

node

# Land East of Rugby Road, Clifton Upon Dunsmore

Proof of evidence appendices

April 2026

Site | **Land East of Rugby Road, Clifton Upon Dunsmore**  
 Client | Rugby Borough Council  
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A	Final	AS	NW	19.02.2026	Final issue
B	Draft	AS	NW	11.03.2026	Internal review
C	Final	AS	NW	12.03.2026	Final issue
D	Final	AS	NW	31.03.2026	Internal review
E	Final	AN	NW	02.04.2026	Final issue



# Contents

Appendix 1:	Aerial plan	4
Appendix 2:	Historic plans , topography and settlement morphology	6
Appendix 3:	Landscape character areas / areas of separation	10
Appendix 4:	Neighbourhood plan – important views	15
Appendix 5:	Parameter plan and illustrative masterplan	17
Appendix 6:	Viewpoint location plan appeal site	20
Appendix 7:	Visual impact assessment appeal site	22
Appendix 8:	Proposed residential allocation sites – Clifton Upon Dunsmore	45
-	Site 129 photographs	47
-	Site 202 photographs	53
-	Site 307 photographs	59
Appendix 9:	Landscape methodology	68







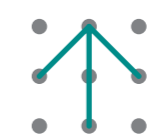
**1**

**Aerial plan**



**Legend**

-  Site boundary
-  PRoW footpath
-  PRoW bridleway
-  PRoW recreational path



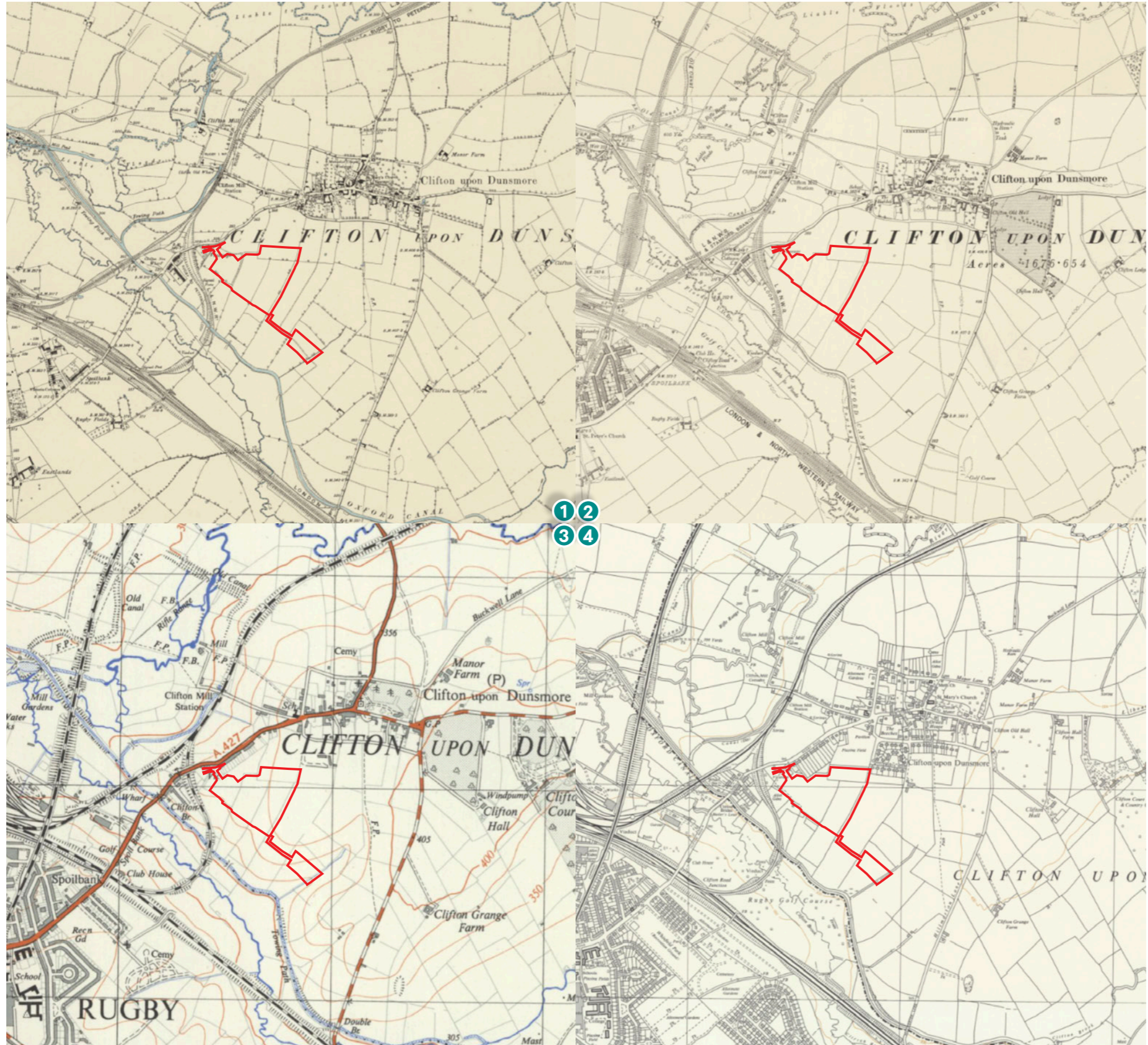
0 100  
metres

figure 1.1 | 1:7,500 | aerial and PRoW map



# 2

**Historic plans , topography  
and settlement morphology**



**Legend**






-  Site boundary
-  Ordnance Survey 1886
-  Ordnance Survey 1905
-  Ordnance Survey 1951
-  Ordnance Survey 1965



figure2.1 | nts | historic plan series



**Legend**

- Appeal site
- Existing development area
- Amenity green space/woodland

figure2.2 | nts | morphological plan of appeal site



**Legend**

- Proposed residential allocation sites
- Existing development area
- Amenity green space/woodland

figure2.3 | nts | morphological plan for proposed residential allocation sites

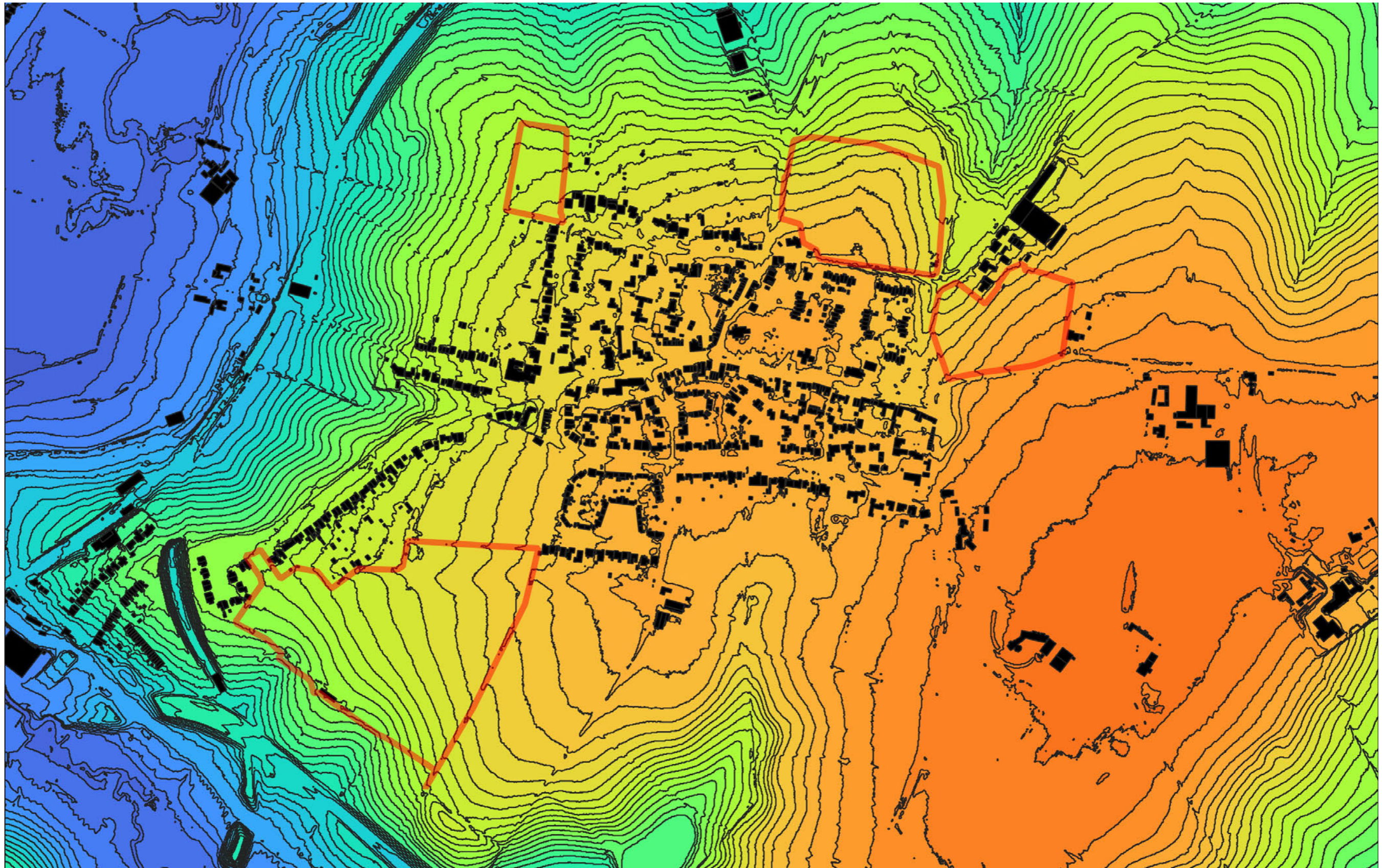
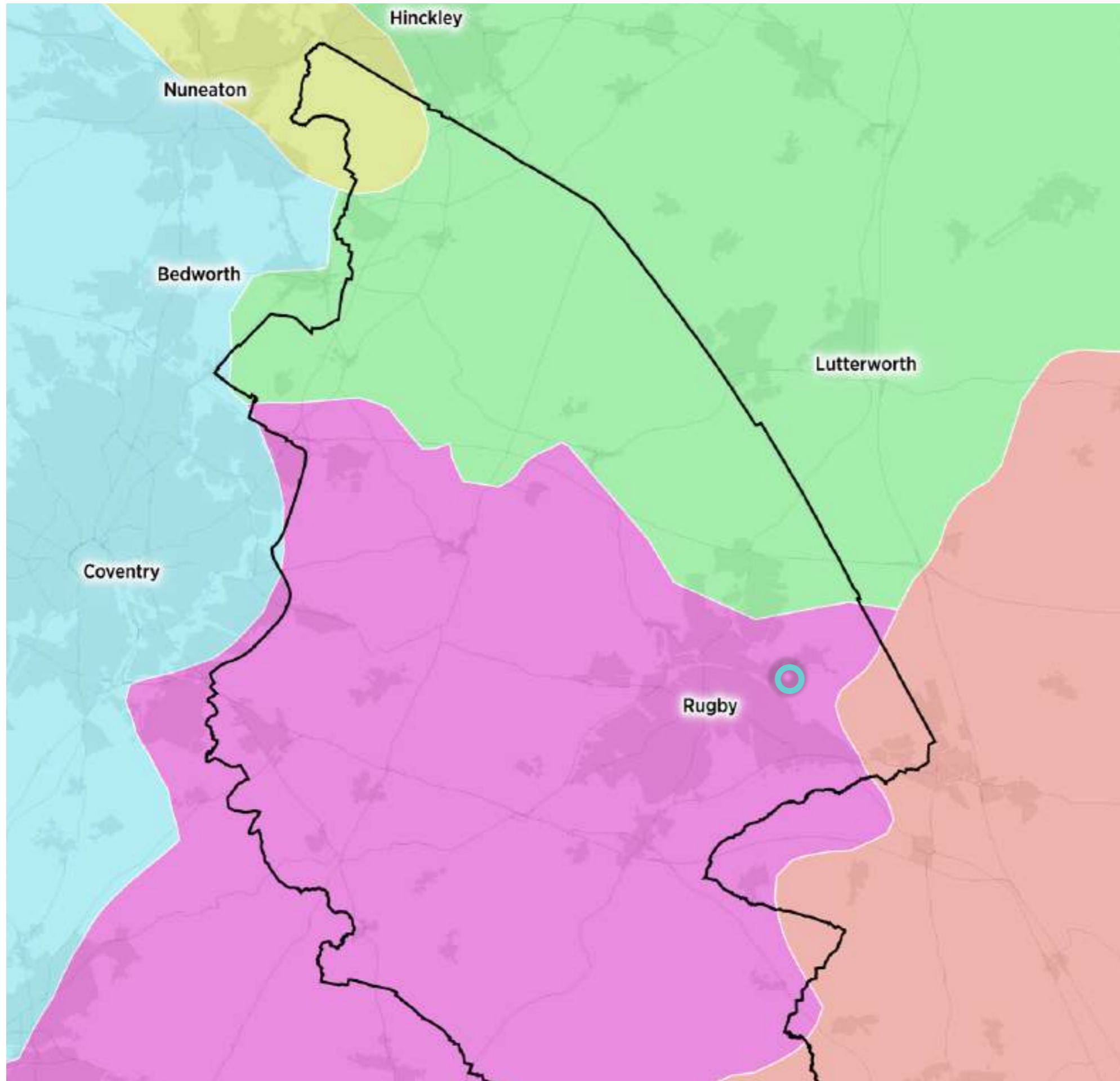


figure2.4 | nts | Clifton upon Dunsmore HELAA Sites with 1m Contours and Hillshade | source: Rugby Borough Council

The background is a solid teal color with decorative elements: two large, semi-transparent teal circles on the left and right, and several diagonal stripes of varying shades of teal crossing the page from the top-left to the bottom-right.

# 3

**Landscape character areas /  
areas of separation**



-  Rugby Borough Boundary
-  Arden
-  Dunsmore and Feldon
-  Leicestershire Vales
-  Mease/Sence Lowlands
-  Northamptonshire Uplands
-  Approximate of the site location

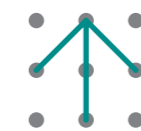
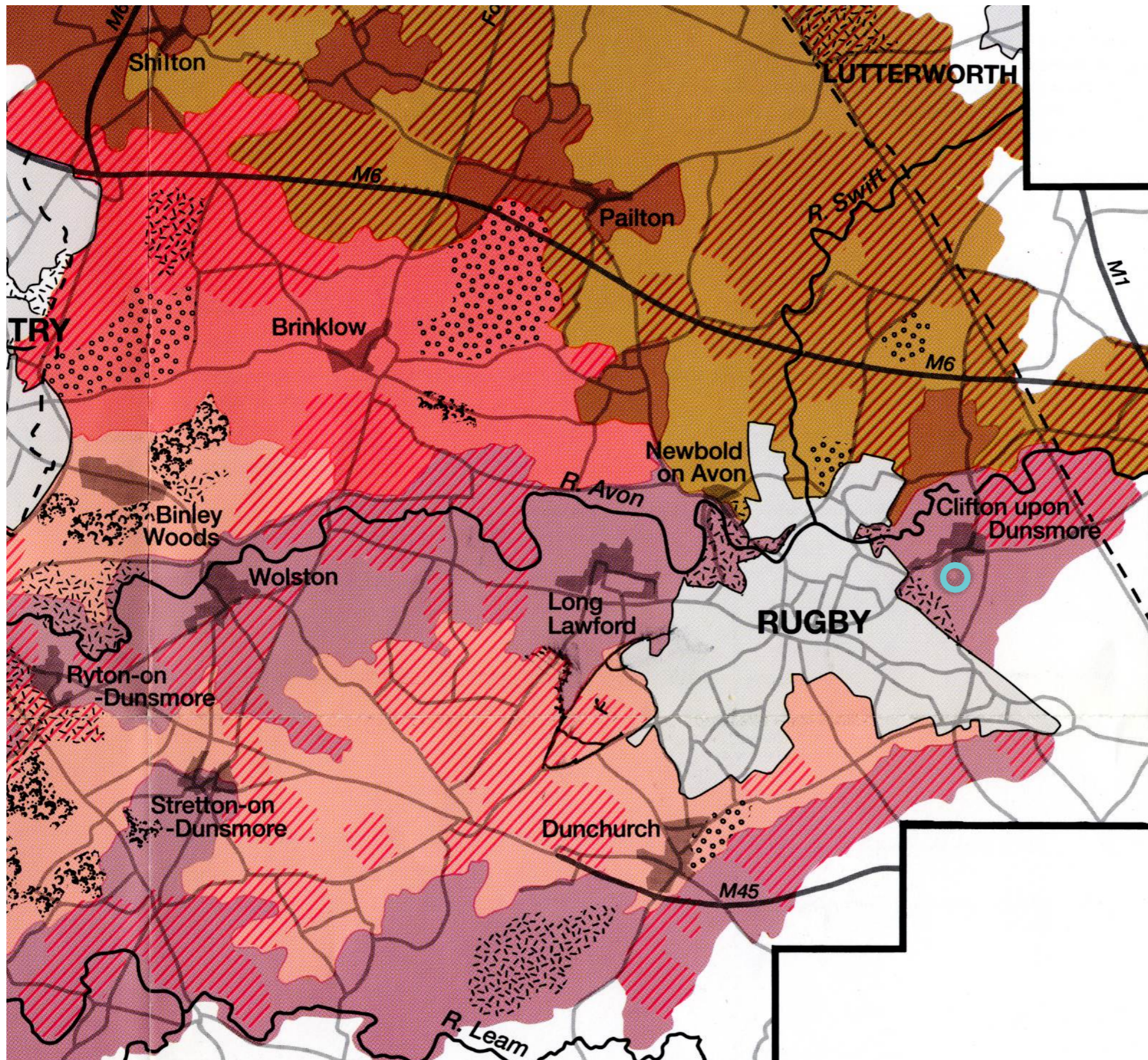


figure 3.1 | nts | landscape character area | source: Landscape Character Assessment Rugby Borough Council, figure 5.1 NCAs



Dunsmore	
Enhancement zone	
High Cross Plateau	
Enhancement zone	
Mease Lowlands	
Enhancement zone	
Parkland	
Woodland over 10 hectares	
Other non-agricultural land	
Urban land	
Village	
Motorway	
Other road	
River	
County boundary	
Approximate of the site location	

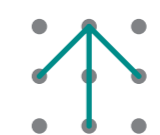
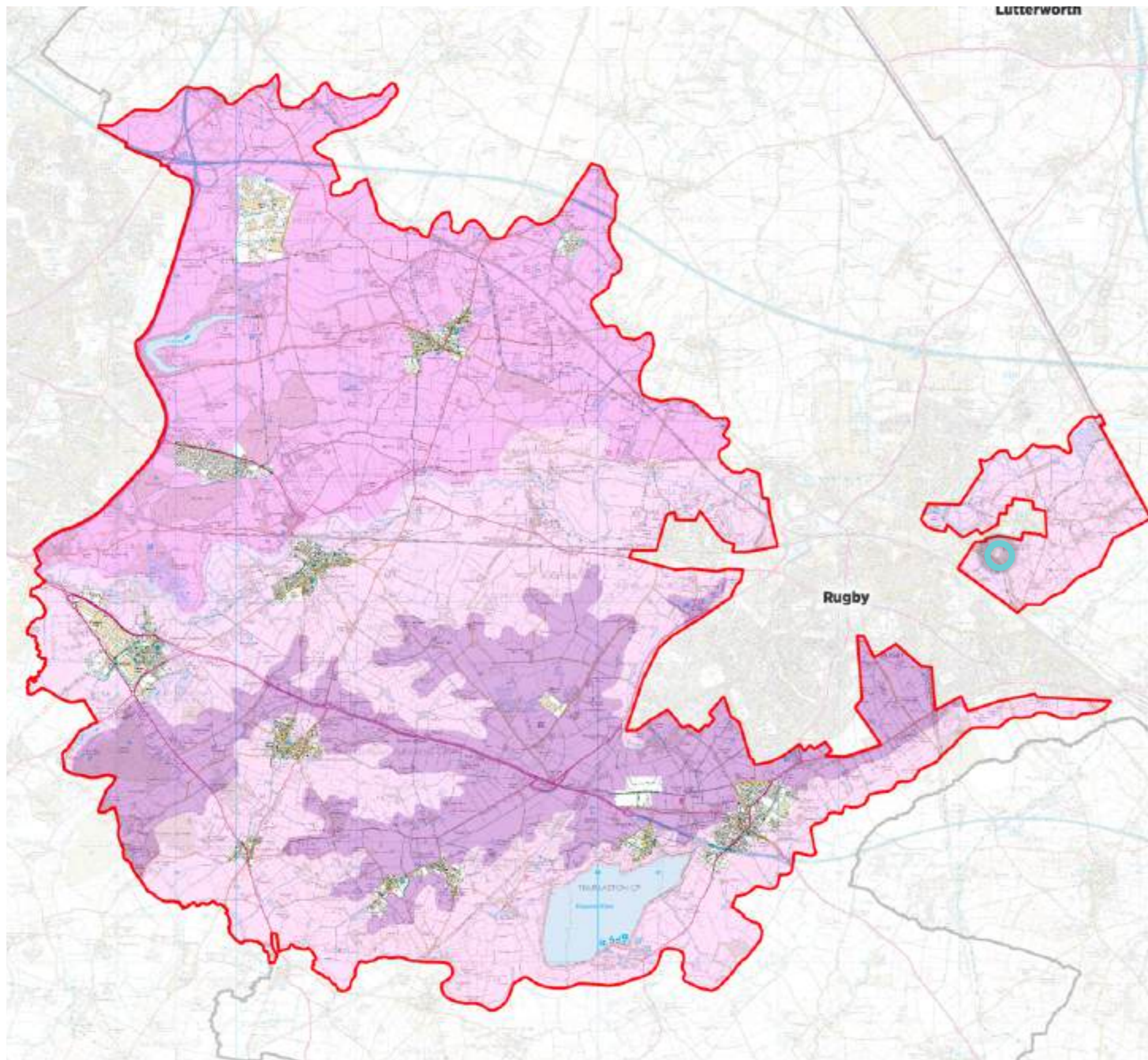


figure 3.2 | nts | Dunsmore landscape character area map |  
source: Warwickshire County Council's Landscape Guidelines



- Dunsmore LCA
- Rugby Borough Boundary
- Landscape Character Types**
- Dunsmore - Parklands
- Dunsmore - Plateau Farmland
- Dunsmore - Plateau Fringe
- Approximate of the site location

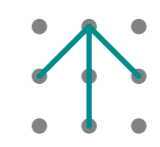
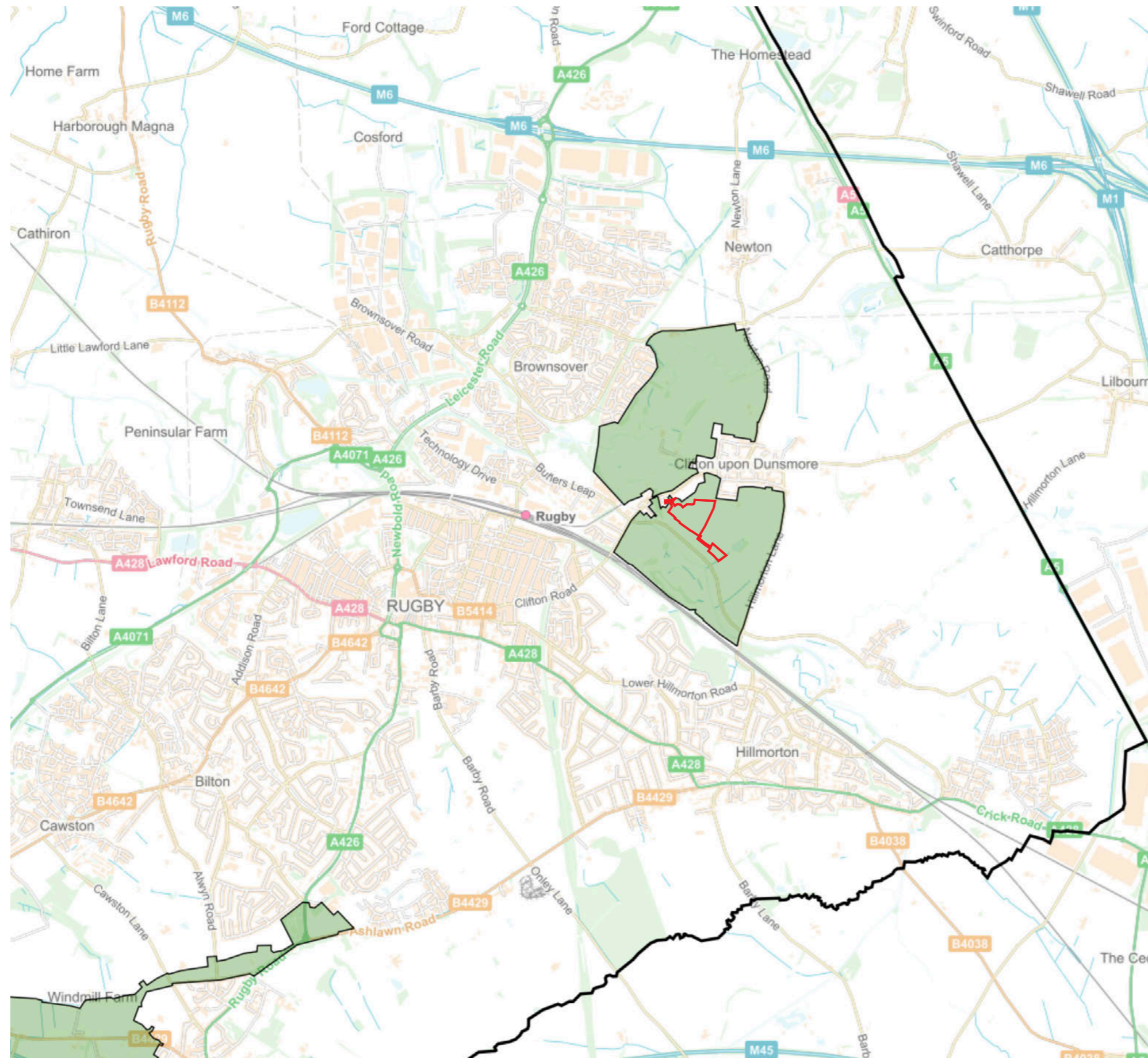


figure 3.3 | nts | Dunsmore landscape character area | source: Rugby Borough Local Plan Landscape Character Assessment, figure 6.1 dunsmore lca



