

Appendix D

Designations and Local Policy Plan



Legend

Site boundary

Designations

Heritage

Conservation Areas

Listed Buildings

▲ I

▲ II*

▲ II

Scheduled Monuments (SM)

Registered Parks and Gardens (REG)

0 0.5 1 km



Dixies Barns, High Street,
Ashwell, Hertfordshire SG7 5NT

† 01462 743647
e ashwell@csaenvironmental.co.uk
w csaenvironmental.co.uk

Project Rectory Lane, Ashington.

Drawing Title Designations and Local Policy Extract Plan

Client Taylor Wimpey Strategic Land

Date May 2026

Scale Refer to scale

Drawn SV

Drawing No. CSA/4705/118

Rev -

Checked CA

Appendix E

National Landscape Policy Context

1.0 APPENDIX E – NATIONAL LANDSCAPE POLICY CONTEXT

National Planning Policy Framework (December 2024)

- 1.1 National policy is set out in the National Planning Policy Framework ('NPPF') and those parts relevant to this assessment are summarised below.
- 1.2 Paragraphs 10 and 11 of the NPPF state that at the heart of the Framework is a presumption in favour of sustainable development, which should be applied in relation to both plan-making and decision-taking.
- 1.3 Paragraph 20 of the NPPF states that strategic policies should set out an overall strategy for the pattern, scale and design quality of places and make sufficient provision for, among other elements, the *'(d) conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.'*
- 1.4 Section 12 of the NPPF sets out that planning policies and decisions should support the creation of high quality, beautiful and sustainable buildings and places. Paragraph 132 states that *'... design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics.'* Paragraph 133 requires local authorities to prepare design guides and codes which act as a framework to reflect local character and design preferences to create high quality designed places which are beautiful and distinctive.
- 1.5 Paragraph 135 states that planning policies and decisions, should ensure that developments, amongst others:
 - *'will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
 - *are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
 - *are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change...'*
- 1.6 Paragraph 136 highlights the importance of new and retained trees to the character and quality of urban environments, with appropriate species choice for the location and the needs of all users.
- 1.7 Paragraph 137 states that the design quality should be integral to the evolution and assessment of proposals, and paragraph 139 goes on to state that poorly

designed development should be refused, particularly where it does not follow local or government design guidance.

- 1.8 Section 15 of the NPPF deals with conserving and enhancing the natural environment. Paragraph 187 of the document states that the planning system should contribute to and enhance the natural and local environment through, among other things, protecting and enhancing valued landscapes, '*... (in a manner commensurate with their statutory status or identified quality in the development plan)*'. The paragraph also outlines that the planning system should recognise the, '*... intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.*'

- 1.9 Paragraph 188 highlights that plans should:

'... distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.'

- 1.10 Paragraph 193 notes that in the process of determining planning applications, local planning authorities should apply several principles. Among these, the paragraph notes that, '*(c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists*'.

- 1.11 Paragraph 189 notes that great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and National Landscapes, which have the highest status of protection in relation to landscape and scenic beauty. The paragraph also notes that development within the setting of a designated area '*... should be sensitively located and designed to avoid or minimise adverse impacts on the designated area.*'

Planning Practice Guidance

- 1.12 The Planning Practice Guidance ('PPG') as relevant to this assessment covers landscape and the natural environment, and the design of new developments. The PPG may be out of date in its reference to NPPF paragraph numbers, and where this is the case, the latest paragraph number has been included in the text in square brackets.

1.13 Paragraph 001 (ID 26-001-20191001) of the Design: process and tools section sets out the purpose of the guidance, which aims to explain the process and tools that can be employed to achieve well-designed places. The guidance refers to paragraph 134 [139] of the NPPF which relates to ensuring good design, and states that the section should be read in conjunction with the National Design Guide (published Oct, 2019), which it notes should be used in both plan-making and decision making. Ten good design characteristics are identified in the National Design Guide, and these are set out as follows in the PPG:

- Context
- Identity
- Built form
- Movement
- Nature
- Public places
- Uses
- Homes and buildings
- Resources
- Lifespan.

1.14 Paragraphs 006 and 007 deal with masterplans, stating that they should be site specific and should '*... set the vision and implementation strategy for a development...* '. Paragraph 006 notes that they may need to be accompanied by other technical reports including landscape assessment and proposals for securing biodiversity net gain.

1.15 The Natural environment section of the guidance aims to explain the key issues to consider in relation to the implementation of policies to protect and enhance the natural environment, including local requirements.

1.16 Paragraph 004 defines Green Infrastructure, while in paragraph 005 it explains its importance as a natural capital asset that provides multiple benefits, including enhanced biodiversity, landscapes and urban cooling. In paragraph 006 the guidance sets out the planning goals green infrastructure can assist in achieving, and these are:

- *Building a strong, competitive economy;*
- *Achieving well-designed places;*
- *Promoting healthy and safe communities;*
- *Mitigating climate change, flooding and coastal change;*
- *Conserving and enhancing the natural environment.*

- 1.17 The final paragraph (008) in the green infrastructure sub-section notes that:
- 'Green infrastructure opportunities and requirements need to be considered at the earliest stages of development proposals, as an integral part of development and infrastructure provision, and taking into account existing natural assets and the most suitable locations and types of new provision.'*
- 1.18 Within the Biodiversity, geodiversity and ecosystems section, the topic of net gain has been included. Paragraph 020 describes net gain as *'... an approach to development that leaves the natural environment in a measurably better state than it was beforehand. Net gain is an umbrella term for both biodiversity net gain and wider environmental net gain.'*
- 1.19 In the Landscape section of the guidance, paragraph 036 refers to that part of paragraph 180 of the NPPF which deals with the recognition of the intrinsic character and beauty of the countryside in local plans, and the need for strategic policies to *'... provide for the conservation and enhancement of landscapes. This can include nationally and locally-designated landscapes but also the wider countryside.'* Paragraph 036 goes on to note that:
- 'Where landscapes have a particular local value, it is important for policies to identify their special characteristics and be supported by proportionate evidence. Policies may set out criteria against which proposals for development affecting these areas will be assessed. Plans can also include policies to avoid adverse impacts on landscapes and to set out necessary mitigation measures, such as appropriate design principles and visual screening, where necessary. The cumulative impacts of development on the landscape need to be considered carefully.'*
- 1.20 Paragraph 041 of the Landscape section deals with the approach to development within National Parks, the Broads and Areas of Outstanding Natural Beauty (now 'National Landscapes' as of November 2023). It notes that their status as landscapes of the highest quality has to be reflected in the design and location of all development in these areas, and refers to the considerations for development as set out in paragraph 172 [183] of the NPPF. Development in the setting of one of these protected landscapes is covered in paragraph 042, which states that, where important long views from or to the designated landscapes are identified, or where the land within and adjoining the designated area is complementary, a sensitive approach which takes potential impacts into account will be needed to avoid significant harm.

National Design Guide

- 1.21 The National Design Guide (last updated 2021) has been produced as part of the PPG. The National Model Design Code (July, 2021) expands upon the ten characteristics of good design providing an overarching framework for design.

