

## LANDSCAPE AND VISUAL IMPACT ASSESSMENT

for  
Golf Course Amendments, 9 Hole Golf Academy, Driving Range, Golf Clubhouse, ~~Five A~~  
~~Side Football Pitches, Tennis Courts, Bowling Green,~~  
Car Parking and Landscaping

Kirkby Valley Golf Club  
Ingoe Lane,  
Kirkby,  
Liverpool L32 4SS



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## **Landscape and Visual Impact**

### **1.1 Introduction**

The initial Landscape and Visual Impact Assessment was assessed on Planning Application 21/00744/FUL. During a planning meeting on the 14<sup>th</sup> July 2021 it was determined to revise the application with a series of amendments these are summarised as:

- Removal of football/ tennis/ bowls and associated infrastructure.
- A redevelopment of the existing 18 Hole Golf Course.
- A re design of the Clubhouse and Driving Range
- A redevelopment of the existing clubhouse to an academy.
- Associated reconfiguration of the car park

The modifications to the golf course and car park are not calculated to have a change to the visual impact of the development, the same is also true with the retention of the existing clubhouse building as the mass of the building remains largely unaltered.

To this end the revised Landscape and Visual Impact assessment will focus on the redesigned Driving Range and Clubhouse Buildings.

To recap:

International Design Group (IDG) was appointed by L32 Trading Ltd. to carry out a landscape and visual assessment for the proposed amendments to golf holes 1 to 18, the new 9-hole golf course, Golf Driving Range, Golf Clubhouse, ~~Five A Side Football Pitches, Tennis Courts, Bowling Green,~~ Car Parking and associated Landscaping.

This Landscape Visual Impact Assessment sets out to define the existing landscape and visual baseline environments; assess their sensitivity to change; describe the key landscape and visual related aspects of the proposed development; describe the nature of the anticipated change upon both the landscape and visual environments, and assess the magnitude and significance of these changes.

No cumulative effects, with respect to other developments are assessed.

Night-time effects are not considered to be relevant to this assessment.

The application drawings and Design and Access Statement provide full details of the proposals.

The assessment was conducted in April and the site surrounded by deciduous vegetation is therefore at maximum visibility. It is considered that during summer months the proposal would have a lesser impact on the surrounding environment. Visibility was clear and suitable for an assessment.

#### **1.1.1 *Site Location and Context***

The site comprises the existing 1<sup>st</sup> to 18<sup>th</sup> Holes of Kirkby Valley Golf Course and a vacant disused open space which abuts the main golf course, the A506 and Aintree Lane. The study area is split by the river Alt. The river Alt is thought to be too shallow to be navigable by river craft and has no pedestrian access. Woodland Priority Habitat Network (England) list 'High Spatial Priority' along Moor Lane and Valley Road up to Field Lane, but 'Lower Spatial Priority' to the specific study site. National Historic Landscape Characterisation list the study as: Dominant Broad Type: RECREATION and Dominant Type: SPORTS.

Knowsley Council Local Plan Policies Map list the site as Green Belt and Urban Green Space. Despite the fact the site is very large it is not directly abutted by residences. Due to the large volume of perimeter trees on the site it is extremely well screened and affords very few views into it.

#### 1.1.2 **Scope and Methodology**

The LVIA of the proposals has been undertaken using a methodology developed in accordance with guidance provided in the Institute of Environmental Management and Assessment and Landscape Institute (LI/IEMA) document, "Guidelines for Landscape and Visual Impact Assessment" (LI/IEMA, 3rd edition 2013). See Appendix 1 for detailed LVIA methodology.

The site and its surrounding was visited in June 2019 which views could be gained, and photographs taken using a digital camera.

Photographs were taken inline with

- **TGN-06-19 Visual Representation of development proposals**
- **TIN 07/19 Visual representation Glossary**
- **TIN 08/19 Camera Auto Settings**
- **TIN 09/19 Earth curvature**

The assessment comprises the following stages:

- Baseline conditions through desk studies and site appraisal to establish landscape and visual receptors, noting any specific values;
- Judgement of receptor sensitivity to the proposed changes;
- A description of the scheme including design proposals which seek to avoid, minimise or mitigate adverse effects.
- Judgement of magnitude of effects to the proposed receptors.
- Judgement of the overall level of effect, through consideration of sensitivity and magnitude of change.

The terms used in LVIA are not absolute, and often combinations of effects are experienced. The assessment is based as far as is practicably possible, upon criteria set out in the detailed methodology. However, judgements are always subjective, and, in such instances, professional experience supported by clear evidence and reasoned argument is utilised.

This LVIA provides an assessment of the proposals from identified key views. Distant views of the proposal are unlikely, and if they do occur indistinguishable to the naked eye and therefore deemed to have no impact on those views.

Whilst the site is visible from private property these are excluded from this report along with private roads.

## Section 13 of the National Planning Policy States

### 13. Protecting Green Belt land

The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

‘Openness’ is completely undefined as a term, but maybe described as the physical openness of a space and the visual openness of a space.

**145. Once Green Belts have been defined, local planning authorities should plan positively to enhance their beneficial use, such as looking for opportunities to provide access; to provide opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and biodiversity; or to improve damaged and derelict land.**

130. Planning policies and decisions should ensure that developments:

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

*This report will determine if the visual openness has been compromised.*

## OPERATIONAL EFFECTS - Landscape receptors

The following paragraphs describe the potential effects to the identified landscape receptors. This includes consideration of the sensitivity of the receptors and the magnitude of change.

All effects are permanent and long term.

The site

- Sensitivity – high;
- Type of impact - direct impact;
- Description of change – construction of a clubhouse and driving range building
- Effect on character – no change
- Magnitude of change – Negligible.
- Overall level of effect – low within the perimeter screening.

Wider landscape character

- Sensitivity – low;
- Type of impact – marginal intensification of existing use which is largely screened from the general public (see visual assessment);
- Description of change – the construction two building specific to the support of the sporting activity.;
- Effect on character – low
- Magnitude of change – low
- Overall level of effect – low

Overall, in relation to visual effects, the proposals are considered to provide negative but low effects on the basis that they will detract from the current condition but due to substantial perimeter planting the impact is minimal.

## **MITIGATION**

It not considered either appropriate or practical on this appraisal. Whilst local planning policy states

A new development must

e) aim to either conserve, enhance or restore important landscape features in accordance with the latest local and national guidance.

The proposed development is surrounded by substantial and mature landscape, to such an extent that the only views that are genuinely measurable are from the Valley Road A506. Any views that are possible set the proposed buildings within the treeline.

It is not considered that any further planting could mitigate this visual impact and the existing conditions are sufficient to prevent the development from impacting on the visual openness of the greenbelt.

In order to undertake this impact assessment study, a number of clear stages were identified and addressed in accordance with the prescribed methodology. These stages included the following:

- An understanding and description of the proposed Golf Course, Associated buildings and Open Spaces;
- A desk study by IDG of current Local Plans for the site and surrounding areas and of existing landscape character assessments for the site and surrounding areas, both at national and local level;
- An assessment of the existing views of the site from the agreed representative viewpoint locations;
- Identification of the range of visual receptor groups within the study area;
- On-site assessment of the magnitude and significance of impacts upon landscape character and the existing visual environmental arising from the proposed development.

#### 1.2.4 *Landscape Value*

The usual basis of recognising certain valued landscapes is through the application of a local or national landscape designation. However, landscapes may be valued by different communities for a wide variety of reasons without any formal designation, appreciating for example, scenic beauty, special cultural associations, the influence of special conservation interests or the existence of a consensus about importance, either locally or nationally. The Countryside Agency/Scottish Natural Heritage advice provides a list of criteria that can be used in the identification of valued landscapes. These comprise 'scenic quality', 'landscape quality', 'conservation interests', 'rarity' and 'representativeness' and other values such as 'wildness', 'cultural associations', 'tranquillity' and 'remoteness'.

Landscape value may be assessed on the basis of five different levels (very high, high, medium, low and very low).

#### 1.2.5 *Landscape Quality*

The Countryside Agency/Scottish Natural Heritage guidance indicates that landscape quality is based on judgements about the physical state of the landscape and about its intactness. Landscape quality also reflects the state of repair of individual elements and features that make up the character of a place.

### **1.3 Baseline Landscape Assessment**

#### 1.3.1 *Introduction*

The site is located 8.2 miles North East of Liverpool centre in the Knowlsey Local Council area and part of the Green Belt and Urban Greenspace in the local plan. The key characteristic of the existing landscape is Woodland Priority Habitat Network (England) list 'High Spatial Priority' along Moor Lane and Valley Road up to Field Lane, but 'Lower Spatial Priority' to the specific study site. National Historic Landscape Characterisation list the study as: Dominant Broad Type: RECREATION and Dominant Type: SPORTS.

The main site is a semi improved grassland a large scale and open, the existing 1<sup>st</sup> and 18<sup>th</sup> holes are an unimproved grass monoculture that is typical of a golf course, the site located in a residential suburb of Liverpool. The site and the golf course itself comprise a range of indigenous trees and shrubs of which, the proposal involves the removal of 238 trees <sup>4</sup> & <sup>5</sup>. Which is comprised of:

Category B Trees: 3 removed.

Category C Trees: 223 removed.

Category D Trees: 12 removed.

In addition there is 449m of hedgerows to be removed.

The proposed scheme is to replace trees on a 2 for 1 basis.

