

6.0 ASSESSMENT OF LANDSCAPE EFFECTS

Table 6.1 - Impact on Landscape Character Areas						
Character area / feature / designation	Approx. distance to Assessment Site	Description / rationale for judgement	Sensitivity of receptor to change	Magnitude of effect		Overall significance of effect
				Size/ scale, geographic extent and duration	Overall magnitude	
NCA 53 White Peak	Within	The Site forms a small part of the wider character area; however, there will be a reduction in the pastoral land, arising from the development of the Site giving a localised change to the NCA 53 White Peak at the national level.	Medium	Minor, Localised, Long Term	Small	Minor Adverse
NCA 52 South West Peak	~700m	The development of the Site is not anticipated to have an effect on this NCA.	Medium	Negligible, Restricted, Long term	Negligible	Negligible
LCT Plateau Pasture	Within	The Site forms a small part of the wider character area; however, there will be a reduction in the pastoral land, arising from the development of the Site giving a localised change to the LCT at the regional level.	Medium	Minor, Localised, Long Term	Small	Minor Adverse
LCT Moorland Fringe	Within	The development of the Site is not anticipated to have an effect on this LCA.	Medium	Negligible, Restricted, Long term	Negligible	Negligible
Site Landscape Character	Within	Change to the character of the Site, introducing built elements, open spaces to be used for recreation, and new tree planting. Development enables opportunity to manage existing elements of importance such as mature vegetation and supplement with new planting to integrate built areas of the Site in to its local environs.	Medium	Moderate, Major, Long Term	Medium	Moderate Adverse

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Table 6.2 - Impact on Landscape Character and Features					
Character area / feature / designation	Description / rationale for judgement	Sensitivity of receptor to change	Magnitude of effect		Overall significance of effect
			Size/ scale, geographic extent and duration	Overall magnitude	
Existing Land Use	Change to the use of the Site, introducing new residential development, open spaces to be used and a landscape scheme.	Medium	Moderate, Moderate, Long Term	Medium	Moderate Adverse
Adjoining Land Use	As a result of the development proposals built form will extend north into the Site but the built form and land uses within the surrounding area will remain unchanged.	Medium	Negligible, Restricted, Long term	Negligible	Negligible
Topography	Due to the sloping nature of the Site there will be necessary changes to the landform. These changes will be locally significant in order set out the access road network and form level plots for the residential properties. Private gardens will be sloped or terraced to allow for variation in the landform. The effects on topography are anticipated to be localised but long term.	Medium	Moderate, Localised, Long Term	Medium	Minor Adverse
Vegetation	Removal of limited existing trees and mature vegetation to enable development. Retained Mature trees and hedges adjacent to Site boundaries would be protected during construction and retained. New tree, shrub and other planting proposed throughout the built area and open spaces will supplement and complement existing tree resource and create a new structure of vegetation to open and built elements.	Medium	Negligible, Localised, Long Term	Negligible	Negligible
Water Features	There are no direct changes to the existing water course. A new retention pond is proposed in the west portion of the Site.	Medium	Minor, Restricted, Long term	Small	Minor Beneficial

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Table 6.2 - Impact on Landscape Character and Features					
Character area / feature / designation	Description / rationale for judgement	Sensitivity of receptor to change	Magnitude of effect		Overall significance of effect
			Size/ scale, geographic extent and duration	Overall magnitude	
Built Elements	Change from pastoral farmland to low density residential development with built form and recreational open space land uses, similar to nearby settlement land uses.	Low	Moderate, Major, Long Term	Medium	Minor beneficial
Public Rights of Way	The proposed development will retain the existing footpaths through the Site, maintaining and enhancing the connections with the wider landscape. The footpaths which cross the Site in the south east will remain in their current position within the proposed green infrastructure. New paths and routes will be provided across the Site to supplement the existing routes and link the existing residential area with the wider landscape.	High	Minor, Localised, Long Term	Small	Negligible
Setting of Heritage Assets	There is anticipated to be a small change to the setting of the northern elevation of St Peter’s Church due to the construction of the access road and the new development within the southern portion of the Site. The elevation is already influenced by the existing residential area to the west. The majority of the existing vegetation is to be retained in the south east of the Site and new boundary planting adjacent to Site boundary is proposed to limit the potential for adverse effects. The listed Elm House and attached outbuildings, 5-11, St Peters Road and Fairfield Vicarage are visually and physically divorced from the Site and notable effects on their landscape context are not predicted. The new access road from the A6 will be constructed within the Fairfield Conservation Area. The route of which has been aligned to minimise tree and vegetation loss and will be set within a generous area of green infrastructure which incorporates new tree and native shrub planting. The existing further Historic Parks, Gardens ,Conservation Areas and Listed Buildings within the Study Area are physically and visually separated from the Assessment Site and are not anticipated to be effected by the development proposals.	High	Minor, Localised, Long Term	Small	Minor Adverse
Open Space	In terms of open space, the proposed green infrastructure meets and exceeds the open space policy requirement to serve the proposed development.	Medium	Minor, Localised, Long Term	Small	Minor beneficial
Area of Countryside designation	At the Site level, the development of the Site would see a direct and permanent alteration to the Countryside designation through the removal of trees, grassland and other vegetation and the creation of new built development within the Site. The development of the Site would be in keeping with local land uses and would relate well to the existing settlement form to the south. The Site is well contained and does not form an integral part of the wider swathe of open countryside.	Medium	Minor, Localised, Long Term	Small	Minor Adverse