These documents provide guidance to ‘...illustrate how well-designed places that are beautiful, healthy, greener, enduring and successful can be achieved in practice.’ (Paragraph 3 National Design Guide)

1.22 The guidance identifies ten good design characteristics and the following are of most relevance to landscape and visual assessment (our emphasis):

- Context is described as ‘... the location of the development and the attributes of its immediate, local and regional surroundings.’ The Guide goes on to state that,

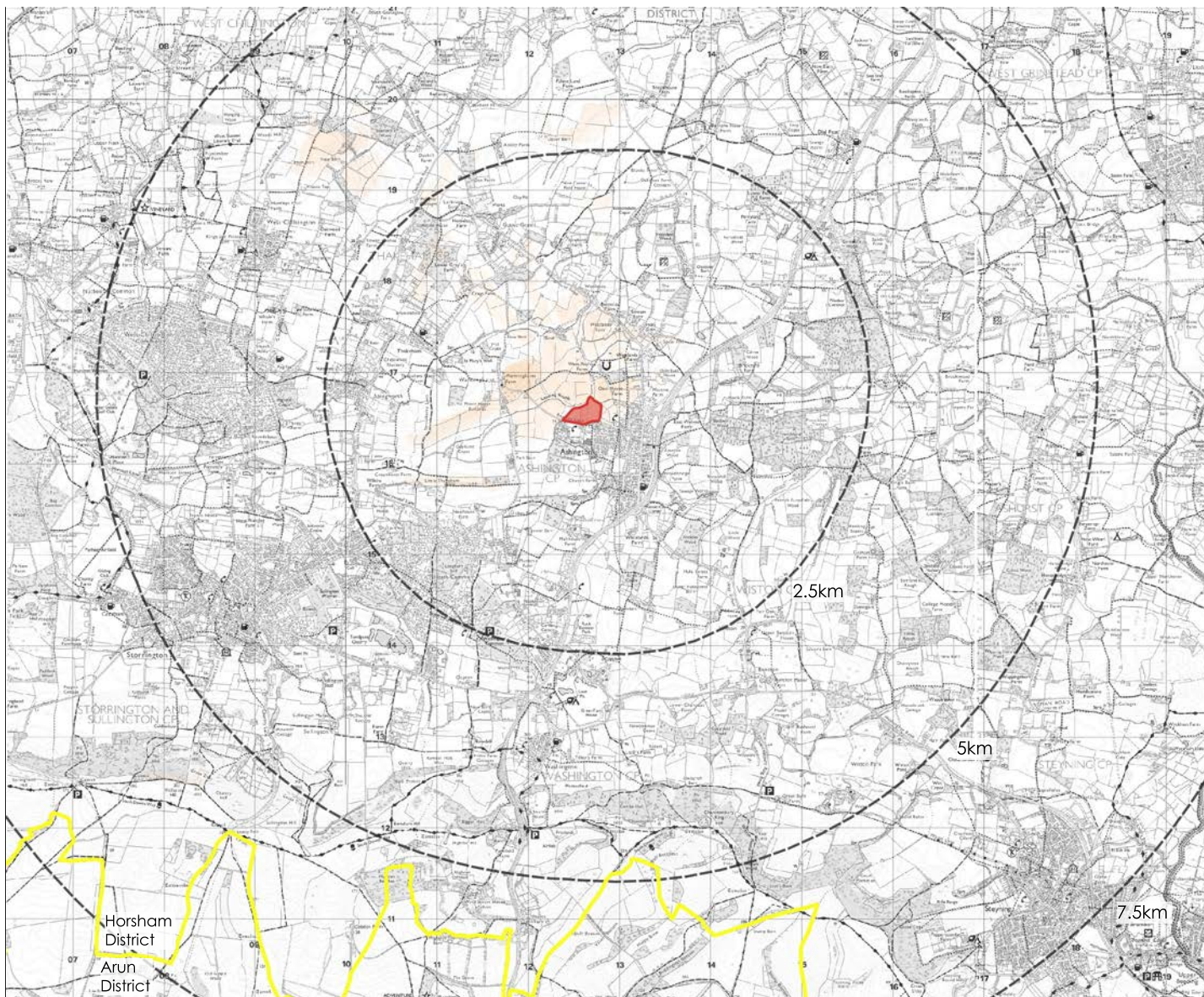
‘An understanding of the context, history and cultural characteristics of a site, neighbourhood and region influences the location, siting and design of new developments. It means they are well grounded in their locality and more likely to be acceptable to existing communities. Creating a positive sense of place helps to foster a sense of belonging and contributes to well-being, inclusion and community cohesion.

- The identity or character of a place comes from the way that buildings, streets and spaces, landscape and infrastructure combine together and how people experience them. It is not just about the buildings and how a place looks, but how it engages with all of the senses. Local character makes places distinctive. Well-designed, sustainable places with a strong identity give their users, occupiers and owners a sense of pride, helping to create and sustain communities and neighbourhoods.
- Nature contributes to the quality of a place, and to people’s quality of life, and it is a critical component of well-designed places. Natural features are integrated into well-designed development. They include natural and designed landscapes, high quality public open spaces, street trees, and other trees, grass, planting and water.’

1.23 The National Model Design Code (July, 2021) expands upon the ten characteristics of good design providing an overarching framework for design. The document provides detailed guidance on the production of design codes, guides and policies to promote successful design. It is split into two parts; Part 1 focusing on the coding process, and Part 2 comprising guidance notes.

Appendix F

Zone of Theoretical Visibility Mapping



Legend

- Site Boundary
- District Boundary



The ZTV has been generated in QGIS using 2m LiDAR-derived DSM data and a viewer height of 1.6m. A corresponding DTM was used to exclude elevated surface features (e.g. rooftops, treetops) unlikely to represent real viewing positions. The model includes buildings and woodland but does not account for recent landform changes or seasonal variations. The ZTV shows theoretical visibility under clear conditions and has been verified through fieldwork from publicly accessible locations.

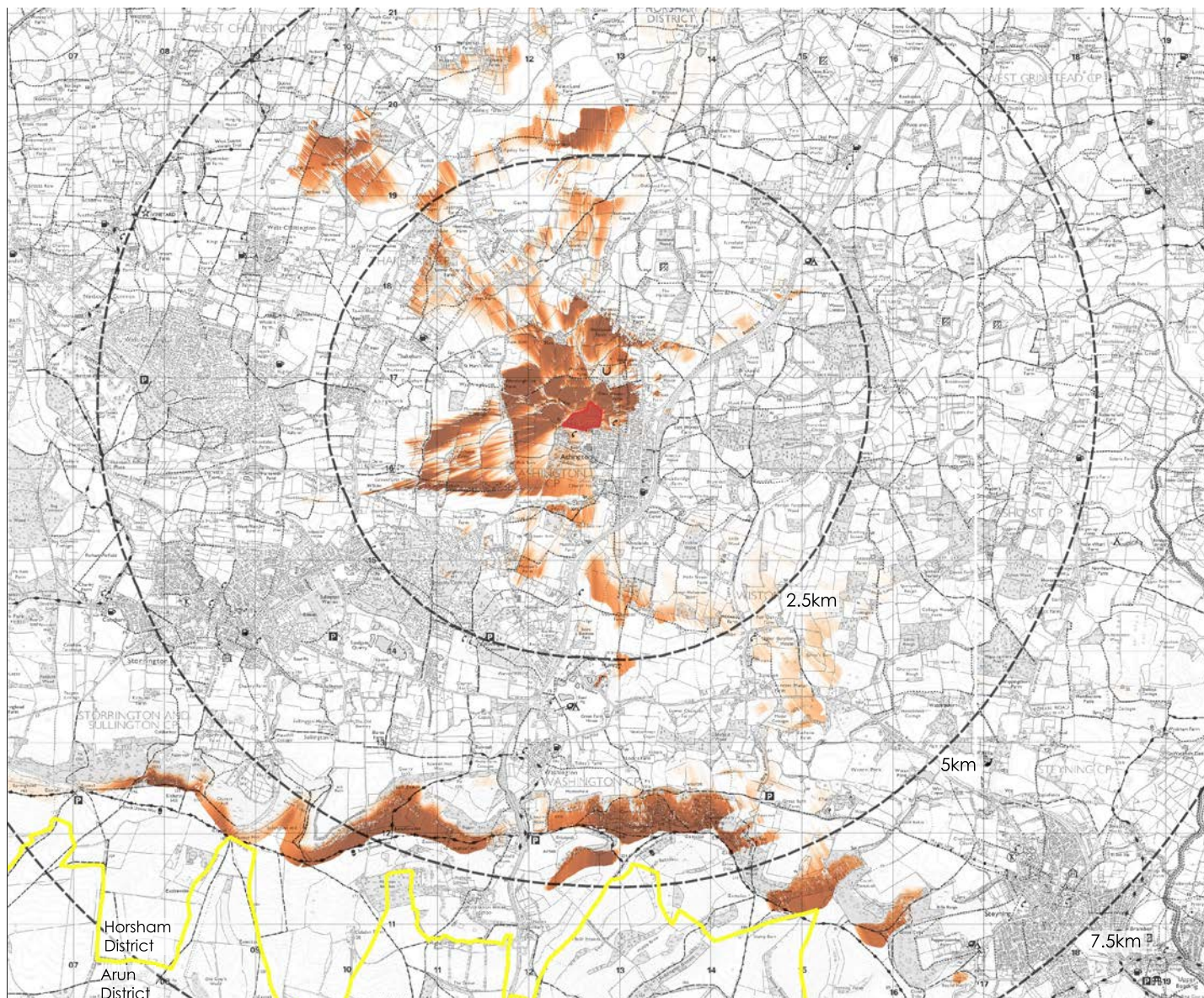
0 1 2 km



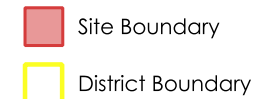
Dixies Barns, High Street,
Ashwell, Hertfordshire SG7 5NT

