscapes and features that are not formally designated (although see below for assessing landscape value outside nationally designated landscapes).
Value of non- designated landscape (LCT, LCA, character of immediate area)			
Natural heritage	Provides critical functions as part of a recognised network of nature conservation areas, natural and semi-natural habitat, woodlands and wetlands. Contains nature conservation designations.	↔	Land serving few nature conservation functions with no or very limited recognisable managed networks. No nature conservation designation.
Cultural heritage	Contains designated historic landscape features or contributes to a historic landscape setting.	↔	No historic features identified by specialists.
Landscape condition	Well managed landscape with a high-quality structure and good range of quality vegetation/features or natural/semi-natural environment where a lack of vegetation is characteristic (e.g. moorland).	↔	Fair to poorly managed landscape which may have a discontinuous landscape structure, peripheral vegetation but little to no or poor-quality vegetation/features within the site.
Perceptual (scenic)	Coherent, harmonious, and unusually attractive landscape which is in good condition with few atypical/detracting elements, rural/natural character and dark skies. Iconic/key views.	↔	Ordinary landscape, lacking coherence and structure with a large proportion of derelict or degraded land, poor quality features, significant human activity/ urbanisation and a poor sense of rural character.
Perceptual (wildness and tranquillity)	Perception of notable tranquillity across a wide area and complete removal from urban life. High degree of wildness/remoteness.	↔	Little to no perception of tranquillity, removal from urban life, sense of place or remoteness.
Distinctiveness	Nationally rare and distinctive landscape type/ key component of the LCA which may be unique/scarce within a region/ exemplar of type/above average.	↔	Landscape type/key component of the LCA which is commonplace and can easily be found within the region/ elements which are atypical/ uncharacteristic.
Associations	Landscape identified in art or literature of national importance or identified in published material such as regional guides.	↔	Landscape with no evidence of associations with artists, writers or events in history which might contribute to perceptions of natural beauty.
Recreational	Contributing to openly accessible major recreational facilities, well used and interpreted paths and trails or other active recreational areas.	↔	Little or no contribution to public amenity, limited public access with few Public Rights of Way or footpaths which have little to no evidence of use.
Functional	Landscape which performs a clearly identifiable and valuable function, particularly in the healthy functioning of the landscape.	↔	Landscape which has no clearly identifiable function.
Value of landscape elements/features within the site			
Natural elements/features (landform, vegetation, waterbodies)	Landform which contributes significantly to the wider area; woodland, trees and hedges protected in law or by planning designation (ancient woodland, TPO etc); high quality waterbodies or those which contribute significantly to the wider area and may be exemplar of type.	↔	Nondescript landform; self-sown and scrub vegetation which would be readily replaced; nondescript grassland; lack of trees and hedgerows; lack of waterbodies or poor-quality waterbodies with no linkage.
Man-made elements/features (heritage features, stone walls etc)	High quality features, recreational facilities and historic features of importance/ exemplar of type which are part of a wider network.	↔	No historic features, recreational facilities or poor-quality/discordant/ atypical/uncharacteristic features with no linkage to wider area.

LANDSCAPE SUSCEPTIBILITY

- 4.8. Susceptibility to change is defined in GLVIA3 (para 5.40) as *'the ability of the 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.'*
- 4.9. Consideration will be given to the susceptibility of each landscape receptor to the type of development proposed within the site, taking into account the characteristics of the site and how these reflect or contribute to the overall characteristics of the wider landscape character. An overall assessment of susceptibility is made for each landscape receptor in terms of high, medium and low susceptibility. This is based on the guidance in **Table 2**.