7.0 ASSESSMENT OF VISUAL EFFECTS

Table 7.1 - Assessment of Visual Receptors					
Visual Receptor(s)	Description of visual effect	Sensitivity of receptor to change	Magnitude of effect		Overall significance of effect
			Size/ scale, geographic extent and duration	Overall magnitude	
Residents of Dwellings	There are anticipated to be open and partial, obtuse views to the development for residents of dwellings in close proximity to the southern boundary of the Site on portions of St Peter's Road, Glenmoor Road, Barms Way and Nunsfield Road. Any Moderate visual effects on these adjoining properties will be mitigated through the implementation of the Landscape Strategy, which are proposed to help further reduce these visual effects to only limited and restricted change. There are also more distant elevated views from the rear elevation of dwellings on the east side Brown Edge Road across the Assessment Site which are seen in the context of the existing residential edge of Buxton. Further views of the Site for residents of dwellings are not anticipated or are considered Negligible.	Medium-high	Moderate, Localised, Long Term	Moderate to Minor	Moderate to Minor Adverse
Road Users	As above there are anticipated to be open and partial views of the development from portions of St Peter's Road, Glenmoor Road, Barms Way and Nunsfield Road in close proximity to the Site. There are also open and partial views to the new access road and the northern portion of the Site from portions of the A6 Fairfield Road and Waterswallows Road. Significant areas of green infrastructure are proposed to the access road and northern and north eastern boundaries to supplement the existing landscape structure and mitigate views.	Low	Moderate, Localised, Long Term	Moderate to Negligible	Minor adverse to Negligible
Users of Public Rights of Way	There are open and partial views to the development from Footpaths DY Buxton-HP4 2/1, DY Buxton-HP4 2/2, Footpath DY Buxton-HP4 1/3 within and in close proximity to the Site. There are also more distant views to the development from sections of Footpaths DY Buxton-HP4 1/3 , DY Buxton-HP4 4/1 and partial and partial glimpsed views to the new access road from portions of BOAT DY Buxton-HP4 10/1. There also glimpsed distant views to the Site from a number of elevated locations accessed by PRoW including Corbar Cross, Combs Moss, Grin Low, an area of Access Land on the ridge of Black Edge and an area of Access Land on Burbage Edge. Views are generally seen in the context of the existing residential edges of Buxton. Proposed green infrastructure to Site boundaries will assist in ameliorating the effects on these receptors.	Medium-high	Moderate, Localised, Long Term	Moderate to Minor	Moderate to Minor Adverse

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VISUAL EFFECTS

Table 7.1 – Assessment of Visual Receptors					
Visual Receptor(s)	Description of visual effect	Sensitivity of receptor to change	Magnitude of effect		Overall significance of effect
			Size/ scale, geographic extent and duration	Overall magnitude	
Visitors to Peak District National Park	<p>There are partial glimpsed distant views to the Site from an elevated location on the ridge of Black Edge on the boundary of the National Park. Views are seen in the context of the existing residential edges of Buxton which are apparent in the view to the south and east of the Site, with the Site forming a small part of the wider view. Built form within the Site is set back away from the most elevated eastern edge of the Site and the proposed buffer planting to the northern boundary of the Site will further reduce views of the built development.</p> <p>There is also a partial glimpsed, distant and elevated view to the Site from Burbage Edge to the west of the Site. The Assessment Site is distinguish through an understanding of the local landscape and is seen in the context of the built form within Buxton forming a limited part of the wider view.</p> <p>There are not anticipated to be any further views to the development proposals from local or distant receptors within the Peak District National Park.</p>	High	Negligible to None, Restricted, Long Term	Negligible to None	Minor adverse to Negligible
Users of open space / golf course	There are open, partial and partial glimpsed views to the new access road and the north east portion of the development from parts of Buxton & High Peak Golf Course to the east of the Site. Views are seen in the context of the developed edge of Buxton and will be ameliorated to a degree with the new landscape structure.	Medium-high	Minor, Localised, Long Term	Minor to Negligible	Minor adverse to Negligible
Employees at their place of work	There are potential open and partial views to the development from the Nunsfield Farm complex in close proximity to the Site and more distant views from the Brown Edge Service Centre to the north of the Site.	Low	Minor, Localised, Long Term	Minor to Negligible	Negligible

8.0 CONCLUSIONS

This Landscape and Visual Impact Assessment (LVIA) has been prepared on the Third Edition of the Guidelines for Landscape and Visual Impact Assessment by the Landscape Institute and the Institute of Environmental Management and Assessment (Routledge, 2013). The assessment of the Site at Hogshaw Farm, Buxton has been carried out to inform the landscape design response to the outline development proposals in consideration of the landscape and visual issues, current planning policy and emerging guidance.