- Approximate site boundary of appeal site
- Areas of Separation (EN4)

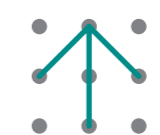


figure 3.4 | nts | landscape character area | source: Rugby Borough Local Plan 2025-2042 Proposed submission version January 2026, EN4 policies map



**4**

**Neighbourhood plan  
– important views**

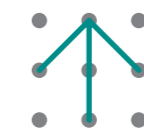
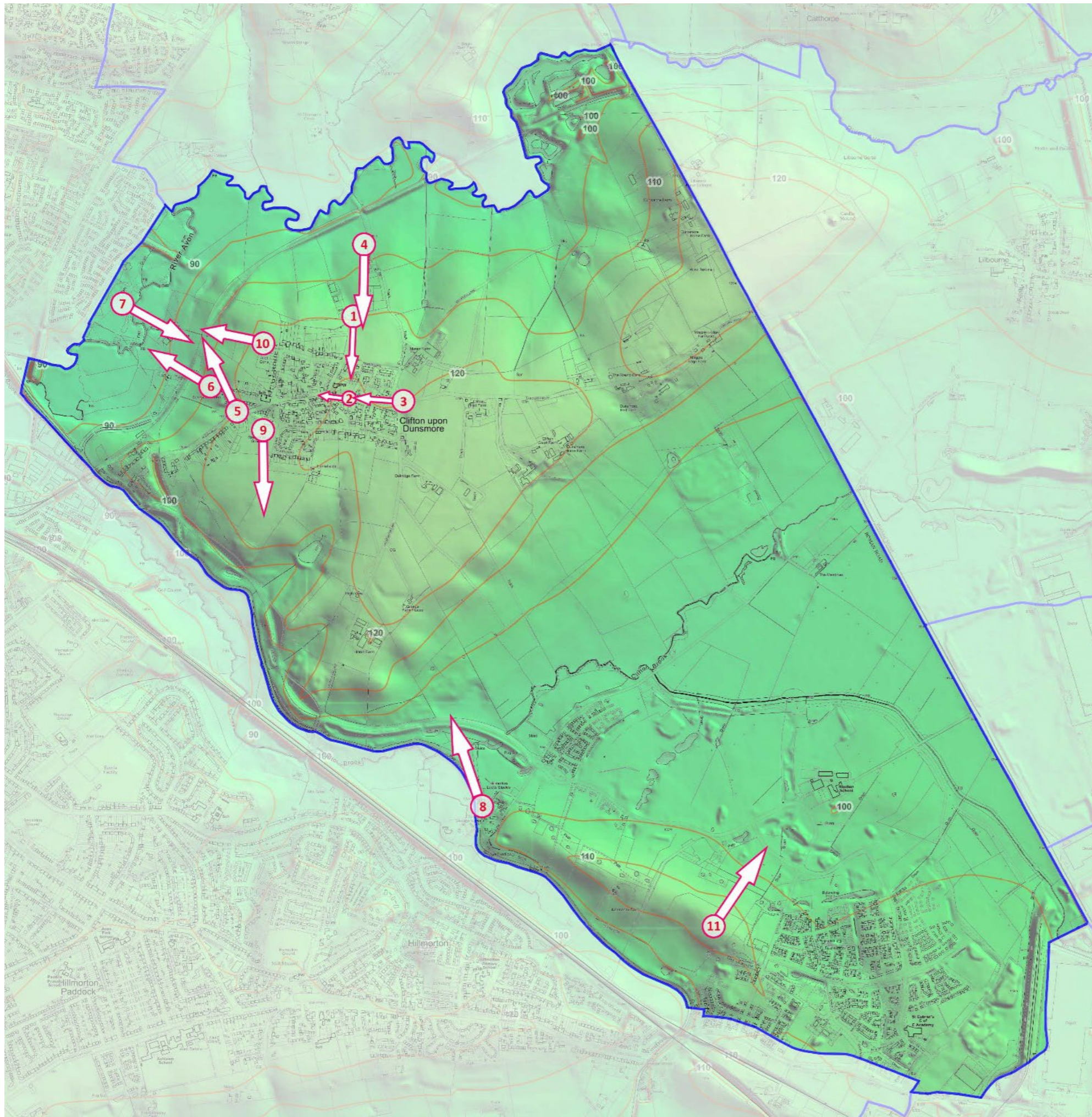
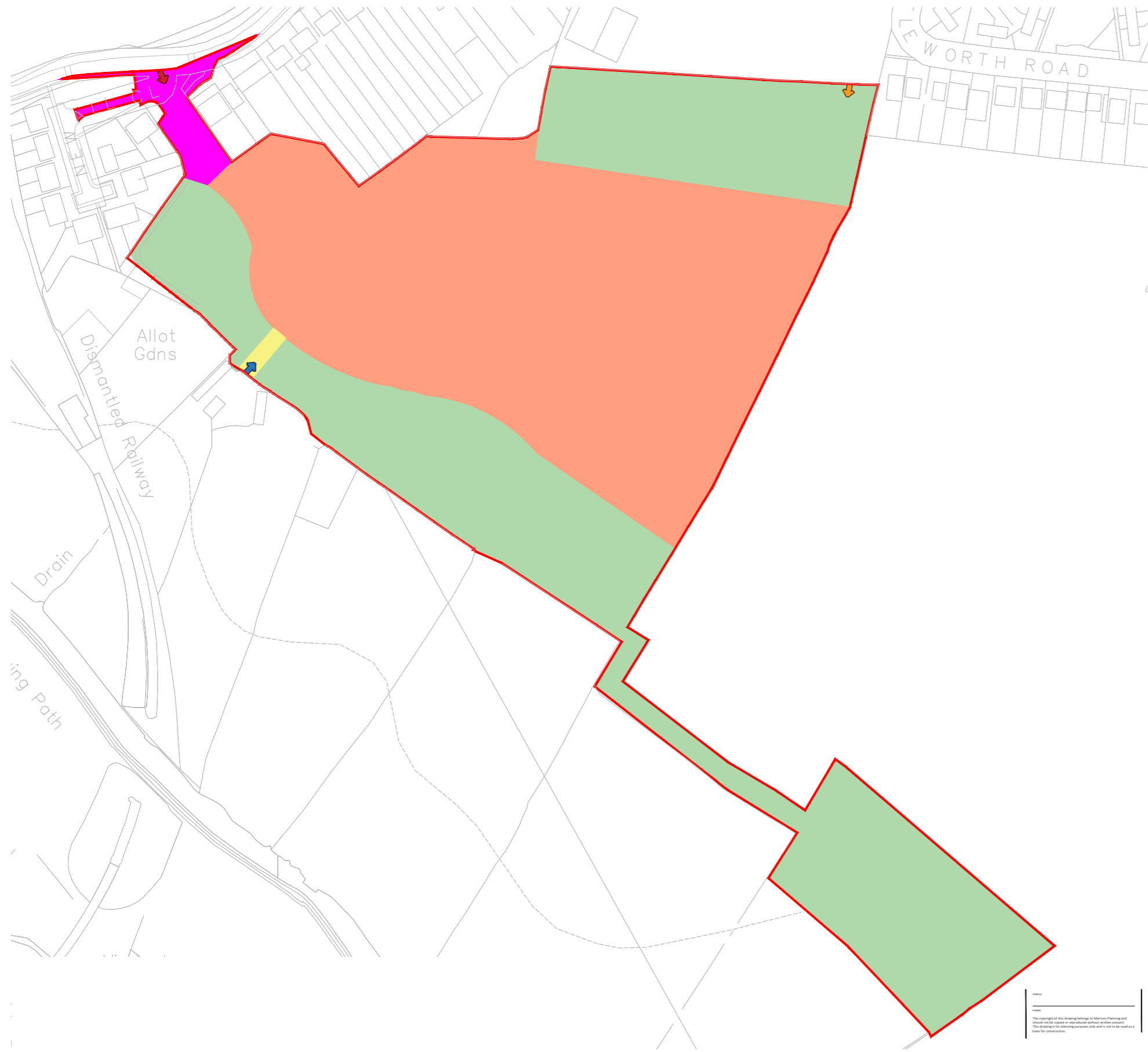


figure 4.1 | nts | (right) important views, (left) viewpoint 9 | source: Clifton upon Dunsmore Parish, Neighbourhood Plan, appendices 5



# 5

**Parameter plan and  
illustrative masterplan**



- Site Boundary - 9.21ha (excluding highways boundary)
- LAND USE PARAMETERS**
- Area of land required for the proposed access and/or highway improvements, not within the residential land use (subject to detailed design)
  - Indicative area of land required for internal access roads not within the residential area
  - Proposed residential development - 4.60ha (including roads, footpaths, private drives, amenity and incidental open space and other associated infrastructure)
  - Proposed open space - 4.38ha (including amenity green space, children's play provision, landscaping, footpaths, potential sports pitches, car parking, drainage and other associated infrastructure. BNG mitigation)
- ACCESS PARAMETERS**
- ↑ Proposed access/egress for all modes (subject to detailed design)
  - ↑ Potential connection for all modes to and from the allotments only (subject to detailed design)
  - ↑ Potential access/egress for pedestrians only (subject to detailed design)

The copyright of this drawing belongs to Marrons Planning and should not be copied or reproduced without written consent. This drawing is for planning purposes only and is not to be used as a basis for construction.

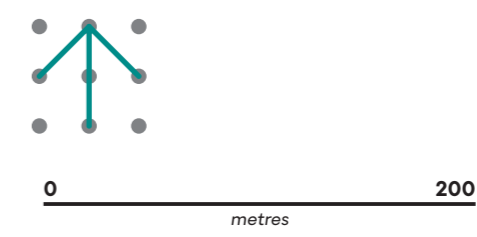


figure 5.1 | 1:3,500 | sketch layout plan | source: Marrons, Land use and access parameter plan

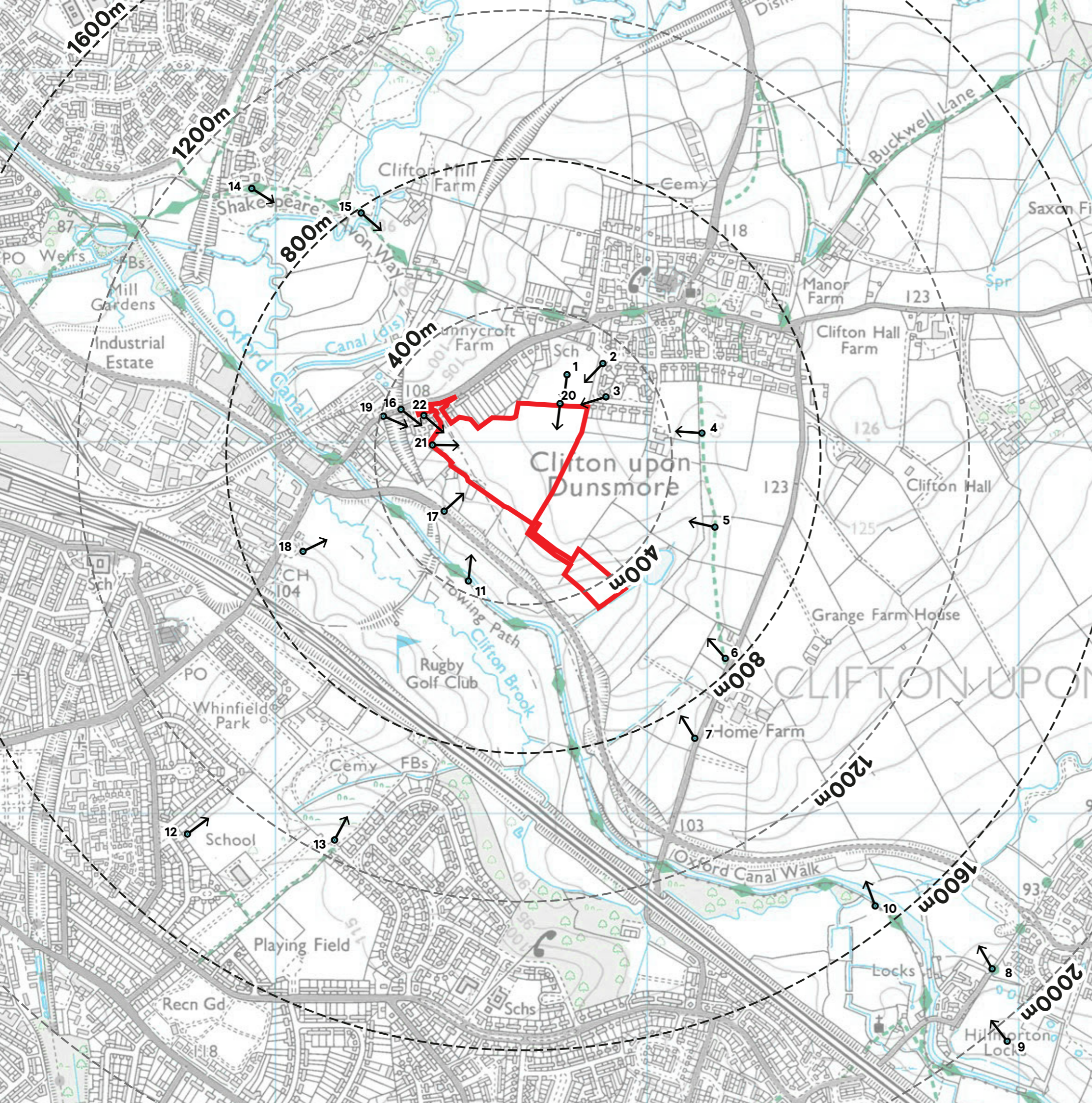


figure5.2 | nts | illustrative masterplan | source: Marrons, Design & Access Statement



# 6

**Viewpoint location plan appeal site**



**Legend**

- Site boundary
- Viewpoint

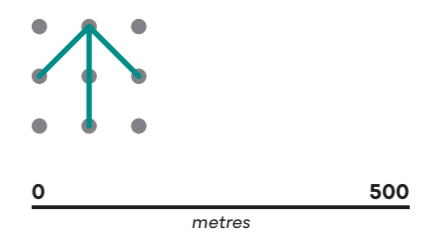


figure 6.1 | 1:10,000 | viewpoint location plan

The background is a solid teal color. It features two large, semi-transparent teal circles, one on the left and one on the right. A thick, semi-transparent teal diagonal line runs from the top-left towards the bottom-right, passing behind the circles. In the center, the number '7' is displayed in a large, white, sans-serif font.

**7**

**Visual impact assessment  
appeal site**

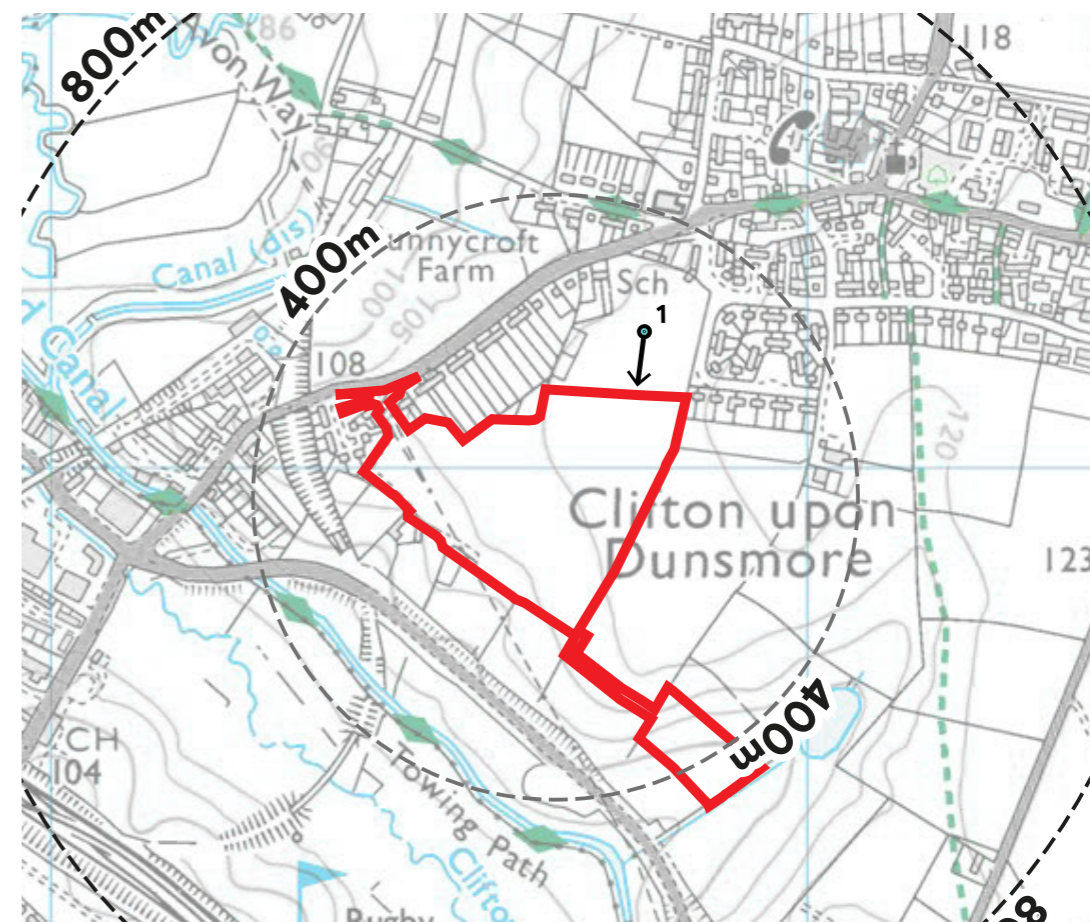
Approximate extent of site



Viewpoint 1

**Viewpoint 1 – View From Clifton recreation Ground looking South**

Value	Susceptibility	Sensitivity	Magnitude of Change	Level of Effect
Medium	High	Medium	Large- Construction	<b>Major/ Moderate Adverse</b>
			Large- Year 1	<b>Major/ Moderate Adverse</b>
			Medium- Year 15	<b>Moderate Adverse</b>



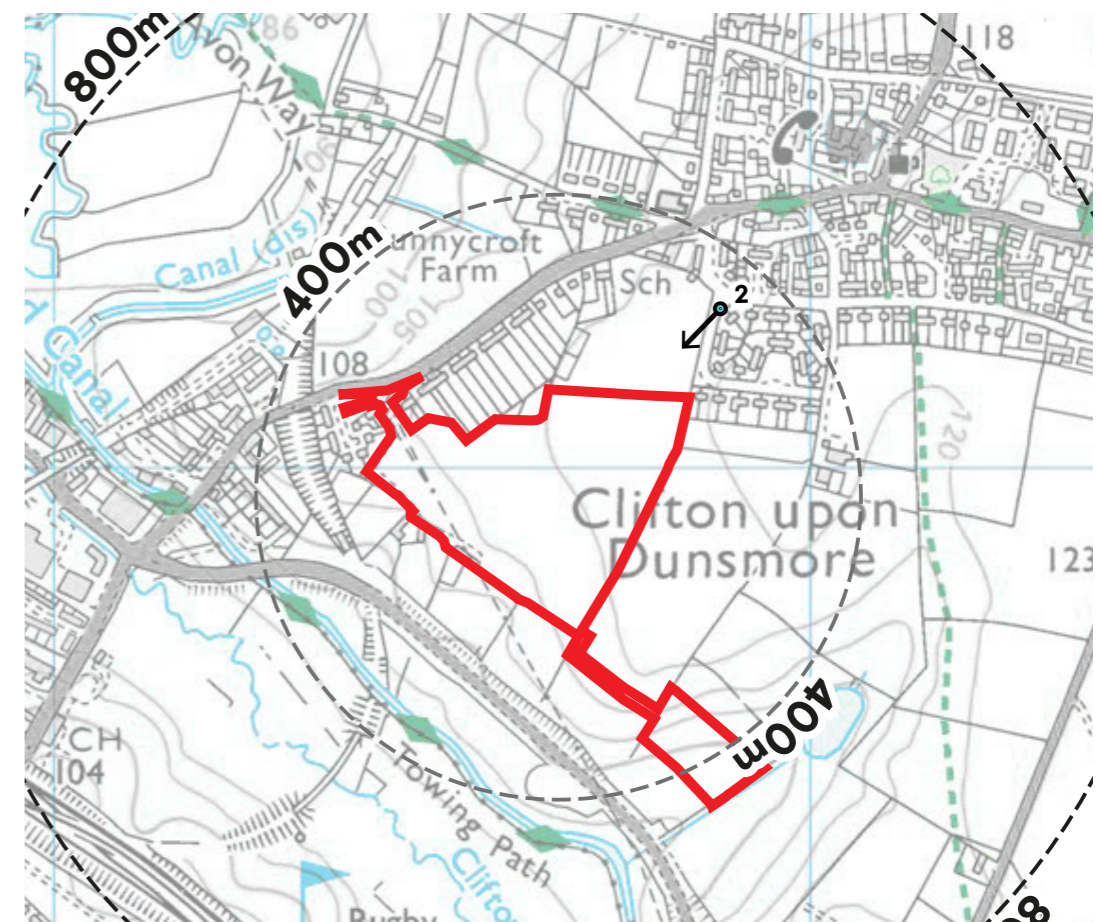
Approximate extent of site



Viewpoint 2

**Viewpoint 2 – View From Shuttleworth Road looking South West**

Value	Susceptibility	Sensitivity	Magnitude of Change	Level of Effect
Medium	High	Medium	Medium – Construction	<b>Moderate Adverse</b>
			Medium – Year 1	<b>Moderate Adverse</b>
			Small – Year 15	Moderate/ Minor Adverse



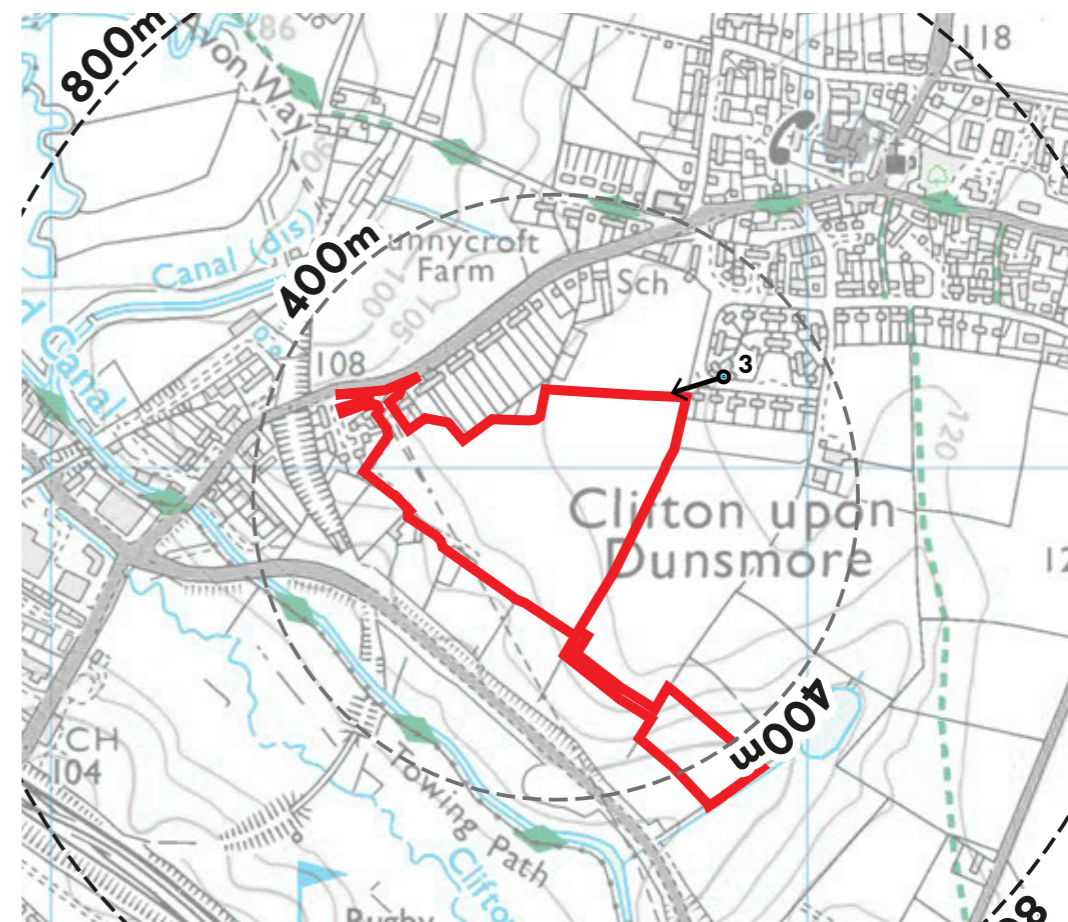
Approximate extent of site



Viewpoint 3

**Viewpoint 3 – View From Residential Properties and Shuttleworth Road looking South West**

Value	Susceptibility	Sensitivity	Magnitude of Change	Level of Effect
Low/ medium	High	Medium	Small- Construction	Moderate/ Minor Adverse
			Small- Year 1	Moderate/ Minor Adverse
			Negligible- Year 15	Minor Adverse



