

Application by
CAREBASE LTD

In respect of:
2 - 8 Danson Road, Bexleyheath

APPEAL AGAINST REFUSAL OF PLANNING PERMISSION

LPA Reference:
19/03072/FULM

PINS Reference:
APP/D5120/W/22/3293225

Date of Inquiry: Commencing 13th December 2022

APPENDICES

to the
Proof of Evidence on

LANDSCAPE, TOWNSCAPE AND VISUAL MATTERS

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2 - 8 DANSON ROAD, BEXLEYHEATH

APPENDICES

to the
Proof of Evidence on
Landscape, Townscape and Visual Matters

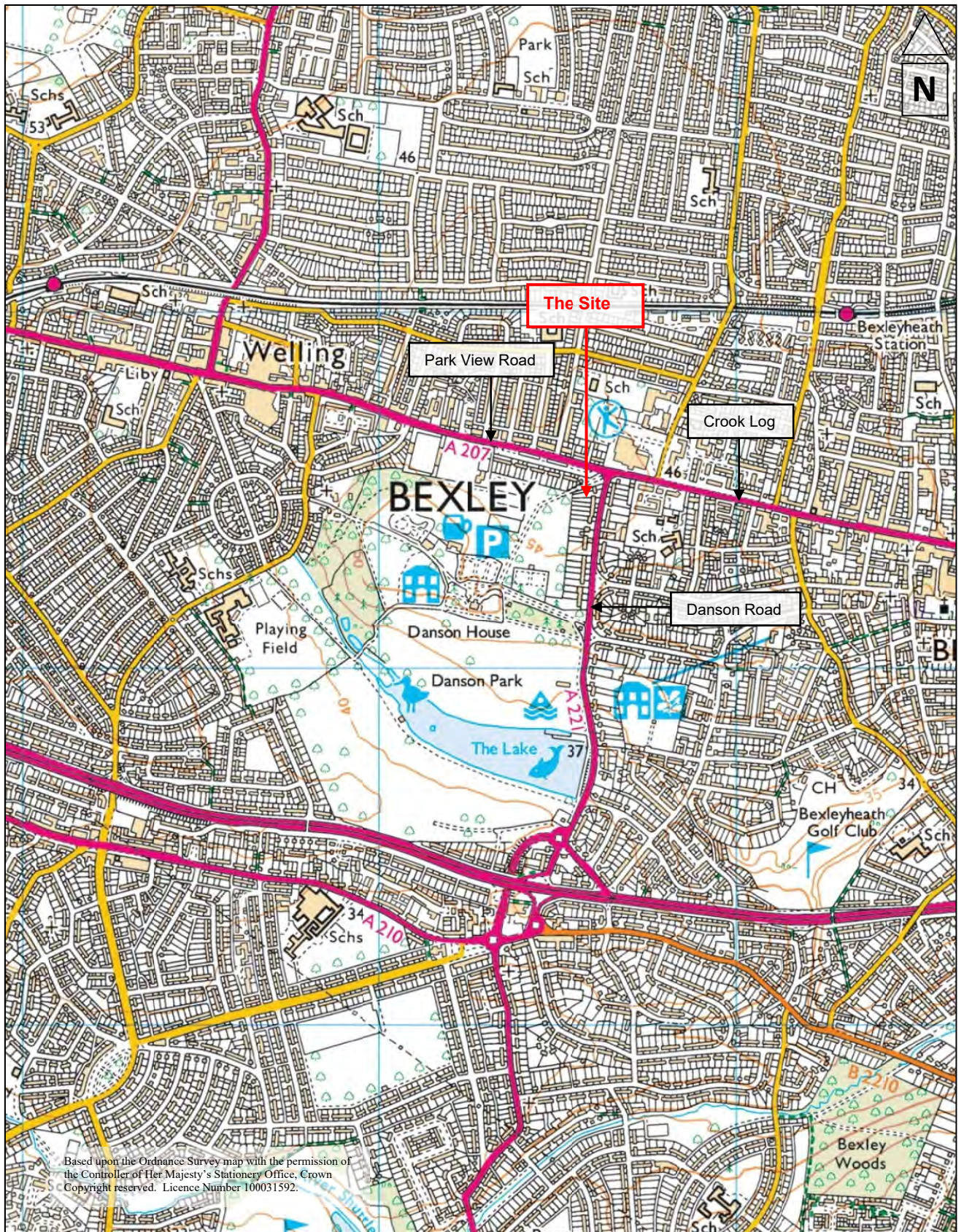
Jon Etchells

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2 - 8 Danson Road, Bexleyheath