The Assessment Site lies on the northern developed edge of Buxton. The eastern portion of the Site is defined as an Area of Countryside and portion of the Fairfield Conservation Area extends in to the eastern portion of the Site. There are no further national or local landscape or heritage designations within or in the immediate setting of the Assessment Site, however, there is a Local Wildlife Site lining the Site's western boundary with Nun Brook and the boundary of the Peak District National Park lies approximately 1780m to the south east of the Site at its closest point.

The Assessment Site is bound by pastoral farmland to the north, Fairfield Common including Buxton & High Peak Golf Course, the construction of a new roundabout junction on the A6 Fairfield Road and the Nunsfield Farm complex to the east, St Peter's Church and a residential estate of one and two storey dwellings to the south and the well treed water course of Nun Brook to the west. The Site currently comprises five field parcels of improved pastoral farmland separated by post wire fencing and some dry stone walls. Landform with the Site falls steeply from east to west.

Currently, views in to the Assessment Site are generally limited due to a combination of intervening built form, mature vegetation and the nature of the local landform. There are open and partial views of St Peter's Road, Glenmoor Road, Nunsfield Road and Barms Way in close proximity to the southern boundary of the Site (refer to Viewpoints 3, 4 and 5) and from the A6 Buxton Road to the east of the Site (refer to Viewpoints 15 and 29). There are more distant and elevated views across the Site from the rear elevation of dwellings on Brown Edge Road (refer to Viewpoints 6 and 12). Partial glimpsed views to the eastern portion of the Site are available from sections of Waterswallows Road and to the southern portion of the Site from the A53 Station Road near the Station. There are also open and partial views across the Assessment Site from portions of Footpaths DY[Buxton-HP4]2/1, DY[Buxton-HP4]2/2 and DY[Buxton-HP4]1/3, Footpath DY[Buxton-HP4]4/1, partial and partial glimpsed views to the eastern portions of the Site from portions of BOAT DY[Buxton-

HP4]10 and distant partial glimpsed views from elevated locations including Grin Low, Access Land on Combs Moss, Corbar Cross near Footpath DY[Buxton-HP4]69/4, from Access Land on Black Edge within the Peak District National Park (refer to Viewpoint 28) and from Burbage Edge within the Peak District National Park (refer to Viewpoint 30). There are potential partial views for visitors to St Peter's Church to the south of the Site and open and partial views from portions of Fairfield Conservation Area in close proximity to the Site. There are open and partial views and partial glimpsed views to the eastern portions of the Site from portions of Buxton & High Peak Golf Course to the east of the Site. There are also potential open and partial views of the Assessment Site from employees at work places in the Nunsfield Farm Complex in close proximity to the Site and from the Brown Edge Service Centre to the north of the Site. Views are largely seen in the context of the adjacent built form of Buxton. Views from the wider landscape are truncated, primarily due to the intervening layers of vegetation, built form and landform.

The proposed development comprises new residential dwellings, access and estate road, new landscape works and public open space. The layout and design of the proposed development has been subject to a systematic design process and has considered the physical Site constraints and opportunities; the landscape and visual sensitivities; the retention of the inherent local landscape characteristics; and to comply with local planning policy and guidance.

There will be a limited change in the character and amenity of the views from a few visual receptors to the Assessment Site, where the new development will bring development forward in the view, but would not increase the existing visual envelope associated with this edge of Buxton. It is considered that this will result in Moderate to Negligible adverse effects, on a limited number of receptors, which are generally limited to the those in close proximity to the Site. In the long term, views of the proposed development will diminish as planting matures.

As with any development, a number of impacts will arise from the proposed development. These range from Moderate adverse to Minor Beneficial on the Assessment Site and Contextual landscape receptors; and Neutral through to Moderate adverse on a limited number of visual receptors as a result of the change in the character and amenity of the view. There are anticipated to be Minor adverse to Negligible effects on visitors in a limited, elevated portion of the Peak District National Park.