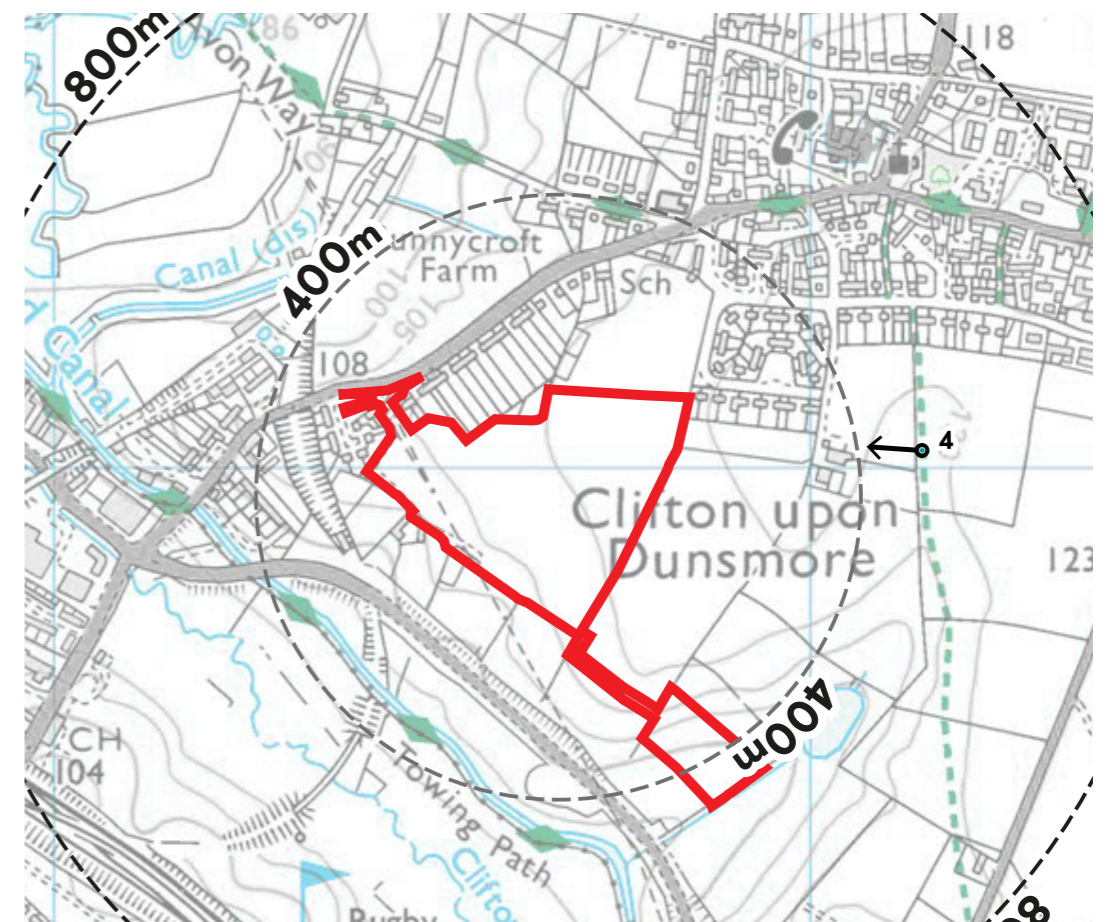
Approximate extent of site



Viewpoint 4

**Viewpoint 4 – View From PRoW looking West**

Value	Susceptibility	Sensitivity	Magnitude of Change	Level of Effect
Medium	High	Medium	Small – Construction	Moderate/ Minor Adverse
			Small – Year 1	Moderate/ Minor Adverse
			Negligible – Year 15	Minor Adverse

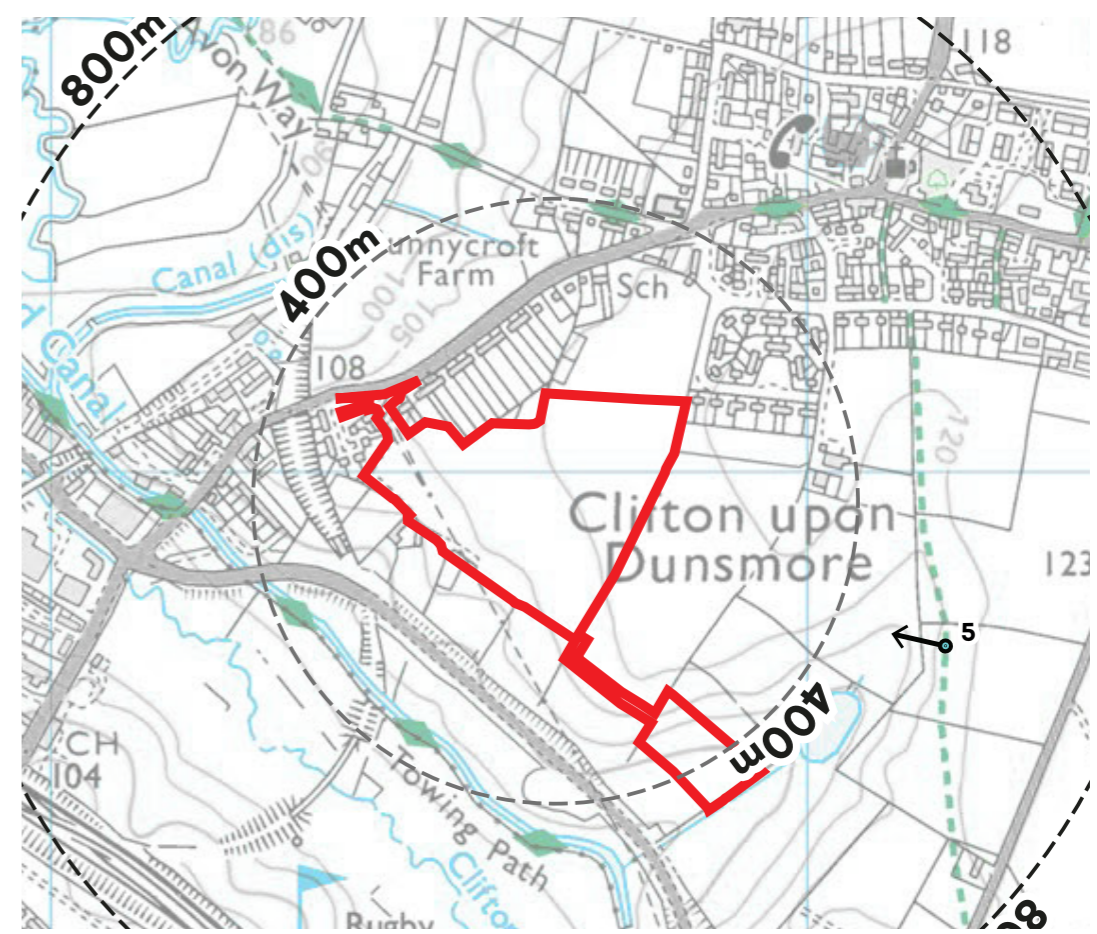




Viewpoint 5

**Viewpoint 5 – View From PRoW looking North West**

Value	Susceptibility	Sensitivity	Magnitude of Change	Level of Effect
Medium	High	Medium	Small – Construction	Moderate/ Minor Adverse
			Small – Year 1	Moderate/ Minor Adverse
			Negligible – Year 15	Minor Adverse

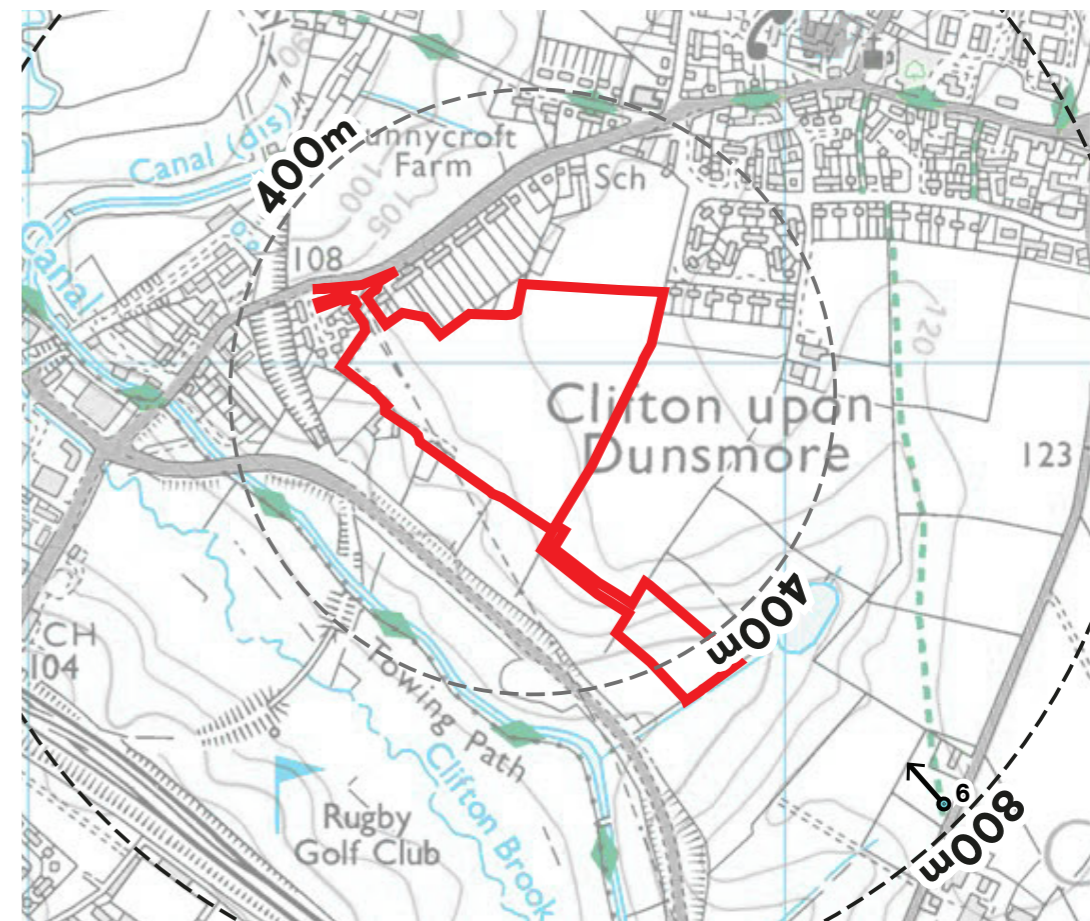


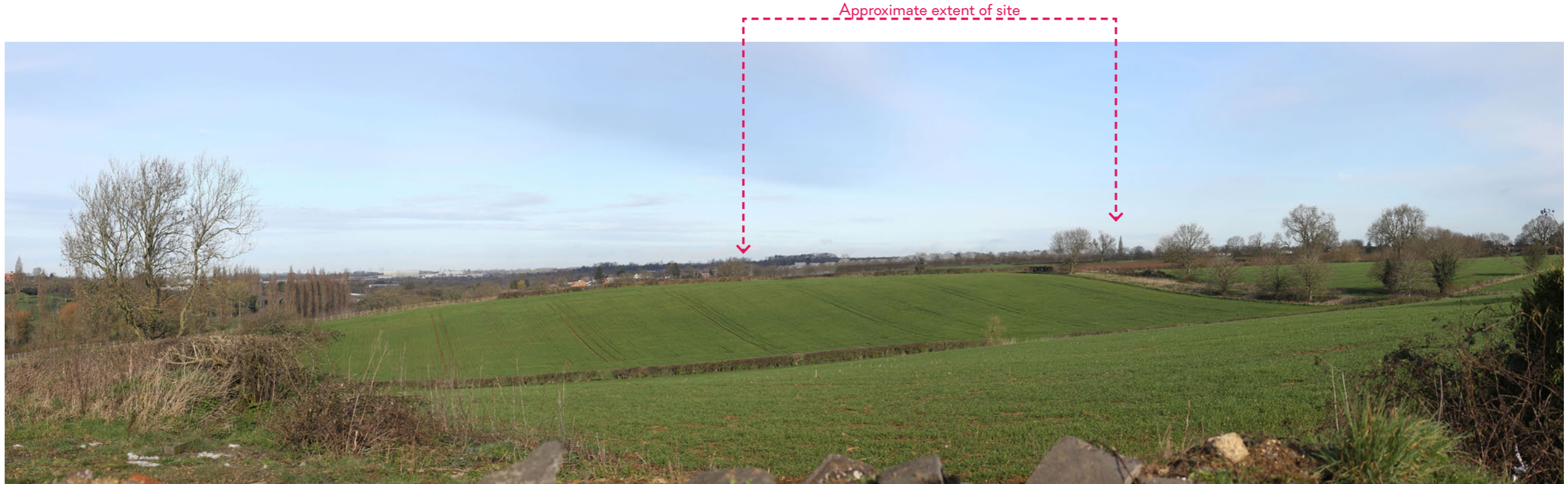


Viewpoint 6

**Viewpoint 6 – View From PRoW looking North West/**

Value	Susceptibility	Sensitivity	Magnitude of Change	Level of Effect
Medium	High	Medium	Small – Construction	Moderate/ Minor Adverse
			Small – Year 1	Moderate/ Minor Adverse
			Negligible – Year 15	Minor Adverse

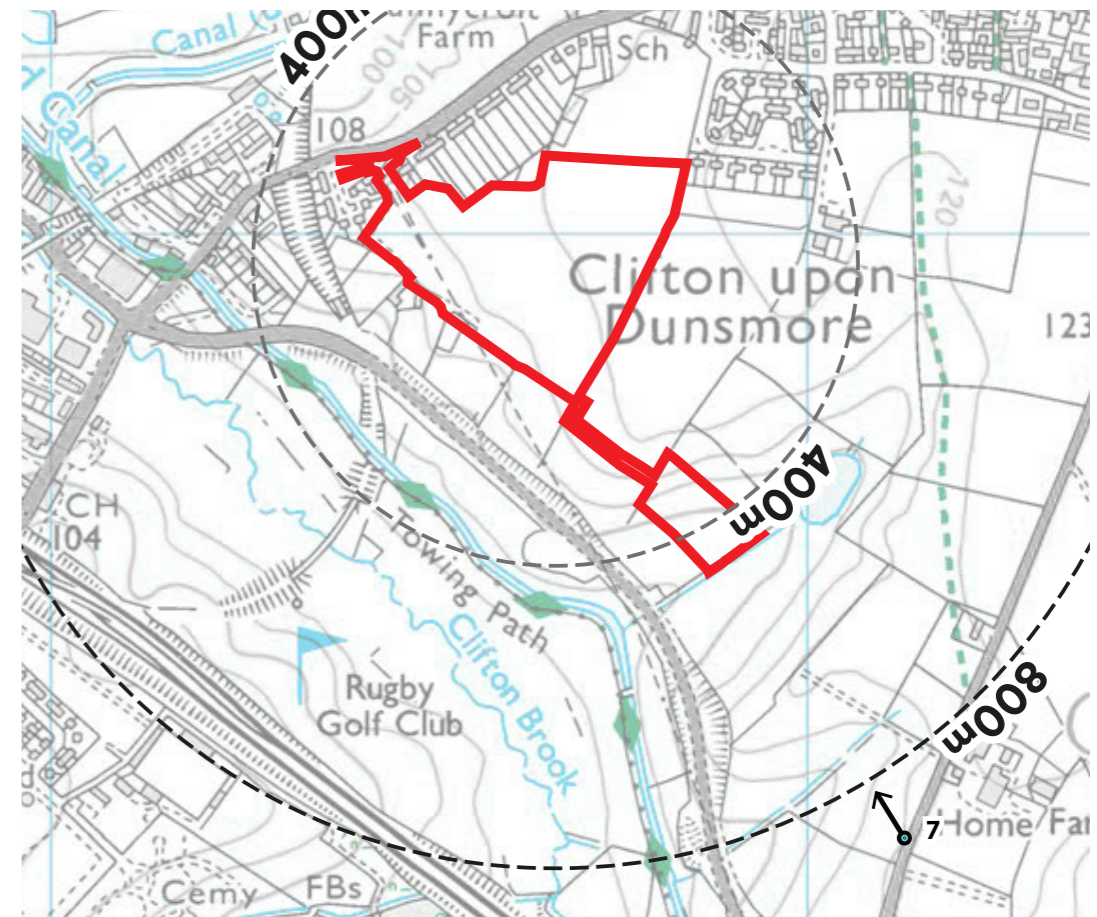




Viewpoint 7

**Viewpoint 7 – View From Hillmorton Lane looking North West/**

Value	Susceptibility	Sensitivity	Magnitude of Change	Level of Effect
Medium	High	Medium/ Low	Small – Construction	Minor Adverse
			Small – Year 1	Minor Adverse
			Negligible – Year 15	Minor Adverse/ None

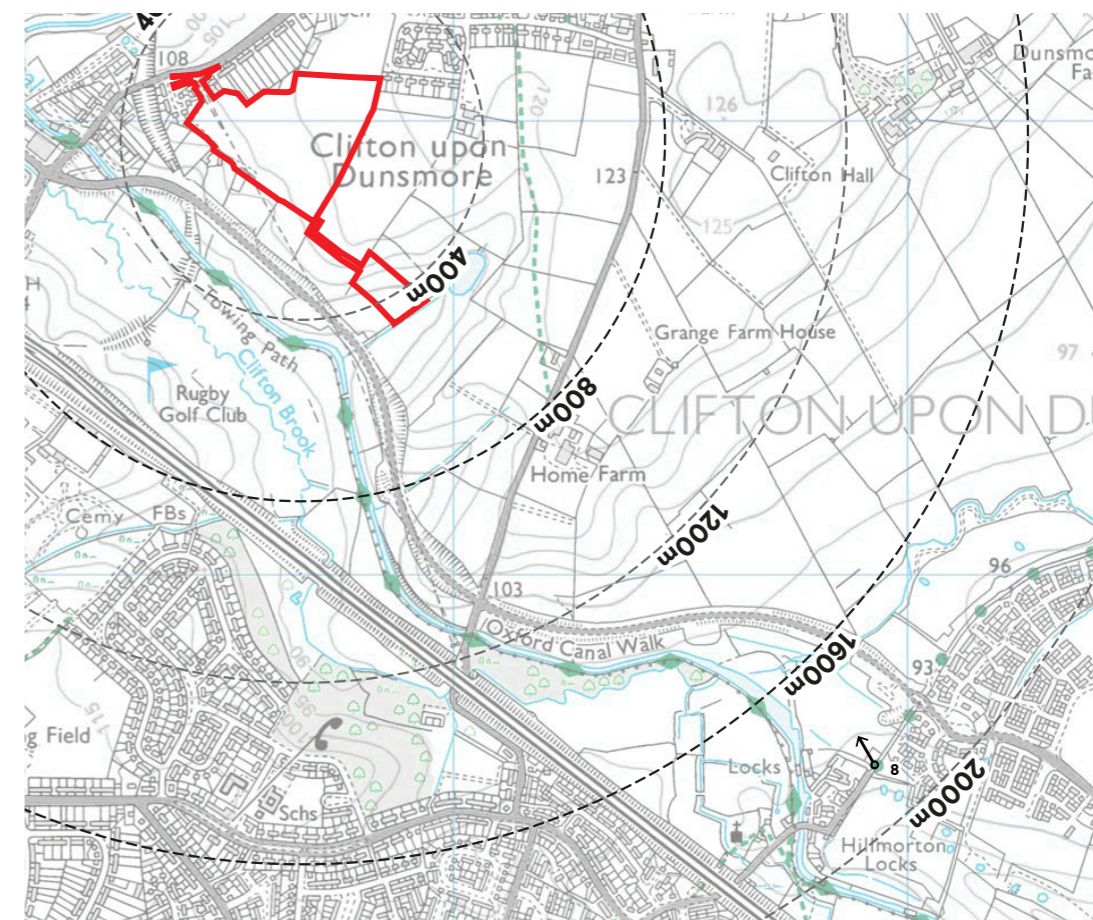




Viewpoint 8

**Viewpoint 8 – View From Permissive route near Houlton looking North West**

Value	Susceptibility	Sensitivity	Magnitude of Change	Level of Effect
Medium	High	Medium/ Low	Negligible – Construction	None
			Negligible – Year 1	None
			Negligible – Year 15	None

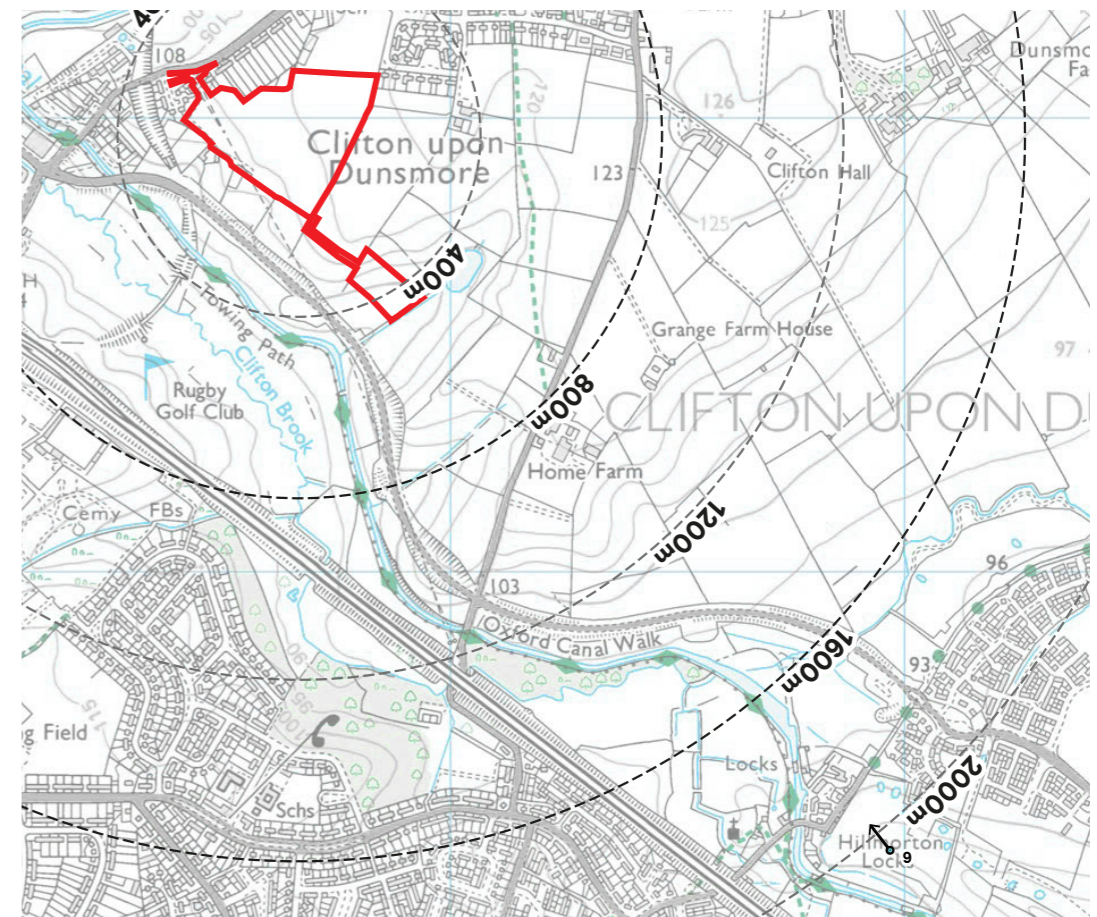




Viewpoint 9

**Viewpoint 9 – View From Permissive route near Houlton looking North West across Normandy Hill**

Value	Susceptibility	Sensitivity	Magnitude of Change	Level of Effect
Medium	High	Medium/ Low	Negligible – Construction	None
			Negligible – Year 1	None
			Negligible – Year 15	None