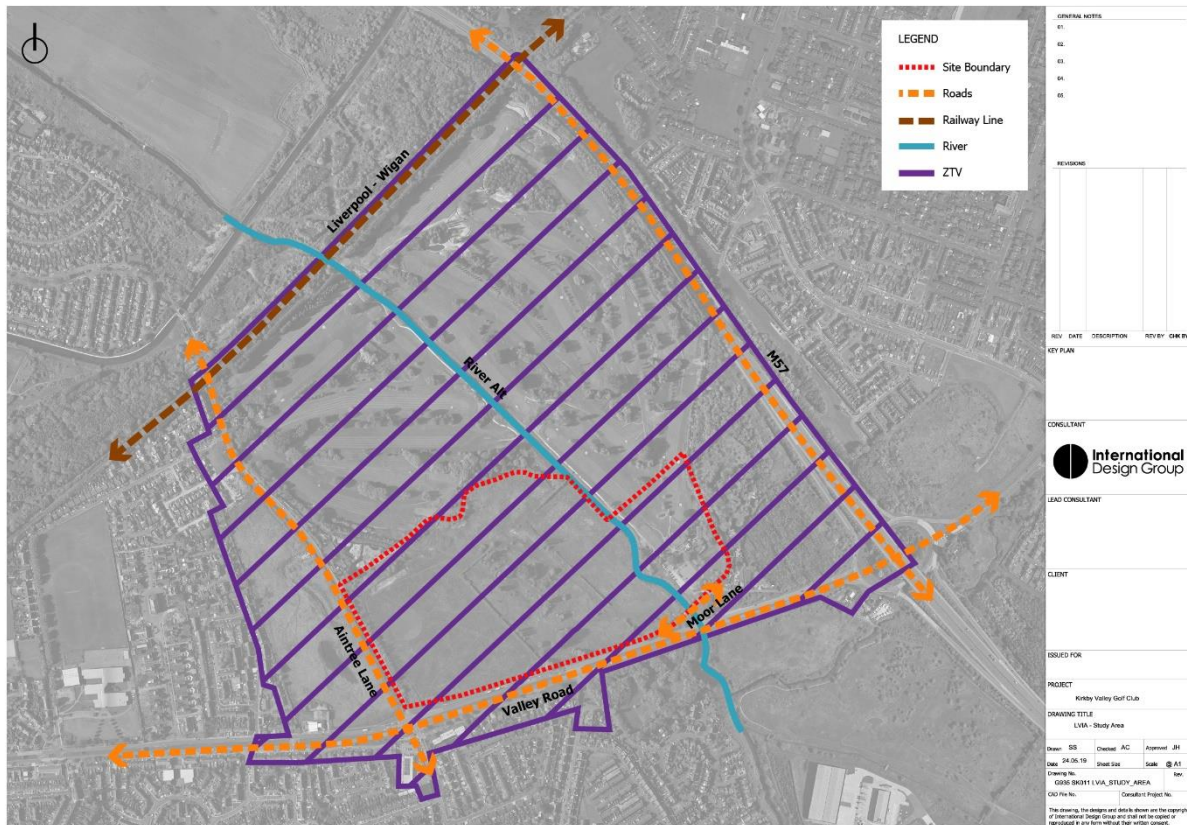
The main site may be described as open and despite its size and location it is well screened to the general public. Historically, the land was part of the main golf course but this activity has since become redundant creating a large open space which attracts antisocial activities. The main site comprises semi improved grassland whilst the existing golf course comprises intensively managed grassland fit for the purpose of playing golf; the boundary edge abutting the perimeter is made up of an undulating grassland terrain with a mix of mature un-managed and self-seeded indigenous tree and shrub species. These areas are typically the most species diverse on a golf course.

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<sup>4</sup> Number of Trees according to Tree Survey by Tree Solutions Arboriculture Consultants

<sup>5</sup> Tree Categories according to British Standard BS 5837:2012

The Zone of Theoretical Visibility (ZTV) generated for the Kirkby Valley Golf Course proposed development is never more than 170m from the existing site boundary. An initial visit to the site determined that it would only be possible from the places indicated on the map overleaf and throughout this report.



After detailed study the ZTV was further reduced in-line with areas that overlook the proposed works, resulting the photographic viewpoints.

### 1.3.2 Recreational Resources in the Study Area

The site is set within the existing Golf Centre estate, with restricted access. There are no public footpaths running through the site, however the main derelict site is frequently trespassed by members of the public.

### 1.3.3 *Landscape Designations*

The proposed site is at Kirkby Valley Golf Course, the proposed works cover Holes 1 to 18 as well an unused parcel of land within the estate, and the application area is 802,992.5m<sup>2</sup> (80.3 Hectares).

The immediate environment of the existing golf course consists of a large open area of unimproved grassland to facilitate the practise needs of golfers, this is set in a heavily wooded environment. The main parcel of land comprises semi improved grassland, this area is vacant open land with no specified use.

The skyline is screened on all sides by the heavy tree planting. The existing golf course site is currently intensively managed for the purposes of golf course operations whilst the adjacent parcel is unmanaged.

## 1.4 Project Description

The proposal is for:

- Amendments to the existing hole 1 to 18.
- Golf Driving Range Outfield and Building
- Adventure Golf Course
- Car Parking and Landscaping
- 9 Hole Academy Golf Course
- Golf Clubhouse
- ~~5 a-Side Football Pitches~~
- ~~Tennis Courts~~
- ~~Bowls Green~~

### The Main Course

The proposal is to re-route the golf course so that Hole 1 and hole 18 will cross over the river Alt. Holes 1-18 will be refurbished but will stay in a like for like routing. In addition to this a purpose built 9 Hole golf academy, driving range, adventure golf area and clubhouse will also be constructed. All will be constructed to modern Golf Course construction and golf safety standards. It is proposed to import 316,157 m<sup>3</sup> of inert fill material so that the topography can be aesthetically sculpted, this will improve safety and significantly improve drainage.

### The Driving Range

To support the main golf course it is proposed to add a purpose built driving range, illuminated with pit lighting to minimise light pollution, the driving range will provide 16 all-weather driving range bays. Driving ranges are popular with a variety of golfers from improvers to learners. This also provides golf to those who may find the accessibility of a traditional golf course challenging.

The new golf driving range building which is specifically designed for as a low profile structure for a parkland setting, is constructed from insulated external wall panels and its appearance is thought to be typical of a light agricultural structure. The range will be a single storey range building.

It is considered that this building is essential to the running of a recreational facility. The use of a covered range will allow year round play. The range will be contained by 15m high ball stop netting to the perimeter of the outfield.

### Adventure Golf

The Adventure Golf holes are constructed on a concrete base, type 1 fill with AstroTurf top surface. The Adventure golf area is heavily planted with ornamental planting and is surrounded by a 1.2m black steel bow top fence. The adventure golf area has a continuous astroturf finish to maximise mobility.

There are no proposed features, thus retaining the openness of the area and not creating a visually intrusive screen from anywhere within or externally to the site. The proposed fencing will be visually permeable and therefore, also not create any visually intrusive screen and not harm the openness or character of the area.

### Car Parking

The existing car park (205 spaces) for the current clubhouse will be retained in its current location to facilitate overflow parking from the new Clubhouse and facilities locations.

Parking will have low level bollard lighting.

#### Golf Clubhouse

The Golf Clubhouse is a two storey building, finished with a rendered façade and profiled roof. The changing facilities and golf tuition studios located below the existing ground level. The ground floor comprises a bar/restaurant with toilets/changing back of house and pro-shop, the first floor is primarily to serve functions whilst outside space is provided for delivery yard and buggies.

### **1.5 Potential Impacts on Landscape Character**

#### *1.5.1 Overview of Impacts*

The proposed development would introduce 3 new buildings, sports facilities and car parking into the green belt.

The Clubhouse and Driving Range buildings will only be visible from Valley Road, properties along Moor Lane, Longmore Lane and Fazakerley Sports and social club. Views are possible from Aintree lane where breaks in the hedge occur. There is no view of the site from the M57 and the trainline at 400m away does not get a clear view of the proposed works.

Residents of Ingoe lane have a disrupted view of the carpark due to heavy planting.

The property 'Mather Cottage' on Aintree Lane is heavily screened and has no view of the proposed works. In addition properties to Oxtan Close have no direct view of the proposed works due to heavy planting.

#### *1.5.2 Impacts on Landscape Character Areas*

It is predicted that the proposed development would not have significant impact on the existing landscape character of the site. In the majority of instances the proposal is to replace a derelict golf course and facilities with a golf course and facilities for a modern development. The development will have a positive impact on the value and quality of the site for golf players, members of the public and also the sites ecology, while the changes will not be significant for the public. It is anticipated that the proposed development retain the majority of the openness of the site.

The proposed development is suited to landform, scale and pattern of the existing landscape.

Due to these reasons, the overall magnitude of change is considered to be **low** within the study area, on account that the significant alterations to the key elements about the A506, and although post development change will be clear, the underlying landscape will return to its original purpose of being active golf course and associated facilities.

It must be noted that the LVIA was conducted during June and the majority of the deciduous trees were in full leaf, the perimeter structural planting to the site and also tree planting along Valley Road is significant and block significant views.

## **1.6 Potential Impacts on Visual Amenity**

### *1.6.1 Introduction*

Definition of the existing baseline environment is integral to undertaking any visual impact assessment. The first step in understanding this environment is a preliminary review of the site and its surrounding area. This familiarization process allows subsequent judgments to be made about visual sensitivity to change. A number of representative viewpoints were selected to help define the existing baseline environment and these were used to assess existing baseline conditions and the impacts that are likely to result from the proposed development.

1. The proposed development from the pedestrian footpath, on the Southern carriageway of the Valley Road looking towards the river ALT.
2. View along the perimeter of the Southern boundary of the site, from the public footpath, facing a Westerly direction.
3. The proposed development from the pedestrian footpath on the Southern carriageway of the Valley Road looking due North.
4. The proposed development from the pedestrian footpath on the Southern carriageway of the Valley Road looking due West.
5. The proposed development from the pedestrian footpath, on the Southern side of Moor Lane of the Valley Road looking towards the bridge over the river ALT.
6. The proposed development from the pedestrian footpath, on the Southern side of Moor Lane of the Valley Road looking due North.
7. The proposed development from the pedestrian footpath, on the Southern side of Moor Lane of the Valley Road looking due West.
8. The proposed development from the pedestrian footpath, mid-way along the Southern side of Moor Lane of the Valley Road looking due North.
9. The proposed development from the pedestrian footpath, mid-way along the Southern side of Moor Lane of the Valley Road looking due West.
10. The proposed development from the pedestrian footpath, from Moor Court looking due East.
11. The proposed development from the Aldi Car park, junction of Coplehouse Lane and Longmoor Lane.
12. View of Moor Court showing screening from Street Trees.
13. The proposed development from Longmoor Lane.
14. The proposed development from the mid-way along Longmoor Lane.
15. View from access steps to Fazakerley Sports and Social Club.
16. The proposed development from a break in the hedge on Aintree Lane.
17. The proposed development from a break in the hedge on Aintree Lane looking East.
18. View Along Valley Road East towards the Application main Entrance.
19. View from residences of Ingoe Lane towards the Existing Car Park



#### 1.6.2 Existing Visual Environment

Far-reaching views of Kirkby Valley Golf Course are virtually impossible to achieve due to the site topography, and its surrounding landscape, which is on near flat and level land. Surrounding mature tree and shrub vegetation also contribute to screening of far and close range views. Kirkby Valley Golf Course is bordered by Valley Road to the South and Aintree Lane to the East. There are nearby residential properties to Ingoe Lane, Oxton Close, Moore Lane and Mather Cottage, all of which are heavily screened.

Ingoe Lane is a Conservation Area. It is noted that the Conservation listing makes a recommendation to 'Improve the entrance to the golf course which appears incomplete and remove the large steel containers from the car park entrance'.