The proposed development has been laid out to largely retain the existing landscape features to the Site boundaries, including the occasional boundary trees and the dry stone walls, and to avoid new built form in the most sensitive parts of the Site, addressing the current local policy. Boundary vegetation, particularly to the northern and north east boundaries, will be enhanced with additional tree planting, native shrubs and hedging in accordance with recommendations within the High Peak Local Plan Landscape Impact Assessment relating to the Site. The layout has developed to locate the built form within the largely well contained and low lying west portions of the Site, relating well to the existing urban edge adjacent to the Site in order to reduce the potential visual effects.

In summary, it is considered that the Assessment Site has an existing relationship with the built form of the surrounding residential areas of Buxton to the south and west of the Site and will not extend the existing visual envelope of Buxton or change the urban edge relationship with the wider countryside to the north and east. On balance the proposed development will, whilst wholly replacing portions of the landscape character, sit within the existing retained landscape character elements at the Site level and the landscape character at the regional and district level. Whilst some negative adverse landscape and visual effects will arise from the proposed development, landscape and visual effects are largely limited to the Assessment Site and local level receptors only, as identified in this Assessment. Any effects will reduce overtime as planting matures. A new tree planting and vegetation strategy will seek to ensure the long term replacement and reinforcement of the existing green infrastructure networks, ensuring that the longevity and vigour of the existing vegetation is maintained on Site. It is therefore considered that the development of the Assessment Site forms a logical extension to Buxton.

APPENDIX 1 – LANDSCAPE AND VISUAL ASSESSMENT METHODOLOGY

Guidance and Publications

This assessment has been carried out in light of the latest relevant guidance as set out in ‘Guidelines for Landscape and Visual Impact Assessment’ (GLVIA3), published by the Landscape Institute and the Institute of Environmental Management and Assessment (2013), and ‘Landscape Character Assessment: Guidance for England and Scotland’ published by the Countryside Agency and Scottish National Heritage (2002). These documents do not set out a prescriptive approach to how assessments or assessments should be undertaken, but rather identify key principles and good practice.

Whilst this methodology refers to landscape assessments, the same general principles are also applicable in townscape settings. Further guidance on townscape assessment is given at page 74 of GLVIA3 (2013).

The following guidelines and publications have also been considered when producing this assessment:

- ‘Seeing the History in the View: A Method for Assessing Heritage Significance within Views’ (English Heritage; 2011);
- ‘The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)’ (Historic England; 2017);
- ‘Visual Representation of Development Proposals - Technical Guidance Note 06/19’ (Landscape Institute; 2019);

The assessment comprises the following stages:

- A summary of the relevant aspects of extant and emergent landscape planning policies;
- A definition the scope of the assessment, Site reconnaissance and desktop background research;
- A description of the existing conditions in respect of the landscape baseline (dealing with matters of current landscape character and existing landscape resources), and the visual baseline (dealing with matters relating to the visibility of the Assessment Site);
- Summary of key landscape and visual sensitivities relating to the Assessment Site and surrounding land;

- A description of the development proposed on the Assessment Site;
- An assessment of landscape effects; and
- An assessment of visual effects.

Baseline Assessment Methodology

The following specific desk-based tasks have been undertaken:

- A review of the planning policy relevant to the Assessment Site;
- A review of any existing landscape character assessments relating to the study area;
- A review of landscape designations from the English Heritage database and local authority sources; and
- Identification of landscape character and key landscape elements.

The baseline description in this assessment comprises two separate elements:

- a. Landscape Baseline; and
- b. Visual Baseline.

In this assessment, a distinction has been drawn between the study area and the Assessment Site. The Assessment Site is the area proposed for development whilst the study area takes in the wider surrounds of the Assessment Site. The determination of the study area has been informed by desk top studies of maps and aerial photographs to assess how topography, vegetation and built form in the area surrounding the Site were likely to control views towards the Assessment Site.

This work was followed by Site visits to determine the potential visibility of the Assessment Site. The study area boundaries were then set to ensure that all relevant areas of potential visibility were assessed. In general terms, it is assumed that the extent of visibility of the Assessment Site (and ultimately of proposed development upon it) will not exceed a 2km radius.

The Landscape Baseline

The Landscape Baseline comprises two elements; the existing Landscape Character and the existing Landscape Resource.

Landscape Character is defined in GLVIA3 as *“a distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse.”* As such, character is influenced by the physical constituent components of the landscape including geology, soils, topography, vegetation, water features, land utilisation and built elements. Landscape Character Assessment is the process of identifying variation and change in the landscape and using that information to assist in managing future landscape change (arising from development or other factors). Landscape Character Assessments – at differing scales – have typically been prepared by, or on behalf of, national and local government or agencies, and provide a starting point for the consideration of landscape character. As a generality, the more detailed the existing Landscape Character Assessment, the more relevant it will be to the specific Assessment Site and/ or the development proposal. There are four main levels at which landscape character assessment has been, or may be carried out, as follows:

- a. National Level (the National Character Area Profiles prepared by Natural England);
- b. Regional Level (typically produced for Natural England or a regional grouping of local authorities);
- c. Local Authority Level (normally at a County, or District level, or for a number of Districts (or specific parts thereof)); and
- d. Local Level (typically of a settlement or a group of settlements within a local authority).