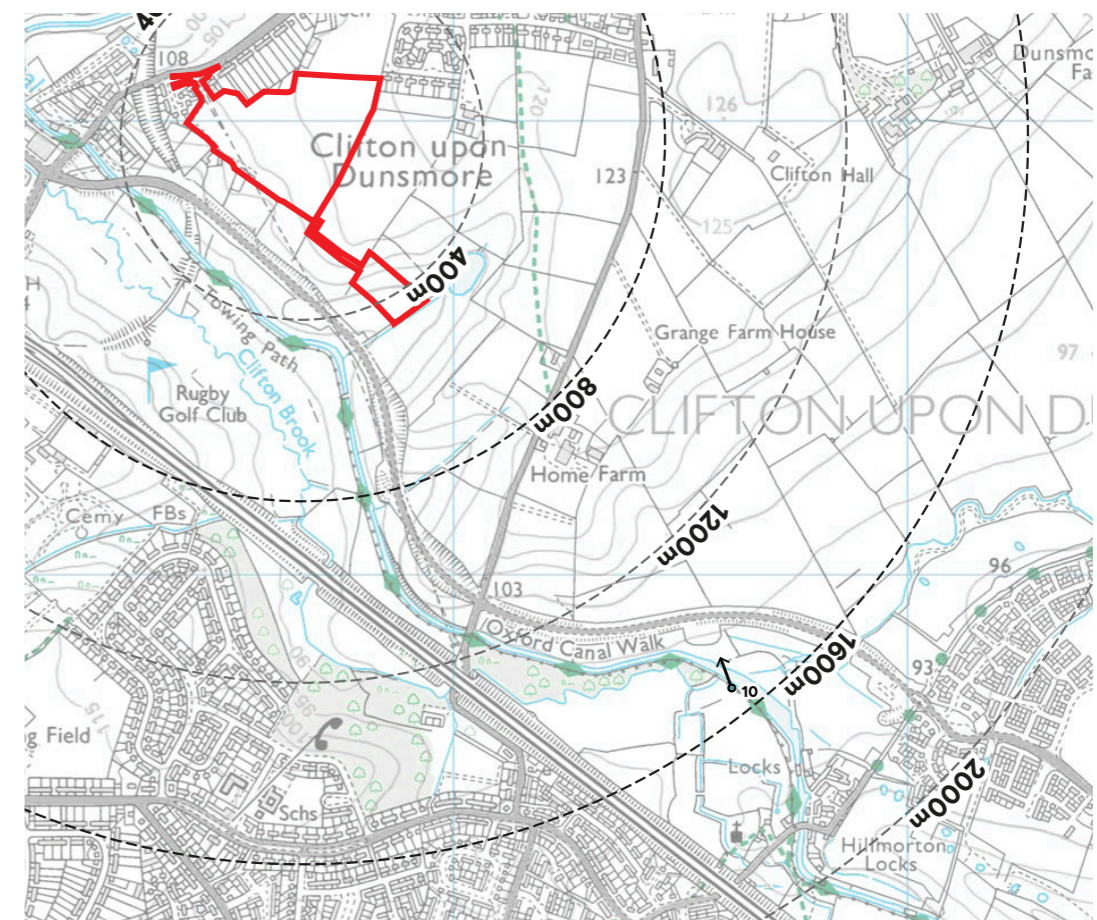




Viewpoint 10

**Viewpoint 10 – View From PRoW looking North West**

Value	Susceptibility	Sensitivity	Magnitude of Change	Level of Effect
Medium	High	Medium/ Low	Negligible – Construction	None
			Negligible– Year 1	None
			Negligible – Year 15	None

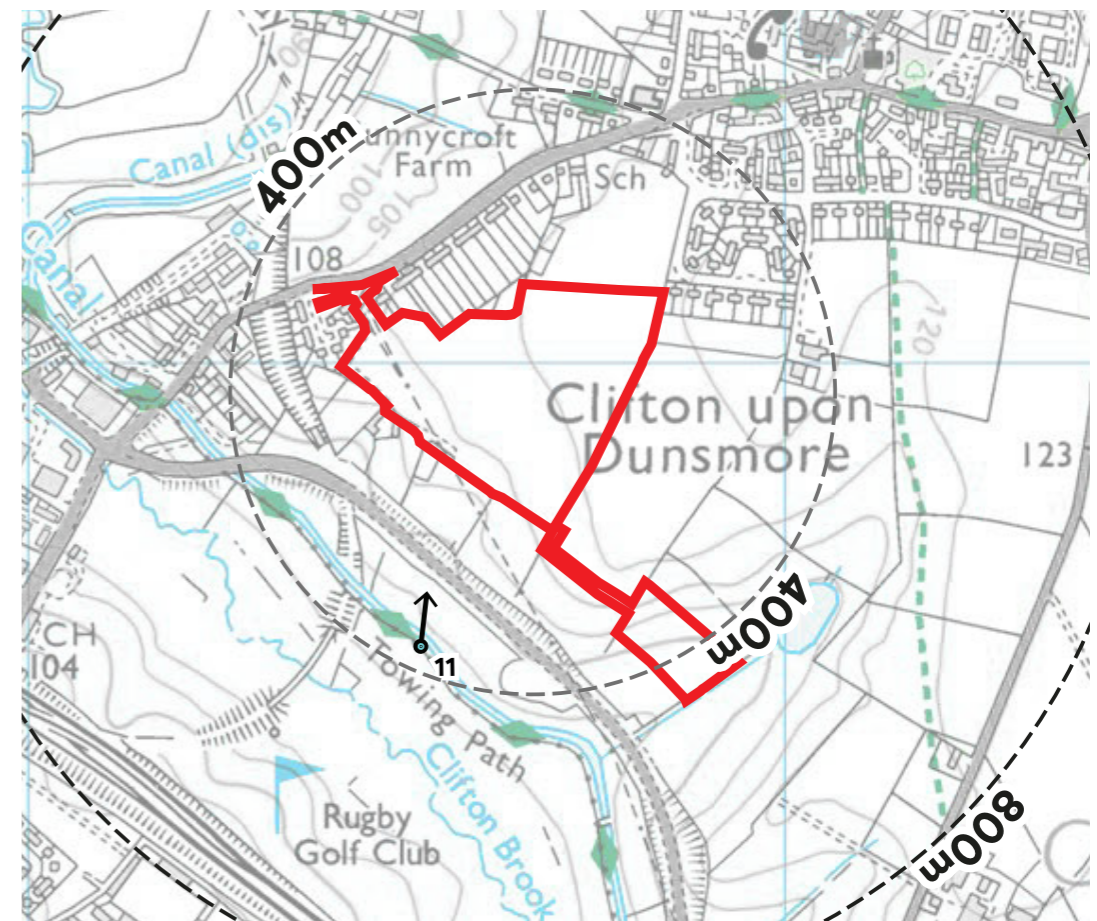


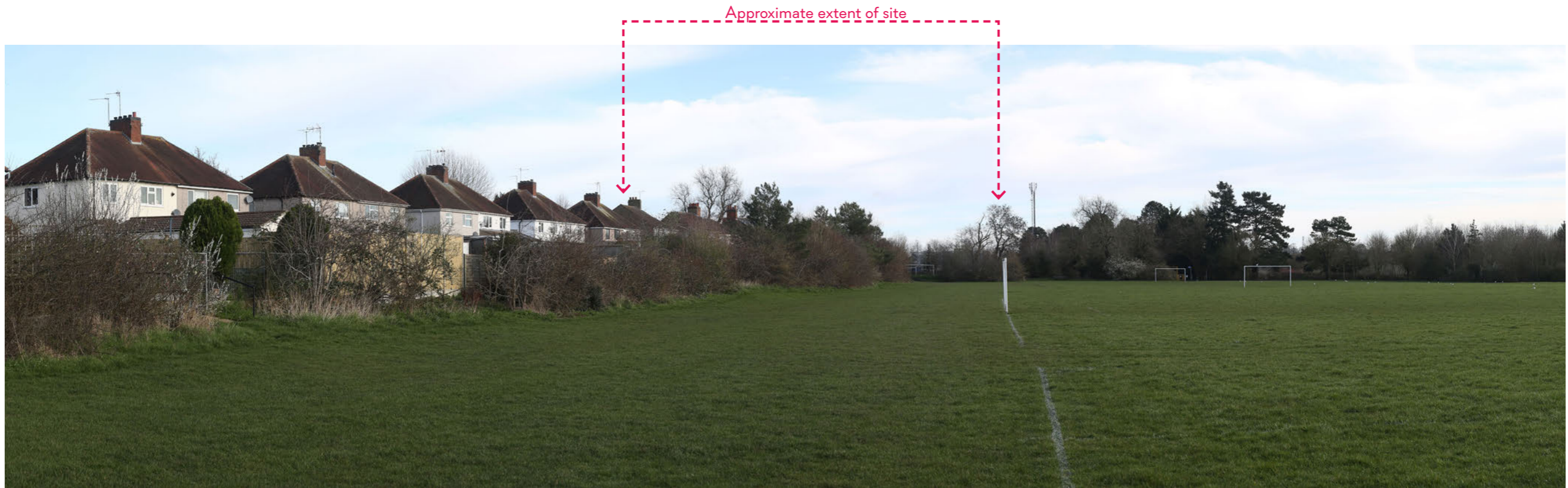


Viewpoint 11

**Viewpoint 11 – View From PRow National Trail / Oxford Canal**

Value	Susceptibility	Sensitivity	Magnitude of Change	Level of Effect
High	High	High/ Medium	Small – Construction	Minor Adverse
			Negligible – Year 1	Minor Adverse/ None
				Minor Adverse/ None
			Negligible – Year 15	

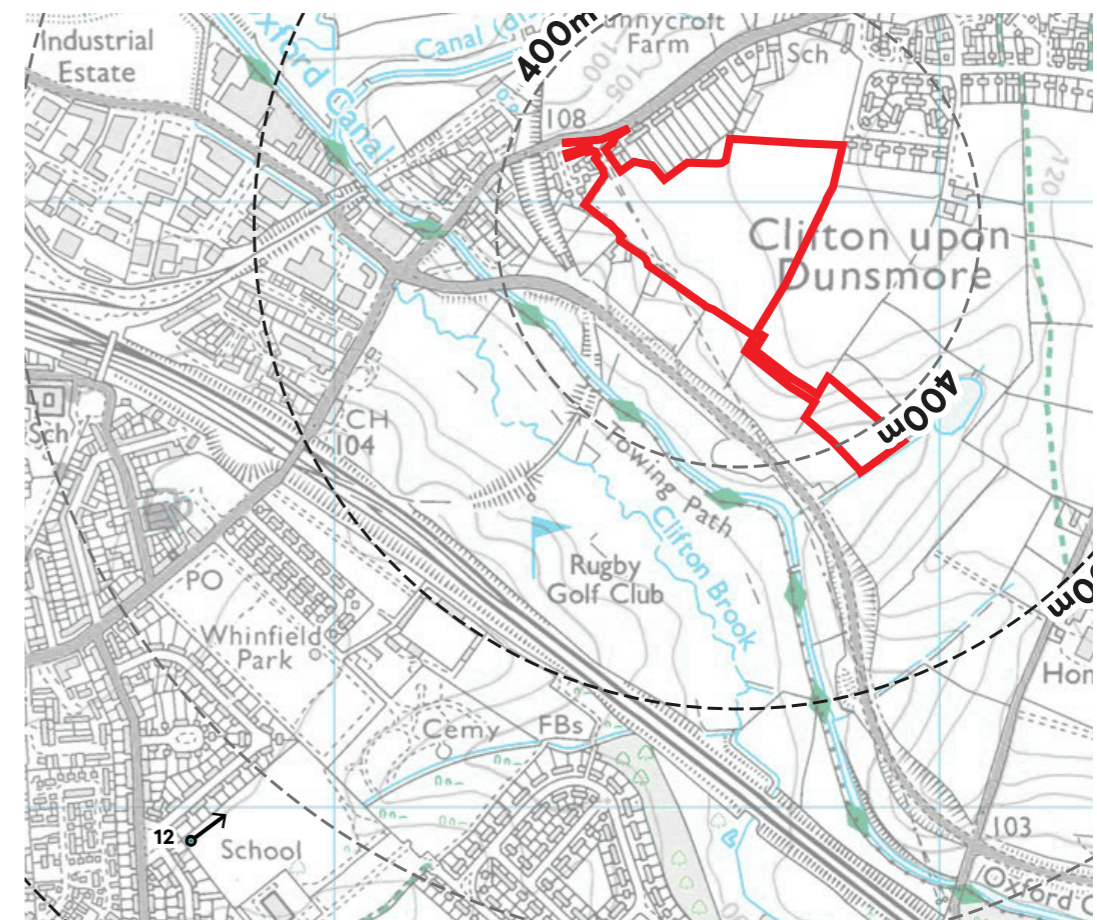




Viewpoint 12

**Viewpoint 12 – View From Winford Park Open space looking North East**

Value	Susceptibility	Sensitivity	Magnitude of Change	Level of Effect
Medium	Medium	Medium/ Low	Negligible – Construction	None
			Negligible – Year 1	None
			Negligible – Year 15	None

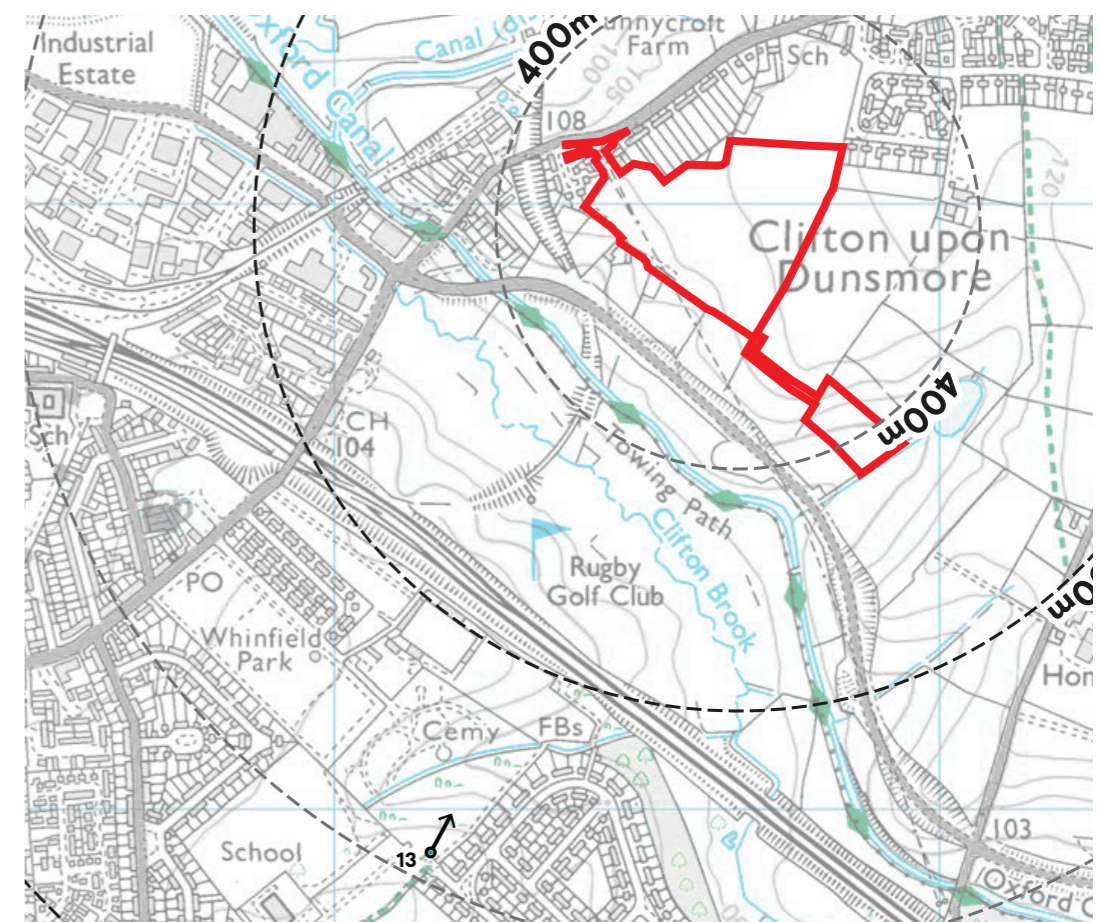




Viewpoint 13

**Viewpoint 13 – View From PRoW Winford Park Open space looking North East**

Value	Susceptibility	Sensitivity	Magnitude of Change	Level of Effect
Medium	High	Medium	Negligible – Construction	None
			Negligible – Year 1	None
			Negligible – Year 15	None

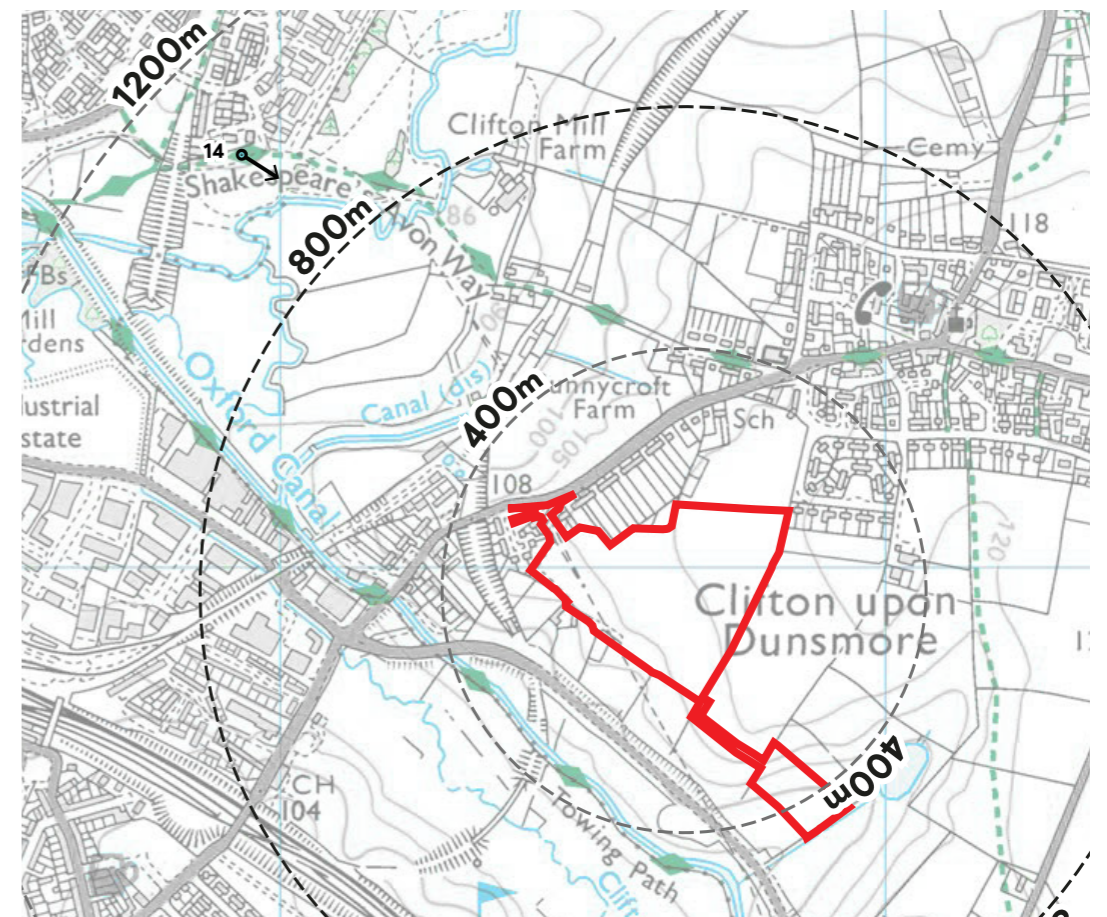




Viewpoint 14

**Viewpoint 14 – View From PRow – Shakespeare’s Way looking South East**

Value	Susceptibility	Sensitivity	Magnitude of Change	Level of Effect
High	High	High/Medium	Negligible – Construction	Minor Adverse
			Negligible – Year 1	Minor Adverse
			Negligible – Year 15	Minor Adverse/ None

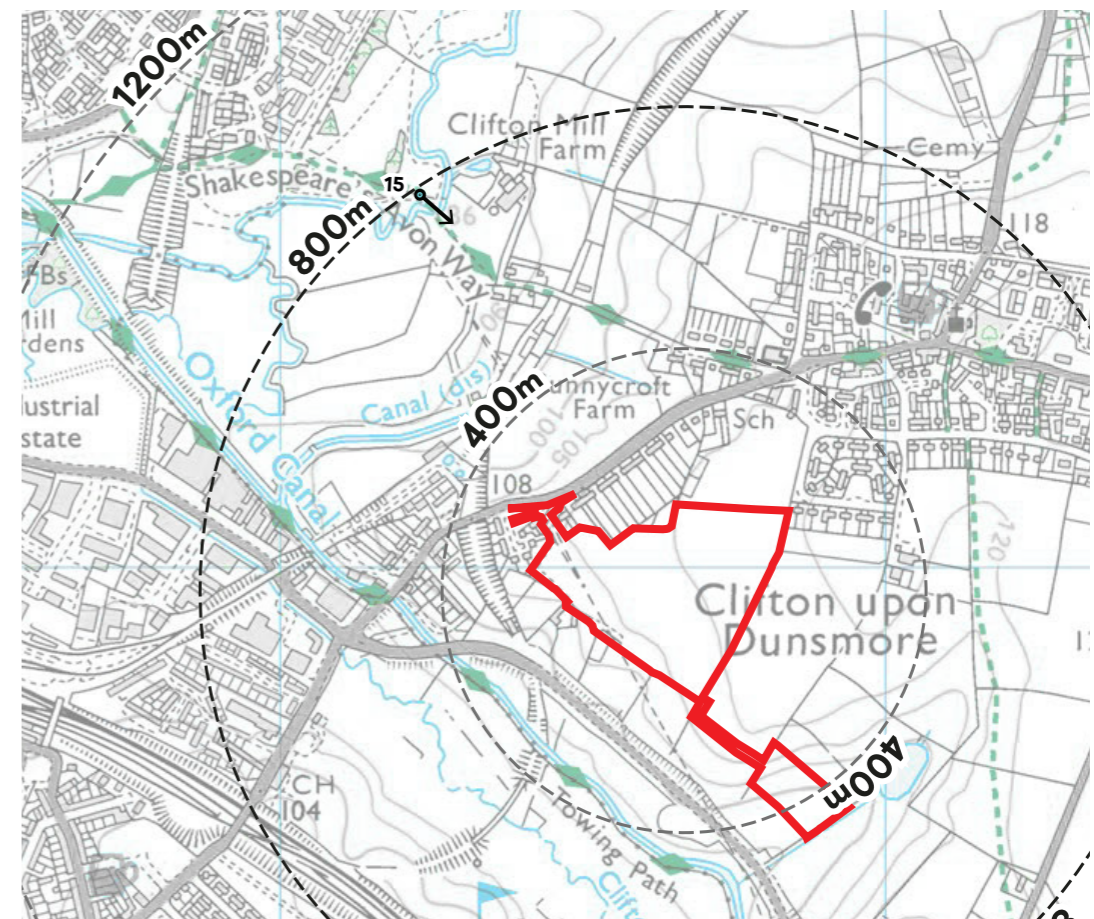




Viewpoint 15

**Viewpoint 15 – View From PRoW – Shakespeare’s Way looking South East**

Value	Susceptibility	Sensitivity	Magnitude of Change	Level of Effect
Medium	Medium	Medium/Low	Negligible – Construction	Minor Adverse
			Negligible – Year 1	Minor Adverse
			Negligible – Year 15	Minor Adverse/ None