Proposed Care Home

Landscape and Visual Proof of Evidence

Not to Scale

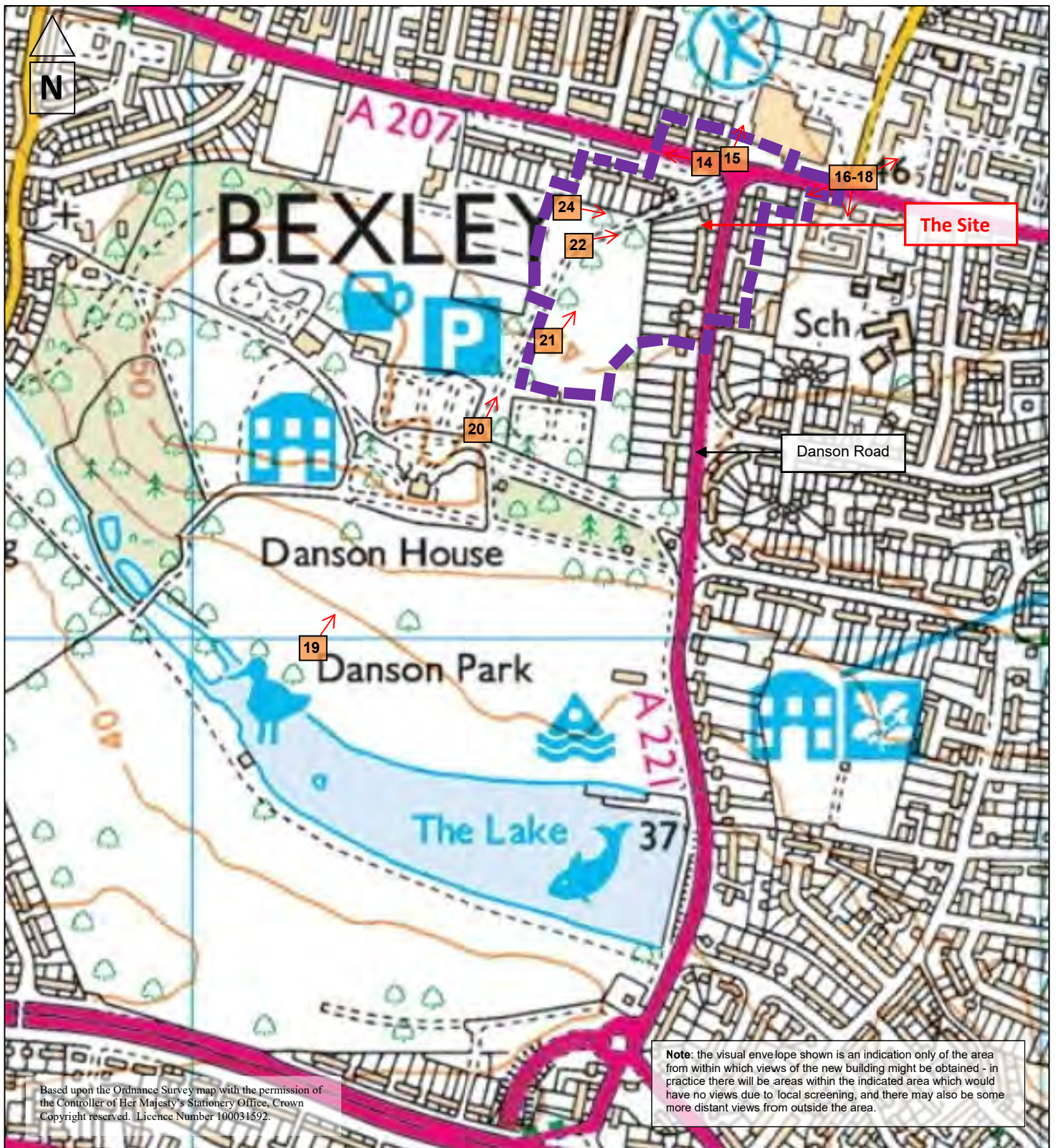
Figure 1 Location Plan



- 13 ↗ Photograph viewpoint and direction of view
See Figure 3 for viewpoints 14 to 22 and 24.
- Approx. site boundary