t 01462 743647
e ashwell@csaenvironmental.co.uk
w csaenvironmental.co.uk

Project	Land at Rectory Lane, Ashington	Date	May 2026	Drawing No.	CSA/4705/142
Drawing Title	Zone of Theoretical Visibility (ZTV) - Existing with Obstructions	Scale	Refer to scale	Rev	-
Client	Taylor Wimpey Strategic Land	Drawn	ZO	Checked	CA



Legend



NOTE: The Zone of Theoretical Visibility Map (ZTV) is based on 1:25,000 OS Data. This includes areas of woodland and existing buildings but excludes localised vegetation and anomalies in landform. ZTV is based on built form height of 12.55m for development parcels.

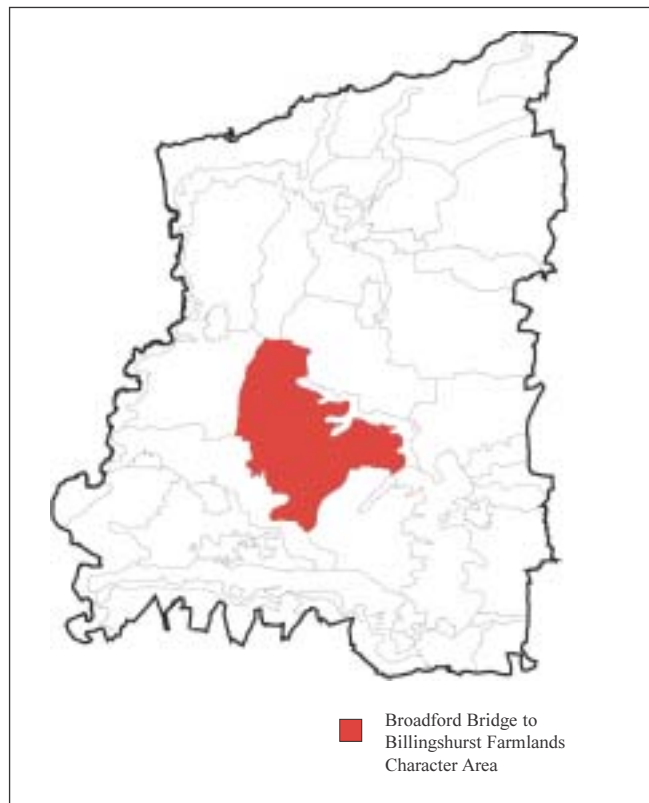
The ZTV has been generated in QGIS using 2m LiDAR-derived DSM data and a viewer height of 1.6m. A corresponding DTM was used to exclude elevated surface features (e.g. rooftops, treetops) unlikely to represent real viewing positions. The model includes buildings and woodland but does not account for recent landform changes or seasonal variations. The ZTV shows theoretical visibility under clear conditions and has been verified through fieldwork from publicly accessible locations.



Appendix G

Extracts from Published Landscape Character Guidance

J2 BROADFORD BRIDGE TO BILLINGSHURST FARMLANDS



Key Characteristics

- Flat to gently undulating landscape drained by small tributary streams of the Adur and Arun.
- Many scattered woods and copses.
- Mostly small scale patterns of fields with a strong sense of enclosure, larger arable fields in parts.
- Mostly strong network of hedgerows/shaws with mature oak standards although there has been some loss of these trees.
- Narrow lanes.
- Field ponds.
- Small historic farms and some small scale ribbon development along lanes.
- Local mix of traditional building materials, including some sandstone and Horsham stone roofing, brick and tile, and weatherboarding.



Overall Character

This large character area has a low lying and relatively flat landscape becoming more gently undulating towards the southern and northern boundaries. Scattered small woods and copses, shaws and hedgerows enclose an intricate pattern of small pastures, although some central and western parts of the area are dominated by larger arable fields where hedgerows have been lost. Individual specimen oak trees are a feature throughout the area. The area has a predominantly rural character except for some suburban influences extending into the countryside near Ashington and around Coolham.

Historic Features

- North-south droveways.
- Occasional moated farmsteads.

Biodiversity

- Small ancient semi-natural woodlands.
- Mostly strong network of hedgerows.
- Biodiversity weakened by extent of intensive arable farmland in parts.

Key Issues

- Loss of hedgerows.
- Conversion of pasture to arable.
- Decline in traditional land management.

Landscape Condition

Condition overall is declining.

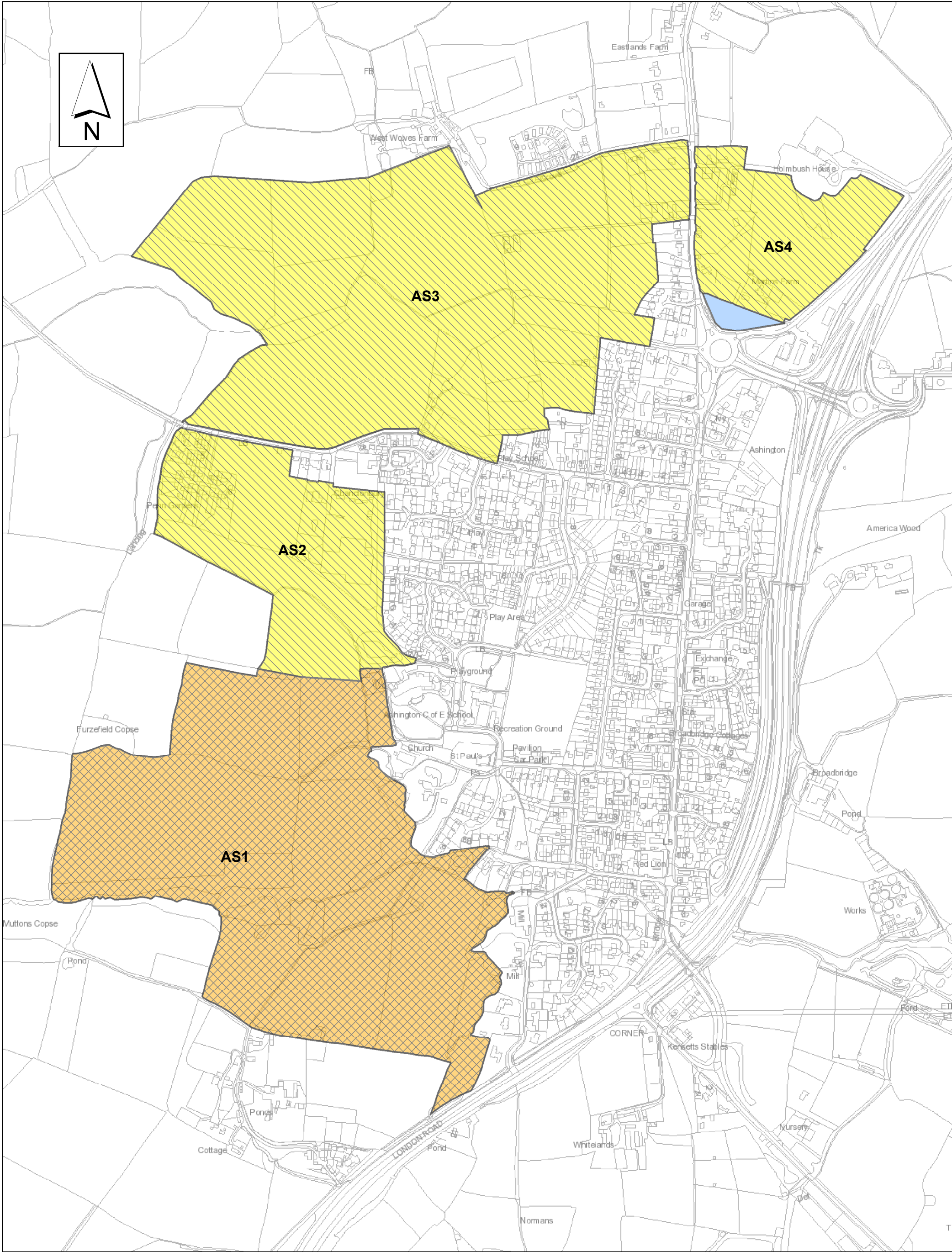
Sensitivity to Change

Sensitivity to change overall is moderate reflecting moderate intervisibility and moderate intrinsic landscape qualities. Key sensitivities are to:

- Any large scale housing or commercial development.
- Large scale farm buildings.
- Small scale incremental changes eroding character, e.g. increase in horse paddocks.

Planning and Land Management Guidelines

- Conserve the mostly rural character of the area.
- Ensure any appropriate new development responds to the historic settlement pattern and local design and materials. Such development should be well integrated with the surrounding landscape by setting it within the existing pattern of small native woodlands, hedgerows and shaws.
- Encourage landscape improvements along the A24.
- Encourage new tree planting in Ashington where appropriate.
- Conserve existing woodlands, shaws and mature hedgerow trees.
- Restore hedgerows, especially in areas of substantial depletion, e.g. south of Coolham.
- Encourage planting of small woods, respecting existing field patterns.
- Restore hedgerows.
- Promote the replacement of hedgerow trees by replanting, or by natural regeneration.
- Manage field ponds as wildlife and landscape features.
- Conserve and manage streamside vegetation.
- Establish grassland margins to streams in areas of arable farmland.



Horsham District Council

Parkside, Chart Way, Horsham
West Sussex RH12 1RL
Barbara Childs : Director of Place

Reproduced by permission of Ordnance Survey map on behalf
of HMSO. © Crown copyright and database rights (2018).
Ordnance Survey Licence.100023865

Small scale		Medium scale
	No / Low capacity	
	Low-Moderate capacity	
	Moderate capacity	
	Moderate-High capacity	
	High capacity	
	Land committed for development	

**Ashington - Landscape capacity of
study areas for small scale
housing development**

Drawing no.: LCA-100-AS Date: 10/07/2012 Scale: 1 to 6000 at A3
Revisions: A: 25/02/2013, B: 15/01/2020

CAPACITY ASSESSMENT FOR MEDIUM OR SMALLER SETTLEMENTS

4.1 This section of the study sets out the assessment of the landscape sensitivity, value and overall capacity judgements for development around the smaller settlements in the District. In common with part 1, the results are set out in a format which introduces the broad landscape zone within which the local landscape character areas have been identified. For each landscape character area the key factors which influence the landscape character and visual sensitivity of the area to housing development are identified. The results then set out key factors in the area which contribute to the landscape value of the area. Finally an explanation of the results of the assessment is provided for the landscape capacity of the area. The results are also summarised in a table and are represented graphically on the Landscape Character Maps 100 to 112. Both the maps and the results set out in the table have been colour coded in accordance with the assessment of landscape capacity as illustrated in table six.

Ashington

The landscape around Ashington that was assessed as part of this study encompasses the land west and north of the village and extends westwards within the approximate zone of visual influence of the village. The A24 forms a major physical barrier to development on the eastern side of the village and therefore land east of the A24 has been excluded from the assessment. The landscape around the village lies within the Low Weald National Character area, and falls within Horsham District Landscape Character area G1: Ashurst and Wiston Wooded Farmlands. The landscape of this area is very rural, and is characterised by gently undulating wooded farmland with fields separated by a network of hedgerows. Within the assessment area, four distinctive landscape study areas have been identified, and the results of the assessment are shown on Map 100.

Landscape Character Sensitivity

- Very gently sloping hillside rising to existing village edge
- Small-medium scale regular and irregular field pattern
- Pasture fields bounded by hedgerows with frequent hedgerow trees. Localised Influence of horsiculture in the north east of the area with fields divided by fences where hedgerows have been removed
- Soft treed edge to the settlement in the south of the area
- Some small copses and linear woodland belts
- A few intrusive modern farm buildings
- Much of the area has an unspoilt rural character. There is a particularly strong rural character in the western part of the area, but less so to the east

Visual Sensitivity

The area varies in its visual sensitivity, due to the variable hedgerow enclosure and the way the land rises to the current settlement edge. This gives an overall moderate visual sensitivity to housing development.

Landscape Value

- Ecological interest of hedgerows and woodland
- Moderate tranquillity due to influence of the existing settlement edge/modern buildings in the north of the area but with more natural qualities in the south.

Landscape Capacity

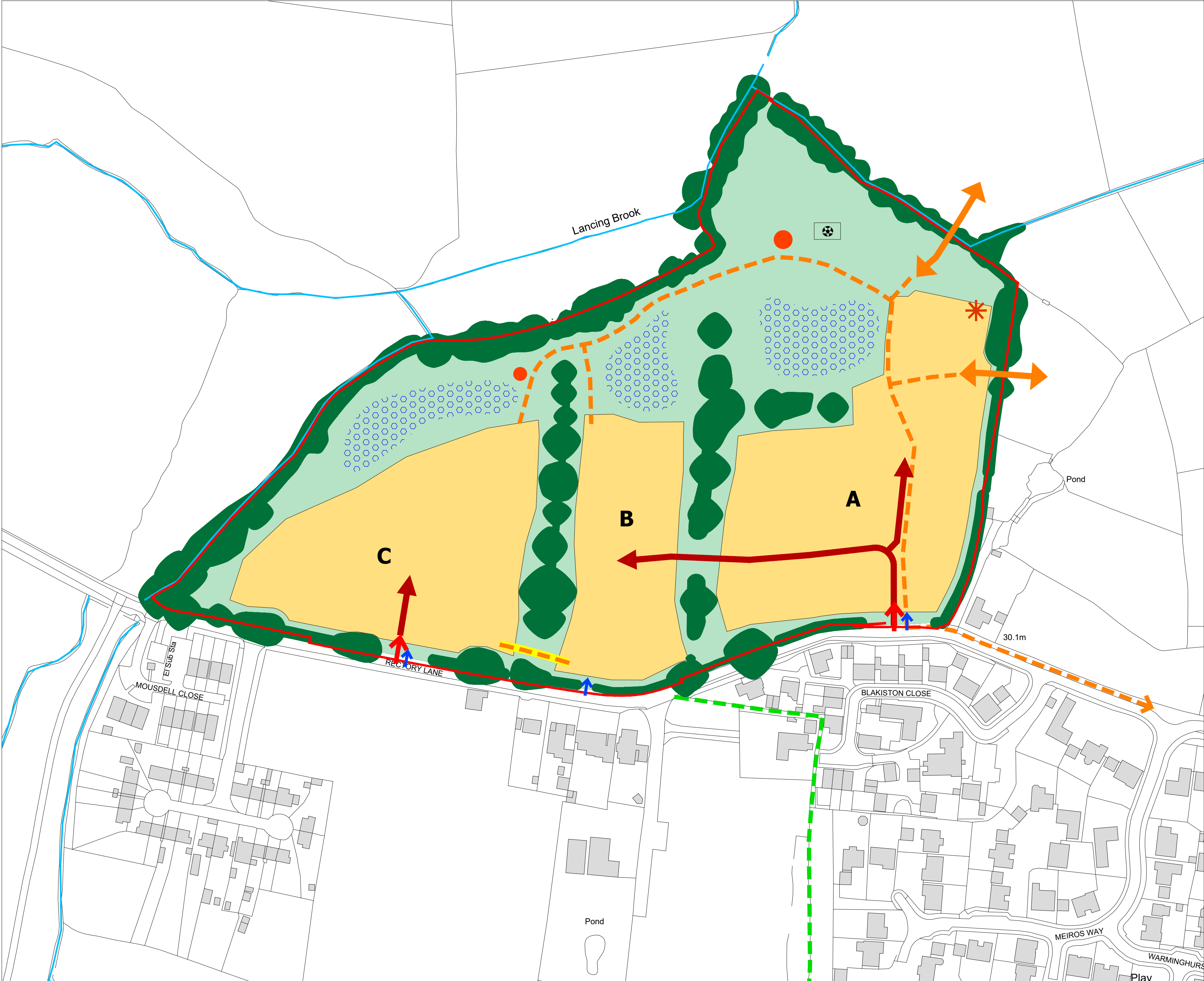
Many of the landscape features and qualities in this area are sensitive to housing development, but this is variable across the area. The varied landscape and visual sensitivity result in an overall low to moderate landscape capacity. There is likely to be some limited potential for development in the north-east of the area where the small scale hedgerowed field pattern is less evident but it would still be important to ensure access does not result in unacceptable impacts on hedgerows, from access of rural lanes, and to ensure there would be no significant visual impact on the adjacent rural countryside. The land in the west of the area, north of Rectory lane is attractive rural countryside which does not have the capacity to absorb housing development.