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In addition to referencing these published documents, a local level character assessment of the Assessment Site and its surrounding has been undertaken which describes, in summary, the following elements:

- a. Existing Land Use;
- b. Adjoining Land Uses;
- c. Topography;
- d. Vegetation;
- e. Water Features; and
- f. Public Rights of Way.

The Landscape Resource baseline considers two separate aspects; landscape condition – the physical state of the landscape – and landscape value – how different areas of landscape are valued by society. The following criteria have been used to categorize landscape condition, which is described in the assessment text. The typical examples given provide an indication of the likely landscape condition but it does not necessarily follow that because a Site is within a specific designated area that the categorisation of landscape condition will automatically follow; much will depend on specific Site conditions.

Table 1: Landscape Condition		
Category	Criteria	Typical Example
Exceptional	<div><div>i.</div><div>Strong landscape structure, characteristic patterns, balanced combination of landform and landcover;</div><div>ii.</div><div>Appropriate management for land use and landcover;</div><div>iii.</div><div>Distinct features worthy of conservation;</div><div>iv.</div><div>Sense of place;</div><div>v.</div><div>No/ negligible detracting features.</div></div>	Internationally or Nationally recognised e.g. all or the great majority of which would be World Heritage Site, National Park or AONB.
High	<div><div>i.</div><div>Strong landscape structure, characteristic patterns, balanced combination of landform and landcover;</div><div>ii.</div><div>Appropriate management for land use and landcover but potentially scope to improve;</div><div>iii.</div><div>Distinct features worthy of conservation;</div><div>iv.</div><div>Sense of place;</div><div>v.</div><div>Occasional detracting features.</div></div>	Nationally or Regionally recognised e.g. parts of National Park or AONB, all or the great majority of AGLV.

Good	<div><div>i.</div><div>Recognisable landscape structure, characteristic patterns and combinations of landform and cover are still evident;</div><div>ii.</div><div>Scope to improve management for land use and landcover;</div><div>iii.</div><div>Some features worthy of conservation;</div><div>iv.</div><div>Sense of place;</div><div>v.</div><div>Some detracting features.</div></div>	
Ordinary	<div><div>i.</div><div>Distinguishable landscape structure, characteristic</div><div>ii.</div><div>Patterns of landform and landcover often masked by land use;</div><div>iii.</div><div>Scope to improve management of vegetation;</div><div>iv.</div><div>Some features worthy of conservation;</div><div>v.</div><div>Some detracting features.</div></div>	
Poor	<div><div>i.</div><div>Weak landscape structure, characteristic patterns of landform and landcover are often masked by land use;</div><div>ii.</div><div>Lack of management and intervention has resulted in degradation;</div><div>iii.</div><div>Frequent detracting features.</div></div>	
Very poor	<div><div>i.</div><div>Degraded landscape structure, characteristic patterns and combinations of landform and landcover are masked by land use;</div><div>ii.</div><div>Lack of management / intervention has resulted in degradation;</div><div>iii.</div><div>Extensive detracting features.</div></div>	
Damaged	<div><div>i.</div><div>Damaged landscape structure;</div><div>ii.</div><div>Disturbed or derelict land requires treatment;</div><div>iii.</div><div>Detracting features dominate.</div></div>	
Derelict	<div><div>i.</div><div>Land so damaged by industrial or other development that it is incapable of beneficial use without treatment.</div></div>	

The following criteria have been used to categorise the landscape value of the Site. The categories of Exceptional and High are informed directly by reference to development plan documents; the other categories entail a judgement in respect of the attributes of the area / locality or may be informed by published landscape character assessments.

Table 2: Landscape Value			
Value	Typical Criteria	Typical Scale	Typical Example
Exceptional	Very high importance (or Quality) and Rarity. No or extremely limited potential for substitution.	International, National.	World Heritage Site, National Park or AONB.
High	High Importance (or Quality) and Rarity. Limited potential for substitution.	National, Regional, Local	National Park, AONB, AGLV, ALLI
Good	Medium Importance (or Quality) and Rarity. Limited potential for substitution.	Regional, Local	Undesignated but value perhaps expressed through non-official publications or demonstrable use.
Ordinary	Low Importance (or Quality) and Rarity.	Local	Areas identified as having some redeeming feature or features and possibly identified for improvement.
Poor	Low Importance (or Quality) and Rarity.	Local	Areas identified as having few redeeming features and lots of scope for improvement.
Very poor	Low Importance (or Quality) and Rarity.	Local	Areas identified for recovery.

From these separate assessments of landscape character and the landscape resource, the overall sensitivity of landscape receptors – defined as those aspects of the landscape that have the potential to be affected by the proposed development - is determined.