2 - 8 Danson Road, Bexleyheath

Proposed Care Home
Landscape and Visual Proof of Evidence
 Not to Scale



- 12 → Photograph viewpoints and direction of view. (See Figure 2 for remaining viewpoints).
- Approximate extent of visual envelope.

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Proposed Care Home

Landscape and Visual Proof of Evidence

Not to Scale

Figure 3 ~ Visual Envelope and Photograph Viewpoints

Appendix B Photographs

See Figures 2 and 3 for photograph viewpoints.



Photograph 1

View north west across Danson Road, showing numbers 2 and 4 within the site in the centre of the view, with part of number 6 (the white gable) on the left.

2 images combined, April 2022.

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Landscape, Townscape and Visual Proof of Evidence



Photograph 2

View west across Danson Road from the same point as Photograph 1, showing numbers 6 and 8 within the site, with part of number 4 on the right edge of the view.

2 images combined, April 2022.

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Photograph 3

View north from the west side of Danson Road, with the paved front garden to number 2 in the foreground and the closeboard fence along the eastern part of the northern site boundary extending across the view. Part of number 1 Danson Mead, on the far side of the park entrance, can be seen on the left edge of the view.

3 images combined, April 2022.

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Photograph 4

View south from the entrance to Danson Park, showing the grass verge, recently planted birch trees and trimmed hedge along the south side of the entrance (and the northern site boundary) in the foreground, and numbers 2 and 4 Danson Road just beyond the hedge line.

2 images combined, April 2022.

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Photograph 5

View south west from slightly further to the east along the park entrance, showing numbers 2 and 4 Danson Road in the centre of the view and part of number 6 to their left, above the boundary hedgerow.

2 images combined, April 2022.

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Photograph 6

View south west along the park entrance from just inside the park gates, showing number 2 Danson Road on the left of the view and part of number 1 Danson Mead on the right. The park entrance is a broad tarmac path lined by (mostly) recently planted birch trees.

2 images combined, April 2022.

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Landscape, Townscape and Visual Proof of Evidence



Photograph 7

View north east along the park entrance, showing the site on the right of the view. The boundary hedgerow is taller to the west of number 2 Danson Road, where it adjoins its rear garden. Note also the large mass of the Crook Log Leisure Centre building at the end of the entrance beyond the park gates, on the far side of the junction of Danson Road with Park View Road.

3 images combined, April 2022.

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Photograph 8

View south west across the junction of Danson Road with Park View Road, showing the park entrance gates in the centre of the view and numbers 2 and 4 Danson Road on the left. The junction is large and busy, and is a prominent feature of the local townscape.

2 images combined, April 2022.

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Photograph 9

View west across the north end of Danson Road, showing the low brick wall to the front gardens of numbers 2 and 4, along the eastern site boundary. The tall oak tree within the site can be seen on the left of the view, and number 1 Danson Mead can be seen in the background on the left.

2 images combined, April 2022.

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Photograph 10

View north across Danson Road, showing numbers 6 and 8 on the left of the view, with the brick southern elevation of number 4 partly visible beyond them. The low brick walls along the eastern site boundary with Danson Road can be seen extending across the view.

2 images combined, April 2022.

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Landscape, Townscape and Visual Proof of Evidence



Photograph 11

View north east from within Danson Park, showing the western site boundary which faces onto the park. The shed with the bowed roof is in the rear garden to number 8 Danson Road, and the flat roofed brick building to its left is in the garden to number 6. The tall ash tree towards the left of the view is in the garden of number 2.

2 images combined, April 2022.

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Photograph 12

View east from within Danson Park showing the north western corner of the site. The large blockwork building is at the western end of the garden to number 2 Danson Road.

2 images combined, April 2022.

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Photograph 13

View of numbers 2 to 4 Danson Road - the front garden to number 2 is almost entirely paved and used for car parking.