### 1.6.3 *Extent of Visibility*

The site itself is broadly level with a variation throughout the site of no more than 5m in isolated areas. The area of the site on the eastern side of the river Alt is a gentle undulating terrain typical of a parkland golf course, this area of the site is not overlooked either from the properties on Ingoe Lane or from the M57 motorway. Part of the Golf Course falls within the Environment Agencies Flood Zone 2 category. The screening is primarily due to the heavy vegetation. The larger parcel of the site on the Western side of the River Alt is well screened as there are no direct views into the site. Some views are possible along the Valley Road, the residences of Moor Lane, Moor Court, users of Aldi at Coplehouse Lane, intermittent views from Aintree Lane, residents of Longmoor Lane and users of Fazakerley Sports and Social Club.

The proposed development of golf and sporting activities will be predominately at ground level with exception of mounding and shaping integral to the creation of golf features such as tees, greens, bunkers, fairways and driving ranges, however 3 proposed buildings will be up to two stories in height. The site is crossed by no public footpaths.

### 1.6.4 *Sensitivity of Visual Receptors*

Residents and those whose principal preoccupation is with the enjoyment of the open countryside and the outdoor environment are common on this site. The consideration of these stakeholders will take up the majority of this LVIA.

### 1.6.5 *Assessment of Visual Amenity Receptors*

A photographic visual assessment of the site was undertaken on the 13<sup>th</sup> November 2018, at 11 am in sunny conditions.

All panoramic views are digitally assembled photographs with minor adjustments made to brightness and contrast where necessary. All images are also cropped to a width representative of the normal field of view for a human eye, when stood in a stationary position, facing in one direction.

The proposed development site is indicated where appropriate.

The proposed development from the pedestrian footpath, on the Southern carriageway of the Valley Road looking towards the river ALT - Refer to Viewpoint Photograph 1.

Pedestrian travelling along the southern pavement get partial views of the golf course entrance, views are heavily screened by boundary vegetation. Other than the removal of the entrance sign it is not anticipated that this view will alter.

Magnitude of change is that it is considered to be **very low** and with a **high** sensitivity of receptor, this generates a **not significant** level of impact. Bearing in mind the existing character of the site itself, it is also considered that the nature of the proposed development would be **neutral**.

**LEGEND**

----- Site Boundary

**View 1**

AVR LEVEL3

Theoretical Viewing Distance 540mm on A3

Location Valley Road

Co ordinates 53°28'18"N 2°54'29"W

Bearing 8° N

Camera Nikon D3200

Frame Type Single Frame

Focal Length 50mm

Horizontal FOV 39°

Vertical FOV 27°

Date of Photograph 10th June 2019

Weather Bright Sunshine

Eye Level 17 m AOD

Distance to Proposed Site 34 m

**Notes:**

This view should be viewed flat.

Theoretical viewing distance states the distance the viewer can observe the image to maintain proportional representation of the view as if physically on site.





Kirkby Valley Golf Club- View 1- Existing View

June 2019

View along the perimeter of the Southern boundary of the site, from the public footpath, facing a Westerly direction- Refer to Viewpoint Photograph 2

The view along the pedestrian path will remain very similar, the hedging to either side will be replanted and the footpath re-surfaced.

Magnitude of change is that it is considered to be **very low** and with a **high** sensitivity of receptor(s), this generates a **not significant** level of impact. Bearing in mind the existing character of the site itself, it is also considered that the nature of the proposed development would be **neutral**.



View 2  
AVR LEVEL 3  
Theoretical Viewing Distance 540mm on A3  
Location Footpath next to: Valley Road  
Co ordinates 53°28'19"N 2°54'29"W  
Bearing 240° SW  
Camera Nikon D3200  
Frame Type Single Frame  
Focal Length 50mm  
Horizontal FOV 39°  
Vertical FOV 27°  
Date of Photograph 10th June 2019  
Weather Bright Sunshine  
Eye Level 18 m AOD  
Distance to Proposed Site 8 m  
Notes:  
This view should be viewed flat.  
Theoretical viewing distance states the distance the viewer can observe the image to maintain proportional representation of the view as if physically on site.





Kirkby Valley Golf Club- View 2- Existing View

June 2019

**View 2 - Footpath next Valley Road towards the Entrance**



**Kirkby Valley Golf Club- View 2- Proposed View**

June 2019

The proposed development from the pedestrian footpath on the Southern carriageway of the Valley Road looking due North. - Refer to Viewpoint Photograph 3.

*The view north from the footpath looks directly into the site. This existing view is of un-managed perimeter planting and dilapidated concrete fence posts. The proposed hedging will limit expanse of the view after the development, the new clubhouse will be visible from the footpath.*

Magnitude of change is that it is considered to be **high** and with a **high** sensitivity of receptor(s), this generates a **significant** level of impact. Bearing in mind the existing character of the site itself, it is also considered that the nature of the proposed development would be **beneficial**.



View 3  
AVR LEVEL 3  
Theoretical Viewing Distance    540mm on A3  
Location    Valley Road  
Co ordinates    53°28'17"N 2°54'29"W  
Bearing    349° N  
Camera    Nikon D3200  
Frame Type    Single Frame  
Focal Length    50mm  
Horizontal FOV    39°  
Vertical FOV    27°  
Date of Photograph    10th June 2019  
Weather    Bright Sunshine  
Eye Level    20 m AOD  
Distance to Proposed Site 8 m  
Notes:  
This view should be viewed flat.  
Theoretical viewing distance states the distance the viewer can observe the image to maintain proportional representation of the view as if physically on site.



**View 3 - Valley Road towards the Site**



**Kirkby Valley Golf Club- View 3- Existing View**

June 2019

**View 3 - Valley Road towards the Site**



**Kirkby Valley Golf Club- View 3- Proposed View**

June 2019

The proposed development from the pedestrian footpath on the Southern carriageway of the Valley Road looking due West - Refer to Viewpoint Photograph 4

*The view from the footpath on the southern side of the Valley Road looks West. The main perimeter hedgerow remains, large trees in the internal area of the site are removed and the apex of the Clubhouse Roof the new golf club signage are visible. The proposed building and signage are below the treeline and in keeping with the scale of the perimeter.*

Magnitude of change is that it is considered to be **medium** and with a **high** sensitivity of receptor(s), this generates a **not significant** level of impact. Bearing in mind the existing character of the site itself, it is also considered that aspects of the nature of the proposed development would be **negative** although does not compromise the openness of the greenbelt.



### Site Boundary

View 4  
AVR LEVEL 3  
Theoretical Viewing Distance 540mm on A3  
Location Valley Road  
Co ordinates 53°28'17"N 2°54'29"W  
Bearing 306° NW  
Camera Nikon D3200  
Frame Type Single Frame  
Focal Length 50mm  
Horizontal FOV 39°  
Vertical FOV 27°  
Date of Photograph 10th June 2019  
Weather Bright Sunshine  
Eye Level 20 m AOD  
Distance to Proposed Site 32 m  
Notes:  
This view should be viewed flat.  
Theoretical viewing distance states the distance the viewer can observe the image to maintain proportional representation of the view as if physically on site.





Kirkby Valley Golf Club- View 4- Existing View

June 2019



Kirkby Valley Golf Club- View 4- Proposed View

June 2019

The proposed development from the pedestrian footpath, on the Southern side of Moor Lane of the Valley Road looking towards the bridge over the river ALT - Photograph 5

*The view from Moor Lane is across a residential road and the traffic light junction of the dual carriageway, it is set back considerably reducing the sensitivity of the receptor(s). The vegetation of the site from this angle will remain broadly similar with the profile of the new clubhouse visible within the tree line.*

Magnitude of change is that it is considered to be **medium** and with a **medium** sensitivity of receptor(s), this generates a **not significant** level of impact. Bearing in mind the existing character of the site itself, it is also considered that the nature of the proposed development would be **neutral**.



|                                                                                                                                                                 |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| View 5                                                                                                                                                          |
| AVR LEVEL 3                                                                                                                                                     |
| Theoretical Viewing Distance 540mm on A3                                                                                                                        |
| Location Valley Road                                                                                                                                            |
| Co ordinates 53°28'14"N 2°54'40"W                                                                                                                               |
| Bearing 67° E                                                                                                                                                   |
| Camera Nikon D3200                                                                                                                                              |
| Frame Type Single Frame                                                                                                                                         |
| Focal Length 50mm                                                                                                                                               |
| Horizontal FOV 39°                                                                                                                                              |
| Vertical FOV 27°                                                                                                                                                |
| Date of Photograph 10th June 2019                                                                                                                               |
| Weather Bright Sunshine                                                                                                                                         |
| Eye Level 20 m AOD                                                                                                                                              |
| Distance to Proposed Site 40 m                                                                                                                                  |
| Notes:                                                                                                                                                          |
| This view should be viewed flat.                                                                                                                                |
| Theoretical viewing distance states the distance the viewer can observe the image to maintain proportional representation of the view as if physically on site. |





Kirkby Valley Golf Club- View 5- Existing View

June 2019



Kirkby Valley Golf Club- View 5- Proposed View

June 2019

The proposed development from the pedestrian footpath, on the Southern side of Moor Lane of the Valley Road looking towards the bridge over the river ALT – Refer to Viewpoint Photograph 6

*The view from this footpath is heavily screened by the hedge which abuts it. However the the Apex of the driving range roof will be visible but not the signage. Again, large trees are removed from the centre of the site which reduces the tree line.*

Magnitude of change is that it is considered to be **medium** and with a **high** sensitivity of receptor(s), this generates a **not significant** level of impact. Bearing in mind the existing character of the site itself, it is also considered that the nature of the proposed development would be **negative** although not comprising the openness of the greenbelt.



View 6  
AVR LEVEL3  
Theoretical Viewing Distance 540mm on A3  
Location Valley Road  
Co ordinates 53°28'14"N 2°54'40"W  
Bearing 347° N  
Camera Nikon D3200  
Frame Type Single Frame  
Focal Length 50mm  
Horizontal FOV 39°  
Vertical FOV 27°  
Date of Photograph 10th June 2019  
Weather Bright Sunshine  
Eye Level 20 m AOD  
Distance to Proposed Site 41 m  
Notes:  
This view should be viewed flat.  
Theoretical viewing distance states the distance the viewer can observe the image to maintain proportional representation of the view as if physically on site.





Kirkby Valley Golf Club- View 6- Existing View

June 2019



**Kirkby Valley Golf Club- View 6- Proposed View**

June 2019

The proposed development from the pedestrian footpath, on the Southern side of Moor Lane of the Valley Road looking due West - Refer to Viewpoint Photograph 7

*The view along the main road shows little alteration to the perimeter planting other than some trimming to the hedge and verge planting. Some interior trees are shown to have gone.*

Magnitude of change is that it is considered to be **medium** and with a **high** sensitivity of receptor(s), this generates a **not significant** level of impact. Bearing in mind the existing character of the site itself, it is also considered that the nature of the proposed development would be **negative** although not compromising the openness of the greenbelt.