Table 2: Guidelines for establishing landscape susceptibility			
Criteria	Indicators of landscape susceptibility		
	Higher susceptibility		Lower susceptibility
Susceptibility of landscape character (LCT, LCA, character of immediate area)			
Natural qualities (landform, land cover, hydrology, scale)	Low tolerance due to: distinctive/complex landforms; flat/featureless with low levels of containment; coastal landscapes; intact/diverse landscapes; natural landcover; strong landscape pattern; scale of development inappropriate to scale of the landscape.	↔	High tolerance due to: undulating landscape with higher levels of containment; lowland/ flat landform; degraded landscape; commercial forestry; previously developed land; weak pattern; scale of development appropriate to scale of the landscape.
Cultural/social qualities (land use, built form, cultural heritage, settlement and enclosure)	Low tolerance due to: sparsely settled/unpopulated landscape; absence of modern development; absence of infrastructure; presence of small-scale vernacular/historic settlement.	↔	High tolerance due to: densely settled; concentrated urban development; major infrastructure/ transport corridors/ utilities; absence of historic/vernacular settlement.
Visual/aesthetic qualities (scenic quality, skylines, view lines, landmarks, intervisibility)	Low tolerance due to: high scenic quality; open/exposed views; prominent skylines; long/far reaching views; iconic views; views to/from landmarks; views from scenic routes; gateways/approaches; strong intervisibility with areas of acknowledged landscape sensitivity (i.e. designated/locally important landscapes)	↔	High tolerance due to: low scenic quality; contained views (i.e. enclosed by vegetation/built form); obscured skylines; foreshortened views; no visual landmarks; low intervisibility with surrounding areas.
Perceptual qualities (openness, tranquillity, remoteness, sense of place)	Low tolerance due to: strong association with landscape; strong sense of openness; tranquil; remote from human activity and development; strong sense of place.	↔	High tolerance due to: weak association with landscape; noisy; close to human activity and development; weak sense of place.
Susceptibility of landscape features within the site			
Natural features (landform, vegetation, waterbodies)	Low tolerance due to: significant natural features which form a coherent green network, are important to the landscape character and which would inevitably be lost or would act as a significant constraint to site planning.	↔	High tolerance due to: lack of natural features, urban scrub species, poor quality features or features which have clear potential to easily be retained.
Man-made features (cultural heritage features, stone walls)	Low tolerance due to: important/designated historic elements, high quality recreational facilities and man-made features which are characteristic of the area and which would inevitably be lost or would act as a significant constraint to site planning.	↔	High tolerance due to: poor quality man-made features; discordant man-made features; lack of historic features or features which have clear potential to easily be retained.

Magnitude of Landscape Effect

- 4.10. The overall judgement of magnitude of landscape effect is based on combining professional judgements on **size or scale of change, geographical extent, duration and reversibility**.
- 4.11. The final assessment of the magnitude of effect affecting each landscape receptor will be described as high, medium, low or negligible and a judgement will be made as to whether the effects are adverse, beneficial or neutral. Negligible change refers to a barely perceptible change.

SIZE AND SCALE OF CHANGE

- 4.12. An overall assessment of size and scale of change is made for each landscape receptor in terms of high, medium, low and negligible change. This is based on the guidance in **Table 3**. Change can be negative or positive and indicators of these types of change are included within the table.

GEOGRAPHICAL EXTENT OF LANDSCAPE CHANGES

- 4.13. There are three levels of geographical extent which broadly reflect the landscape receptors considered. These are set out below and considered within **Table 3**.
- **Changes in character of the landscape type or character area:** The effects of changes within the site on the relevant landscape character area or landscape type will be considered in terms of the proportion of total area affected, and the role played by the site within the relevant area as identified in the baseline.
 - **Changes to the character of the area immediately around the site:** The extent of the locality affected by changes within the site will be identified. In most cases this area will reflect the visual envelope of the site. Changes to the character of the locality may be confined to a well-defined small area or may affect a more widespread area, or there may be a graded effect across an area.
 - **Changes at site level:** Changes to landscape components will normally be confined to the site level unless off-site mitigation is proposed. The assessment will identify whether there are large, medium or low scale changes to landscape components over the whole site, or whether changes are perhaps confined to a small part of the site.

IDENTIFYING THE DURATION OF LANDSCAPE EFFECTS

- 4.14. The duration is judged as:
- **Long term** – over 15 years
 - **Medium term** – 5-15 years
 - **Short term** - below 5 years
- 4.15. Reversibility can be:
- **Irreversible** - permanent
 - **Partially reversible** - semi-permanent
 - **Reversible** - temporary