2 images combined, February 2022.

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Photograph 14

View west along Park View Road just to the north of the site, with the side road of Danson Mead just out of view to the left.

April 2022.

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Landscape, Townscape and Visual Proof of Evidence



Photograph 15

View north showing the large buildings of the Crook Log Leisure centre just to the north east of the site - the buildings are extensive and bulky, and are approximately the equivalent of three storeys in height.

February 2022.

2-8 DANSON ROAD, BEXLEYHEATH
Landscape, Townscape and Visual Proof of Evidence



Photograph 16

View south across Crook Log into the residential development at Talehangers Close, which includes buildings of four storeys in height.

2 images combined, April 2022.

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Photograph 17

View south west from the same point as Photograph 16, showing the western part of the Talehangers Close development which comprises three storey buildings. The junction of Crook Log/ Park View Road with Danson Road is just out of view to the right and the white house on the right edge of the view is at the north end of Danson Road, opposite the site.

2 images combined, April 2022.

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Landscape, Townscape and Visual Proof of Evidence



Photograph 18

View north east from the junction of Crook Log with Brampton Road, showing the extensive area of three storey blocks of flats - this viewpoint is 150m from the site.

2 images combined, April 2022.

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Landscape, Townscape and Visual Proof of Evidence



Photograph 19

View north east from the open, parkland area of Danson Park, showing the Grade I Listed Danson Park Mansion. The direction of view is towards the site, but the site and the area around it are completely screened by intervening trees.

3 images combined, April 2022.

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Landscape, Townscape and Visual Proof of Evidence



Photograph 20

View north east in the direction of the site from the southern edge of the more municipal part of Danson Park, to the north east of the Mansion. This area has a pleasant, green character, but is very different from the open parkland and lake to the south. The direction of view is towards the site, which is around 320m away and completely screened by intervening trees.

2 images combined, April 2022.

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Landscape, Townscape and Visual Proof of Evidence



Photograph 21

View north east towards the site from further to the north within Danson Park, to the east of the main path. The garden buildings along the western site boundary can just be seen beneath the trees to the left of centre in the view, but the existing houses on the site are screened by the intervening trees.

2 images combined, April 2022.

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Landscape, Townscape and Visual Proof of Evidence



Photograph 22

View east to the site from the northern part of Danson Park - the park entrance is on the left of the view, and the gates can just be seen at the end of the path, with the Crook Log Leisure Centre buildings above them. The ash tree in the centre of the view is in the rear garden of number 2 Danson Road, and the other houses within the site can be seen to its right, through the trees.

2 images combined, April 2022.

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Landscape, Townscape and Visual Proof of Evidence



Photograph 23

View east to the site from further to the east within Danson Park - the houses within the site can be seen beyond the ash tree in the rear garden of number 2 Danson Road in the centre of the view, and the houses within the site can be seen to either side of the tree. The large building in the garden of number 2 is hidden behind the ash tree, but the other buildings along the western site boundary with the park can be seen to its right.

3 images combined, April 2022.

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Landscape, Townscape and Visual Proof of Evidence



Photograph 24

View east towards the site from the northern edge of Danson Park, to the north west of the main path - some of the garden buildings along the western site boundary can be seen through the trees towards the left of the view, but the existing houses within the site are almost entirely screened by the intervening trees.

2 images combined, April 2022.