View 7  
AVR LEVEL3  
Theoretical Viewing Distance 540mm on A3  
Location Valley Road  
Co ordinates 53°28'14"N 2°54'40"W  
Bearing 310° NW  
Camera Nikon D3200  
Frame Type Single Frame  
Focal Length 50mm  
Horizontal FOV 39°  
Vertical FOV 27°  
Date of Photograph 10th June 2019  
Weather Bright Sunshine  
Eye Level 20 m AOD  
Distance to Proposed Site 40 m  
Notes:  
This view should be viewed flat.  
Theoretical viewing distance states the distance the viewer can observe the image to maintain proportional representation of the view as if physically on site.





Kirkby Valley Golf Club- View 7- Existing View

June 2019



**Kirkby Valley Golf Club- View 7- Proposed View**

June 2019

The proposed development from the pedestrian footpath, mid-way along the Southern side of Moor Lane of the Valley Road looking due North - Photograph 8

*The view from Moor Lane is across a residential road and a dual carriageway. It is set back considerably, reducing the sensitivity of the receptor(s). The vegetation from to the site from this angle will remain broadly similar with some features such the driving range coming into view marginally.*

Magnitude of change is considered to be **very low** and with a **medium** sensitivity of receptor(s), this generates a **not significant** level of impact. Bearing in mind the existing character of the site itself, it is also considered that the nature of the proposed development would be **neutral**.



View 8  
AVR LEVEL 3  
Theoretical Viewing Distance 540mm on A3  
Location Valley Road  
Co ordinates 53°28'14"N 2°54'40"W  
Bearing 5° N  
Camera Nikon D3200  
Frame Type Single Frame  
Focal Length 50mm  
Horizontal FOV 110°  
Vertical FOV 27°  
Date of Photograph 10th June 2019  
Weather Bright Sunshine  
Eye Level 21 m AOD  
Distance to Proposed Site 43 m  
Notes:  
This view should be viewed flat.  
Theoretical viewing distance states the distance the viewer can observe the image to maintain proportional representation of the view as if physically on site.



**View 8 - From Valley Road to Site**



**View 8 - From Valley Road to Site**



The proposed development from the pedestrian footpath, mid-way along the Southern side of Moor Lane of the Valley Road looking due West - Refer to Viewpoint Photograph 9

*The view from the residential side of the Moor Lane show that the development is completely screened from this location and results in no change to visual amenity.*

Magnitude of change is that it is considered to be **low** and with a **high** sensitivity of receptor(s), this generates a **not significant** level of impact. Bearing in mind the existing character of the site itself, it is also considered that the nature of the proposed development would be **neutral**.



View 9  
AVR LEVEL3  
Theoretical Viewing Distance 540mm on A3  
Location Valley Road  
Co ordinates 53°28'13"N 2°54'46"W  
Bearing 304° NW  
Camera Nikon D3200  
Frame Type Single Frame  
Focal Length 50mm  
Horizontal FOV 39°  
Vertical FOV 27°  
Date of Photograph 10th June 2019  
Weather Bright Sunshine  
Eye Level 21 m AOD  
Distance to Proposed Site 41 m  
Notes:  
This view should be viewed flat.  
Theoretical viewing distance states the distance the viewer can observe the image to maintain proportional representation of the view as if physically on site.





**View 9 - Access Road adjacent to Valley Road**

**Kirkby Valley Golf Club- View 9- Existing View**

June 2019

The proposed development from the pedestrian footpath, from Moor Court looking due East - Refer to Viewpoint Photograph 10

*Set back behind a residential road and a dual carriageway the sensitivity of the receptor is reduced. There is an addition to tree planting.*

Magnitude of change is that it is considered to be **very low** and with a **low** sensitivity of receptor(s), this generates a **not significant** level of impact. Bearing in mind the existing character of the site itself, it is also considered that the nature of the proposed development would be **neutral**.

| LEGEND                                 |               |
|----------------------------------------|---------------|
| <span style="color: red;">-----</span> | Site Boundary |

View 10  
AVR LEVEL 3  
Theoretical Viewing Distance 540mm on A3  
Location Valley Road  
Co ordinates 53°28'12"N 2°54'55"W  
Bearing 44° NW  
Camera Nikon D3200  
Frame Type Single Frame  
Focal Length 50mm  
Horizontal FOV 110°  
Vertical FOV 27°  
Date of Photograph 10th June 2019  
Weather Bright Sunshine  
Eye Level 24 m AOD  
Distance to Proposed Site 47 m  
Notes:  
This view should be viewed flat.  
Theoretical viewing distance states the distance the viewer can observe the image to maintain proportional representation of the view as if physically on site.



**View 10** - Access Road adjacent to Valley Road



**View 10** - Access Road adjacent to Valley Road



The proposed development from the Aldi Car park, junction of Copplehouse Lane and Longmoor Lane -Refer to Viewpoint Photograph 11

*Set back in the Aldi Car Park and looking over the dual carriageway, the sensitivity of the receptor is reduced. There is an addition to tree planting.*

Magnitude of change is that it is considered to be **high** and with a **low** sensitivity of receptor(s), this generates a **not significant** level of impact. Bearing in mind the existing character of the site itself, it is also considered that the nature of the proposed development would be **neutral**.

#### LEGEND

----- Site Boundary

View 11  
AVR LEVEL 3  
Theoretical Viewing Distance 540mm on A3  
Location Valley Road  
Co ordinates 53°28'11"N 2°54'58"W  
Bearing 41° NE  
Camera Nikon D3200  
Frame Type Single Frame  
Focal Length 50mm  
Horizontal FOV 39°  
Vertical FOV 27°  
Date of Photograph 10th June 2019  
Weather Bright Sunshine  
Eye Level 24 m AOD  
Distance to Proposed Site 70 m  
Notes:  
This view should be viewed flat.  
Theoretical viewing distance states the distance the viewer can observe the image to maintain proportional representation of the view as if physically on site.





Kirkby Valley Golf Club- View 11- Proposed View

June 2019



Kirkby Valley Golf Club- View 11- Existing View

June 2019

View of Moor Court showing screening from Street Trees - Viewpoint Photograph 12

*The apartment block views of the road and the application site beyond are significantly blocked by street trees, it is anticipated that they have no aspect of the application site. This building was not accessible during the visit.*

Magnitude of change is that it is considered to be **Very Low** and with a **high** sensitivity of receptor(s), this generates a **Not Significant** level of impact. Bearing in mind the existing character of the site itself, it is also considered that the nature of the proposed development would be **Not Significant**.



View 12  
AVR LEVEL 3  
Theoretical Viewing Distance 540mm on A3  
Location Valley Road  
Co ordinates 53°28'11"N 2°54'58"W  
Bearing 118° SE  
Camera Nikon D3200  
Frame Type Single Frame  
Focal Length 50mm  
Horizontal FOV 39°  
Vertical FOV 27°  
Date of Photograph 10th June 2019  
Weather Bright Sunshine  
Eye Level 24 m AOD  
Distance to Proposed Site 70 m  
Notes:  
This view should be viewed flat.  
Theoretical viewing distance states the distance the viewer can observe the image to maintain proportional representation of the view as if physically on site.



**View 12 - View of Existing Screening to Residents**



**Kirkby Valley Golf Club- View 12- Existing View**

June 2019

The proposed development from Longmoor Lane - Viewpoint Photograph 13

*Looking parallel with the Valley road east towards the development, showing the junction with Aintree Lane. There is an addition to tree planting.*

Magnitude of change is that it is considered to be **Low** and with a **High** sensitivity of receptor(s), this generates a **Not Significant** level of impact. Bearing in mind the existing character of the site itself, it is also considered that the nature of the proposed development would be **Not Significant**.



View 13  
AVR LEVEL3  
Theoretical Viewing Distance 540mm on A3  
Location Valley Road  
Co ordinates 53°28'11"N 2°54'58"W  
Bearing 45° NE  
Camera Nikon D3200  
Frame Type Single Frame  
Focal Length 50mm  
Horizontal FOV 110°  
Vertical FOV 27°  
Date of Photograph 10th June 2019  
Weather Bright Sunshine  
Eye Level 24 m AOD  
Distance to Proposed Site 72 m  
Notes:  
This view should be viewed flat.  
Theoretical viewing distance states the distance the viewer can observe the image to maintain proportional representation of the view as if physically on site.



**View 13** - From Supermarket towards site



**View 13** - From Supermarket towards site



The proposed development from the mid-way along Longmoor Lane - Viewpoint Photograph 14

*Looking parallel along Valley road east towards the development, showing the junction with Aintree Lane. There is an addition to tree planting.*

Magnitude of change is that it is considered to be **Low** and with a **high** sensitivity of receptor(s), this generates a **Not Significant** level of impact. Bearing in mind the existing character of the site itself, it is also considered that the nature of the proposed development would be **Not Significant**.

| LEGEND                                                                            |               |
|-----------------------------------------------------------------------------------|---------------|
|  | Site Boundary |

|                                                                                                                                                                 |                      |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| View 14                                                                                                                                                         |                      |
| AVR LEVEL3                                                                                                                                                      |                      |
| Theoretical Viewing Distance                                                                                                                                    | 540mm on A3          |
| Location                                                                                                                                                        | Valley Road          |
| Co ordinates                                                                                                                                                    | 53°28'10"N 2°55'05"W |
| Bearing                                                                                                                                                         | 74° E                |
| Camera                                                                                                                                                          | Nikon D3200          |
| Frame Type                                                                                                                                                      | Single Frame         |
| Focal Length                                                                                                                                                    | 50mm                 |
| Horizontal FOV                                                                                                                                                  | 39°                  |
| Vertical FOV                                                                                                                                                    | 27°                  |
| Date of Photograph                                                                                                                                              | 10th June 2019       |
| Weather                                                                                                                                                         | Bright Sunshine      |
| Eye Level                                                                                                                                                       | 24 m AOD             |
| Distance to Proposed Site                                                                                                                                       | 78 m                 |
| Notes:                                                                                                                                                          |                      |
| This view should be viewed flat.                                                                                                                                |                      |
| Theoretical viewing distance states the distance the viewer can observe the image to maintain proportional representation of the view as if physically on site. |                      |



**View 14 - View of Site from the West on the Valley Road**



**Kirkby Valley Golf Club- View 14- Existing View**

June 2019

**View 14 - View of Site from the West on the Valley Road**



**Kirkby Valley Golf Club- View 14- Proposed View**

June 2019

View from access steps to Fazakerley Sports and Social Club - Viewpoint Photograph 15

*Looking from the entrance steps from the Sports and Social club towards the site. Tree planting is opened up and newly developed golf course is visible from this aspect.*

Magnitude of change is that it is considered to be **Medium** and with a **Medium** sensitivity of receptor(s), this generates a **Not Significant** level of impact. Bearing in mind the existing character of the site itself, it is also considered that the nature of the proposed development would be **Not Significant**.