The Visual Baseline

The extent of visibility of the Assessment Site, and of the proposed development, is determined by the buildings/development surrounding the Site, as well as by existing vegetation and topography. An initial assessment was made, using OS mapping and aerial photographs of potential locations from where the Assessment Site might be seen by visual receptors - defined as individuals or groups who have the potential to be affected by the proposal. Potential locations that are identified include residential and commercial properties, roads, PRoW, and areas of public open space/ recreational land.

APPENDIX 1 – LANDSCAPE AND VISUAL ASSESSMENT METHODOLOGY

Field visits were carried out in November 2022 and February 2024. The Site was viewed from the surrounding area from a range of locations, including those identified through the desk study and other locations that became apparent from the field assessment. In the assessment the potential visual receptors are identified on plan and described in tabular form, which categorizes the receptor by type (i.e. residential property etc.) and distance from the edge of the Assessment Site (using the terms set out in Table 3).

Table 3: Distance of Views	
Distance of Views	Definition
Adjoining	On the edge of the Assessment Site
Close	Less than 250m from the edge of the Assessment Site
Middle	From 250m to 500m from the edge of the Assessment Site
Long	500m or greater from the edge of the Assessment Site

From the field assessment, a number of viewpoints have been identified which are representative of visual receptors in proximity. The viewpoints selected essentially cover three types of views:

- Representative viewpoints: typical of a particular type of visual receptor, e.g. certain points along a PRoW;
- Specific Viewpoints: a key or promoted viewpoint within the landscape possibly related to local visitor attractions or associated with a designated landscape or a cultural landscape; and
- Illustrative Viewpoints: where a particular effect may only be available from certain locations.

Not all of these types of viewpoints will necessarily be present or need to be considered in all assessments. Generally, but not exclusively, the majority of viewpoints identified will be representative viewpoints. All of the viewpoints identified are public viewpoints. Whilst private locations, such as houses, were not visited during the field assessment, an assessment of the likely views from these properties and their visual context was made from nearby locations.

Viewpoint locations are shown in plan form and the views available from the selected viewpoints shown as photographs in the assessment.

Assessment of Landscape and Visual Effects – General Approach

As defined in GLVIA3, landscape effects are those effects on the landscape as a resource in its own right, and visual effects are those effects on specific views and on the general amenity as experienced by people. The judgement made in respect of both landscape and visual effects is a combination of an assessment of the sensitivity of the receptor against the magnitude of the landscape or visual effect.

The judgement to be made in respect of sensitivity is a combination of the susceptibility of those receptors to the specific change occasioned by the proposed development (for both landscape and visual receptors) along with the value attached to that receptor (again for both landscape and visual receptors). Similarly, the judgement to be made in respect of the magnitude of landscape and / or visual effects is derived from a combination of the size or scale of the effect(s); the duration of the effect(s); and whether such effect(s) is / are reversible (or not). The assessment of landscape and visual effects give rise to separate considerations and these are set out in more detail below.

Assessment of Landscape Effects

In respect of the judgment to be made of the sensitivity of landscape receptors, the susceptibility to specific change for each landscape receptor is categorized as set out in the following tables.

Table 4: Susceptibility of Landscape Receptors to Change			
Receptor	Susceptibility of Receptor to Change		
	High	Medium	Low
Landscape Character	A highly distinctive and coherent landscape character, with an absence of detracting or intrusive elements. Low or no capacity to accept change.	Distinctive character, with a general consistency, notwithstanding the presence of some detracting or intrusive elements. Some capacity to accept change.	Mixed character, where there is a lack of coherence and detracting or intrusive elements have become dominant or have eclipsed original character. Significant capacity to accept change.
Designated Areas	National designated Landscape such as National Park and AONB	Local landscape designations (e.g. AGLV/Areas of Local Landscape Importance (ALLI) (or similar)	Not designated
Landscape Features	Largely or completely intact, in good condition	Largely in moderate condition – may be in process of improvement	Undesignated but value perhaps expressed through non-official publications or demonstrable use.
Aesthetic / Perceptual Aspects	Recognised formally as a coherent area/ feature of aesthetic attraction	Some areas/ features of aesthetic attraction	Not noted for aesthetic qualities

The value for each landscape receptor is taken from Table 2 above. The overall sensitivity of each receptor is then categorised on a High/ Medium / Low/ Negligible basis. In respect of the magnitude of landscape effects, Table 5 sets out the judgements to be made, and the categories adopted in respect of the separate considerations of scale, geographic extent, duration.