2-8 DANSON ROAD, BEXLEYHEATH
Landscape, Townscape and Visual Proof of Evidence

Appendix C Summary of Landscape, Townscape and Visual Effects

Table 1: Summary of Landscape and Townscape Effects

Landscape/ Townscape Receptor	Quality and Sensitivity	Baseline Situation	Proposals and Mitigation	Landscape and Townscape Change	Effects in Year 1 (Winter)	Effects in Year 15 (Summer)
Landscape and townscape features within and around the site	Low to medium for the houses and gardens within the site. Two mature trees within front gardens are of medium quality and sensitivity.	Site contains four existing houses which are undistinguished in terms of their design and materials and make a neutral contribution to the local townscape. Sheds and other buildings within rear gardens are somewhat unsightly and detract from boundary with park.	Proposals are for the demolition of the existing houses and their replacement with a new care home building to a bespoke design and constructed from high quality materials. There would be some increase in built form, but much of that would be below ground and/ or not visible from outside the site.	Medium to high degree of change to features within the site, as the houses would be replaced by the new building and the garden would be replaced by new landscaped areas. The two mature trees would be retained.	Neutral - the change would be broadly balanced between the presence of additional built form and the fact that new built form would be well designed, using high quality materials.	Slight beneficial - the new planting and landscaped areas would be established and make a generally positive contribution.
National Character Area 113, the North Kent Plain	Not stated specifically, and will vary within such a large area, but likely to be medium away from larger settlements and major transport routes.	The area of and around the site forms a very small part only of this large national character area.	Proposals are very small scale in relation to this national character area, and the site is within the London urban area.	The local landscape/ townscape change resulting from the proposals would be negligible in the context of this large character area.	Negligible at this scale.	Negligible at this scale.
Welling geographic Region (as identified in the LBB Core Strategy).	Not stated.	Assessment notes that the area is typified by inter-war housing. In the area around the site there are also some much larger buildings, including the Crook Log Leisure Centre and 3 and 4 storey blocks of flats along Crook Log just to the north east of the site.	Proposals are small scale in relation to this Borough scale character area, and the site is within the Bexleyheath urban area.	The local landscape/ townscape change resulting from the proposals would be negligible in the context of this relatively large character area, and would not lead to any significant change in its overall composition or character.	Negligible at this scale.	Negligible at this scale.

Table 1: Summary of Landscape and Townscape Effects (continued)

Landscape/ Townscape Receptor	Quality and Sensitivity	Baseline Situation	Proposals and Mitigation	Landscape/ Townscape Change	Effects in Year 1 (Winter)	Effects in Year 15 (Summer)
<p>The site and immediate surrounds</p>	<p>Low to medium quality within the site itself and to the north east and east, around the busy road junction. Medium quality to the north and west within the northern (and more municipal) part of Danson Park.</p> <p>Low to medium sensitivity to development of the type proposed.</p> <p>The southern, more historic part of the park around the lake and the Mansion is of higher quality and sensitivity.</p>	<p>The site is adjacent to the RPG of Danson Park, but there is a significant difference in character between the central and southern parts of the park and its northern part (closer to the site) which has the character of a municipal park.</p> <p>The adjoining roads of Danson Road and Park View Road are very busy and the junction between them (immediately to the north east of the site) is also very busy - the junction and its traffic is a dominant feature of the local townscape.</p> <p>The quality of the existing buildings on the site in terms of design and materials is not high, and the northern and western site boundaries facing onto the park access and body of the park respectively have a somewhat unattractive, run down appearance and do not make a positive contribution to the views from the park entrance or from its north eastern corner.</p> <p>There are other buildings of similar or greater height and bulk to the proposed building within the local area, including the leisure centre to the north east (which is equivalent to three storeys in height and has a large footprint), the estate of three storey blocks of flats to the east of Brampton Road and the four storey block of flats to the east along the south side of the A207 Crook Log.</p>	<p>Proposals are for the demolition of the existing houses and their replacement with a new care home building to a bespoke design and constructed from high quality materials.</p> <p>The Danson Road frontage is broken down into four elements to reflect the existing arrangement of houses, with pitched roofs to reflect the surrounding domestic architecture, and the northern frontage has been set back from the boundary hedge (which would be retained), and is also set well away from the main body of the park at the western end of the site, where presently the collection of unattractive sheds and garden structures within the site directly adjoins the park.</p> <p>Extensive landscape proposals within the site.</p>	<p>The proposals would involve an increase in the amount of built development on the site in terms of footprint and volume, with a slight increase also in height, but much of the increase in height and volume would not be apparent from outside the site, and the new building would not be significantly higher than other buildings in the area close to the site (and would in fact be lower than some of them).</p> <p>The new building would have limited visibility from the surrounding area, and where seen would replace the existing houses on the site in the view.</p> <p>Low to medium degree of change, broadly neutral in terms of its nature, roughly balanced between the potentially negative aspects of the additional built form and the positive aspects of the high quality bespoke design and materials.</p>	<p>Slight to moderate in terms of significance, as the character of the site and surrounds would change to some degree, and neutral in terms of nature of effects, as they would be broadly balanced between the negative and positive aspects of the change.</p> <p>Effects would be on a limited area around the site, as indicated by the visual envelope.</p> <p>No effects on the historic part of Danson Park around the lake and Mansion.</p>	<p>Effects would become gradually beneficial over time as the proposed planting matures and the new building is progressively integrated into the surrounding landscape and townscape.</p>