View 15  
AVR LEVEL3  
Theoretical Viewing Distance 540mm on A3  
Location Valley Road  
Co ordinates 53°28'12"N 2°55'06"W  
Bearing 98° E  
Camera Nikon D3200  
Frame Type Single Frame  
Focal Length 50mm  
Horizontal FOV 59°  
Vertical FOV 27°  
Date of Photograph 10th June 2019  
Weather Bright Sunshine  
Eye Level 29 m AOD  
Distance to Proposed Site 197 m  
Notes:  
This view should be viewed flat.  
Theoretical viewing distance states the distance the viewer can observe the image to maintain proportional representation of the view as if physically on site.



**View 15 - View from Fazakerley Social Club**



**View 15** - View from Fazakerley Social Club



The proposed development from a break in the hedge on Aintree Lane looking East - Refer to Viewpoint Photograph 16

*The view along Aintree lane looking towards Valley Road. The low value perimeter planting has been removed and a perimeter hedge re-instated.*

Magnitude of change is that it is considered to be **high** and with a **high** sensitivity of receptor(s), this generates a **significant** level of impact. Bearing in mind the existing character of the site itself, it is also considered that the nature of the proposed development would be **beneficial**.



View 16  
AVR LEVEL 3  
Theoretical Viewing Distance 540mm on A3  
Location Valley Road  
Co ordinates 53°28'16"N 2°55'00"W  
Bearing 134° SE  
Camera Nikon D3200  
Frame Type Single Frame  
Focal Length 50mm  
Horizontal FOV 39°  
Vertical FOV 27°  
Date of Photograph 10th June 2019  
Weather Bright Sunshine  
Eye Level 20 m AOD  
Distance to Proposed Site 1 m  
Notes:  
This view should be viewed flat.  
Theoretical viewing distance states the distance the viewer can observe the image to maintain proportional representation of the view as if physically on site.



**View 16 - Aintree Lane**



**View 16 - Aintree Lane**



The proposed development from a break in the hedge on Aintree Lane looking East - Viewpoint Photograph 17

*The view from Aintree lane looking towards the access gate. The low value perimeter planting has been removed and a perimeter hedge re-instated and field gate have been installed.*

Magnitude of change is that it is considered to be **high** and with a **high** sensitivity of receptor(s), this generates a **significant** level of impact. Bearing in mind the existing character of the site itself, it is also considered that the nature of the proposed development would be **beneficial**.

### LEGEND

### Site Boundary

View 17  
AVR LEVEL 3  
Theoretical Viewing Distance 540mm on A3  
Location Valley Road  
Co ordinates 53°28'18"N 2°55'03"W  
Bearing 78° E  
Camera Nikon D3200  
Frame Type Single Frame  
Focal Length 50mm  
Horizontal FOV 110°  
Vertical FOV 27°  
Date of Photograph 10th June 2019  
Weather Bright Sunshine  
Eye Level 20 m AOD  
Distance to Proposed Site 1 m  
Notes:  
This view should be viewed flat.  
Theoretical viewing distance states the distance the viewer can observe the image to maintain proportional representation of the view as if physically on site.



**View 17 - From Aintree Lane to Site**



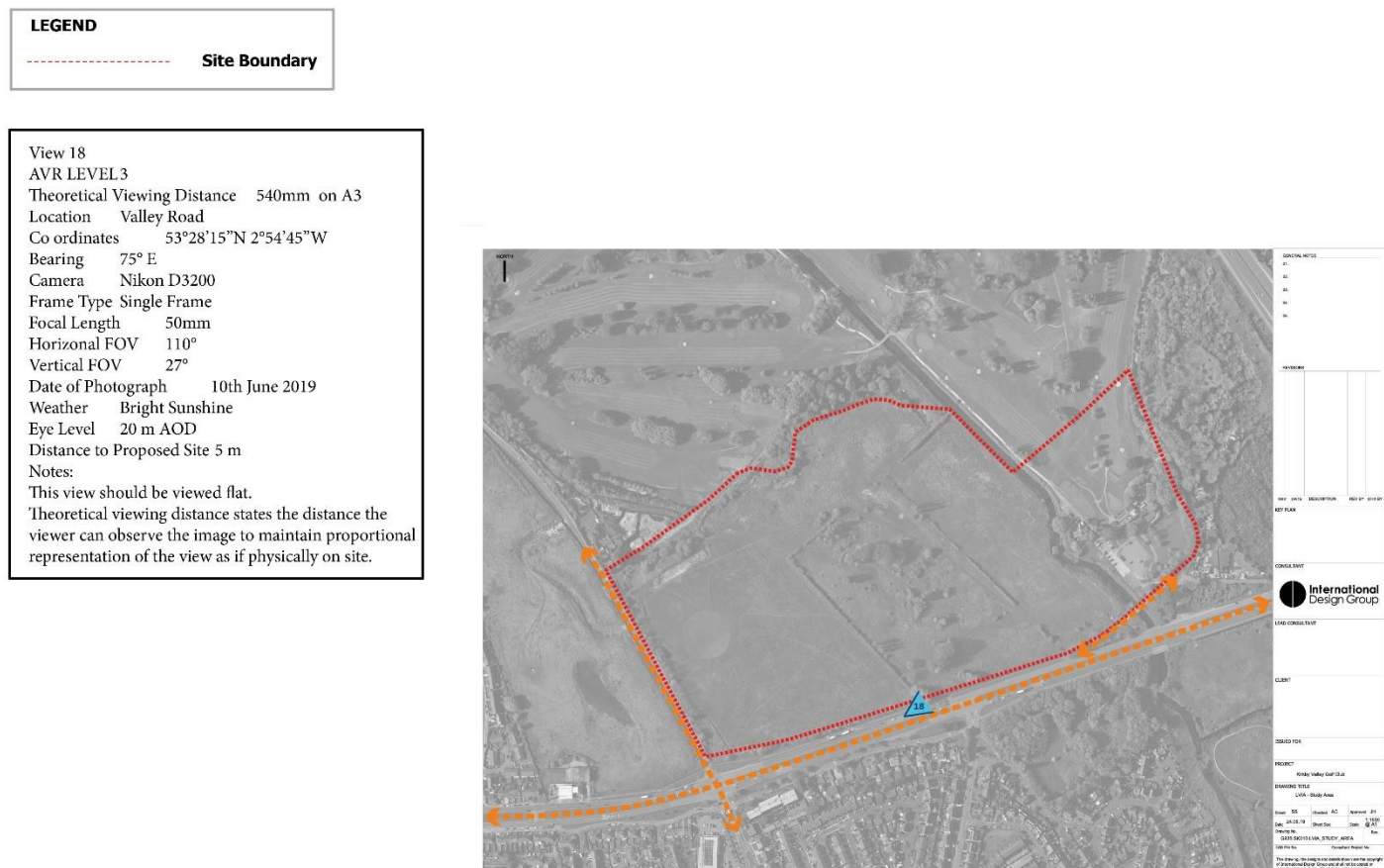
**View 17** - From Aintree Lane to Site



View Along Valley Road East towards the Application Main Entrance-Refer to Viewpoint Photograph 18

*The view along the main Valley Road show the removal of low value perimeter planting and the introduction of a main entrance through the perimeter hedge. The Site's main sign is visible in the background.*

Magnitude of change is that it is considered to be **high** and with a **low** sensitivity of receptor(s), this generates a **not significant** level of impact. Bearing in mind the existing character of the site itself, it is also considered that the nature of the proposed development would be **neutral**.





Kirkby Valley Golf Club- View 18- Proposed View

June 2019



**View 18 - View of Site from Nearside Valley Road**

**Kirkby Valley Golf Club- View 18- Existing View**

June 2019

View from residences of Ingoe Lane towards the Existing Car Park - Viewpoint Photograph 19

*The view from the Existing Ingoe Lane residences towards the existing car park shows this amenity enlarging with little change to the perimeter planting.*

Magnitude of change is that it is considered to be **medium** and with a **very high** sensitivity of receptor(s), this generates a **significant** level of impact. Bearing in mind the existing character of the site itself, it is also considered that the nature of the proposed development would be **neutral**.

**LEGEND**

----- Site Boundary

View 19  
AVR LEVEL 3  
Theoretical Viewing Distance 540mm on A3  
Location Valley Road  
Co ordinates 53°28'24"N 2°54'23"W  
Bearing 260° W  
Camera Nikon D3200  
Frame Type Single Frame  
Focal Length 50mm  
Horizontal FOV 110°  
Vertical FOV 27°  
Date of Photograph 10th June 2019  
Weather Bright Sunshine  
Eye Level 18 m AOD  
Distance to Proposed Site 6 m  
Notes:  
This view should be viewed flat.  
Theoretical viewing distance states the distance the viewer can observe the image to maintain proportional representation of the view as if physically on site.





**View 19 - View from Ingoe Lane to the Existing Clubhouse**

**Kirkby Valley Golf Club- View 19- Proposed View**

June 2019



**Table 6: Summary of Predicted Effects on Viewpoint Amenity Receptors**

| Receptor                                                                                                                                                     | Sensitivity | Magnitude of Change | Predicted Significance |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|---------------------|------------------------|
| 1. The proposed development from the pedestrian footpath, on the Southern carriageway of the Valley Road looking towards the river ALT.                      | High        | Very Low            | Not Significant        |
| 2. View along the perimeter of the Southern boundary of the site, from the public footpath, facing a Westerly direction.                                     | High        | Very Low            | Not Significant        |
| 3. The proposed development from the pedestrian footpath on the Southern carriageway of the Valley Road looking due North.                                   | High        | High                | Not Significant        |
| 4. The proposed development from the pedestrian footpath on the Southern carriageway of the Valley Road looking due West                                     | High        | High                | Not Significant        |
| 5. The proposed development from the pedestrian footpath, on the Southern side of Moor Lane of the Valley Road looking towards the bridge over the river ALT | Medium      | Medium              | Not Significant        |
| 6. The proposed development from the pedestrian footpath, on the Southern side of Moor Lane of the Valley Road looking towards the bridge over the river ALT | Medium      | High                | Not Significant        |
| 7. The proposed development from the pedestrian footpath, on the Southern side of Moor Lane of the Valley Road looking due West                              | Medium      | High                | Not Significant        |
| 8. The proposed development from the pedestrian footpath, mid-way along the Southern side of Moor Lane of the Valley Road looking due North                  | Medium      | Medium              | Not Significant        |
| 9. The proposed development from the pedestrian footpath, mid-way along the Southern side of Moor Lane of the Valley Road looking due West                   | High        | Low                 | Not Significant        |
| 10. The proposed development from the pedestrian footpath, from Moor Court looking due East                                                                  | Low         | Very Low            | Not Significant        |
| 11. The proposed development from the Aldi Car park, junction of Copplehouse Lane and Longmoor Lane                                                          | Low         | High                | Not Significant        |
| 12. View of Moor Court showing screening from Street Trees                                                                                                   | High        | Low                 | Not Significant        |
| 13. The proposed development from Longmoor Lane                                                                                                              | High        | Low                 | Not Significant        |
| 14. The proposed development from the mid-way along Longmoor Lane                                                                                            | High        | Low                 | Not Significant        |
| 15. View from access steps to Fazakerley Sports and Social Club                                                                                              | Medium      | Medium              | Not Significant        |
| 16. The proposed development from a break in the hedge on Aintree Lane looking East                                                                          | High        | High                | Significant            |
| 17. The proposed development from a break in the hedge on Aintree Lane looking East                                                                          | High        | High                | Not Significant        |
| 18. View Along Valley Road East towards the Application Main Entrance                                                                                        | Low         | High                | Not Significant        |
| 19. View from residences of Ingoe Lane towards the Existing Car Park                                                                                         | Very High   | Medium              | Not Significant        |

#### 1.6.6 *Mitigation*

The majority of the works are well screened from the public. The visual envelope for such a large site is very small, this is in part due to the dense perimeter vegetation, the topography and that when areas are visible to the public they are often not subject to any changes.