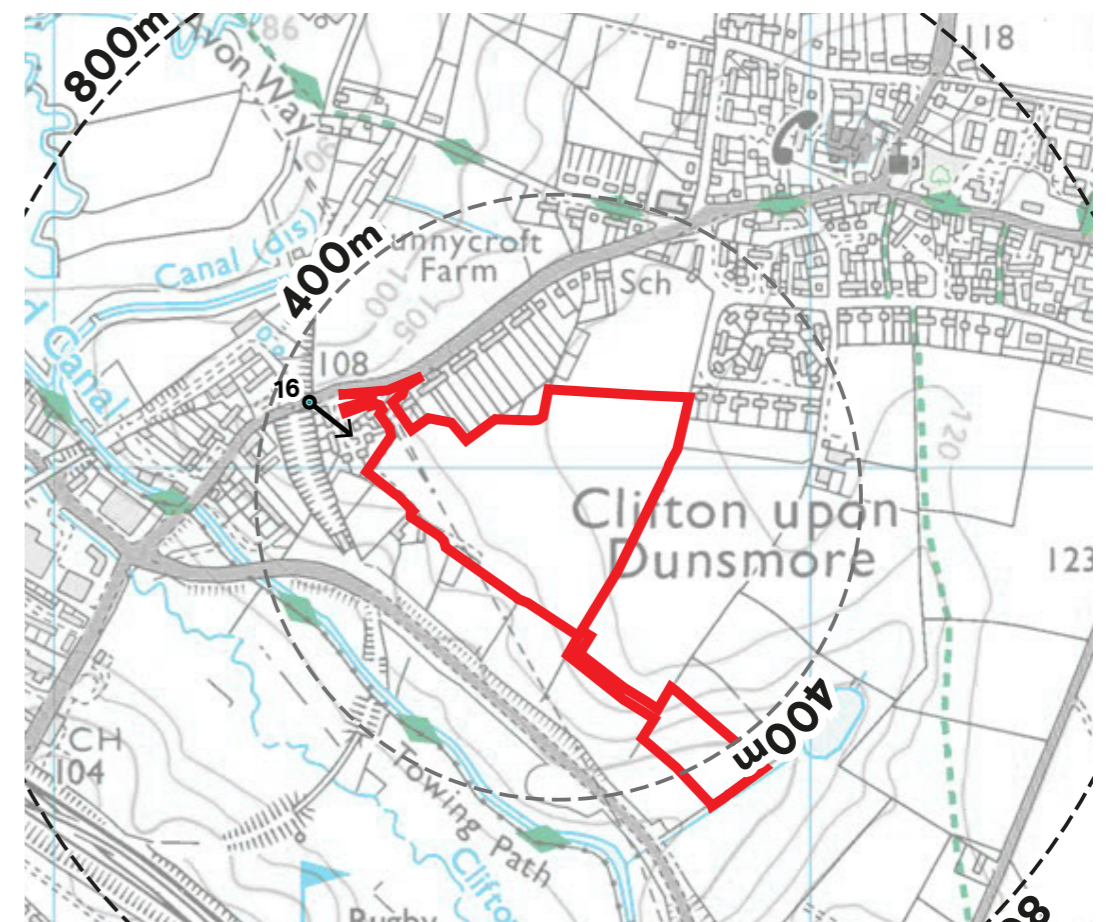




Viewpoint 16

**Viewpoint 16 – View From Rugby Road – looking South East into site from access point.**

Value	Susceptibility	Sensitivity	Magnitude of Change	Level of Effect
Medium	Medium	Medium	Large – Construction	<b>Major/ Moderate Adverse</b>
			Medium – Year 1	<b>Moderate Adverse</b>
			Medium – Year 15	Minor/ Moderate Adverse



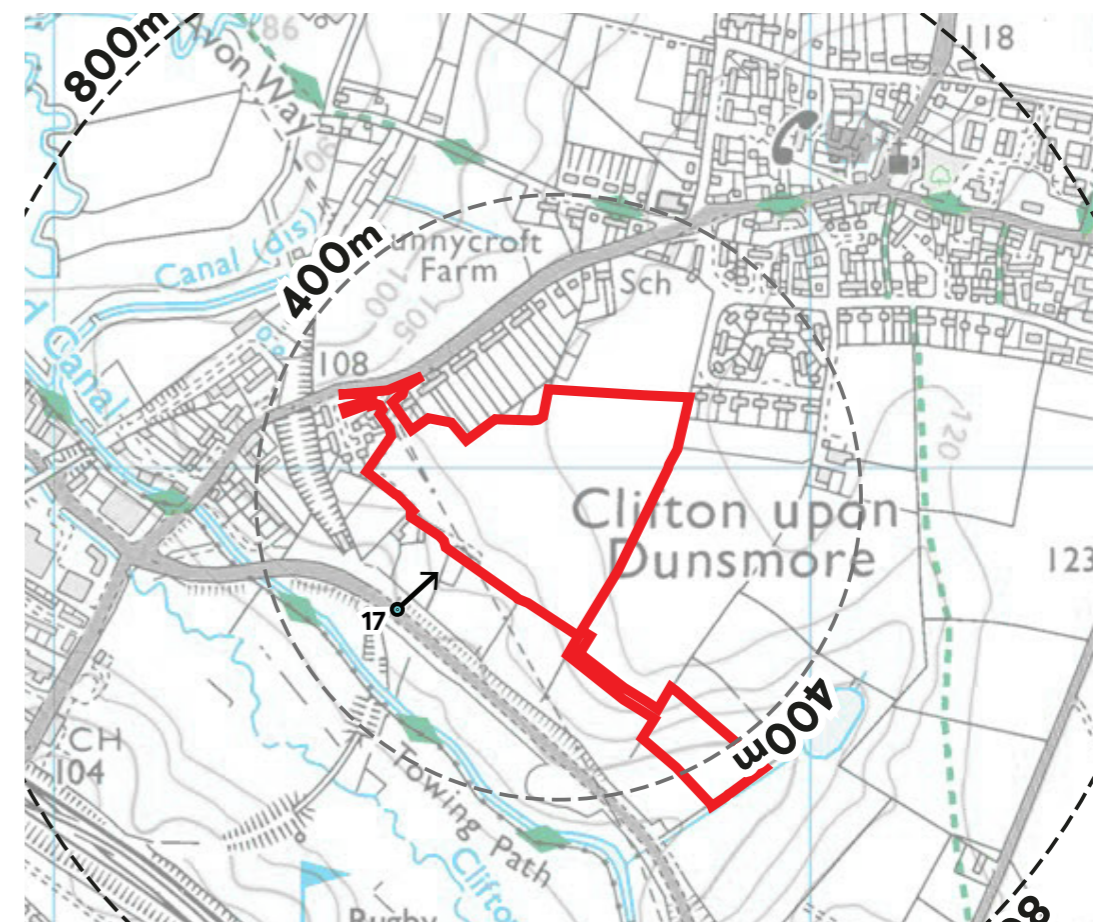
Approximate extent of site



Viewpoint 17

**Viewpoint 17 – View From Houlton Way – looking North East into the site**

Value	Susceptibility	Sensitivity	Magnitude of Change	Level of Effect
Medium	Medium	Medium	Large – Construction	<b>Major Adverse</b>
			Large – Year 1	<b>Major/ Moderate Adverse</b>
			Medium – Year 15	<b>Moderate Adverse</b>



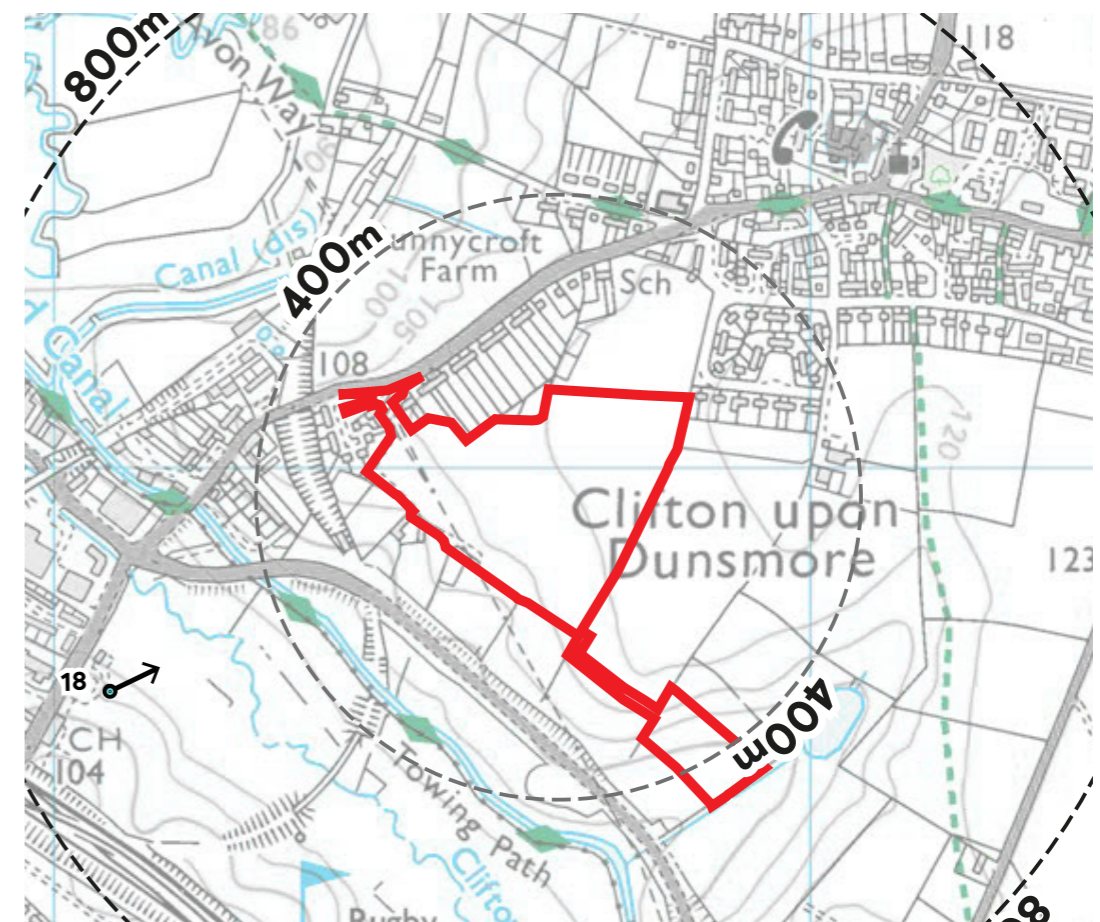
Approximate extent of site



Viewpoint 18

**Viewpoint 18 – View From Rugby Golf Course – looking North East**

Value	Susceptibility	Sensitivity	Magnitude of Change	Level of Effect
Medium	Medium	Medium/ low sensi- tivity	Large – Construction	<b>Major /Moderate Adverse</b>
			Large – Year 1	<b>Moderate Adverse</b>
			Medium – Year 15	<b>Moderate Adverse</b>



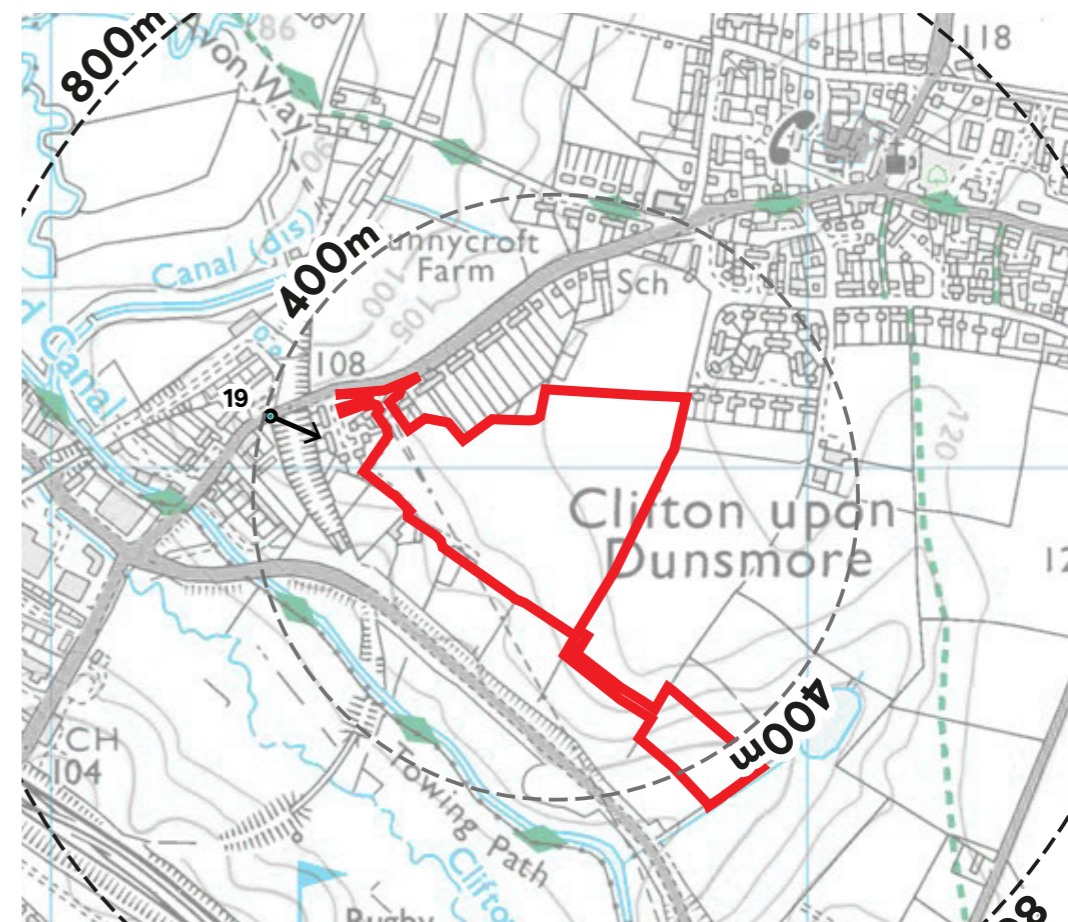
Approximate extent of site



Viewpoint 19

**Viewpoint 19 – View From Rugby Road – looking South East**

Value	Susceptibility	Sensitivity	Magnitude of Change	Level of Effect
Medium	Medium	Medium/ low sensi- tivity	Small – Construction	Minor Adverse
			Negligible – Year 1	Minor Adverse /None
			Negligible – Year 15	Minor Adverse /None



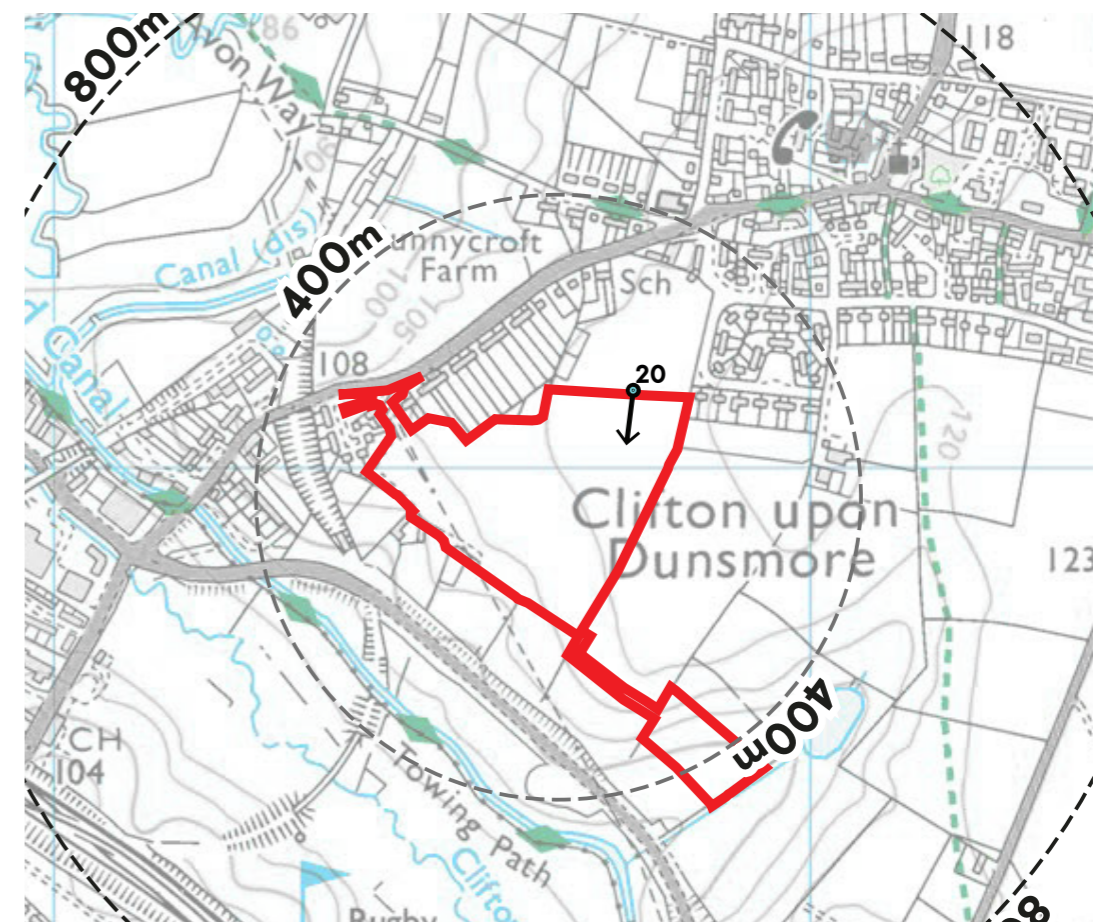
Approximate extent of site



Viewpoint 20

**Viewpoint 20 – View from Clifton Recreation Ground – looking South (On alignment of Important View 9)**

Value	Susceptibility	Sensitivity	Magnitude of Change	Level of Effect
Medium	High	Medium sensitivity	Large – Construction	<b>Major Adverse</b>
			Large – Year 1	<b>Major/Moderate Adverse</b>
			Large – Year 15	<b>Major/Moderate Adverse</b>

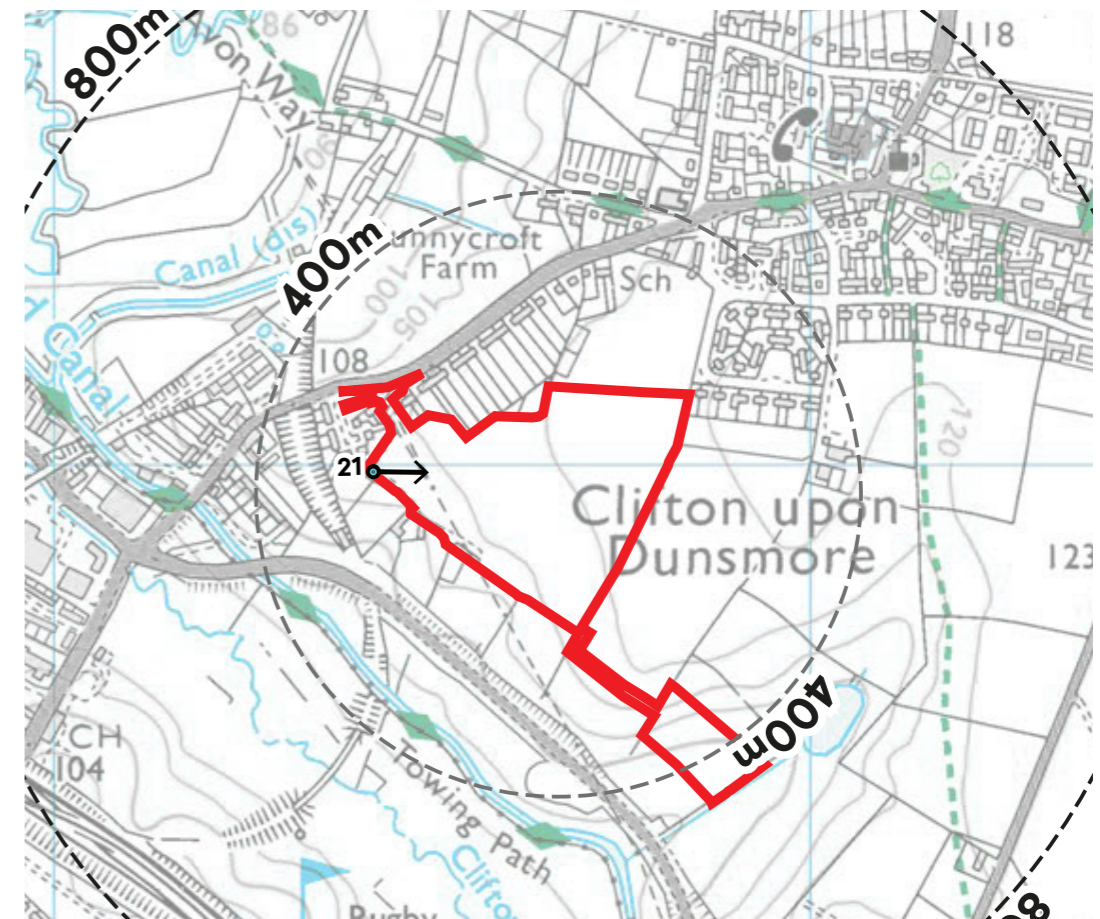




Viewpoint 21

**Viewpoint 21 – View from path adjacent to properties on Newhall Close - Looking East**

Value	Susceptibility	Sensitivity	Magnitude of Change	Level of Effect
Medium	High	Medium sensitivity	Large – Construction	<b>Major / Moderate Adverse</b>
			Large – Year 1	<b>Moderate Adverse</b>
			Large – Year 15	<b>Moderate Adverse</b>



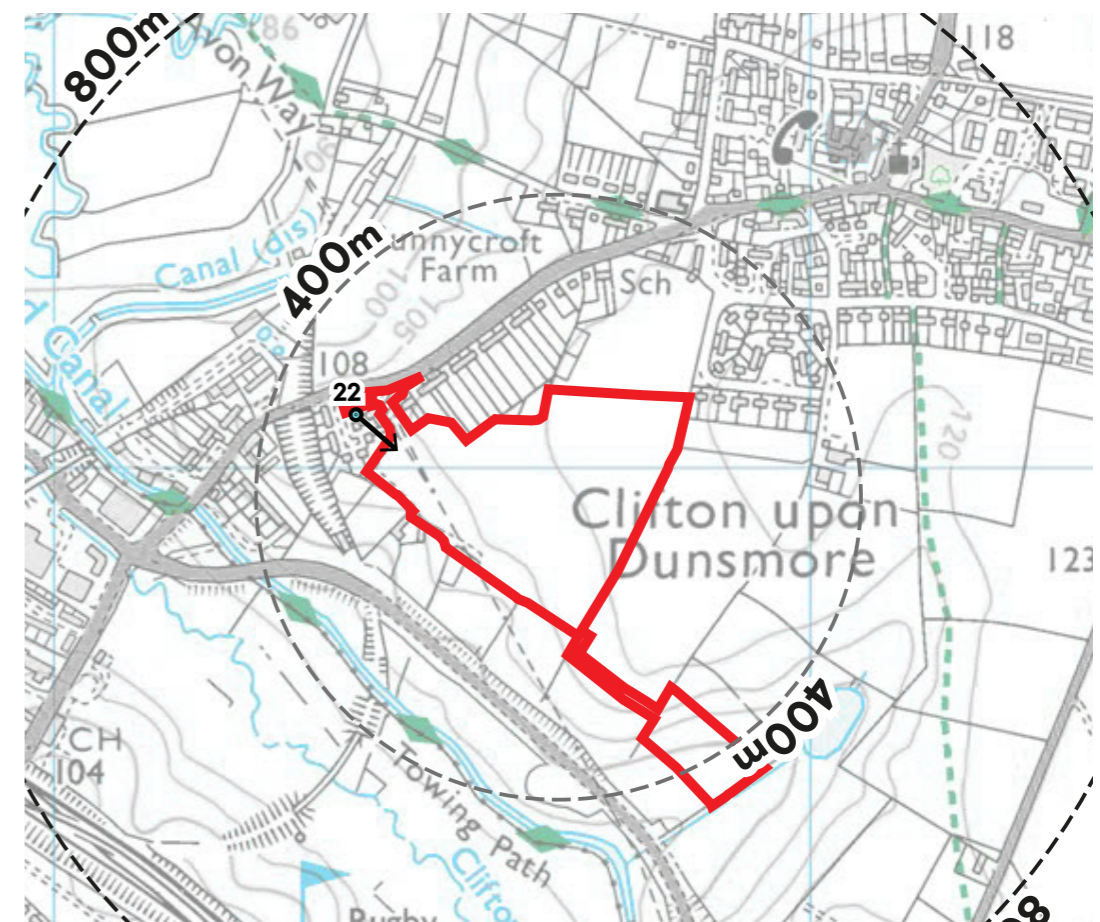
Approximate extent of site



Viewpoint 22

**Viewpoint 22 – View from properties on Newhall Close - Looking East**

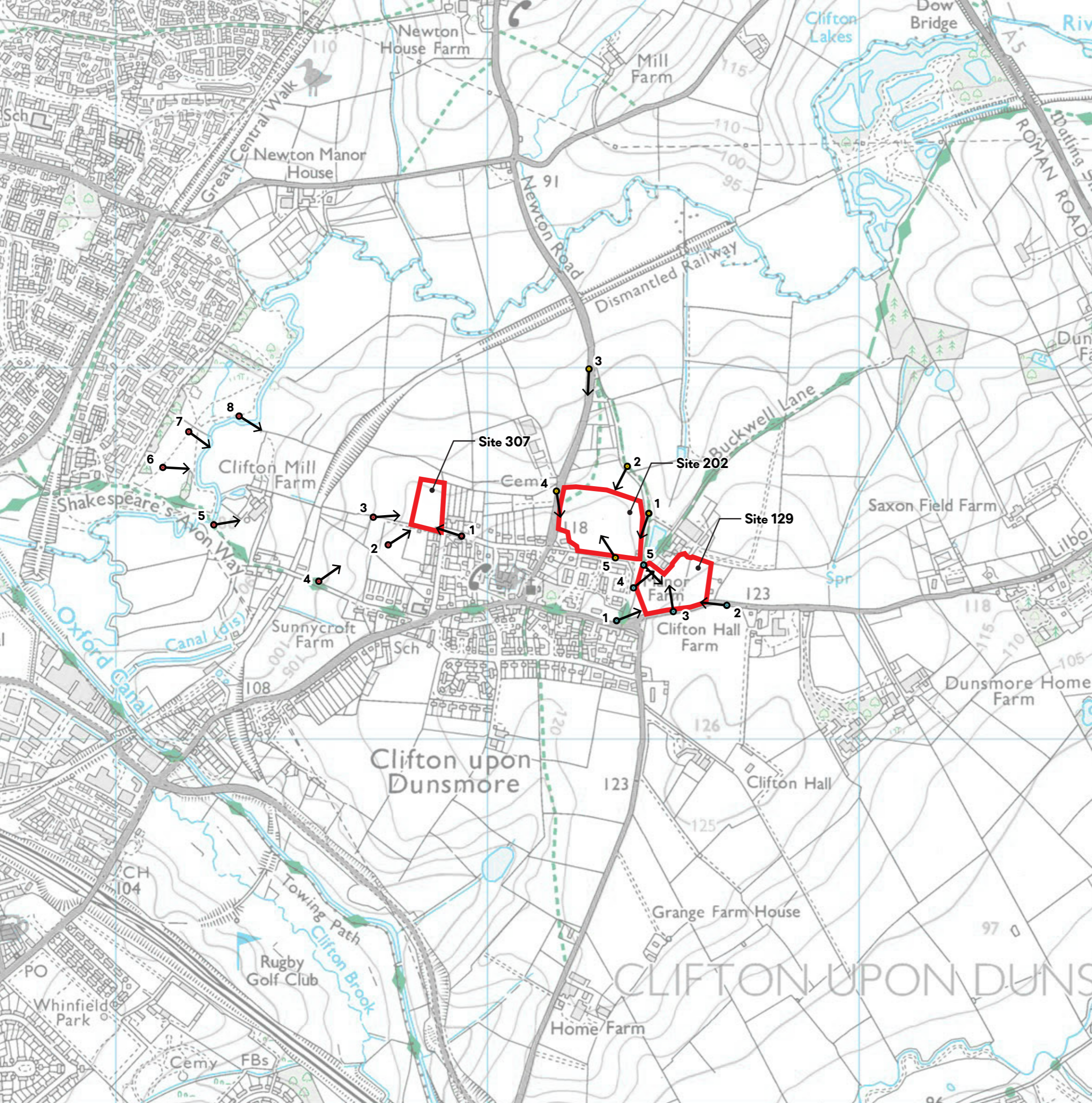
Value	Susceptibility	Sensitivity	Magnitude of Change	Level of Effect
Medium	High	Medium sensitivity	Large – Construction	<b>Major/ Moderate Adverse</b>
			Large – Year 1	<b>Moderate Adverse</b>
			Large – Year 15	<b>Moderate Adverse</b>