Table 3: Guidelines for establishing magnitude of landscape effects			
Criteria		Indicators of degree of magnitude	
		Higher degree of magnitude	Lower degree of magnitude
Size and scale of change to landscape character (LCT, LCA, character of immediate area)			
Natural qualities (landform, land cover, hydrology, scale)	Extensive change to natural qualities. - Substantial losses which cannot be replaced and/or addition of intrusive natural elements. + Addition of elements which extensively improve natural qualities and/or removal of intrusive elements.	↔	Limited change to natural qualities. - Minor losses which can be replaced. + Addition of elements which reflect the local landscape and reinforce natural qualities. Removal of atypical natural elements.
Cultural/social qualities (land use, built form, cultural heritage, settlement and enclosure)	Extensive change to cultural/social qualities. - Uncharacteristic proposals which disregards existing townscape/settlement pattern/built form. + Proposals which reinforce existing townscape/settlement pattern/built form.	↔	Limited change to cultural/social qualities. - Proposals which are somewhat out of character with the existing townscape/settlement pattern/built form. + Proposals which have a limited but positive effect upon townscape/settlement pattern/built form.
Visual/aesthetic qualities (scenic quality, skylines, view lines, landmarks, intervisibility)	Higher intervisibility with surrounding landscape. Extensive change to visual qualities. - Loss of important view lines, views to land marks and views of prominent skylines. + Removal of visually intrusive elements. Strengthening of the scenic character and quality.	↔	Lower intervisibility with surrounding landscape. Minor change to visual qualities. - Minor reduction in scenic quality. Minor loss of view lines. + Removal of elements of poor visual quality. Enhancement of the scenic character and quality.
Perceptual (openness, tranquillity, remoteness, sense of place)	Changes to fundamental perceptual characteristics. - Extensive loss of a sense of place and openness. Extensive reduction in tranquillity/remoteness. + Removal of intrusive elements. Extensive improvement to sense of place, openness or tranquillity.	↔	Limited change to perceptual characteristics. - Minor loss of sense of place, open scenery and minor reduction in tranquillity/remoteness. + Removal of elements of poor quality. Minor improvement to sense of place, openness or tranquillity.
Size and scale of change to landscape features within the site			
Natural features within the site (landform, vegetation, waterbodies)	Extensive change to natural features within the site. - Extensive loss or damage to natural features. Addition of intrusive elements. + Removal of intrusive elements. Creation of new features, resulting in extensive improvement to landscape structure.	↔	Limited change to natural features within the site. - Minimal damage to natural features and landscape structure. Addition of atypical elements. + Removal of atypical elements. Creation of new features resulting in minor improvements to landscape structure.
Man-made features within the site (cultural heritage features, stone walls)	Extensive change to man-made features within the site. - Extensive loss of historic features, high quality man-made features or recreational facilities. Addition of intrusive elements. + Removal of intrusive elements. Addition of high quality features resulting in extensive improvement to man-made elements and recreational facilities.	↔	Limited change to man-made features within the site. - Limited loss of quality man-made features, or recreational facilities. Addition of atypical elements. + Removal of atypical elements. Minor additions/improvements which have a limited but positive effect.
Geographical extent of landscape change			
Landscape character (LCT, LCA, character of immediate area) and features within the site	Effect felt across a large proportion of the landscape receptor. Change in landscape characteristics potentially affecting multiple landscape character types/areas. Change to landscape character and/or features extending considerably beyond the immediate site context.	↔	Effect felt across a small proportion of landscape receptor. Change in landscape features and/or character extending contained within or local to the immediate site and affecting only a small part of the landscape character type/areas.

Assessing the significance of landscape effects

- 4.16. Conclusions reached regarding the **sensitivity** of the landscape receptors and the **magnitude** of landscape effect will be combined to draw an overall judgement about the significance of the effects on each of the identified landscape receptors. **Diagram 3** within section 2 above provides an indicative guide to the relationship between sensitivity and magnitude of change.
- 4.17. Landscape effects will be described as **major, moderate, minor or negligible** and the changes may be **adverse, beneficial or neutral**.

5. Assessing Visual Effects

Visual Sensitivity

- 5.1. The sensitivity of a visual receptor to change is defined as high, medium or low and is based on weighing up professional judgements regarding **value** and **susceptibility**.
- 5.2. The assessment of visual sensitivity will be made with reference to **Table 4 (Guidelines for establishing value of views)** and **Table 5 (Guidelines for establishing visual susceptibility)** with any further explanation felt to be necessary set out in text.

VALUE OF VIEWS

- 5.3. GLVIA3, paragraph 6.37 relates to the value attached to views and states:

“Judgements should also be made about the value attached to views experienced. This should take account of:

- *recognition of the value attached to particular views, for example in relation to heritage assets, or through planning designations;*
- *indicators of the value attached to the view by visitors, for example through appearances in guidebooks or on tourist maps, provision of facilities for their enjoyment (such as parking places, sign boards and interpretive material) and references to them in literature or art (for example ‘Ruskin’s View’ over Lunedale, or the view from Cob in Porthmadog over Traeth Mawr to Snowdonia which features in well-known Welsh paintings, and the Queen’s View in Scotland).”*

- 5.4. An overall assessment of value is made for each visual receptor in terms of high, medium and low value. This is based on the guidance in **Table 4**.