The area of most concern is that covered by views 6 and 7. In these areas the proposed works do impact on visual aspect the impact is negative but not significant. The impact of these views will be heavily determined by the quality of the built and landscape architecture. The vast majority of the proposals are well screened and are clearly enhancing the area.

Views 16 shows a significant change but this has been determined to be a neutral change due to the character of these views.

#### 1.7 *Summary and Conclusions*

The proposed works to the golf course would make significant changes to the appearance of the golf course and rejuvenate a derelict area of land. The changes will be visible to users of the golf facilities and indirectly to those passing in front of the development. It is not thought to have any significant impact on any residences.

Given the current character of the site and the facilities already offered, it is envisaged the proposed development would maintain the overall character and not adversely impact on the openness of the Green Belt area.



## Masterplan

## APPENDIX B: LVIA Assessment Methodology

### Introduction

- 1.1 The Landscape and Visual Impact Assessment (LVIA) is intended as a tool to assist with the iteration of the scheme design and enable opportunities to avoid, reduce or mitigate against impacts on the landscape and visual context.
- 1.2 The purpose of the assessment is to understand the potential effects of the proposals on the landscape and visual context and explain these in a logical way.
- 1.3 The content of this assessment follows guidance set out in 'Guidance for Landscape and Visual Assessment<sup>1</sup>' (LI and IEMA 2013 3rd Ed). Further guidance also considered is provided within 'An Approach to Landscape Character Assessment' 2014<sup>2</sup>, produced by Natural England.
- 1.4 The selection of viewpoints and the taking of photographs for inclusion in the assessment will be undertaken with consideration of the Landscape Institute Advice Note 01/11 - Use of Photography and Photomontage in Landscape and Visual Assessment<sup>3</sup>.
- 1.5 The documents referenced above are not intended as a prescriptive set of rules or an exhaustive manual of techniques but are accepted as establishing certain principles that help to achieve consistency, credibility and effectiveness in the landscape and visual impact assessment process.
- 1.6 Landscape character is defined by Article 1 of the European Landscape Convention<sup>4</sup>, as "*...an area, as perceived by people, whose character is the result of the action and interpretation of natural and/or human factors*" (2000). Landscape character therefore draws upon the distinct and recognisable patterns of elements in the landscape that give a locality its sense of place, and which makes it different from its neighbouring areas. Taken together these patterns of elements form a collective 'landscape character area' which can be used to define the locality. An evaluation of these character areas is made in the LVIA to identify the qualities, values and sensitivities, which could potentially be affected by the proposed development.
- 1.7 Visual considerations relate specifically to the views of a landscape afforded by people in the context of the sensitivity of those views – influenced by a number of factors which may include location of the view, the susceptibility of the view to accommodate change, the extent of view, or duration (static or transient, permanent or temporary). Sensitivity also takes into account any values attached to views, such as might relate to cultural references.

<sup>1</sup> Landscape Institute and Institute of Environmental Management & Assessment (2013) Guidelines for Landscape and Visual Impact Assessment. 3rd ed. Abingdon: Routledge

<sup>2</sup> An Approach to Landscape Character Assessment (2014) Christine Tudor, Natural England

<sup>3</sup> Landscape Institute Advice Note 01/11 – Use of Photography and Photomontage In Landscape Assessment, March 2011

<sup>4</sup> Council of Europe 2000, European Landscape Convention.

1.8 The LVIA report summarises a 3-stage assessment process, leading to an overall conclusion, as follows:

- **Baseline description** of receptors: landscape receptors and visual receptors;
- Appreciation of **scheme design and mitigation** and enhancement measures;
- Assessment of **potential effects** on receptors; including the nature of the receptor (sensitivity) and nature of change (magnitude of impact), and a judgement of the level of effect resulting from the proposed scheme.
- A conclusion is drawn on the overall level of effect.

#### **Study Area**

1.9 The extent of the study area is determined by the anticipated visual envelope of the proposed development and of the existing site. The visual envelope is defined as the area in which the site and proposed scheme are potentially visible.

#### **Landscape Planning Policy Context**

1.10 Desk studies are undertaken to identify relevant landscape planning policies which may affect the proposed development site; these may include formal designation and other planning policy which are intended to protect landscape and visual aspects.

#### **Baseline Conditions and Landscape Receptors**

1.11 Desk studies are undertaken to review international, national or local landscape designations and existing landscape character assessments at a national and local administration level.

1.12 Following verification by a site visit, appropriate landscape character areas are described and, where necessary, supplemented with a description of site-level landscape elements where these combine to form a unique landscape character. In addition to designated landscapes, each landscape character area is considered as a landscape receptor which may theoretically be affected by the proposed scheme. Where no effects can reasonably be anticipated, these receptors are scoped out from further assessment.

#### **Identification of visual receptors and selection of Viewpoints**

1.13 Visual receptor groups are identified in the first instance by a review of the visual envelope to determine groups of people who may experience common views within the study area, including the proposed development. Whilst it is acknowledged that every person will have an individual relationship with views towards the site, the assessment combines visual receptors into groups that may reasonably be expected to share common experiences with the landscape in order to form a manageable process of assessment. These typical groups are categorised as follows:

- Recreational users of public rights of way or accessible landscapes. E.g. Walkers, horseriders;
- Residents and visitors of/ to settlements;
- Road users;
- Visitors to specific viewpoints of recognised value;
- Visitors to tourist attractions of heritage assets valued for their visual setting.

1.14 Within an individual visual receptor group, people may experience a range of varying views towards the site. Where relevant therefore, groups may be further sub-divided so that the assessment relates to commonly-shared visual experiences, either through geographic or topographic consistency.

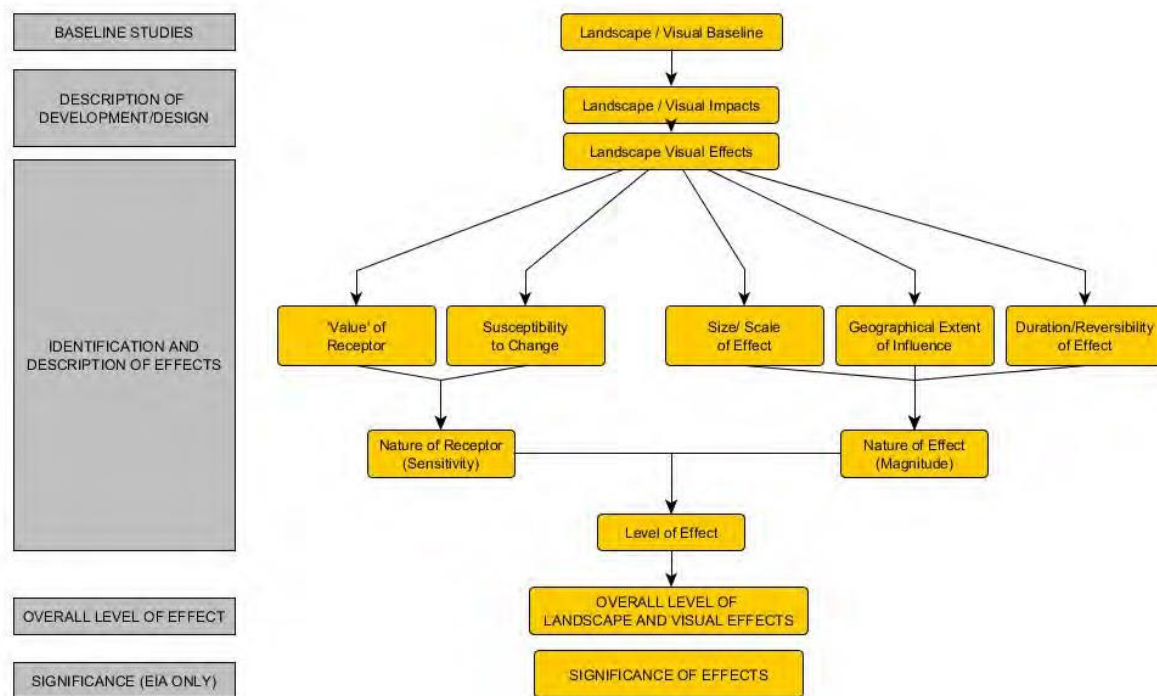
1.15 A proportionate number of viewpoints will be selected from within the visual envelope, and verified during site visits, to illustrate the range of views afforded towards the site. Viewpoints will be selected wherever possible to be representative of different visual receptor groups. It is acknowledged however that visual receptor groups are likely to experience a varying degree of exposure to views (duration and extent) and that a view from one location may be very different from another in close proximity. Such viewpoints, where selected, are intended to provide an illustration of a typical view. By contrast, specific viewpoints, such as panoramic vantage points or vistas of recognised value may be selected where relevant and assessed as a specific visual receptor.

- 1.16 Specific viewpoints and representative viewpoints from publicly accessible land are selected for key visual receptor groups and their locations agreed with the Local Planning Authority. For each viewpoint a description of the existing view and the context of the site within the view is provided. The existing view as it stands is taken as the baseline for the assessment.

#### Assessment of Potential Effects on Receptors

- 1.17 For each of the landscape and visual receptors identified in the baseline studies, an assessment is made on the **level of effect** arising from the proposed development. The process for assessing potential effects is set out within the diagram below, adapted by NPA from Figure 3.5 of GLVIA35 (LI and IEMA 2013: 39).