Assessment Summary

	Small Scale Housing	Medium Scale Housing
Landscape Character Sensitivity	Moderate	Moderate-High
Visual Sensitivity	Moderate	Moderate
Combined Landscape Sensitivity	Moderate	Moderate-High
Landscape Value	Low-Moderate	Low-Moderate
OVERALL LANDSCAPE CAPACITY	Moderate	Low-Moderate

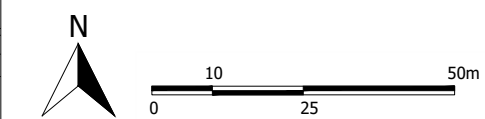
Appendix H

Framework Masterplan and Landscape Strategy



Date 07/07/26 Rev. E Revisions Red line change at access points

- Site Boundary
- Proposed access points
- Pedestrian/cycle link to the site
- Indicative access route
- Indicative emergency access corridor
- Indicative active travel route
- Indicative active travel connection to wider allocation (ASN2)
- Existing Public Right of Way
- A Residential development area including access/circulation, incidental open space, playspace and SUDS (incl. reference letter)
- Green infrastructure to include public open space, tree planting, landscape, SUDS and access/circulation
- Existing watercourse/drain retained
- Indicative location of SuDS
- Existing planting to be retained
- Indicative location of children's play
- Indicative location of informal kickabout space
- Indicative location of pumping station



Project		
Land north of Rectory Lane Ashington		
Title		
Outline Masterplan (Parameter)		
Job	Drawing No.	Rev.
26001	06	E
Drawn	Scale	Date
TS	1:1250@A2	07/2026



37 Stoke Fields, Guildford, GU1 4LT, Tel 07887 743567
Copyright: This drawing is the property of Urban Place Lab Ltd. No disclosure or copy of it may be made without the written permission of Urban Place Lab Ltd.

1. Existing Landscape Framework and Public Open Space

A variety of planting across the Site will achieve a high quality landscape design and help to integrate the new development into the existing landscape framework. The Site is bound by dense tree hedgerows, which provide a strong and well-defined perimeter and contribute positively to the local landscape character. In addition, two lines of mature trees form internal field boundaries. These features are of particularly high landscape quality and value, and their retention will help to preserve the Site's existing structure and visual amenity. The proposed planting will reflect the character of the area and provide an attractive place to live, with native species introduced within areas of open space and to strengthen the Site boundaries. Proposed planting will be easily maintained and complement the setting of the new residential development. New street trees will be planted alongside the primary vehicular routes. The proposed planting will include a high proportion of native species and flowering non-native species of known benefits to wildlife. The palette of species will create a vibrant character to the development, helping to integrate it into the existing landscape.

Below is a suggested list to be included in the Native planting palette:

Native Tree Species

Quercus robur
Betula Pendula
Acer compostre
Tilia cordata

Common oak
Silver birch
Field maple
Small leaf Lime

Native Understorey Planting

Crategus monogyna
Corrylus avellana
Rosa canina
Hawthorn
Hazel
Dog Rose



2. Play Strategy

The play strategy will comprise a number of play spaces and facilities catering for a range of ages and abilities. An area within the open space to the east will be set out as children's provision, benefiting from the adjacent open amenity space. Youth provision will be located within the central part of the site and will be well overlooked by adjacent residents. This youth space will encourage social interaction and will include appropriate seating. These spaces will have a natural theme, including predominantly timber elements, as well as boulders and climbing features, which will reinforce the local sense of identity.

Informal seating areas will be installed within the open spaces to encourage congregation. A series of small doorstep play stations will be located alongside the walking routes, encouraging 'play on the way'.



4. Recreational Routes

A network of new recreational footpaths will provide safe routes from the new residential areas to the surrounding public open space. Trim trail fitness stations will also be located along the route, promoting a healthy lifestyle for adults and teenagers alike. The recreational routes will improve the quality of the Green Infrastructure network by supporting improved links.



Potential active travel connection to wider allocation

3. Ecological Enhancements

The proposals include significant areas of new Green Infrastructure, providing a variety of habitats and contributing towards achieving an overall biodiversity net gain. This includes large areas of native tree planting, swathes of new meadow grassland and native hedgerow. A series of attenuation basins will also be included within the northern open space, including one permanently wet basin, and will be designed to form an integral element of the landscaping. The attenuation basins will be surrounded by native grassland/ flora mix and marginal planting which will provide seasonal interest as well as a varied habitat for local wildlife.



LEGEND

- Site Boundary
- Indicative Access Route
- Active Travel Link
- Public Footpath
- Indicative Access
- Residential Blocks
- Vehicular Roads
- Recreational Footpaths
- Existing Vegetation
- Proposed Native Trees
- Proposed Ornamental Trees
- Community Orchards
- Native Hedge Planting
- Thicket Planting
- Amenity Grassland
- Wildflower Meadows
- Aquatic Planting
- SuDS Basins
- Wet Thicket Planting
- Pond
- Rain Gardens
- Public Open Space (POS)
- Children's Play / Youth Provision
- Seating
- Mown Paths
- Trim Trail Stations
- Pump station

0 10 20 30 40 50 metres

C	07.07.26	TV	Inclusion of potential connections
B	26.06.26	TV	Minor updates to layout
A	24.06.26	TV	SuDS basins updated

Drawing Status

FOR INFORMATION

CSA
environmental
Dixies Barns, High Street,
Ashwell, Hertfordshire SG7 5NT

01462 743647
ashwell@csaenvironmental.co.uk
csaenvironmental.co.uk

Project Rectory Lane, Ashington

Title Illustrative Landscape Strategy Plan

Client Taylor Wimpey Ltd

Scale 1:1000 @ A1 Drawn MB

Date July 2026 Checked CA

Drawing No. CSA/4705/140 Rev C

Appendix I

Methodology for Landscape and Visual Impact Assessment

METHODOLOGY FOR LANDSCAPE AND VISUAL IMPACT ASSESSMENTS

- M1 In landscape and visual impact assessment, a distinction is normally drawn between **landscape/townscape effects** (i.e. effects on the character or quality of the landscape (or townscape), irrespective of whether there are any views of the landscape, or viewers to see them) and **visual effects** (i.e. effects on people's views of the landscape, principally from public rights of way and areas with public access, but also private views from residential properties). Thus, a development may have extensive landscape effects but few visual effects if, for example, there are no properties or public viewpoints nearby. Or alternatively, few landscape effects but substantial visual effects if, for example, the landscape is already degraded or the development is not out of character with it, but can clearly be seen from many residential properties and/or public areas.
- M2 The assessment of landscape & visual effects is less amenable to scientific or statistical analysis than some environmental topics and inherently contains an element of subjectivity. However, the assessment should still be undertaken in a logical, consistent and rigorous manner, based on experience and judgement, and any conclusions should be able to demonstrate a clear rationale. To this end, various guidelines have been published, the most relevant of which, for assessments of the effects of a development, rather than of the character or quality of the landscape itself, form the basis of the assessment and are as follows:
- 'Guidelines for Landscape & Visual Impact Assessment', produced jointly by the Institute of Environmental Assessment and the Landscape Institute (GLVIA 3rd edition 2013); and
 - 'An Approach to Landscape Character Assessment', October 2014 (Christine Tudor, Natural England) to which reference is also made. This stresses the need for a holistic assessment of landscape character, including physical, biological and social factors.
 - 'Assessing Landscape Value Outside National Designations', Landscape Institute's Technical Guidance Note 02/21
 - 'Notes and Clarifications on Aspects of Guidelines for Landscape and Visual Impact Assessment Third edition (GLVIA3)', Landscape Institutes Technical Guidance Note LITGN-2024-01 (August 2024)