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Table 5: Magnitude of Landscape Effects				
Type of Effect	Magnitude of Effects			
Size/Scale	Major	Moderate	Minor	Negligible / None
	Total loss of, or major alteration to key elements/ features/ characteristics of the Site and/ or the introduction of elements totally uncharacteristic to the receiving landscape	Partial loss of or alteration to one or more key elements/ features/ characteristics of the Site and/ or introduction of elements that would be evident, but not necessarily uncharacteristic to the receiving landscape	Limited loss of or alteration to one or more key elements/ features/ characteristics of the Site and/ or introduction of elements characteristic with the receiving landscape.	Very minor or no loss or alteration to one or more key elements/ features/ characteristics of the Site and/ or introduction of elements characteristic within the surrounding landscape – approximating to a “no change” situation.
Geographic Extent	Extensive	Major	Localised	Restricted
	Effects would be experienced over many landscape character types or area	Effects would extend over the major part of the landscape character type or area	Effects would be confined to the immediate setting of the Assessment Site	Effects would not extend beyond the Assessment Site
Duration	Long	Medium	Short	Construction Stage
	Over 15 years after completion of construction works	5-15 years after completion of construction works	0-5 years after completion of construction works	Restricted to construction stage (explain likely length of construction and any key stages)

The overall magnitude of landscape effects is then described on the basis of professional judgement on a Large / Medium / Small / Negligible basis. The separate assessments in respect of sensitivity and magnitude have been drawn together in the assessment in a single tabular form. An overall conclusion in respect of landscape change – the likely significant landscape effects - is set out in the assessment text. That overall conclusion is expressed by reference to the terms set out in the matrix at Table 6, showing the interrelationship between sensitivity of the landscape receptor and the magnitude of landscape effect. The principal conclusions deriving from the tabular presentation are then summarised in the assessment text.

Table 6: Landscape Effects				
Magnitude of Effect	Sensitivity of Receptor			
		High	Medium	Low
	Large	MAJOR	MAJOR/ MODERATE	MODERATE
	Medium	MAJOR/ MODERATE	MODERATE	MINOR
	Small	MODERATE	MINOR	NEGLIGIBLE
	Negligible	MINOR	NEGLIGIBLE	NEGLIGIBLE
	None	NEUTRAL	NEUTRAL	NEUTRAL

In Table 6 the terms used to describe overall landscape effects are taken to have the following meanings, particularly in respect of the purpose of the Assessment to identify likely significant environmental effects:

- Major: Would fundamentally change the existing landscape and would thus constitute a significant environmental effect.
- Major / Moderate: Would substantially change the existing landscape and would thus constitute a significant environmental effect.
- Moderate: Would bring about some change to the existing landscape but would not constitute a significant environmental effect.
- Minor: Would entail only limited change to the existing landscape and would not constitute a significant environmental effect.
- Negligible: Would entail negligible change to the existing landscape and would not constitute a significant environmental effect.
- Neutral: Would be approximate to a no-change situation.

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Assessment of Visual Effects

In respect of the judgment to be made of the sensitivity of visual receptors, the susceptibility to specific change for each landscape receptor is categorised as set out below.

Table 7: Susceptibility of Visual Receptors to Change		
Type of Visual Receptor	Susceptibility of Specific Change	Notes
Residential Property	High	Residential properties are considered the most sensitive of potential visual receptors and are thus accorded a High susceptibility. It is an established tenet that the planning system does not serve to protect private interests; the issue is not whether owners and occupiers of neighbouring properties would experience financial or other loss (including visual effect) from a particular development but whether such development would unacceptably affect amenities and the existing use of land and buildings which ought to be protected in the public interest. Thus, in seeking to assess the visual effects of development account should be taken of the effects on residential property, but it is pertinent to note that purely private interests may carry less weight than public interests.
Commercial Property / Places of Employment	Low to Medium	Indoor workers are likely to have a Low susceptibility; outdoor workers (e.g. in agriculture) a Medium susceptibility.
Public Roads	Low to Medium	The degree of susceptibility will vary according to the nature of the road and its primary purpose for users. Motorways and trunk roads are taken to have a Low susceptibility; A class roads a Low to Medium susceptibility, and all other roads a medium susceptibility.
Public Rights of Way / Cycleways	High	The degree of susceptibility will vary according to the nature of the PRoW and its primary purpose for users. Bridleways and PRoW designated locally as specific routes are taken to have a High susceptibility.

Informal Paths	Medium to High	Informal paths have been taken to have a Medium to High susceptibility.
public open space	High	Users of areas of POS are likely to be at leisure, and thus such areas are taken to have a High susceptibility.
Cultural Heritage Sites	High	Users of areas of cultural heritage sites are likely to be at leisure, and thus such areas are taken to have a High susceptibility.
Recreational Land	Medium	Users of recreational land are likely to be at leisure but are taken to be focussed primarily on the recreational activity, and thus such areas are taken to have a Medium susceptibility.