Table 2: Summary of Visual Effects

Visual Receptor	Sensitivity	Baseline Situation	Proposals and Mitigation	Magnitude of Change	Effects in Year 1 (Winter)	Effects in Year 15 (Summer)
Properties to the north	Medium for number 1 Danson Mead and other properties further to the west along Danson Mead and to the north along Park View Road.	Filtered views from upper floor windows only, existing houses on the site (and further to the south along Danson Road) visible in existing views. Number 1 Danson Mead is around 25m from the proposed building, other properties are further away.	Existing houses demolished and replaced by new building. Northern arm of building would extend across the view, but would be set back from the northern site boundary and partially screened by trees alongside park entrance and boundary hedge. Some new planting, including climbers to the building.	Low for number 1 Danson Mead - some closing down of the view and additional amount of built form visible, but foreground of view would not change and views would be from three upper floor windows only Negligible for other properties with more limited views.	Slight adverse for number 1 Danson Mead, insignificant for other properties.	Effects would be reduced by proposed planting, but would remain within the (broad) slight adverse category for number 1 Danson Mead due to the slight closing down of the view.
Properties to the east	Medium or high for around 9 properties on the east side of Danson Road (high for those with views from both ground and firsts floor windows).	Views are filtered to some extent by garden vegetation, and are across the busy road, at distances of around 35 to 60m.	Existing houses demolished and replaced by new building. Eastern arm of new building would extend across the view, but would be broadly similar in terms of height and extent to the existing houses, but with a significant improvement in terms of quality of design and materials.	Low, the overall nature of the view would not change significantly.	Slight in terms of significance, as the view would change to some degree, and neutral in terms of nature of effects, as they would be broadly balanced between the negative and positive aspects of the change.	Effects would become gradually beneficial over time as the proposed planting matures and the new building is progressively integrated into the surrounding landscape and townscape.
Properties to the south	Medium for numbers 10 and 12 Danson Road with oblique views from first floor windows and more direct but filtered views from gardens.	Views are filtered to some extent by garden vegetation, views from number 10 are clearer.	Existing houses demolished and replaced by new building. Eastern arm of new building would be visible, replacing the existing houses in the view, northern arm would be further away.	Low, the overall nature of the view would not change significantly.	Slight in terms of significance, as the view would change to some degree, and neutral in terms of nature of effects, as they would be broadly balanced between the negative and positive aspects of the change.	Effects would become gradually beneficial over time as the proposed planting matures and the new building is progressively integrated into the surrounding landscape and townscape.

Table 2: Summary of Visual Effects (continued)