LANDSCAPE/TOWNSCAPE EFFECTS

- M3 Landscape/townscape quality is a subjective judgement based on the condition and characteristics of a landscape/townscape. It will often be informed by national, regional or local designations made upon it in respect of its quality e.g. National Landscapes (formerly AONBs). Sensitivity relates to the inherent value placed on a landscape / townscape and the ability of that landscape/townscape to accommodate change (i.e. landscape susceptibility).
- M4 GLVIA defines susceptibility to change as *'the ability of the landscape receptor (whether the overall character or quality / condition of a particular landscape type or area, or an individual element and / or feature, or a particular aesthetic and perceptual aspect) to accommodate the proposed development without undue consequences for the maintenance of the baseline situation and / or the achievement of planning policies and strategies.'*

Landscape susceptibility can vary with:

- (i) existing land uses;
- (ii) the pattern and scale of the landscape;
- (iii) visual enclosure/openness of views, and distribution of visual receptors;
- (iv) relationship to neighbouring settlement;
- (v) the scope for mitigation, which would be in character with the existing landscape; and
- (vi) the condition and value placed on the landscape.

- M5 The concept of landscape/townscape value is considered in order to avoid consideration only of how scenically attractive an area may be, and thus to avoid undervaluing areas of strong character but little scenic beauty. In the process of making this assessment, the following factors, among others, are considered with relevance to the site in question: landscape quality (condition), scenic quality, rarity, representativeness, conservation interest, recreation value, perceptual aspects and associations.
- M6 Nationally valued landscapes are recognised by designation, such as National Parks and National Landscapes (formerly AONBs) which have particular planning policies applied to them. Nationally valued townscapes include areas identified as World Heritage Sites. Paragraph 187 of the current NPPF outlines that planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes '*...in a manner commensurate with their statutory status or identified quality in the development plan*'.
- M7 For the purpose of our assessment, landscape/townscape quality, value and susceptibility are assessed using the criteria in Tables LE1 and LE2. Assessing landscape sensitivity to a particular type of development is made by combining judgements on landscape value and susceptibility to the type of development proposed. The different levels of landscape sensitivity are defined in Table LS1 below.

Table LS1: Landscape / Townscape Sensitivity	
Very High	A landscape/townscape with a very low ability to accommodate change such as a nationally designated landscape or World Heritage Site.
High	A landscape/townscape with limited ability to accommodate change because such change may lead to some loss of valuable features or elements. Development of the type proposed could potentially be discordant with the character of the landscape/townscape.
Medium	A landscape/townscape with reasonable ability to accommodate change. Change may lead to a limited loss of some features or characteristics. Development of the type proposed would not be discordant with the character of the landscape/ townscape.
Low	A landscape/townscape with good ability to accommodate change. Change would not lead to a significant loss of features or characteristics and there would be no significant loss of character or quality. Development of the type proposed would not be discordant with the landscape/ townscape in which it is set and may result in a beneficial change.

- M8 There is a strong inter-relationship between landscape/townscape quality, value and susceptibility as high quality/value landscapes/townscapes usually have a low ability to accommodate change. Typically, landscapes/townscapes which carry a quality designation, and which are otherwise attractive or unspoilt will in general be more sensitive, while those which are less attractive or already affected by significant visual detractors and disturbance will be generally less sensitive. However, to avoid making this process overly formulaic, the assessment of landscape / townscape sensitivity includes a degree of professional judgement and where necessary this is explained in the narrative text within the report.
- M9 The magnitude of change is the size / scale, extent and duration of change to a landscape arising from the proposed development and was assessed using the criteria in Table LE3.
- M10 The size / scale of change relates to the loss or introduction of landscape elements resulting from the proposed change. This is particularly relevant where proposals will impact on key landscape components which contribute to local landscape character. The geographic extent is the overall area in which the landscape effects will be felt and will vary depending on the nature of the proposals. For instance, effects could be experienced at the site level, its immediate setting, at a character area level, or could impact on several landscape character areas. Duration is the expected time frame during which effects will be experienced. In some instances, such as wind / solar farms which have a limited life span, effects may be reversible as once the development is decommissioned the land can be restored.
- M11 Landscape/townscape effects are assessed in terms of the interaction between the magnitude of the change brought about by the development and the quality, value & susceptibility of the landscape resource affected (using the criteria set out in Table LE4). The landscape/townscape effects can be either beneficial, adverse or neutral. Landscape effects can be direct (i.e. impact on physical features, e.g. landform, vegetation, watercourses etc.), or indirect (i.e. impact on landscape character as a result of the introduction of new elements within the landscape or a significant increase in site traffic movement). Direct visual effects result from changes to existing views.
- M12 In this way, landscapes/townscapes of the highest sensitivity, when subjected to a high magnitude of change from the proposed development, are likely to give rise to 'substantial' landscape/townscape effects which can be either adverse or beneficial. Conversely, landscapes of low sensitivity, when subjected to a low magnitude of change from the proposed development, are likely to give rise to only 'slight' or neutral landscape effects. Beneficial landscape effects may arise from such things as the creation of new landscape features, changes to management practices and improved public access. For the purpose of this assessment the landscape/townscape effects have been judged at completion of the development and in year 15. This approach acknowledges that landscape/townscape effects can reduce as new planting/mitigation measures become established and achieve their intended objectives.

VISUAL EFFECTS

- M13 Visual effects are concerned with people's views of the landscape/townscape and the change that will occur. Like landscape effects, viewers or receptors are categorised by their sensitivity. For example, views from private dwellings are generally of a higher sensitivity than those from places of work.
- M14 In describing the content of a view the following terms are used:
- No view - no views of the development;

- Glimpse - a fleeting or distant view of the development, often in the context of wider views of the landscape;
- Partial - a clear view of part of the development only;
- Filtered - views to the development which are partially screened, usually by intervening vegetation - the degree of filtering may change with the seasons;
- Open - a clear view to the development.

M15 The sensitivity of the receptor varies according to its susceptibility to a particular type of change, and the value placed on it (e.g. greater value will be attached to a view from a recognised beauty spot, or views towards a designated heritage asset). As set out in GLVIA, paragraph 6.32, the susceptibility of visual receptors to changes in views / visual amenity is mainly a function of:

- *'The occupation or activity of people experiencing the view at particular locations; and*
- *The extent to which their attention or interest is focused on the views and the visual amenity they experience at particular locations.'*

M16 Visual sensitivity was assessed using the criteria in Table VE1 by combining judgements on the value of the views and their susceptibility to change.

M17 The magnitude of change is the degree in which the view(s) may be altered as a result of the proposed development and will generally decrease with distance from its source, until a point is reached where there is no discernible change. It takes into account the scale and extent of change in the view and the contrast between the existing landscape / townscape and the proposed development. The magnitude of change in regard to the views was assessed using the criteria in Table VE2.

M18 Visual effects were then assessed in terms of the interaction between the magnitude of the change brought about by the development and also the sensitivity of the visual receptor affected.