The value of views is categorized as set out below:

Table 8: Criteria for Value of Views	
Magnitude	Criteria
High	A unique or identified view (e.g. shown as such on OS map or marked on a tourist map) or one noted in literature
Medium	A typical and/ or representative view from a particular receptor type
Low	Undistinguished or unprepossessing view

In respect of the magnitude of visual effects, Table 9 below sets out the judgements to be made, and the categories adopted in respect of the separate considerations of scale, geographic extent, duration, and reversibility.

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Table 9: Criteria for Determination of Visual Effect				
Type of Effect	Magnitude of Effects			
Size/Scale	Major	Moderate	Minor	Negligible / None
	The proposals form a significant and immediately apparent part of the view that will change its overall character.	The proposals will form a visible and recognisable new element within the overall view and will be readily noticed by the observer.	The proposals constitute only a minor component of the wider view, which might be overlooked by the casual observer. Awareness of the proposals will not have a marked effect on the overall quality of the view.	Only a very small Part (or no part) of the proposal will be discernible and / or it will be at such a distance that it will be scarcely appreciated, and consequently it will have very little/ no effect on the view.
Geographic Extent	Extensive	Major	Localised	Restricted
	Effects would affect all the visual receptor/ and/ or would be seen at close distance.	Effects would extend over the major parts of the visual receptor and/ or would be seen at medium distance.	Effects would be confined to part/s of the visual receptor and/ or would be seen at long distance.	Effects would be confined to edges of/ glimpse views from the visual receptor and/ or would be seen at long distance.
Duration	Long	Medium	Short	Construction Stage
	The visual effect, even considering mitigation works, will still obtain 15 years after completion of construction works	The visual effect, taking into account mitigation works, will obtain for between 5-15 years after completion of construction works	The visual effect, taking into account mitigation works, will obtain for up to 5 years after completion of construction works	Restricted to construction stage (explain likely length of construction and any key stages)

The overall magnitude of visual effects is then described on the basis of professional judgement on a Large / Medium / Small / Negligible basis. The separate assessments in respect of visual sensitivity and magnitude have been drawn together in the assessment in a single tabular form. An overall conclusion in respect of visual change – the likely significant visual effects - is set out in the assessment text. That overall conclusion is expressed by reference to the terms set out in the matrix at Table 10, showing the interrelationship between sensitivity of the visual receptor and the magnitude of visual effect. The principal conclusions deriving from the tabular presentation are then summarised in the assessment text.

Table 10: Visual Effects				
Magnitude of Effect	Sensitivity of Receptor			
		High	Medium	Low
	Large	MAJOR	MAJOR/MODERATE	MODERATE
	Medium	MAJOR/MODERATE	MODERATE	MINOR
	Small	MODERATE	MINOR	NEGLIGIBLE
	Negligible	MINOR	NEGLIGIBLE	NEGLIGIBLE
	None	NEUTRAL	NEUTRAL	NEUTRAL

In Table 10 the terms used to describe overall visual effects are taken to have the following meanings, particularly in respect of the purpose of the Assessment to identify likely significant environmental effects:

- Major: Would fundamentally change the existing view and would thus constitute a significant environmental effect.
- Major/ Moderate: Would substantially change the existing view and would thus constitute a significant environmental effect.
- Moderate: Would bring about some change to the existing view but would not constitute a significant environmental effect.
- Minor: Would entail only limited change to the existing view and would not constitute a significant environmental effect.
- Negligible: Would entail negligible change to the existing view and would not constitute a significant environmental effect.
- Neutral: Would be approximate to a no-change situation.

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Overall Assessment of Landscape and Visual Effects

The separate conclusions in respect of likely significant landscape and visual (as described above) are set out in the assessment text.

Visual Baseline Conditions

The following specific desk-based tasks have been undertaken:

- Identification and field assessment of potential receptors within the visual envelope and an assessment of their sensitivity.
- Appreciation of the nature and importance of existing views experienced by the identified receptors.

The visual assessment involved an initial desk-based review of OS mapping to establish the wider context within which views initially appear to be set, followed by Site surveys to establish the form and nature of specific views and the role of the proposed development area in such views.

Methodology for Preparation of Photographs

The Site survey includes a photographic record of the viewpoints. At each of the viewpoints the following details are recorded;

- The grid reference (of the viewpoint);
- The viewer height (measured to the lens of the camera);
- The date (of survey);
- The distance to the development (from the viewpoint).

The photographs have been taken using a digital SLR camera with a 50mm fixed focal length lens, giving a focal length equivalent to 75mm on a 35mm film camera. The photographs were taken in accordance with guidance outlined in the document 'Visual Representation of Development Proposals - Technical Guidance Note 06/19' (Landscape Institute; 2019).

GET IN TOUCH

Call our team
0161 312 3131

Or email us
hello@weareurbangreen.co.uk

Visit us
Ground Floor, The Tower
Deva City Office Park, Trinity Way
Manchester, M3 7BF

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