Diagram 1: Assessment of the Level of Effect on Receptors



- 1.18 The level of effect is determined through an understanding of both the nature of the receptor, **Sensitivity**, and the nature of the effect, **Magnitude**.
- 1.19 **Sensitivity** is determined by consideration of both the **susceptibility** to change and the **value** placed on the resource.
- 1.20 The LVIA will present a reasoned summary of the overall effects on the landscape character and visual receptors from the specific development proposals.
- 1.21 **Criteria for Assessing Potential Effects**

#### Landscape Sensitivity

- 1.22 Landscape sensitivity is determined by consideration of both the **susceptibility** to change and the **value** placed on the landscape resource, as follows.

1.23 **Value** of a landscape receptor depends on a variety of considerations including international, national or local designation, its contribution to a community or its cultural significance e.g. landscapes reflected through literature, poetry, art etc. Where appropriate the value of the landscape resource will be described on a verbal classification with defined criteria such as:

- International/ National – Areas/ features of scenic quality, intactness, rarity, natural recreational value, or conservation interest at an international or national level which may be recognised through formal designation e.g. World Heritage Sites, National Parks, Areas of Outstanding Natural Beauty (AONBs) or containing attributes of these recognised landscapes.

Regional/ Local – Areas/features valued at a regional or local level for their scenic quality, intactness, rarity, natural recreational value, or conservation interest. These may be recognised through formal local authority designation or contain attributes of similar locally designated landscapes.

Community - Areas/features valued at a community level, perhaps through their contribution to setting or their natural recreational value, but not necessarily recognised through any formal designation.

1.24 **Susceptibility** of landscape receptors is defined as *“the ability of the landscape receptor... to accommodate the proposed development without undue consequences for the maintenance of the baseline situation”*<sup>6</sup> (LI and IEMA 2013: 88-9). Where appropriate the susceptibility of the landscape resource will be described on a verbal scale with defined criteria such as:

- High – The receptor is less able to accommodate the type of development proposed without undue negative consequences to the baseline situation. Attributes that make up the character of the landscape offer limited opportunities for accommodating the change without those key characteristics being detrimentally altered.
- Medium – The receptor is partly able to accommodate the type of development proposed without undue negative consequences to the baseline situation. Attributes that make up the character of the landscape offer some opportunities for accommodating the change without those key characteristics being detrimentally altered.
- Low – The receptor is more able to accommodate the type of development proposed without undue negative consequences to the baseline situation. Attributes that make up the character of the landscape are resilient to being changed whilst other elements in the landscape may benefit from change where these are at contrast to the existing general landscape character.

<sup>6</sup>Landscape Institute and Institute of Environmental Management & Assessment (2013) *Guidelines for Landscape and Visual Impact Assessment*. 3<sup>rd</sup> ed. Abingdon: Routledge

1.25 The level of **sensitivity** of the landscape receptor is determined through professional judgement in balancing together the value described and the susceptibility to change. Sensitivity is recorded on a verbal scale of High, Medium and Low. Where intermediate ratings are given, e.g. "Medium-Low", this indicates a sensitivity that is both less than Medium and more than Low.

1.26 The following table provides examples of the criteria for describing the overall sensitivity of the landscape receptor:

**The Sensitivity of the Landscape**  
**Sensitivity Typical Descriptors and Examples**

**High** Landscapes which by nature of their character would be unable to accommodate change of the type proposed. Typically, these would be:

- Of high quality with distinctive elements and features making a positive contribution to character and sense of place.
- Likely to be designated, but the aspects which underpin such value may also be present outside designated areas, especially at the local scale.
- Areas of special recognised value through use, perception or historic and cultural associations.
- Likely to contain features and elements that are rare and could not be replaced.

**Medium** Landscapes which by nature of their character would be able to partly accommodate change of the type proposed. Typically these would be;

- Comprised of commonplace elements and features creating generally unremarkable character but with some sense of place.
- Locally designated, or their value may be expressed through non-statutory local publications.
- Containing some features of value through use, perception or historic and cultural associations.
- Likely to contain some features and elements that could not be replaced.

**Low** Landscapes which by nature of their character would be able to accommodate change of the type proposed. Typically these would be;

- Comprised of some features and elements that are discordant, derelict or in decline, resulting in indistinct character with little or no sense of place.
- Not designated.
- Containing few, if any, features of value through use, perception or historic and cultural associations.
- Likely to contain few, if any, features and elements that could not be replaced.

## Visual Sensitivity

- 1.27 As with Landscape sensitivity, visual sensitivity is determined by consideration of both the **susceptibility** to change and the **value** placed on the view or visual resource.
- 1.28 The **Value** of a view experienced by a receptor group, or its visual amenity depends on a variety of considerations including international, national or local designation/recognition, its contribution to the visual amenity of a community or its cultural significance e.g. views recognised through the arts etc. Where appropriate the value of the visual resource will be described on a verbal scale with defined criteria such as:
- International/ National – Views of widely recognised scenic quality, intactness, rarity, at an international or national level which may also be recognised through formal designation e.g. World Heritage Sites, National Parks, Areas of Outstanding Natural Beauty (AONBs), or heritage assets (Listed Buildings/ Schedule Monuments etc) where the visual setting is key. Note that the implications of changes to the heritage value itself, including setting issues are primarily dealt with through Cultural Heritage Impacts Assessments where relevant.
  - Regional/ Local – Views valued at a regional or local level for their scenic quality, intactness, rarity, or conservation interest and which contribute to the visual setting of the receptor group. These may be recognised through reference in formal local authority designation or management plans e.g. Conservation Area Management Plans.
  - Community - Views likely to be valued at a community level but not necessarily recognised through any formal designation.
- 1.29 The **Susceptibility** of visual receptors is considered to be a *“function of the occupation or activity of people experiencing the view at particular locations; and the extent to which their attention or interest may therefore be focused on the views and the visual amenity they experience at particular locations”*<sup>7</sup> (LI and IEMA 2013: 113). Where appropriate the susceptibility of the views or visual amenity of a receptor group will be described on a verbal scale with defined criteria such as:
- High –The viewer’s occupation or activity is such that the view being experienced is likely to be formative and hold their attention or interest. Examples may include residents whose outlook forms a key component of their day to day lives, or visitors to attractions known for their visual setting.
  - Medium – The view experienced by the visual receptor is likely to play a moderately important role in their occupation or activity. Such views are likely to be appreciated by the viewer but are not fundamental to the satisfaction of the viewer’s activity. Examples may include travellers on road, rail or other transport routes where views may be appreciated but are not the primary focus of the journey. Where travel involves recognised scenic routes, awareness of views may be higher.

<sup>7</sup> Landscape Institute and Institute of Environmental Management & Assessment (2013) *Guidelines for Landscape and Visual Impact Assessment*. 3rd ed. Abingdon: Routledge

- Low – The view experienced by the visual receptor is not likely to play any meaningful role in their occupation or activity. Such views are likely to only be incidental to those activities taking place. Examples may include people at their place of work whose attention may be focused on their work or activity and not on their surroundings. Where buildings and the type of employment have been designed to enhance the quality of working life, a higher susceptibility may be appropriate.

1.30 Value and Susceptibility are considered together to provide a reasoned judgement on the overall level of **sensitivity** of the visual context and views from the visual receptor group. This is set out on a verbal scale of High, Medium, Low and Negligible. Higher sensitivity is more likely to occur with increasing value and/or susceptibility to change. Lower sensitivity is more likely to occur with reduced value and/or susceptibility to change.

1.31 Where intermediate ratings are given, e.g. “Medium-Low”, this indicates a sensitivity that is both less than Medium and more than Low.

1.32 The following table provides the criteria for describing the overall sensitivity of the visual receptor:

### **Sensitivity of Visual Receptors**

#### Sensitivity Typical Descriptors and Examples

- **High** Likely to be views gained by residents, communities, and walkers or visitors to heritage assets at valued viewpoints in a recognised high quality landscape such as from a National Park, Area of Outstanding Natural Beauty, who are focussed on the landscape.
- **Medium** Likely to be views gained by residents, communities and walkers or visitors to heritage assets within a moderate quality landscape and views afforded to travellers on roads within a moderate quality landscape with some existing landscape elements of quality.
- **Low** Likely to be views gained by people engaged in outdoor sport or at their place of work within a moderate quality landscape with some existing landscape elements of quality, or views experienced by travellers on roads within a moderate quality landscape.
- **Negligible** Likely to be views which are transient or within a degraded landscape and there are existing degraded elements in the landscape.

### Magnitude of Change

- 1.33 The nature of the change, **magnitude**, on each receptor is assessed through an understanding of the changes to the landscape character and visual context, resulting from the proposals. The magnitude of effect may be considered to be either beneficial or adverse. These are described for each receptor.
- 1.34 Consideration is given to the size or scale of change arising from the development (either directly to the landscape receptor or to views and the general visual setting for visual receptors), the geographical extent over which the change is experienced as well as the duration, for example temporary or permanent, and reversibility of effects.
- 1.35 **Size/ Scale of change** considers the elements of the landscape receptor or views that may be affected by the changes brought about by the development proposal. These are described on a verbal scale as follows:
- Large/High – An obvious change in the landscape characteristics leading to the creation of a new character type or, a substantial altering of the composition of views. Elements of the development may become the main feature or focal point of views and may be out of scale with other elements in the view or in the character area. The development may dominate views by virtue of its proximity, scale and spread or direct lines of sight in important views may be substantially affected.
  - Medium – The development may result in clearly discernible changes to the landscape characteristics and overall character. Elements of the development may be clearly perceptible in views and create distinct new elements in those views. The composition of views may be partly but not substantially altered.
  - Small/Low – There may be a noticeable but small change to the characteristics of the landscape or overall character. Elements of the development may be noticeable in view but the balance of the overall visual baseline is not altered. The scale of the development may be appropriate to the view or the development may be substantially screened/ filtered.
  - Negligible – Changes are barely perceptible.
- 1.36 **Geographical Extent of Influence** considers the proportion of the landscape/ visual receptor that may be affected by the changes brought about by the development proposal. The geographical extent of influence could range from the Receptor level (where the effects of the change are experienced throughout the receptor group), Local level (where only portions of the receptor would experience the changes) or Site level (where only very localised impacts would be experienced).

1.37 **Duration of Effect/ Reversibility** considers the timescales of the impacts of the development on the landscape character and views/ visual amenity of receptors. Duration may be defined, as appropriate the scheme and its context as being:

- Permanent – The effects cannot be reversed.
- Long term – Impacts of the development shall be experienced for between 10 and 25 years but afterwards would be reversed.
- Medium term - Impacts of the development shall be experienced for between 5 and 10 years but afterwards would be reversed.
- Short term - Impacts of the development shall be experienced for less than 5 years but afterwards would be reversed.

1.38 The size/ scale, geographical extent of influence and the duration/reversibility of effects on receptors are taken together to form a reasoned assessment of the magnitude of impact/effect on a scale of High, Medium, Low, Negligible. Higher magnitude is more likely to occur with increasing scale and duration. Lower magnitude is more likely to occur with reduced scale and/ or duration. Where intermediate ratings are given, e.g. “Medium-Low”, this indicates a magnitude of change that is both less than Medium and more than Low.