M19 As with landscape effects, a high sensitivity receptor, when subjected to a high magnitude of change from the proposed development, is likely to experience 'substantial' visual effects which can be either adverse or beneficial. Conversely, receptors of low sensitivity, when subjected to a slight magnitude of change from the proposed development, are likely to experience only 'slight' or neutral visual effects, which can be either beneficial or adverse.

M20 Unless specific slab levels of buildings have been specified, the assessment has assumed that slab levels will be within 750mm of existing ground level.

MITIGATION AND RESIDUAL EFFECTS

M21 Mitigation measures are described as those measures, including any process or activity, designed to avoid, reduce and compensate for adverse landscape and/or visual effects resulting from the proposed development.

M22 In situations where proposed mitigation measures are likely to change over time, as with planting to screen a development, it is important to make a distinction between any likely effects that will arise in the short-term and those that will occur in the long-term or 'residual effects' once mitigation measures have established. In this assessment, the visual effects of the development have been considered at completion of the entire project and at 15 years thereafter.

M23 Mitigation measures can have a residual, positive impact on the effects arising from a development, whereas the short-term impact may be adverse.

ASSESSMENT OF EFFECTS

- M24 The assessment concisely considers and describes the main landscape/townscape and visual effects resulting from the proposed development. The narrative text demonstrates the reasoning behind judgements concerning the landscape and visual effects of the proposals. Where appropriate, the text is supported by tables which summarise the sensitivity of the views/landscape/townscape, the magnitude of change and describe any resulting effects.

CUMULATIVE EFFECTS

- M25 Cumulative effects are *'the additional changes caused by a proposed development in conjunction with other similar developments or as the combined effect of a set of developments, taken together.'*
- M26 In carrying out landscape assessment it is for the author to form a judgement on whether or not it is necessary to consider any planned developments and to form a judgement on how these could potentially affect a project.

ZONE OF THEORETICAL VISIBILITY (ZTV)

- M27 A ZTV map can help to determine the potential visibility of the site and identify those locations where development at the site is likely to be most visible from the surrounding area. Where a ZTV is considered appropriate for a proposed development the following methodology is used.
- M28 The process is in two stages. The first stage is to produce a 'bare earth' ZTV based on the existing conditions on-site. The second stage is to produce a 'proposed' ZTV based on the development parameters once these are established.
- M29 The ZTVs are generated using QGIS software with the Visibility Analysis plugin. The underlying terrain model is a Digital Surface Model (DSM) derived from 2m resolution LiDAR data, made available through the Defra Survey Data Download platform, and published under the Open Government Licence. The DSM includes all surface features such as buildings, woodland, and vegetation, providing a detailed representation of the existing landform and built environment. LiDAR tiles have been merged to create a continuous raster dataset to ensure seamless coverage across the study area.
- M30 A corresponding Digital Terrain Model (DTM), representing the bare earth surface with buildings and vegetation removed, has been obtained from the same LiDAR dataset. A DSM–DTM subtraction is applied to identify and filter out elevated surface features (e.g. rooftops or tree canopies) from the visibility results, unless such locations are deemed publicly accessible or relevant to the assessment (e.g. roof terraces). This refinement helps to reduce overestimation of visibility in the model.
- M31 The extent of the ZTV study area is informed by the scale and character of the proposed Development and the surrounding topography. A radius of 7.5 km from the Site boundary is typically adopted, although this may be adjusted in response to specific landscape considerations.
- M32 A regular grid of observer points is generated to represent the proposed Development footprint. This grid is derived from Ordnance Survey mapping and development parameter plans, and adopts a spacing appropriate to the context of the Site to achieve an appropriate balance between spatial resolution and processing efficiency. Observer points are assigned a height of 0.0m (representing ground level),

while the model assumes a viewer height of 1.6m, representing the typical human eye level. In instances where proposed development heights are being calculated, the observer points will correspond to the proposed height of development (eg. up to 9m for 2 storey houses).

VISUALISATION TYPE METHODOLOGY

- M32 The photographs and visualisations within this report have been prepared in general conformance with the Landscape Institute's Technical Guidance Note 06/19. The 'types', as set out within the Guidance, comprise the following:
- Type 1 - annotated viewpoint photographs;
 - Type 2 - 3D wireline / model;
 - Type 3 - photomontage / photowire;
 - Type 4 - photomontage / photowire (survey / scale verifiable).
- M33 Photographs were taken with a digital camera with a lens that approximates to 50mm, to give a similar depth of view to the human eye. In some cases images have been joined together to form a panorama. The prevailing weather and atmospheric conditions, and any effects on visibility are noted. Images are displayed at the most appropriate size, taking into account the published guidance, legibility at A3 paper size, and context (which is often shown for illustrative purposes only), and allows for enlarged scale printing if required.
- M34 The Guidance Note advocates a proportionate and reasonable approach, which includes professional judgement, in order to aid informed decision making.
- M35 The determination of the suitable Visualisation Type to aid in illustrating the effects of the scheme, has been determined by a range of factors as set out below, including the timing of the project, the technical expertise, and costs involved.
- M36 Where it is deemed suitable or necessary to utilise the Visualisation Types set out within the Guidance Note, the table below has been used to determine which Visualisation Type is most appropriate to the project, unless otherwise specified within the report.
- M37 The table below (based on Table 1 within the Guidance Note) sets out the intended purpose and user of the report, and the Likely Level of Effect. The Likely Level of Effect is based on Tables LE4 and VE3 in this methodology, and takes into consideration the type and nature of the proposed development, as well as the sensitivity of the host environment and key visual receptors. The Likely Level of Effect is based on an initial consideration of the landscape and visual effects of the project as a whole, and the subsequent assessment may conclude a lesser or higher level of overall effect, once completed. Table VMT also provides an indication as to the appropriate Visualisation Type, noting that it is not a fixed interpretation, and that professional judgement should always be applied. In certain instances, where there is neighbouring development which is of a similar scale to that of the proposed development, which provides a point of reference, it is not always considered necessary to produce photowire or photomontage visualisations.
- M38 Additional photographs (which do not conform to any Type) may be included to illustrate the character of the landscape/townscape, or to illustrate relevant characteristics, for example the degree and nature of intervening vegetation, or reciprocal views from residential properties.

Table VTM		VISUALISATION TYPE METHODOLOGY			
User, Purpose, and Likely Level of Effect		Type 1	Type 2	Type 3	Type 4
	A	Evidence submitted to most planning applications for EIA development accompanied by Landscape and Visual ES Chapters.			
		Neutral	Negligible	Slight	Moderate
					Substantial
	B	Planning applications for most non-EIA development accompanied by LVIA/LVA, where there are potential concerns about landscape and visual effects and effective mitigation may be required. Some Landscape and Visual ES Chapters.			
		Neutral	Negligible	Slight	Moderate
					Substantial
	C	Planning applications where the character and appearance of the development is a material consideration, but where a LVIA/LVA may not be required.			
		Neutral/Negligible/Slight	Moderate	Substantial	
	D	To inform the iterative process of assessment and design with client, and/or pre-application consultations with the competent authority.			
		Neutral/Negligible/Slight/Moderate	Substantial		

Table LE 1

LANDSCAPE / TOWNSCAPE QUALITY AND VALUE

	Very High	High	Medium	Low
Description of Landscape/Townscape Quality and Value	Landscape Quality: Intact and very attractive landscape which may be nationally recognised/designated for its scenic beauty. e.g. National Park, National Landscapes or World Heritage Site. Townscape Quality: A townscape of very high quality which is unique in its character, and recognised nationally/internationally. e.g. World Heritage Site Value: Very high quality landscape or townscape with Statutory Designation for landscape/townscape quality/ value, e.g. National Park, World Heritage Site, Registered Park or Garden. Contains rare elements or significant cultural/historical associations.	Landscape Quality: A landscape, usually combining varied topography, historic features and few visual detractors. A landscape known and cherished by many people from across the region. e.g. County Landscape Site such as a Special Landscape Area. Townscape Quality: A well designed townscape of high quality with a locally recognised and distinctive character e.g. Conservation Area Value: High quality landscape/townscape or lower quality landscape with un-fettered public access, (e.g. commons, public park) or with strong cultural associations. May have important views out to landmarks/designated landscapes and few detracting features. May possess perceptual qualities of tranquility or wildness.	Landscape Quality: Typically non-designated landscape area, generally pleasant but with no distinctive features, often displaying relatively ordinary characteristics. May have detracting features. Townscape Quality: A typical, pleasant townscape with a coherent urban form but with no distinguishing features or designation for quality. Value: An ordinary landscape/townscape of local value which may have some detracting features. Typically no statutory designations for landscape/townscape quality. A landscape which may have limited public access and/ or have pleasant views out, or be visible in public views.	Landscape / Townscape Quality: Unattractive or degraded landscape/townscape, affected by numerous detracting elements e.g. industrial areas, infrastructure routes and un-restored mineral extractions. Value: Landscape/townscape generally of lower quality. A landscape with limited public access, typically no designations or recognised cultural significance. Limited public views.