8

**Proposed residential allocation sites  
– Clifton Upon Dunsmore**



**Legend**

-  Site boundary
-  Site 129 viewpoint
-  Site 202 viewpoint
-  Site 307 viewpoint

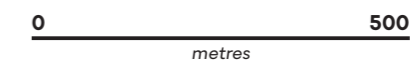


figure 8.1 | 1:10,000 | viewpoint location plan of the proposed residential allocation sites

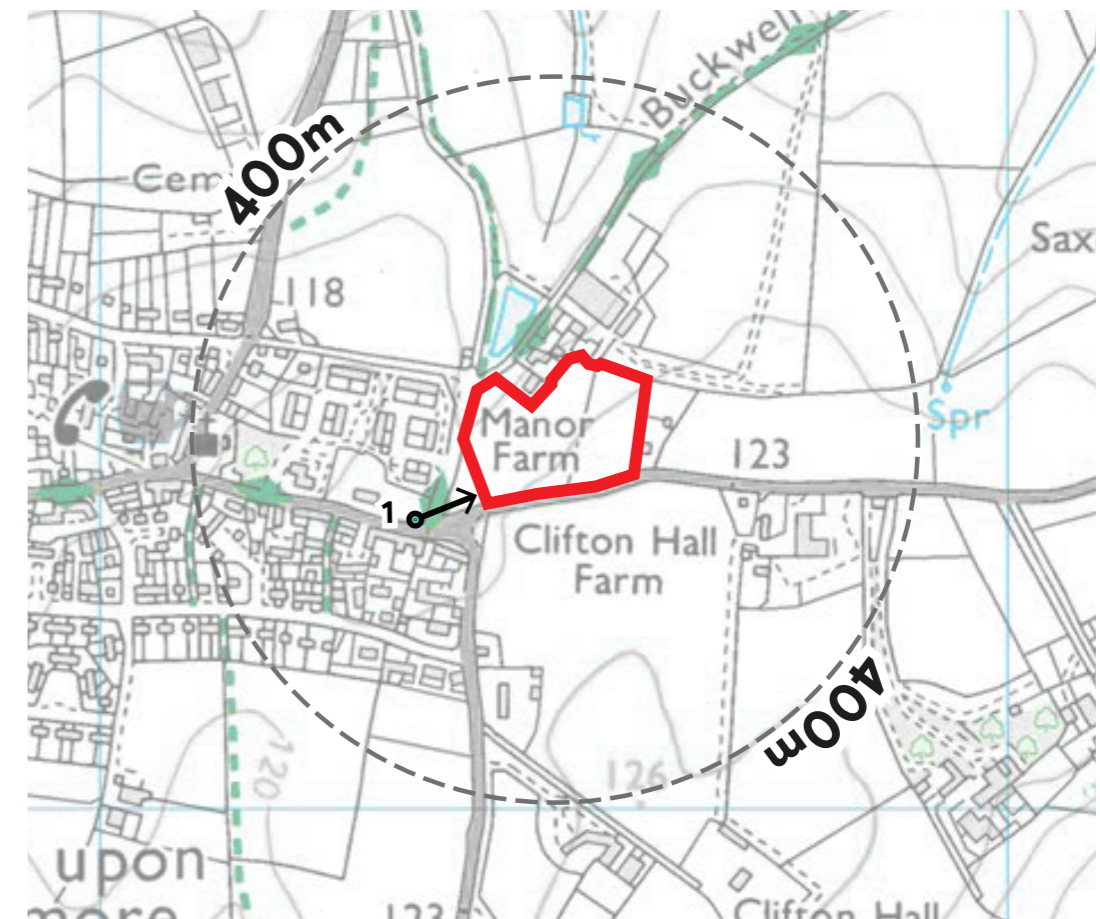


# Site 129 photographs



Viewpoint 1

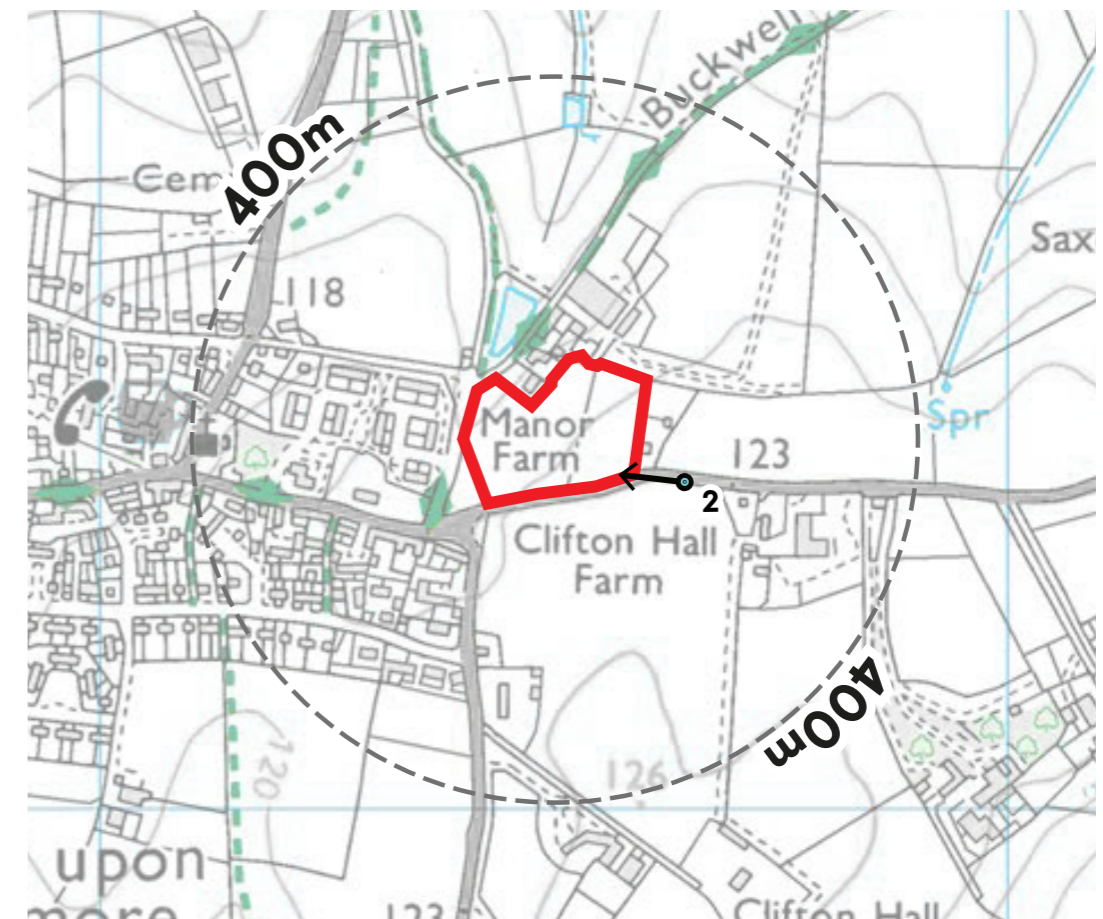
Viewpoint 1	View from Lilbourne Road and Buckwell Lane looking North East
Visual sensitivity	Medium
Camera type	Canon EOS R5
Date	09.03.2026
Approx grid ref	SP 53266 76359
Approx elevation	+123.0m AOD
Distance to site	Approx. 75m





Viewpoint 2

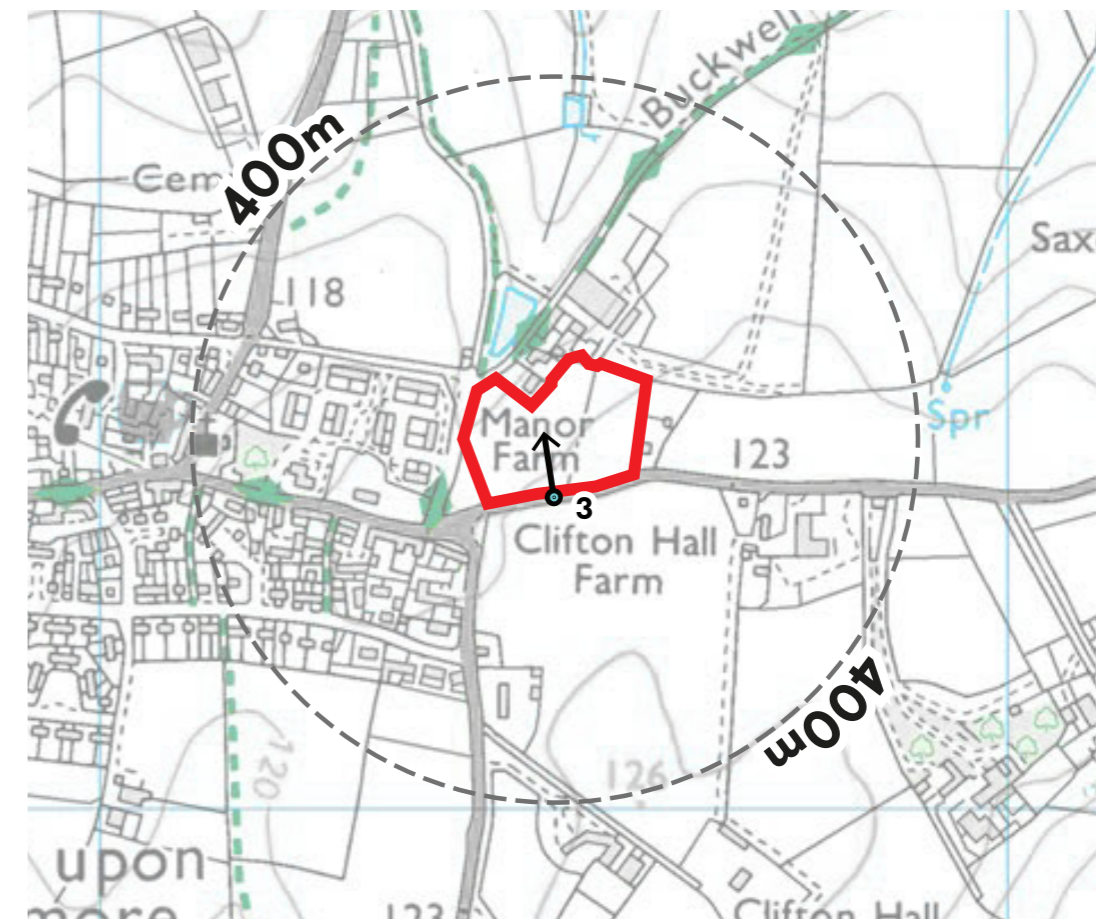
Viewpoint 2	View from Lilbourne Road looking North West
Visual sensitivity	Medium
Camera type	Canon EOS R5
Date	09.03.2026
Approx grid ref	SP 53532 76405
Approx elevation	+124.2m AOD
Distance to site	Approx. 40m





Viewpoint 3

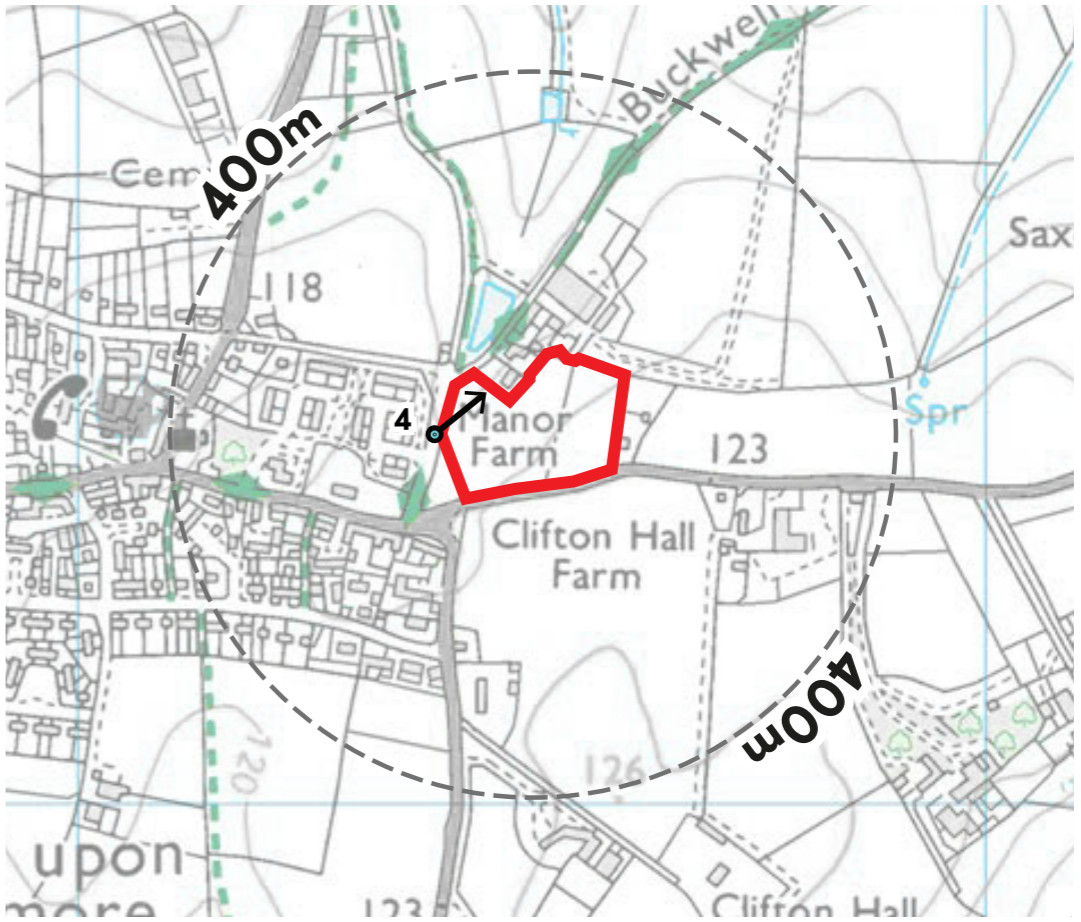
Viewpoint 3	View from Lilbourne Road looking North
Visual sensitivity	Medium
Camera type	Canon EOS R5
Date	09.03.2026
Approx grid ref	SP 53410 76396
Approx elevation	+122.0 AOD
Distance to site	0m





Viewpoint 4

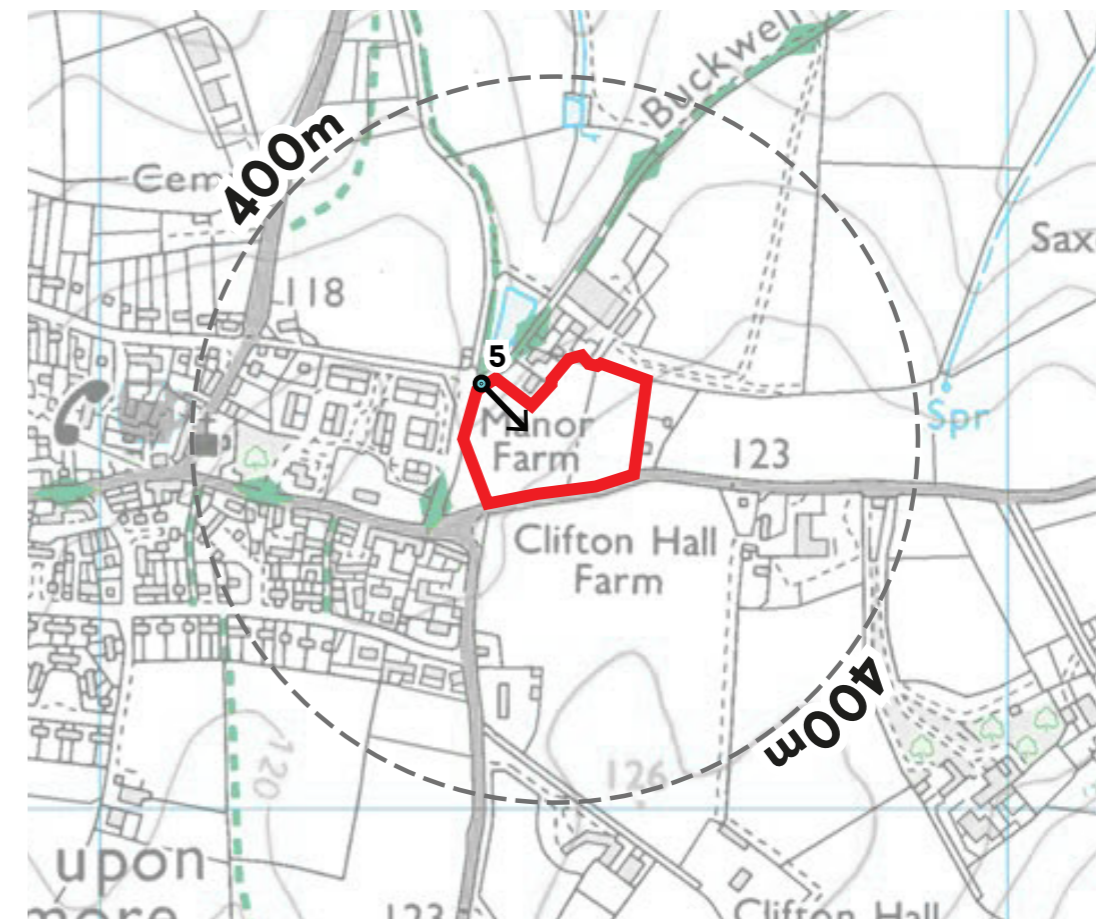
Viewpoint 4	View from Buckwell Lane looking North East
Visual sensitivity	Medium
Camera type	Canon EOS R5
Date	09.03.2026
Approx grid ref	SP 53290 76453
Approx elevation	+122.0 AOD
Distance to site	Approx. 5m





Viewpoint 5

Viewpoint 5	View from Buckwell Lane looking South East
Visual sensitivity	Medium
Camera type	Canon EOS R5
Date	09.03.2026
Approx grid ref	SP 53302 76506
Approx elevation	+119.7m AOD
Distance to site	Approx. 5m





# Site 202 photographs



Viewpoint 1

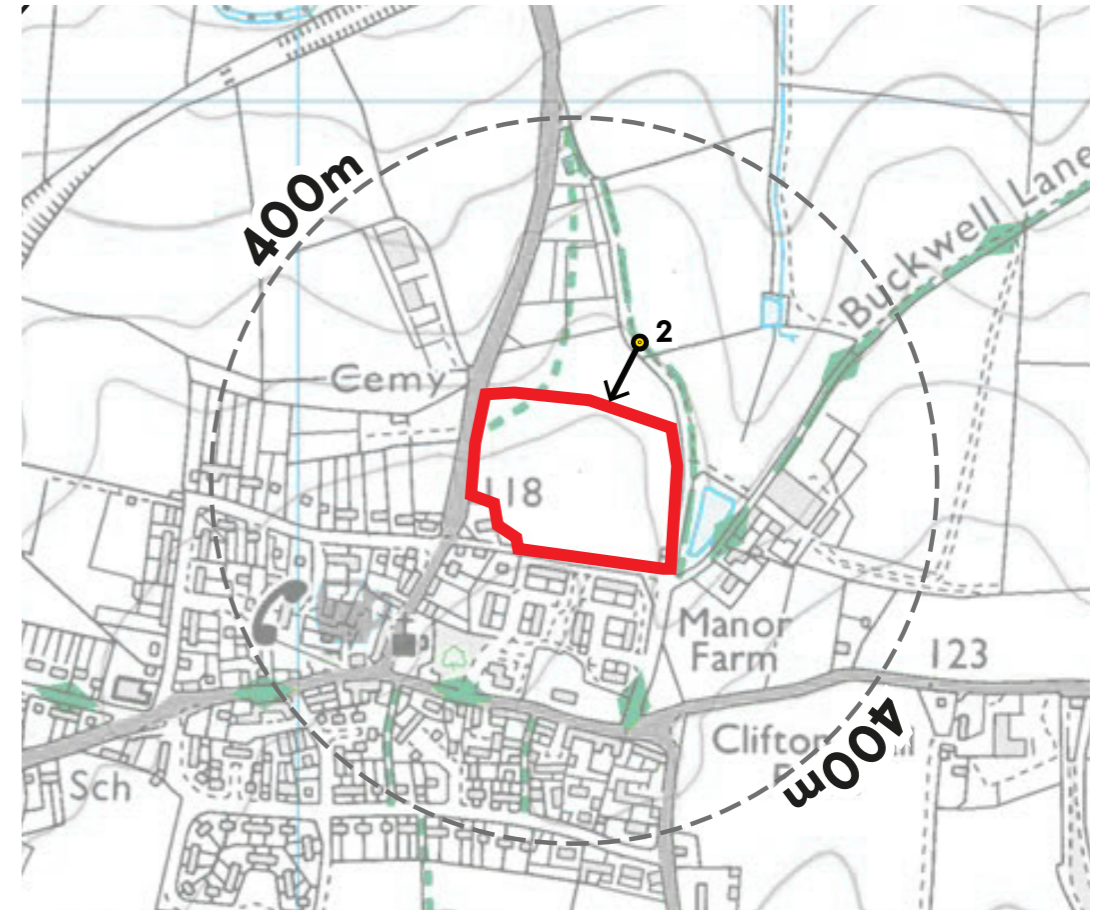
Viewpoint 1	View from PRoW looking South West
Visual sensitivity	High
Camera type	Canon EOS R5
Date	09.03.2026
Approx grid ref	SP 53329 76652
Approx elevation	+115.2m AOD
Distance to site	Approx. 10m