Visual Receptor	Sensitivity	Baseline Situation	Proposals and Mitigation	Magnitude of Change	Effects in Year 1 (Winter)	Effects in Year 15 (Summer)
Users of Danson Park	High for people visiting the park.	Clear views to the site, including the existing houses within it, for people walking along the park entrance as it passes the site. Some views from the north eastern (more municipal) part of the park, no views from elsewhere within the park.	<p>Existing houses demolished and replaced by new building.</p> <p>Northern arm of building would extend across the view from the park entrance, but would be set back from the northern site boundary and partially screened by trees alongside park entrance and boundary hedge.</p> <p>Some new planting, including climbers to the building.</p> <p>Existing unsightly sheds and garden buildings removed from western boundary adjoining park.</p>	<p>Low for park entrance as it passes the site, negligible elsewhere and no change at all for the southern part of the park. Low on average for people using the northern part of the park.</p> <p>Some beneficial aspects to the change in the view as a result of the improved boundary treatment to the west and the removal of the generally unsightly garden buildings, as well as the improved materials and design quality of the new building.</p>	<p>Slight to moderate at the park entrance in terms of significance, as the view from the park entrance would change, and neutral in terms of nature of effects, as they would be broadly balanced between the negative and positive aspects of the change.</p> <p>Effects would be on a small part of the park only, as indicated by the visual envelope. No effects on the historic part of Danson Park around the lake and Mansion.</p>	Effects would become gradually beneficial over time as the proposed planting matures and the new building is progressively integrated into the surrounding landscape and townscape.
Users of Local Roads	Low for users of Danson Road, Danson Mead and Park View Road.	Clear and short distance views for people passing along Danson Road as it passes the site, and also a short stretch of Danson Mead to the north. Partial and more distant views for users of Park View Road.	<p>Existing houses demolished and replaced by new building.</p> <p>Northern arm of building would extend across the views from the north, but would be set back from the northern site boundary and partially screened by trees alongside park entrance and boundary hedge.</p> <p>Eastern arm of new building would extend across the view from Danson Road, but would be broadly similar in terms of height and extent to the existing houses, but with a significant improvement in terms of quality of design and materials.</p> <p>Some new planting, including climbers to the building.</p>	Low at most - people passing along Danson Road and (to a lesser extent) Danson Mead and Park View Road would have clear and short distance views of the new building, but they would replace views of the existing houses on the site, and would be seen in the context of a journey along urban roads which would include a variety of other buildings.	No significant effects, the overall nature of the views would not change significantly.	No significant effects.

LANDSCAPE, TOWNSCAPE AND VISUAL EFFECTS

1 General

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

2 Methodology for this Assessment

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

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

there has therefore been no assessment of a hypothetical, unmitigated development. However, as the mitigation measures involve planting, they will take time to become effective, and the assessment therefore makes allowance for this, considering an initial scenario in the winter of the first year after planting and then a future scenario where the planting has begun to mature.

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

LANDSCAPE EFFECTS

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

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

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

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

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

10. The quality of the landscape is one element which goes into the consideration of **landscape value**, which also takes account of other factors, including rarity, representativeness, conservation interests, recreational value and perceptual aspects such as wildness or tranquillity - these are some of the factors listed for the consideration of landscape value in Box 5.1 of the GLVIA on its page 84.

11. Box 5.1 has come to be used as a default method for determining landscape value, and is frequently referenced. However, it should be noted that it appears in the GLVIA under the heading of 'Undesignated landscapes', and also predates the February 2019 NPPF, which states that valued landscapes should be protected and enhanced '*in a manner commensurate with their statutory status or identified quality in the development plan*'. This shows that landscapes which have statutory protection (i.e. AONBs and National Parks) or an identified quality in the development plan should be regarded as valued, and secondly that the protection to be afforded to valued landscapes will vary with their status, with statutorily protected landscapes receiving the highest level of protection, and landscapes recognised and protected by development plan policies valued and protected at a lower level, but still above that of ordinary countryside. It is also often useful to include some consideration of the function that an area of landscape may have in determining its value, for example if it plays a role in the separation and setting of settlements.

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

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

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

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

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

13. The assessment of landscape value is then carried forward into the determination of landscape sensitivity.
14. **Landscape sensitivity** relates to the ability of the landscape to accommodate change of the type and scale proposed without adverse effects on its character (i.e. its susceptibility to change),

and also to the value of the landscape concerned. As noted in the GLVIA (section 5.39), sensitivity is 'specific to the particular project or development that is being proposed and to the location in question'. Susceptibility is defined in the GLVIA as 'The ability of a defined landscape or visual receptor to accommodate the specific proposed development without undue negative consequences.' Susceptibility is judged according to the criteria set out in Table 4 below.