Table 4: Guidelines for establishing value of views

<i>Indicators of value of views</i>		
Higher value		Lower value
Views which are: • Part of a nationally designated landscape (National Park or National Landscape, registered park or garden). • A visitor attraction, recognised for its landscape or scenic qualities such as National Trust or English Heritage properties/landscape, stately homes and or designed parklands, public park or country park. • Highlighted as a scenic view in publications and maps. • Open spaces that contribute to the character of notable historic places such as Conservation Areas and ancient monuments. • Associated with art or literature. • Landscapes that have emotional value for people, such as burial grounds, church yards, cemeteries. • Landscapes that are integral to the enjoyment of the viewer or their appreciation of a high value landscape (TGN'21 Table 1).	↔	Views which are: • Part of an undesignated landscape. • Not visitor attractions or recognised for their scenic qualities. • Not documented in publications or maps. • Incidental with no contribution to the character of notable places. • Not associated with art or literature. • Unremarkable views with little to distinguish them from any other local views. • Not views which people would travel to, and may be experienced by smaller numbers of people.

ESTABLISHING THE SUSCEPTIBILITY OF VISUAL RECEPTORS

- 5.5. The susceptibility of viewers to changes in the view is a function of their occupation and the extent to which they are focussed on a view.
- 5.6. An overall assessment of susceptibility is made for each visual receptor in terms of high, medium and low susceptibility. This is based on the criteria in **Table 5**.

Table 5: Guidelines for establishing visual susceptibility

<i>Indicators of visual susceptibility</i>		
Higher susceptibility		Lower susceptibility
People whose attention is focussed on the landscape or on particular views, and where views of the surroundings are an important contributor to the experience e.g.: - people engaged in informal outdoor recreation; - visitors to landscape or heritage attractions; - communities where views contribute to the landscape setting enjoyed by residents; - People travelling on routes that are recognised as scenic routes.	↔	People whose attention is largely focussed on their activity such that setting is of marginal importance to the experience e.g.: - people engaged in active sport; - people at their place of work; - People travelling to work or everyday travel; - People travelling on roads or rail at higher speed i.e., A-roads and motorways.

Magnitude of Visual Effect

- 5.7. The overall judgement of magnitude of visual effect is based on combining professional judgements on **size or scale of change, geographical extent, duration and reversibility**.
- 5.8. The final assessment of the magnitude of effect affecting each visual receptor will be described as high, medium, low or negligible and a judgement will be made as to whether the effects are adverse, beneficial or neutral. Negligible change refers to a barely perceptible change.

SIZE AND SCALE OF CHANGE

- 5.9. An overall assessment of size and scale of change is made for each visual receptor in terms of high, medium, low and negligible change. This is based on the guidance in **Table 6**. Change can be negative or positive and indicators of these types of change are included within the table.

GEOGRAPHICAL EXTENT OF VISUAL CHANGES

- 5.10. The geographical extent of the visual effect will vary with different viewpoints and is likely to reflect the angle of view, the distance of the viewpoint from the proposed development and the extent of the area over which the changes would be visible. This is based on the guidance in **Table 6**.

IDENTIFYING THE DURATION OF VISUAL EFFECTS

- 5.11. The duration is judged as:
- Long term** – over 15 years
 - Medium term** – 5-15 years
 - Short term** - below 5 years

5.12. Reversibility can be:

- **Irreversible** - permanent
- **Partially reversible** - semi-permanent
- **Reversible** - temporary

Table 6: Guidelines for establishing the magnitude of effect on views			
Criteria	Size or scale of change/Geographic extents to views		
	Higher degree of change		Lower degree of change
Size or scale of change			
Loss or addition of features, changes to the composition, proportion of the view occupied	Elements which occupy a large proportion of the view. - Loss of elements which make a significant positive contribution. Addition of intrusive elements. + Loss of elements which are intrusive. Addition of elements which make a significant positive contribution.	↔	Elements which occupy a minor proportion of the view. - Loss of elements which make a minor positive contribution to the view. Addition of elements which are not wholly consistent with other elements in the view. + Loss of elements which are atypical. Addition of elements which marginally improve the view.
Degree of contrast or integration of proposals into the view	Substantial change to complexity or simplicity of existing view. - Failure to integrate proposals into a wider scene. Proposals would be prominent, may block attractive skylines or important view lines and would undermine the integrity of the view. + Proposals would fully integrate with the wider scene and may provide enclosure, delivering screening of a currently unattractive view.	↔	Minor change to the existing simplicity or complexity of the view. - Proposals would partially integrate within the wider scene, introducing elements which contrast somewhat and cause a minor deterioration in the view. + Proposals would integrate with the wider scene, with minimal improvement to the view.
Nature of view	Fully open and unfiltered view of the proposals. Expansive views of the proposals. Lengthy views.	↔	Heavily filtered or glimpsed view of the proposals. Proposals form a sliver within the view. Glimpsed views.
Geographical extent			
Angle and focus of view in relation to activity of receptor	Viewer focussed on view of the proposals. Stationary view.	↔	Viewer not focussed towards the proposals. A fleeting view along a sequential journey.
Distance and extent of view affected	Due to proximity and angle of view the whole view will be changed. Substantial enclosure of a currently open view with proposals in close proximity to the viewer.	↔	Due to distance or angle of view a small amount of a wider view will be changed. Minimal enclosure of currently open view.