Viewpoint 2

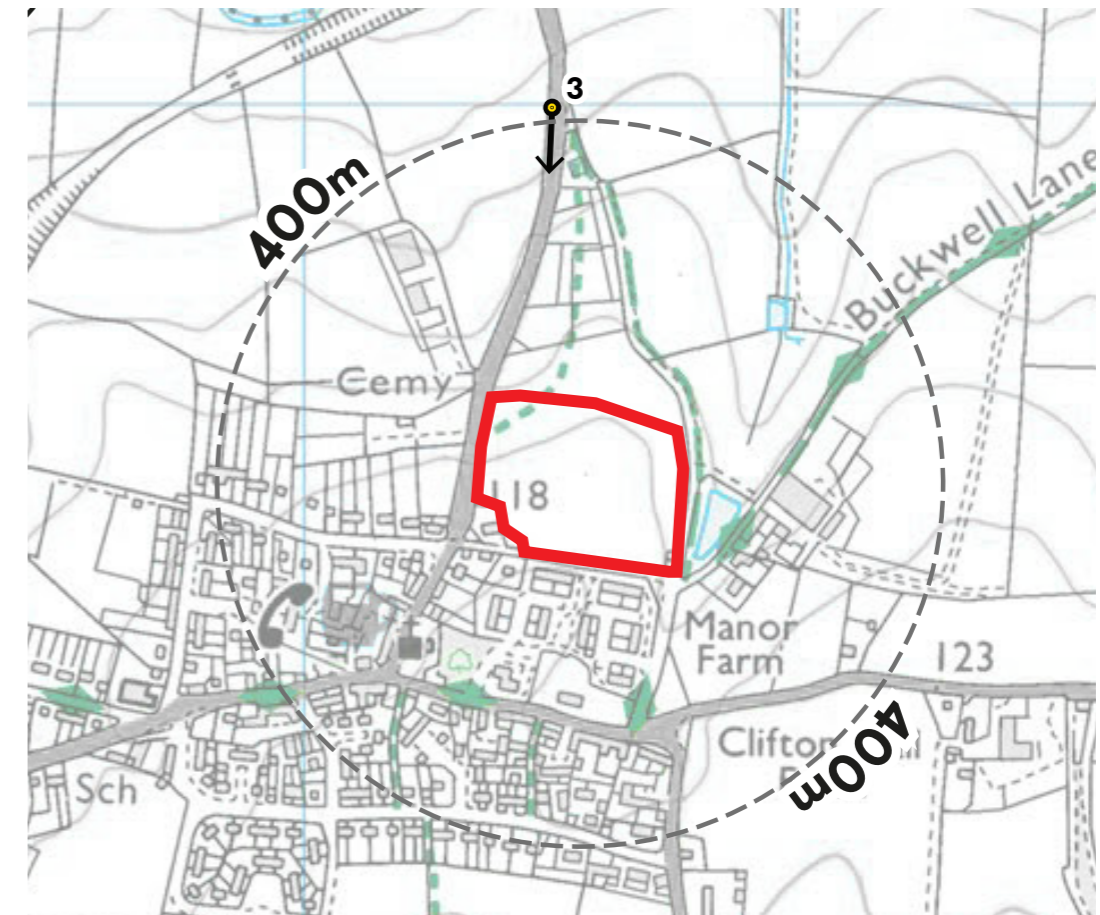
Viewpoint 2	View from PRoW looking South West
Visual sensitivity	High
Camera type	Canon EOS R5
Date	09.03.2026
Approx grid ref	SP 53261 76788
Approx elevation	+112.0 AOD
Distance to site	Approx. 40m





Viewpoint 3

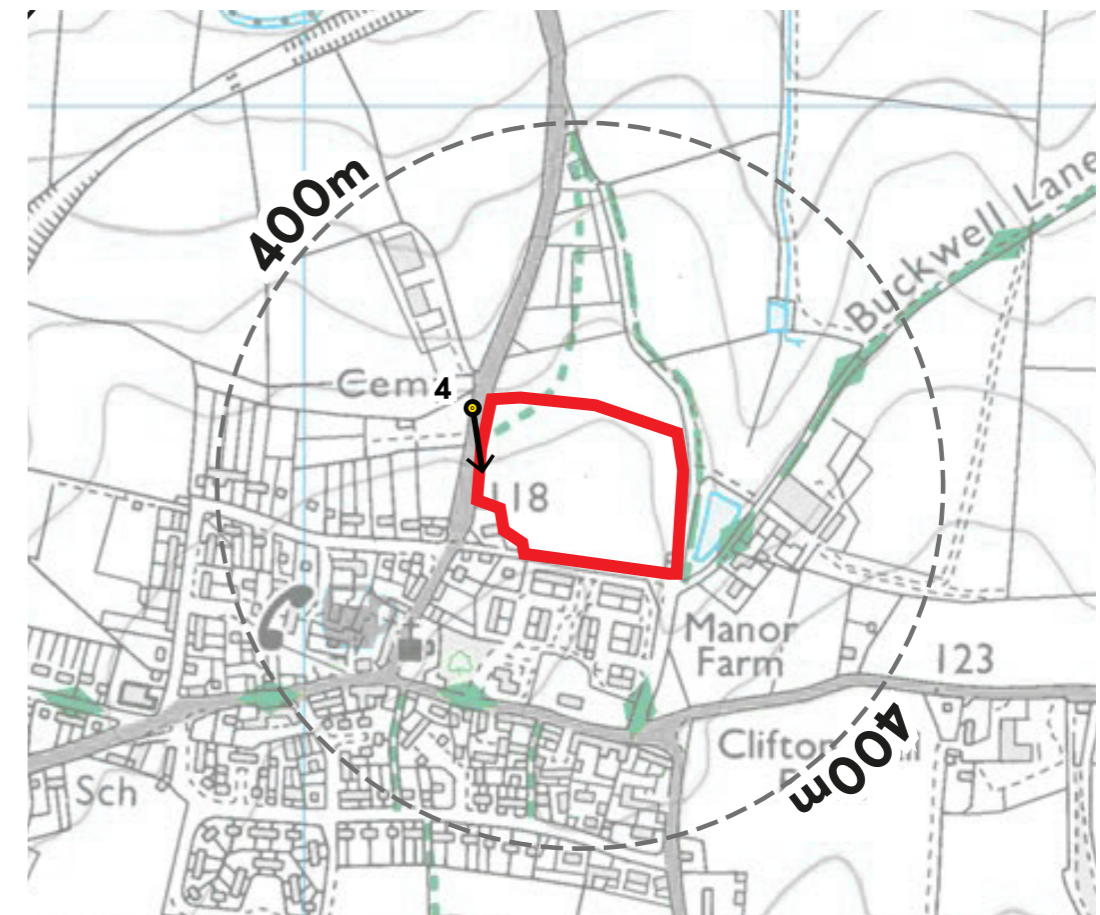
Viewpoint 3	View from PRoW and Newton Road looking South
Visual sensitivity	Medium/High
Camera type	Canon EOS R5
Date	09.03.2026
Approx grid ref	SP 53172 77057
Approx elevation	+98.5m AOD
Distance to site	Approx. 335m





Viewpoint 4

Viewpoint 4	View from PRoW and Newton Road looking South East
Visual sensitivity	Medium/High
Camera type	Canon EOS R5
Date	09.03.2026
Approx grid ref	SP 53097 76740
Approx elevation	+113.2 AOD
Distance to site	Approx. 10m



Manor Lane

Approximate extent of site



Viewpoint 5

Viewpoint 5	View from Manor Lane looking North West
Visual sensitivity	Medium
Camera type	Canon EOS R5
Date	09.03.2026
Approx grid ref	SP 53246 76532
Approx elevation	+120.5m AOD
Distance to site	Approx. 5m



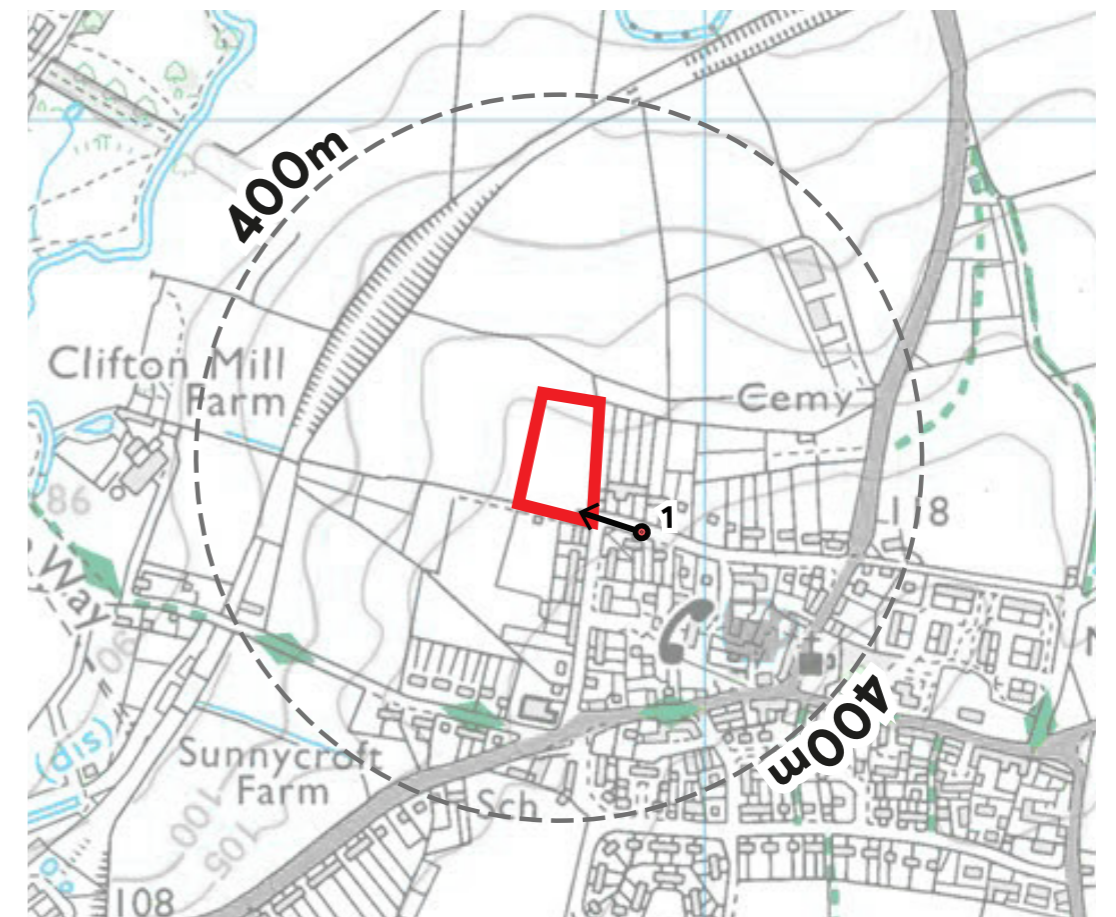


# Site 307 photographs



Viewpoint 1

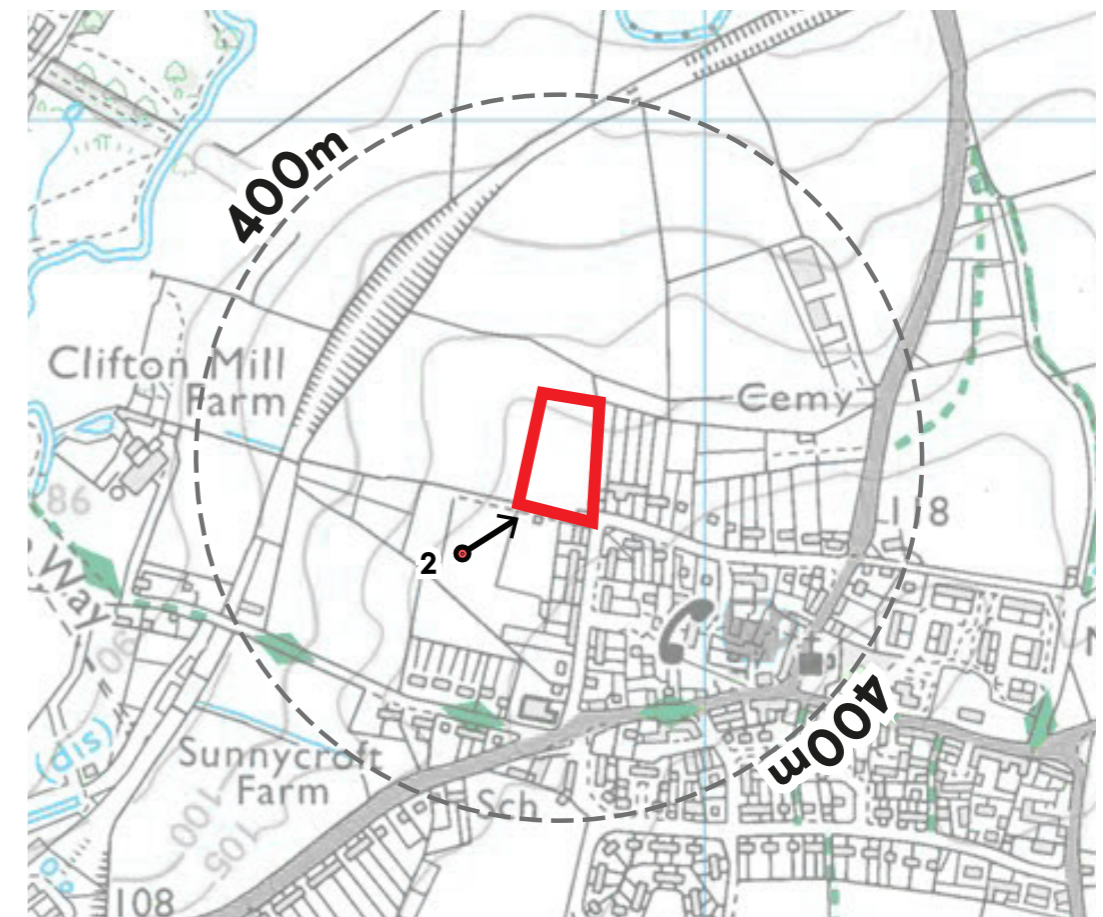
Viewpoint 1	View from North Road looking West
Visual sensitivity	Medium
Camera type	Canon EOS R5
Date	09.03.2026
Approx grid ref	SP 52827 76593
Approx elevation	+119.3m AOD
Distance to site	Approx. 90m





Viewpoint 2

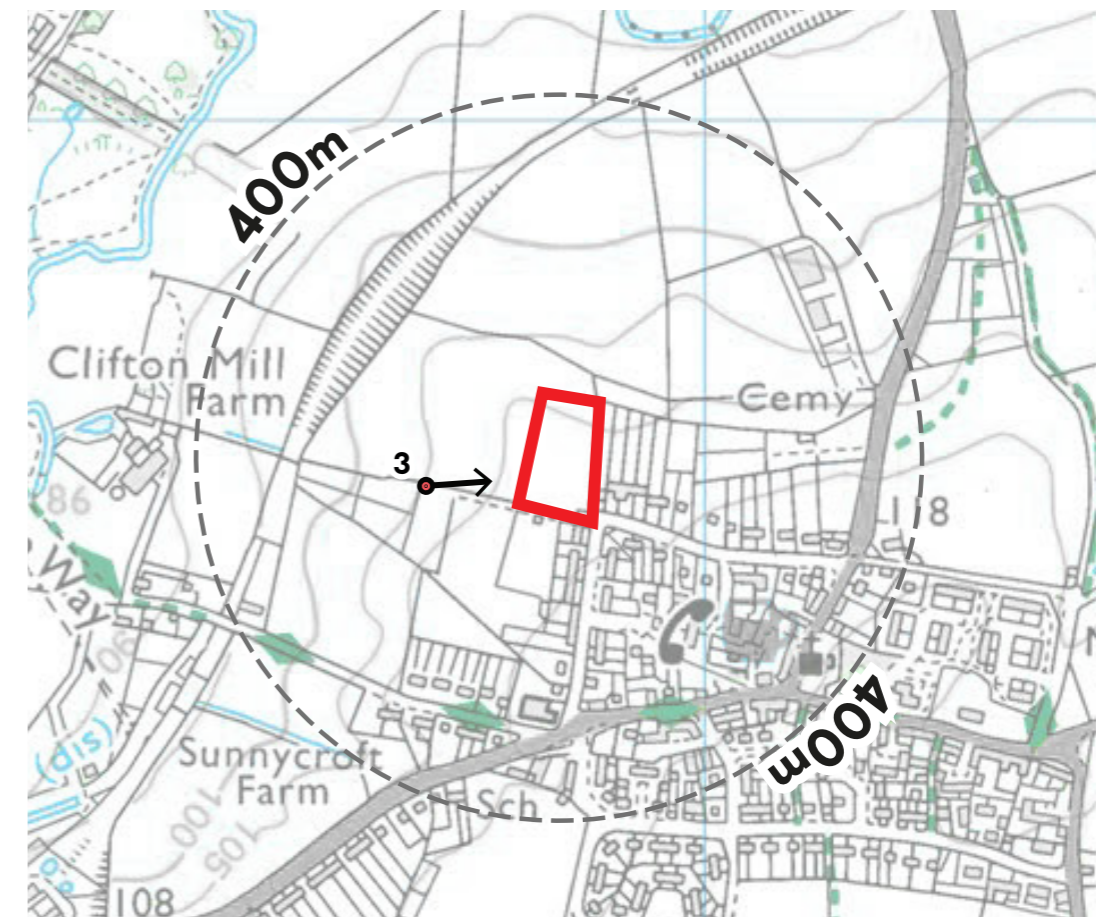
Viewpoint 2	View from field looking North East
Visual sensitivity	Low/Medium
Camera type	Canon EOS R5
Date	09.03.2026
Approx grid ref	SP 52622 76562
Approx elevation	+112.0m AOD
Distance to site	Approx. 95m





Viewpoint 3

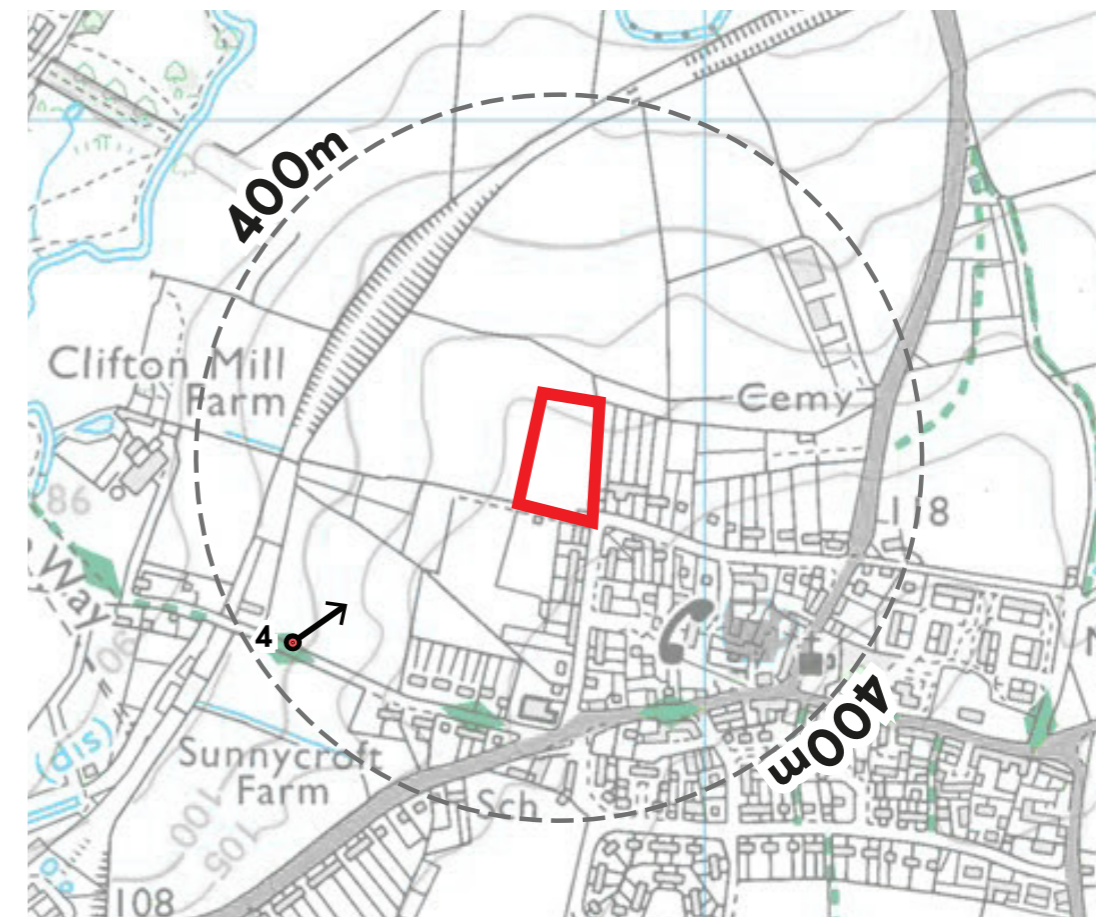
Viewpoint 3	View from field looking East
Visual sensitivity	Low
Camera type	Canon EOS R5
Date	09.03.2026
Approx grid ref	SP 52585 76645
Approx elevation	+107.2 AOD
Distance to site	Approx. 105m





Viewpoint 4

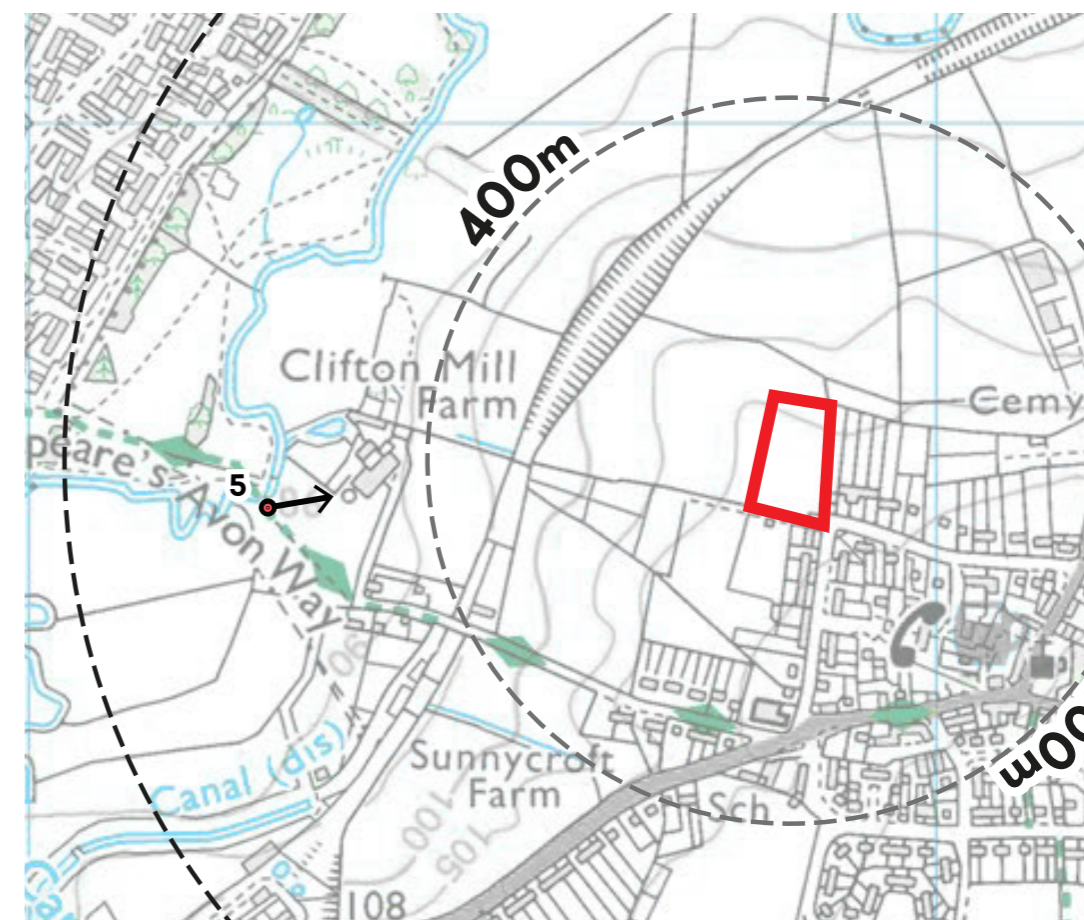
Viewpoint 4	View from Station Road looking North East
Visual sensitivity	Medium/High
Camera type	Canon EOS R5
Date	09.03.2026
Approx grid ref	SP 52435 76465
Approx elevation	+101.0m AOD
Distance to site	Approx. 295m