Table LE 2

LANDSCAPE / TOWNSCAPE SUSCEPTIBILITY

	Very High	High	Medium	Low
Description of Susceptibility	Highly distinctive landscape, / townscape with strong character generally in excellent condition, exhibiting a number of positive attributes and no or few detracting elements. Development would be entirely at odds with the scale, pattern and character of the landscape / townscape. A landscape with little ability to accommodate change of the type proposed without significant impacts on landscape / townscape character and on key characteristics and / or aesthetic or perceptual aspects of the character area. Little or no scope for mitigation.	Distinctive landscape / townscape with few detracting features. Landscape elements in good condition and make a positive contribution to local character. Landscape with low potential to accommodate change of the type proposed without loss or alteration of key landscape / townscape elements or adverse change to landscape / townscape character. Limited scope for mitigation.	Relatively commonplace landscape / townscape typically in moderate condition. Proposals would be largely compatible with the scale, pattern and character of the landscape / townscape. Proposals could be absorbed with limited impact on key landscape features, and perceptual and aesthetic qualities. Scope to provide landscape mitigation / enhancements.	Landscape / townscape of mixed character and / or with some detracting and intrusive elements. Landscape features pose little constraint and / or are capable of replacement. Proposals would be well related to the scale, pattern and character of the local landscape / townscape. Good potential for landscape mitigation and enhancements which would contribute to landscape / townscape character.

Table LE 3 LANDSCAPE / TOWNSCAPE MAGNITUDE OF CHANGE

	Substantial	Moderate	Slight	Negligible	Neutral
Description of the Change predicted	Total loss of or significant impact on key characteristics, features or elements				
		Partial loss of or impact on key characteristics, features or elements			
			Minor loss of or alteration to one or more key landscape/ townscape characteristics, features or elements		
				Very minor loss or alteration to one or more key landscape/ townscape characteristics, features or elements	
					No loss or alteration of key landscape/ townscape characteristics, features or elements

Table LE 4 LANDSCAPE / TOWNSCAPE EFFECTS

	Substantial	Moderate	Slight	Negligible	Neutral
Description of the Effect	The proposals will alter the landscape/ townscape in that they: • will result in substantial change in the character, landform, scale and pattern of the landscape/townscape; • are visually intrusive and would disrupt important views; • are likely to impact on the integrity of a range of characteristic features and elements and their setting; • will impact a high quality or highly vulnerable landscape; • cannot be adequately mitigated.				
	The proposals: • noticeably change the character, scale and pattern of the landscape/ townscape; • may have some impacts on a landscape/ townscape of recognised quality or on vulnerable and important characteristic features or elements. • are a noticeable element in key views; • not possible to fully mitigate.				
		The proposals: • do not quite fit the landform and scale of the landscape/townscape and will result in relatively minor changes to existing landscape character; • will impact on certain views into and across the area; • mitigation will reduce the impact of the proposals but some minor residual effects will remain.			
			The proposals: • complement the scale, landform and pattern of the landscape/townscape; • development may occupy only a relatively small part of the Site; • maintain the majority of landscape features; • incorporates measures for mitigation to ensure the scheme will blend in well with the landscape/townscape and mitigates any loss of vegetation.		
				The proposals: • change is neither better nor worse; • maintain existing landscape/ townscape character; • maintain the majority of landscape features; • incorporates measures for mitigation to ensure the scheme will blend in well with the landscape/townscape and mitigates any loss of vegetation.	

Footnote:

1. Each level (other than neutral) of change identified can be either regarded as 'beneficial' or 'adverse'. The above table relates to adverse landscape effects, however where proposals complement or enhance landscape character, these will have a comparable range of beneficial landscape effects.

Table VE 1

VISUAL SENSITIVITY

	High	Medium	Low
Description of the Receptor	Residential properties with predominantly open views from windows, garden or curtilage. Views will normally be from ground and first floors and from two or more windows of rooms mainly in use during the day. Users of Public Rights of Way in sensitive or generally unspoilt areas. Predominantly non-motorised users of minor or unclassified roads in the countryside. Views from within an National Landscape, National Park, World Heritage Site or Conservation Area and views for visitors to recognised viewpoints or beauty spots. Users of outdoor recreational facilities with predominantly open views where the purpose of that recreation is enjoyment of the countryside - e.g. Country Parks, National Trust or other access land etc.	Residential properties with partial views from windows, garden or curtilage. Views will normally be from first floor windows only, or an oblique view from one ground floor window, or may be partially obscured by garden or other intervening vegetation. Users of Public Rights of Way in less sensitive areas or where there are significant existing intrusive features. Users of outdoor recreational facilities with restricted views or where the purpose of that recreation is incidental to the view e.g. sports fields. Schools and other institutional buildings, and their outdoor areas. Users of minor or unclassified roads in the countryside, whether motorised or not.	People in their place of work. Users of main roads or passengers in public transport on main routes. Users of outdoor recreational facilities with restricted views and where the purpose of that recreation is unrelated to the view e.g. go-karting track.

Table VE 2 **VISUAL MAGNITUDE OF CHANGE**

	Substantial	Moderate	Slight	Negligible	Neutral
Description of the Change predicted	Large and dominating changes which affect a substantial part of the view.				
		Clearly perceptible and noticable changes within a significant proportion of the view.			
			Small changes to existing views, either as a minor component of a wider view, or smaller changes over a larger proportion of the view(s).		
				Very minor changes over a small proportion of the view(s).	
					No discernible change to the view(s).

Table VE 3 VISUAL EFFECTS

	Substantial	Moderate	Slight	Negligible	Neutral
Description of the Effects	The proposals would have a significant impact on a view from a receptor of medium sensitivity, or less damage (or improvement) to a view from a highly sensitive receptor, and would be an obvious or dominant element in the view.				
	The proposals would impact on a view from a medium sensitive receptor, or less harm (or improvement) to a view from a more sensitive receptor, and would be a readily discernible element in the view.				
	The proposals would have a limited effect on a view from a medium sensitive receptor, but would still be a visible element within the view, or a greater effect on a view from a receptor of lower sensitivity.				
	The proposals would result in a negligible change to the view but would still be discernible.				
	No change in the view.				

Footnote:

1. Each level (other than neutral) of change identified can be either regarded as 'beneficial' or 'adverse'.



Dixies Barns, High Street,
Ashwell, Hertfordshire
SG7 5NT

t 01462 743647
e ashwell@csaenvironmental.co.uk
w csaenvironmental.co.uk

Office 20, Citibase,
95 Ditchling Road,
Brighton BN1 4ST

t 01273 573871
e brighton@csaenvironmental.co.uk
w csaenvironmental.co.uk

3 Ripple Court,
Brockridge Park, Twynning,
Tewkesbury GL20 6FG

t 01386 751100
e tewkesbury@csaenvironmental.co.uk
w csaenvironmental.co.uk

Wizu Workspace, 32 Eyre
St, Sheffield City Centre,
Sheffield S1 4QZ

t 07838 290741
e sheffield@csaenvironmental.co.uk
w csaenvironmental.co.uk

Worting House,
Church Lane, Basingstoke,
RG23 8PY

t 01256 632340
e basingstoke@csaenvironmental.co.uk
w csaenvironmental.co.uk