1.39 The following table provides criteria for describing the overall magnitude of change on the landscape receptor:

**Magnitude of change to the landscape receptor**  
**Magnitude of Change Typical Criteria Descriptors**

**High**

- Total or large scale change to the existing character or distinctive features and elements;
- The addition of new but uncharacteristic conspicuous features and elements (adverse change);
- The removal, restoration and/ or replacement of existing highly uncharacteristic features and elements (beneficial change).

**Medium**

- Partial or noticeable change to the existing character or distinctive features and elements;
- The addition of new but uncharacteristic noticeable features and elements (adverse change);
- The removal, restoration and/ or replacement of existing moderately uncharacteristic features and elements (beneficial change).

**Low**

- Slight change to the existing character or features and elements;
- The addition of new but uncharacteristic perceptible features and elements (adverse change);
- The removal, restoration and/ or replacement of existing perceptibly uncharacteristic features and elements (beneficial change).

**Negligible**

- No noticeable change to the character or features or elements.

1.40 The following table provides criteria for describing the overall magnitude of change on the visual receptor:

**Magnitude of change to the visual receptor**  
**Magnitude of Change Typical Criteria Descriptors**

**High**

- Total or large scale change to the existing composition of the views and their distinctive features and elements;
- The addition of new but uncharacteristic conspicuous features and elements in the views (adverse change);
- The removal, restoration and/ or replacement of existing highly uncharacteristic features and elements in the views (beneficial change).

**Medium**

- Partial or noticeable change to the existing composition of the views and their notable features and elements;
- The addition of new but uncharacteristic noticeable features and elements in the views (adverse change);

- The removal, restoration and/ or replacement of existing moderately uncharacteristic features and elements in the views (beneficial change).

#### **Low**

- Slight change to the existing composition of the views and their features and elements;
- The addition of new but uncharacteristic perceptible features and elements in the views (adverse change);
- The removal, restoration and/ or replacement of existing perceptibly uncharacteristic features and elements in the views (beneficial change).

#### **Negligible**

- No noticeable change to the composition of the views or their features and elements.

- 1.41 The magnitude of impact on each receptor is assessed for both the Construction stage activities and the Operational Phase activities.

### **Level of Effect**

- 1.42 Following the assessment of the sensitivity of each receptor and the magnitude of change, it is possible through professional judgement to determine the potential **level of effect** from the construction and operational phases of the development. Due to the level of judgement required in determining the level of an effect, it is important to recognise that defined terms are not absolute and that any scale of levels is a continuum. The levels of effect are judged as Substantial, Moderate, Slight and Negligible as set out in Tables A and B below. Where intermediate ratings are given, e.g. "Moderate (adverse) to Slight (adverse)", this indicates a level of effect that is both less than Moderate and more than Slight.
- 1.43 For each level of effect on a receptor those effects are defined using professional judgement as being either **Beneficial** or **Adverse**. Where elements of the change are considered to be both beneficial and adverse, these may be considered as having a **Neutral** overall effect. In such circumstances this balance is described.

**Table A: Descriptors for Levels of Effect on the Landscape Receptors**  
**Level of Effect Example Definition**

#### **Substantial (Adverse)** The development would:

- Be at considerable variance with the character of the landscape;
- Degrade or lose the integrity of characteristic features or elements;
- Damage or lose the sense of place or local distinctiveness of the area;
- In terms of magnitude, would likely relate to all or very large parts/ areas or extent of the receptor;
- In terms of sensitivity, would likely to affect receptors deemed to be of higher value or very susceptible to this form of development;
- Effects are likely to be long term and may be permanent.

#### **Moderate (Adverse)** The development would:

- Conflict with the character of the landscape;
- Have a negative impact on some characteristic features or elements;
- Diminish the sense of place or local distinctiveness of the area;
- In terms of magnitude, would likely relate to some parts/ areas or extent of the receptor;
- In terms of sensitivity, would likely to affect receptors deemed to be of moderate value or moderately susceptible to this form of development;
- Effects are likely to be long term but moderated by smaller scales of change or may be short term but with larger scales of change.

#### **Slight (Adverse)** The development would:

- Not wholly fit with the character of the landscape;
- Be at variance with the existing characteristic features or elements;

- Detract from the sense of place or local distinctiveness of the area;
- In terms of magnitude, would likely relate to small parts/ areas or extent of the receptor – ‘small scale’;
- In terms of sensitivity, would likely to affect receptors deemed to be of lower value or low susceptible to this form of development;
- Effects may be long term but of negligible size/ scale or short term and of a larger scale of change.

**Negligible** The development would:

- Maintain the character of the landscape;
- Complement/ blend in with the existing characteristic features or elements;
- Enable the sense of place or local distinctiveness of the area to be retained.

**Slight (Beneficial)** The development would:

- Complement the character of the landscape;
- Maintain or enhance the existing characteristic features or elements;
- Enable some of the sense of place or local distinctiveness of the area to be restored;
- In terms of magnitude, would likely relate to small parts/ areas or extent of the receptor – ‘small scale’;
- In terms of sensitivity, would likely to affect receptors deemed to be of lower value or low susceptible to this form of development;
- Effects may be long term but of negligible size/ scale or short term and of a larger scale of change.

**Moderate (Beneficial)** The development would:

- Improve the character of the landscape;
- Enable the creation, repair, conservation or restoration of characteristic features or elements partially lost or diminished as a result of inappropriate management or prior development;
- Enable the sense of place or local distinctiveness of the area to be restored;
- In terms of magnitude, would likely relate to some parts/ areas or extent of the receptor – ‘medium scale’;
- In terms of sensitivity, would likely to affect receptors deemed to be of moderate value or moderately susceptible to this form of development;
- Effects are likely to be long term but moderated by smaller scales of change or may be short term but with larger scales of change.

**Substantial (Beneficial)** The development would:

- Greatly enhance the character of the landscape;
- Enable the creation, repair, conservation or restoration of characteristic features or elements lost or harmed as a result of inappropriate management or prior development;
- Greatly enhance the sense of place or local distinctiveness of the area;
- In terms of magnitude, would likely relate to all or very large parts/ areas or extent of the receptor - ‘large scale’;
- In terms of sensitivity, would likely to affect receptors deemed to be of higher value or very susceptible to this form of development;
- Effects are likely to be long term and may be permanent.

**Table B: Descriptors for Levels of Effect on the Visual Receptors**

**Level of Effect Example Definition**

**Substantial (Adverse)** The development would:

- Cause a large deterioration in the existing views;
- In terms of magnitude, would likely relate to the majority of views afforded by the receptor group and/ or to all or very large extents of each of those views;
- In terms of sensitivity, would likely to affect views afforded by receptors which are deemed to be of higher value or to receptors and their views considered to be very susceptible to this form of development;
- Effects are likely to be long term and may be permanent.

**Moderate (Adverse)** The development would:

- Cause a noticeable deterioration in the existing views;
- In terms of magnitude, would likely relate to a moderate proportion of range of views afforded by the receptor group and/ or to a large proportion of each of those views – ‘medium scale’;
- In terms of sensitivity, would likely to affect views afforded by receptors which are deemed to be of more moderate value or to receptors and their views considered to be have a medium level of susceptible to this form of development;
- Effects are likely to be long term but moderated by smaller scales of change or may be short term but with larger scales of change.

**Slight (Adverse)** The development would:

- Cause a barely perceptible deterioration in the existing views;
- In terms of magnitude, would likely relate to a small proportion of range of views afforded by the receptor group and/ or to a small proportion of each of those views – ‘small scale’;
- In terms of sensitivity, would likely to affect views afforded by receptors which are deemed to be of more lower value or to receptors and their views considered to be have a low level of susceptible to this form of development;
- Effects are likely to be long term but moderated by smaller scales of change or may be short term but with larger scales of change.
- Effects may be long term but of negligible size/ scale or short term and of a larger scale of change.

**Negligible** The development would:

- Cause no discernible deterioration or improvement to the existing view being experienced.

**Slight (Beneficial)** The development would:

- Cause a barely perceptible improvement in the existing views;
- In terms of magnitude, would likely relate to a small proportion of range of views afforded by the receptor group and/ or to a small proportion of each of those views – ‘small scale’;
- In terms of sensitivity, would likely to affect views afforded by receptors which are deemed to be of more lower value or to receptors and their views considered to be have a low level of susceptible to this form of development;
- Effects are likely to be long term but moderated by smaller scales of change or may be short term but with larger scales of change.
- Effects may be long term but of negligible size/ scale or short term and of a larger scale of change.

**Moderate (Beneficial)** The development would:

- Cause a noticeable improvement in the existing views;
- In terms of magnitude, would likely relate to a moderate proportion of range of views afforded by the receptor group and / or to a large proportion of each of those views – ‘medium scale’;
- In terms of sensitivity, would likely to affect views afforded by receptors which are deemed to be of more moderate value or to receptors and their views considered to be have a medium level of susceptible to this form of development;
- Effects are likely to be long term but moderated by smaller scales of change or may be short term but with larger scales of change.

**Substantial (Beneficial)** The development would:

- Cause a large improvement in the existing views;
- In terms of magnitude, would likely relate to the majority of views afforded by the receptor group and / or to all or very large extents of each of those views;
- In terms of sensitivity, would likely to affect views afforded by receptors which are deemed to be of higher value or to receptors and their views considered to be very susceptible to this form of development;
- Effects are likely to be long term and may be permanent.

***Significance of Visual Impacts***

Significance of impacts on visual amenity receivers, both beneficial and adverse, will depend primarily on the magnitude of impact change and the sensitivity of the visual receptors. Significance of impacts has been assessed on the basis of the significance thresholds set out in Table C below:

**Table C: Evaluation of Levels of Significance for Visual Amenity Impacts**

|                            | Negligible | Low Receptor Sensitivity | Medium Receptor Sensitivity | High Receptor Sensitivity |
|----------------------------|------------|--------------------------|-----------------------------|---------------------------|
| Negligible Magnitude       | nsig       | nsig                     | nsig                        | nsig                      |
| Low Impact Magnitude       | nsig       | nsig                     | nsig                        | nsig                      |
| Medium Impact Magnitude    | nsig       | nsig                     | nsig                        | sig                       |
| High Impact Magnitude      | nsig       | nsig                     | sig                         | sig                       |
| Very High Impact Magnitude | nsig       | sig                      | sig                         | psig                      |

Key - nsig = not significant; sig=significant; psig= impact of particular significance

The nature of the impact may be negative (adverse), positive (beneficial) or neutral, depending on the perceptions, preferences and attitude of the viewers.

#### **Glossary**

Refer to GLVIA 3 for a glossary of terms utilised within this assessment.