Assessing the significance of visual effects

- 5.13. Conclusions reached regarding the **sensitivity** of the visual receptors and the **magnitude** of visual effect will be combined to draw an overall judgement about the significance of the effects on each of the identified visual receptors. **Diagram 3** within section 2 above provides an indicative guide to the relationship between sensitivity and magnitude of change.
- 5.14. Visual effects will be described as **major, moderate, minor** or **negligible** and the changes may be **adverse, beneficial or neutral**.

6. Assumptions and Limitations

- 6.1. The assessment will be based on the architectural plans and elevations and the Landscape Masterplan. Material presented within the Design and Access Statement provides contextual information.
- 6.2. The assessment considers effects at initial completion of development and 15 years post completion i.e. when landscape treatments have matured. For the purposes of this assessment the height of structural planting 15 years post planting is assumed to be at least 8-10m. Although most development will generally be permanent (irreversible) in landscape and visual terms the effects will change over time due to the natural growth of vegetation. The change experienced at year 1 of a development will be different to that experienced after different periods of growth in vegetation. For this reason, the effects of development at year 1 may be assumed to be temporary until any vegetation proposed within the scheme is well established. The assessment undertaken at year 15 allows for growth of vegetation to reasonable maturity and indicates the final permanent effect.
- 6.3. The assessment considers daytime effects. Night-time effects are not considered unless the site is located within an intrinsically dark landscape. Otherwise, it is expected that views include existing sources of light from other nearby properties and cars and as such any change is expected to be negligible.
- 6.4. Effects on residential receptors outside of public areas will not be included in the assessment. With regards to the visual amenity of the residents of private properties, Landscape Institute Guidance Note LITGN-2024-01 regarding GLVIA3 states: *“An LVIA should consider views from local communities focusing on the way that a community currently experiences views from public locations such as streets and open spaces and how those will change. Views from houses and individual properties are a matter of private amenity, noting that it is an established planning principle that there is no right to a view”*.
- 6.5. Visual analysis will be determined by a combination of desk study and field work, with site observations taking into account the existing buildings around the site, existing terrain, vegetation and intervening development.
- 6.6. Effects deemed to be significant are those which are moderate , moderate -major or major.

7. Cumulative Assessment

- 7.1. Paragraph 7.3 of GLVIA3 considers the definition of cumulative effects as addressed by Scottish Natural Heritage (SNH). Although the SNH definitions are primarily associated with windfarm development, the guidance is now widely used. It defines:
- Cumulative effects as *“the additional changes caused by a proposed development in conjunction with other similar developments or as the combined effect of a set of developments, taken together”* (SNH, 2012:4).
 - Cumulative landscape effects, as effects that *“can impact on either the physical fabric or character of the landscape, or any special values attached to it”* (SNH, 2012:10).
 - Cumulative visual effects, as effects that can be caused by combined visibility, which *“occurs where the observer is able to see two or more developments from one viewpoint and/or sequential effects which occur when the observer has to move to another viewpoint to see different developments”* (SNH, 2012:10).
- 7.2. When establishing an appropriate study area for the cumulative assessment, GLVIA3 paragraph 7.21 recommends the use of recognised character areas that the proposals are within.
- 7.3. The focus of the cumulative landscape assessment is on the effects of the development in question in conjunction with the developments identified as part of the ES scoping exercise.
- 7.4. In accordance with GLVIA3 paragraph 7.5, the task will be kept reasonable and *“the emphasis in EIA is on likely significant effects, rather on comprehensive cataloguing of every conceivable effect that might occur”*.
- 7.5. In accordance with GLVIA3 paragraph 7.25/7.27, once the range of developments to be considered is established, the approach to assessing the significance of cumulative effects will be guided by the same principles as the main project assessment.



Randall Thorp
Beehive Lofts
Beehive Mill
Jersey Street
Manchester
M4 6JG

+44 (0)161 228 7721
mail@randallthorp.co.uk

randallthorp.co.uk

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