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

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

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

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

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

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

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

Table 6 ~ Significance Criteria for Landscape Effects	
Significance	Typical Criteria ¹
No Effect	<p>The proposals:</p> <ul style="list-style-type: none"> • complement the scale, landform and pattern of the landscape • incorporate measures for mitigation to ensure that the scheme will blend in well with the surrounding landscape • avoid being visually intrusive and adverse effects on the current level of tranquillity of the landscape • maintain existing landscape character in an area which is not a designated landscape nor vulnerable to change.
Insignificant	<p>The proposals:</p> <ul style="list-style-type: none"> • generally fit the landform and scale of the landscape • have limited effects on views • can be mitigated to a reasonable extent • avoid effects on designated landscapes.
Slight Adverse	<p>The proposals:</p> <ul style="list-style-type: none"> • do not quite fit the landform and scale of the landscape • will impact on certain views into and across the area • cannot be completely mitigated because of the nature of the proposal or the character of the landscape • affect an area of recognised landscape quality or value • would lead to minor loss of or alteration to existing landscape features or elements, or introduce some minor new uncharacteristic elements.
Moderate Adverse	<p>The proposals are:</p> <ul style="list-style-type: none"> • out of scale or at odds with the landscape • visually intrusive and will adversely impact on the landscape • not possible to fully mitigate • will have an adverse impact on a landscape of recognised quality or value, or on vulnerable and important characteristic features or elements • would lead to loss of or alteration to existing landscape features or elements, or introduce some new uncharacteristic elements.
High Adverse	<p>The proposals are damaging to the landscape in that they:</p> <ul style="list-style-type: none"> • are at variance with the landform, scale and pattern of the landscape • are visually intrusive and would disrupt important views • are likely to degrade or diminish the integrity of a range of characteristic features and elements and their setting • will be damaging to a high quality or value, or highly vulnerable landscape • cannot be adequately mitigated • would lead to significant loss of or alteration to existing landscape features or elements, or introduce some significant new uncharacteristic elements.
Major Adverse	<p>The proposals are very damaging to the landscape in that they:</p> <ul style="list-style-type: none"> • are at considerable variance with the landform, scale and pattern of the landscape • are visually intrusive and would disrupt fine and valued views • are likely to degrade, diminish or even destroy the integrity of a range of characteristic features and elements and their setting • will be substantially damaging to a high quality or value, or highly vulnerable landscape, or would fundamentally alter a less valuable landscape • cannot be adequately mitigated • would lead to extensive loss of or alteration to existing landscape features or elements, or introduce some dominant new uncharacteristic elements.

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

2. Effects in the 'Major Adverse' category are unlikely to occur with most forms of development, but the scale set out above is intended to cover all potential forms of development in all landscapes, so this category is likely to apply only where the landscape is extremely sensitive and/ or where the development is at a very large scale or of a very intrusive nature.

Table 6 ~ Significance Criteria for Landscape Effects (continued)

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

1. Note that the above criteria are indicators of the types of situation in which landscape effects of the given level of significance may be expected - they are not intended to be definitions to be applied in full or literally in all cases.
2. Effects in the 'Major Beneficial' category are unlikely to occur with most forms of development, but the scale set out above is intended to cover all potential forms of development in all landscapes, so this category is likely to apply only where the landscape is extremely sensitive and/ or where the development leads to some major or widespread landscape improvements.

VISUAL EFFECTS

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

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

There is obviously some overlap between the two, with **visual amenity** largely being an amalgamation of a series of views. This assessment therefore considers effects on specific views, but then also goes on to consider the extent to which effects on those views may affect general visual amenity, taking into account considerations such as the number of views within which the development may be present, the magnitude of change to those views, the discordance of the development, the relative importance of those views, and also the number and importance of other views in which the development is not present.

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

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

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

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

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

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

Table 8 ~ Criteria ¹ for Determining Visual Sensitivity	
Sensitivity	Typical Criteria
Very High	Visitors to recognised or specific viewpoints, or passing along routes through statutorily designated or very high quality landscapes where the purpose of the visit is to experience the landscape and views.
High	Residential properties ² with predominantly open views from windows, garden or curtilage. Views will normally be from ground and first floors and from two or more windows of rooms in use during the day ³ . Users of Public Rights of Way with predominantly open views in sensitive or unspoilt areas. Non-motorised users of minor or unclassified roads in the countryside. Visitors to heritage assets where views of the surroundings are an important contributor to the experience, or visitors to locally recognised viewpoints. 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.
Medium	Residential properties ² with views from windows, garden or curtilage. Views will normally be from first floor windows only ³ , 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 with restricted views, 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. Schools and other institutional buildings, and their outdoor areas. Motorised users of minor or unclassified roads in the countryside.
Low	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 incidental to the view.

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

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

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

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

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

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