Viewpoint 5

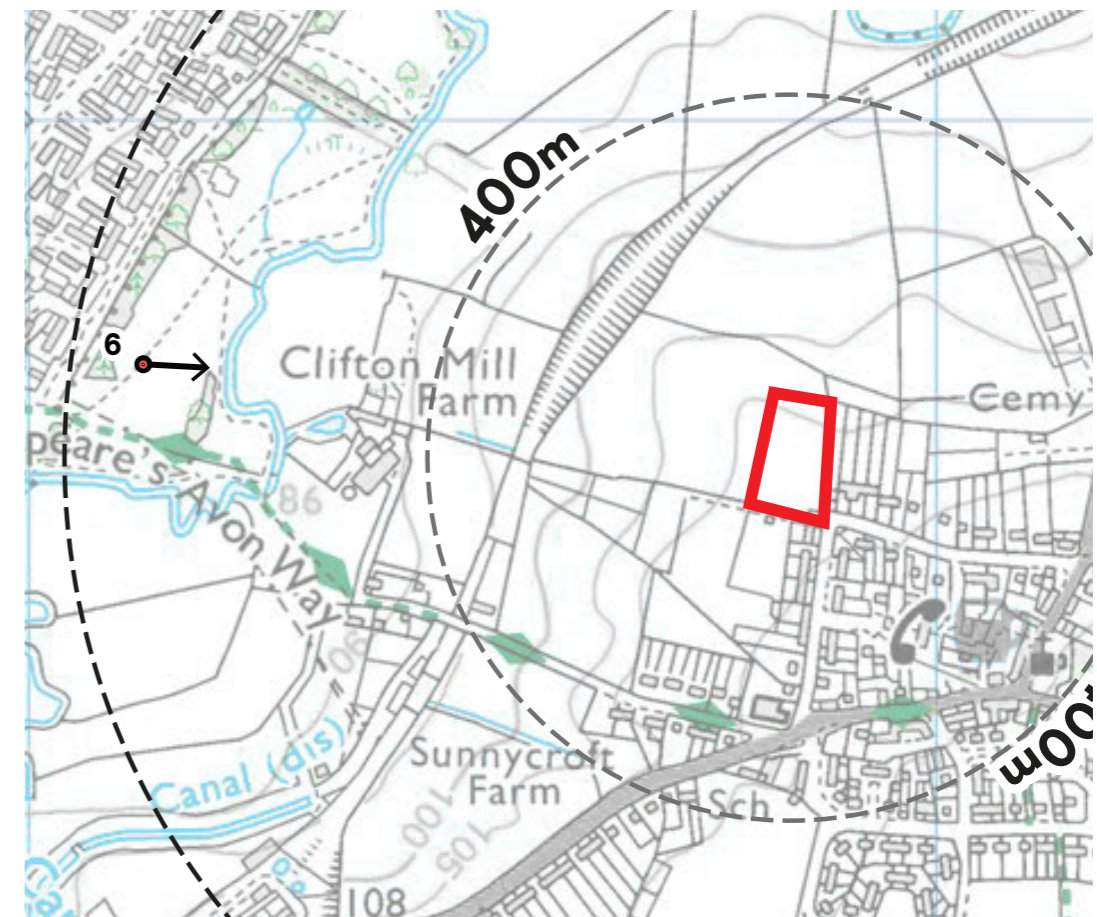
Viewpoint 5	View from PRoW/Clifton Upon Dunsmore Foot Bridge looking North East
Visual sensitivity	Medium/High
Camera type	Canon EOS R5
Date	09.03.2026
Approx grid ref	SP 52153 76622
Approx elevation	+88.0m AOD
Distance to site	Approx. 535m





Viewpoint 6

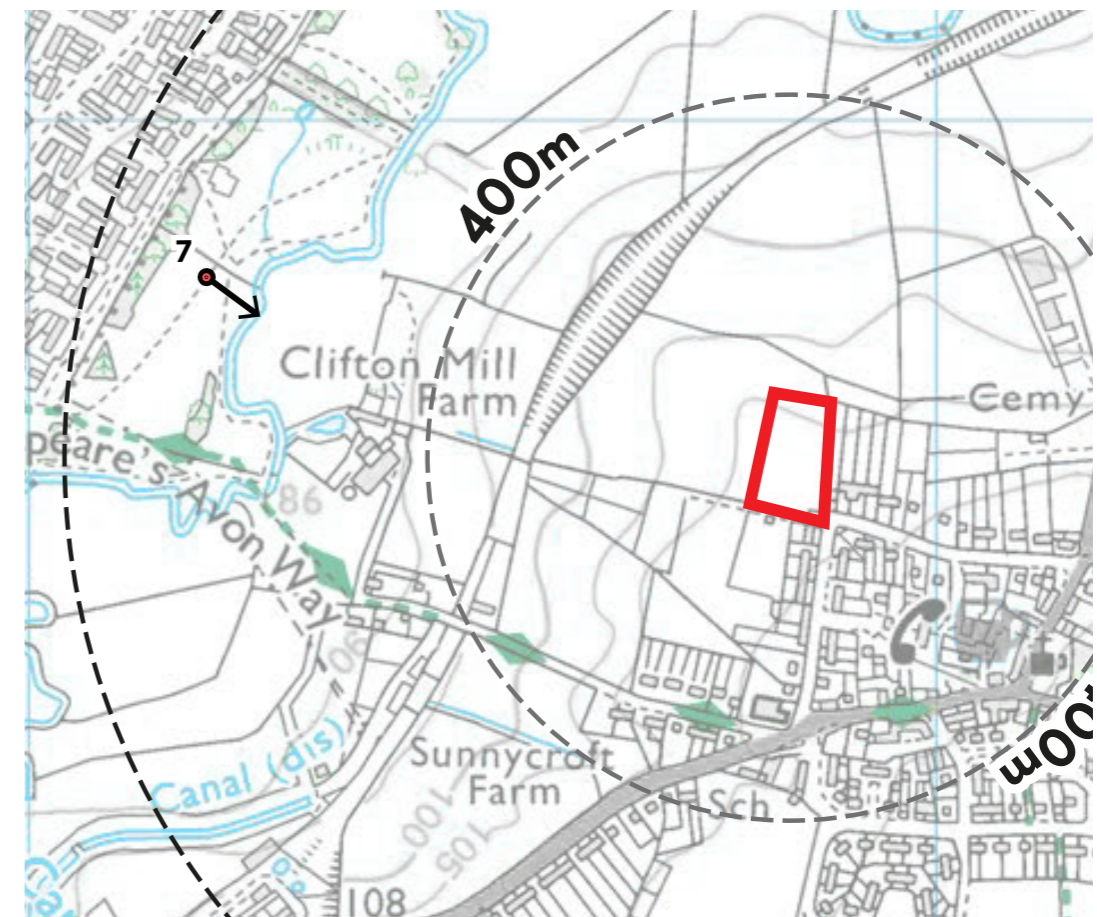
Viewpoint 6	View from Brownsver East Natural Space/Open space looking East
Visual sensitivity	Medium
Camera type	Canon EOS R5
Date	09.03.2026
Approx grid ref	SP 52030 76793
Approx elevation	+91.0m AOD
Distance to site	Approx. 675m





Viewpoint 7

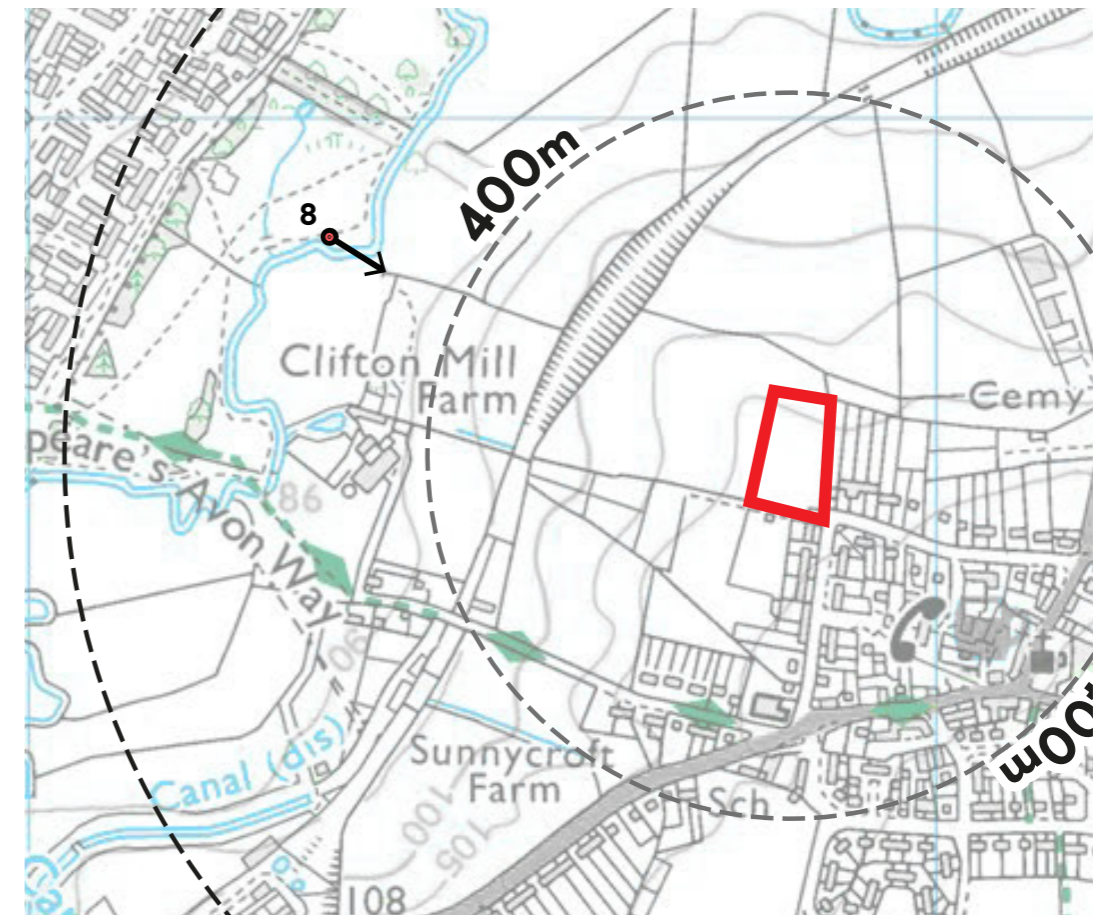
Viewpoint 7	View from Brownsver East Natural Space/Open space looking South East
Visual sensitivity	Medium/High
Camera type	Canon EOS R5
Date	09.03.2026
Approx grid ref	SP 52095 76873
Approx elevation	+90.9 AOD
Distance to site	Approx. 620m





Viewpoint 8

Viewpoint 8	View from Brownsover East Natural Space/Open space looking South East
Visual sensitivity	Medium
Camera type	Canon EOS R5
Date	09.03.2026
Approx grid ref	SP 52223 76908
Approx elevation	+90.1m AOD
Distance to site	Approx. 530m





# 9

## Landscape methodology



## Introduction

Landscape and Visual impact assessment (LVIA), is a tool used to identify and assess the significance of and the effects of change resulting from development on both landscape as an environmental resource in its own right and on people's views and visual amenity." (GLVIA3 paragraph 1.1).

There are two components of LVIA:

- Assessment of landscape effects: assessing effects on the landscape as a resource in its own right;
- Assessment of visual effects: assessing effects on specific views and on the general visual amenity experienced by people.

The LVIA assessment has been undertaken in accordance with 'Guidelines for Landscape and Visual Impact Assessment', 3rd Edition (GLVIA3) (Landscape Institute and Institute for Environmental Management and Assessment, 2013). It also takes account of supplementary guidance, including:

- 'Landscape Character Assessment' Technical Note 08/2015 (Landscape Institute, 2016);
- Visual Representation of Development Proposals Technical Note 06/2019 (Landscape Institute, 2019);
- Reviewing Landscape Visual Impact Assessment Technical Note 01/2020 (Landscape Institute, 2020);

- Assessing Landscape Value Outside National Designations Technical Note 02/2021 (Landscape Institute, 2021);
- 'An Approach to Landscape Character Assessment' (Natural England, 2014);
- 'An Approach to Landscape Sensitivity Assessment' (Natural England, 2019).

The approach for each, individual assessment is proportionate to the scale of the project that is being assessed. The approach is also tailored to best communicate the nature and extent of the likely effects.

In brief, LVIA includes specifying the nature of a proposed development; describing the existing landscape, views and visual amenity that may be affected; anticipating the effects over time (e.g. at 0, 5, and 15+ years etc.); and considering how adverse effects might be mitigated through its design.

## Approach

The assessment of landscape and visual effects examines the outcomes of a proposal on landscape or visual 'receptors'. Receptors are people, meaning those individuals or groups likely to be affected by a proposed development within a particular area, and/or from one or more viewpoints.

The objective is to identify the **nature** (e.g. beneficial or adverse) and **significance** (e.g. minor or major) of the potential change.

Determining these positions is primarily guided by professional judgement and qualitative assessment; however, a guiding framework or "workflow" on matters including landscape/ view 'value', 'susceptibility', sensitivity', and 'magnitude of change' may be adopted to ensure consistency across assessments, and in line with criterion defined with GLVIA3.

The general workflow is as follows:

- Defining the **value** of a landscape or view, and the **susceptibility** to change by those who experience it allows us to understand the level of **sensitivity**;
- Defining a **magnitude of change**, then cross-referencing with the level of **sensitivity**, can assist in understanding the **significance** of the effect;
- A professional judgement weighs beneficial and adverse factors to determine the **nature** of change (positive or negative). This is combined with the **level** of the effect to provide a position;
- If opportunities for mitigation can be identified and viably enacted an iterative process of reassessment is undertaken, to reach a final position.

This workflow, and quantitative framework does not supersede the application of landscape specialists' expertises and experience. On occasion, it may be judged that factors specific to the development and/or the identified receptors make a conclusion contrary to a particular table or matrix more appropriate. Such deviations will be clearly highlighted and justified within the assessment text.

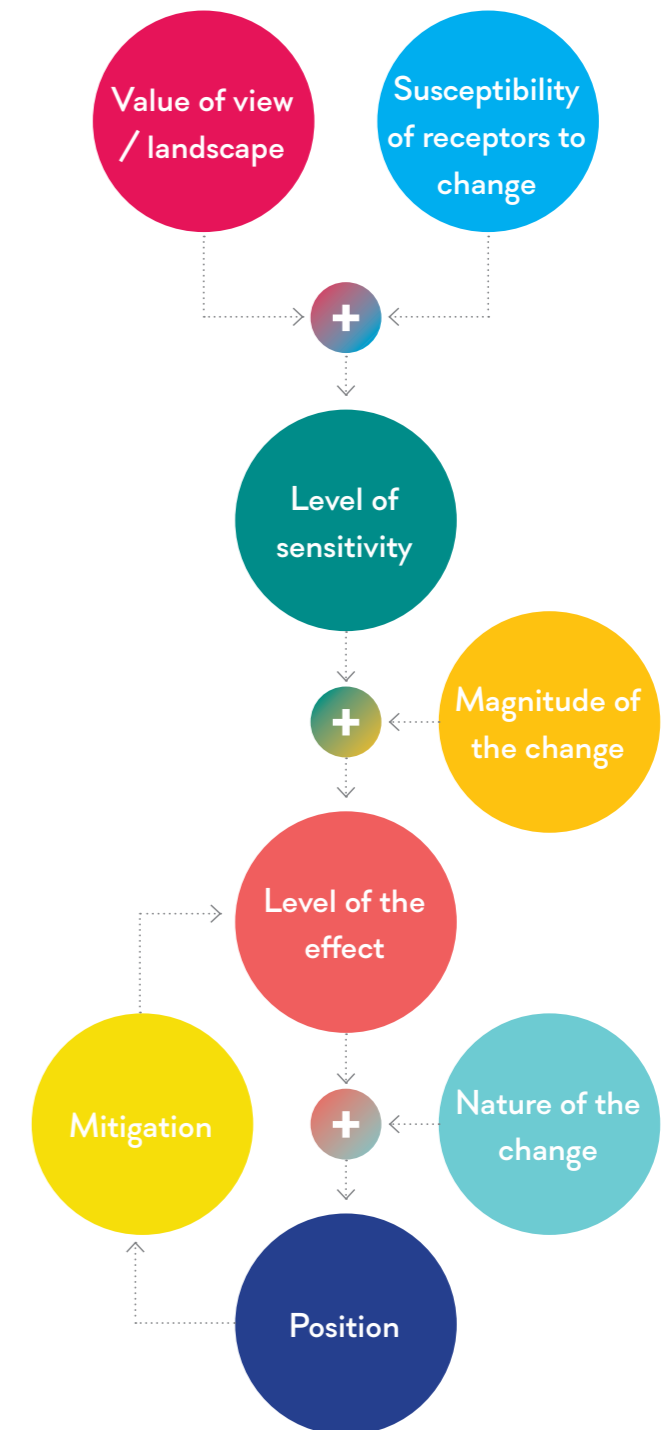


figure 9.1 | Illustrative workflow for landscape and visual impact assessment

## Landscape assessment

### Defining the baseline

A baseline appraisal is the foundation of assessment, providing the necessary understanding of factors including the composition, character, and qualities of the existing landscape.

The baseline assessment includes a combination of desk-based study and site survey. The exact method, and scope, is determined by the site, and landscape in question.

### Review

The baseline will generally include, as a minimum, review of:

- Published landscape character assessments at national, regional and local level, including NCA and LCA;
- Landscape designations at both national (e.g. National Parks, National Landscapes etc.) and local level (e.g. 'Special Landscape Areas' etc.), and associated evidence and assessments;
- Relevant local planning policy, documents and datasets that address matters of landscape use, character, and quality, including within both Local Plans and Neighbourhood Plans;
- Other resources and reports that address specific components of landscape (e.g. conservation area appraisals, tree preservation orders, ecological surveys etc.);
- Relevant literature and art work, local guides (e.g. walking trails), and other sources that may have denoted particular areas or locations of landscape value.

### Analysis

Concurrently, specialist landscape analysis is undertaken by suitably qualified and experienced professionals.

This may include (but is not limited to):

- Desk-based analysis of:
  - Cartographic resources, including modern and historical Ordnance Survey mapping;
  - Aerial photographs and remote sensing datasets (e.g. LiDAR);
  - Zones of Visual Influence modelling.
- Field survey, to gain first hand experience of the landscape, and assess the accuracy and relevance of the previously identified resources relative to the site and its surroundings.

### Defining the approach

The priority for assessment is the effective communication of matters specifically relating to the proposal and locality in question. To this end, the approach to each assessment will be different, and best suited to the specific landscape and development scenario.

Analysis may build outwards from the site and its surroundings, into the local landscape (e.g. a character area of the LCA), and, if appropriate to a regional level (e.g. a National Landscape as a whole). This can be effective where site lie within a wider landscapes of a single, coherent character.

Alternatively, an approach might define multiple local landscape character areas. This is best suited where there are at least two areas of distinctive character effected by a proposal. The areas may be adopted from the LCA, or, where more appropriate, created anew following review and analysis.

## Landscape assessment

### Landscape value

Landscape **value** means the value attached to different places by society, or different elements of it. Landscapes may be valued for some or all of their components parts. This might include natural, cultural, visual, sensory, recreational, geological, or functional (etc.) elements.

The value of a landscape is assessed on a scale from exceptional to none (see table 9.2). That selection is a matter of professional judgement, but is guided by criteria outlined in GLVIA3 Box 5.1 and the more up-to-date Technical Note 02/21 Table 1. In summary, these resources indicate elements that may contribute positively to the landscape may include:

- Natural heritage: including ecological, geological, geomorphological or physiographic interest;
- Cultural heritage: including archaeological, historic, architectural, or cultural interest;
- Quality and condition: the physical state of the landscape, with regard to the integrity of individual elements and/or overall structure, and the absence of detracting features;
- Associations: including connections to notable people, events, or the arts that contribute to the perception and enjoyment of a landscape;
- A landscape's individual distinctiveness and contributions to a specific, and/ or celebrated sense of place;
- Recreational opportunities where the access to, and experience of landscape is important;
- Perceptual and scenic value: including landscapes of high aesthetic quality, and those with experiential value (e.g. tranquillity, wilderness, dark skies);

- Functional: including those which perform a clearly identifiable and valuable function for both human (e.g. agricultural practices) and natural (e.g. hydrological systems) purposes;
- Rarity or typicality: the extent to which the landscape is, or contributes to an unusual, or widespread (but potentially still valued) landscape type.

Landscape designations are a useful indicator of value. Generally, the established significance of internationally, nationally, and locally designated landscapes will correlate with judgements as to their value; however, this is not absolute. Elements of designated landscapes may make no, or negative contributions to their character and quality.

Conversely, non-designated landscapes may contain localised areas of high value, that warrant a commensurately elevated judgement.

Many landscapes, or areas of landscape, contain both positive and negative characteristics. In these circumstances professional judgement is required to strike an appropriate balance, weighing the relative influence, importance, and permanence of each element.

Positions as to landscape value therefore rely primarily on evidence, analysis, and professional judgement, on a case-by-case basis.

Five categories are defined, on a sliding scale from 'Exceptional' to 'Very Poor', in table 9.2 (overleaf). Indicative criteria are provided for reference purposes; however value will be determined relative to each, individual scenario.

Value	Indicative criteria*
Exceptional	<p>This category is reserved for landscapes, or areas of landscape, of the very highest quality and significance. Their quality is likely of national or international renown. Most will be formed of a combination of many high-level qualities (e.g. an historic landscape of great reputation for its scenic value, heritage interest, and regularly enjoyed from celebrated recreational routes). The landscape will be in excellent condition, with few, if any, detracting factors. The category may also include particularly rare or unique landscapes of a character and quality repeated in no, or few other localities. The category will include areas that contribute strongly to the defining qualities and characteristics of designated landscapes, including National Parks, National Landscapes, high-grade Registered Parks and Gardens, and World Heritage Sites. Locally designated landscapes may qualify, but only where they (or areas within them) are found to be of particularly elevated value. It is unlikely that landscapes outside of national or local designations will qualify, but there may be exceptions.</p>
Good	<p>Landscapes, or areas of landscape, that have a recognisable landscape value, likely including multiple positive factors, and potentially creating a distinctive sense of place. This includes (but is not exclusive to) landscapes that, to a lay person, can be recognising as having: elevated natural and/or cultural heritage interest; strong scenic and/or perceptual qualities; and/ or a good condition with few detracting factors (etc.). In some instances, the category may be used for landscapes which feature just one, or a small collection of particularly strong landscape elements while otherwise being of relatively ordinary character (e.g. an area that well illustrates a specific historical land use). The category will include most locally designated landscapes, and areas within national designations that contribute to, but may not be exemplar of the characteristics and qualities for which they are celebrated. Non designated landscapes may also qualify where their constituent characteristics and elements are of sufficient quality.</p>
Ordinary	<p>Landscapes, or areas of landscapes, that may feature one or more elements of interest or quality, but are generally of a common typology, and a character not warranting particular celebration. This will include the majority of landscapes, including many rural and peri-urban environments. In some scenarios, the category may be used where a landscape features both positive and negative elements which balance to a broadly net neutral position. The ordinary category will encompass most non-designated landscapes, but may be applied for both nationally or locally designated landscapes, when those localities' character is not deemed to make meaningful contributions to their significance, or where it may markedly differ from the qualities for which they are primarily protected.</p>
Poor	<p>Landscapes that have few features of notable interest or quality. Or, landscapes where character has been significantly degraded by past change, development, and intervention. Such areas will generally lack: any natural or cultural heritage interest; scenic qualities; recreational opportunities involving open space and landscape; and/ or any use or function beyond the typical. These landscapes would likely go largely unnoticed by the lay person, and/ or may be readily recognised as being of a generally poor, and may feature some elements that would be considered a 'hostile'. The category is unlikely to feature the large majority of nationally or locally designated landscapes, but there will be exceptions where particular areas of such localities markedly detract from their quality and condition, and are of a form and/ or function incongruous to the wider character of the area.</p>
Very poor	<p>Landscapes, or areas of landscape, that lack any positive characteristics or qualities, and/ or have been seriously adversely affected by past change and development. This may include areas that would be considered actively 'hostile' to the lay person, through their aesthetic, function, or environmental conditions. The category is reserved for locations of particular negative quality. It is therefore very unlikely to feature any nationally or locally designated landscapes, but there will be exceptions where particular areas of such localities are of complete incongruity to their character, and/ or detract substantially from their quality and condition.</p>

\* Nb. Criteria are presented as an illustrative guide only. Landscape value will be determined on a case by case basis, relative to the specific characteristics and qualities of the locality in question, and using professional judgement

table 9.2 | Indicative criteria for landscape value

### Susceptibility of landscape receptors

Defining the sensitivity of a particular landscape to change, combines consideration of its value (previous page), with its **susceptibility to change**.

GLVIA3's definition of susceptibility (page 89) is: *'the ability of the landscape receptor (whether it be the overall landscape quality or condition of a particular landscape type or area, or an individual element and or feature, or a perceptual aspect) to accommodate the proposed development without undue consequences for the maintenance of the baseline situation and or the achievement of landscape policies and strategies.'*

Susceptibility is closely linked to both the baseline context and, as importantly, the type of development proposed. The relationship between value and susceptibility can be complex:

More valued, uniform, or individually distinctive landscapes usually have higher susceptibility to change, but each scenario is unique. An internationally, nationally, or locally valued landscape is not automatically of high susceptibility, should, for instance, the nature of the proposed development would not compromise the characteristics for which they are celebrated.

Concurrently, an ordinary or lower value landscape may be of high susceptibility to change, should the proposal represent a significant departure from the baseline.

Similarly, while nationally or locally designated landscapes are more likely to be afforded higher value, their designation does not alone warrant high levels of susceptibility. Again, the nature, location, and extent of the proposed development are the defining variables. For instance, a development might be proposed in a peripheral, and lesser contributing locality within the designated area, and/ or again may be of a form not deemed immediately incongruous to local characteristics.

Positions as to landscape susceptibility therefore primarily rely on evidence, analysis, and professional judgement. Three categories are defined, on a sliding scale from 'High' to 'Low'.

Indicative criteria are provided for reference purposes in table 9.3 (overleaf); however susceptibility will be determined relative to each, individual scenario.

Susceptibility	Indicative criteria*
High	The landscape, or area of landscape, in question is unable, or has limited capacity, to accommodate the proposed form of development without significant changes to its baseline character. For instance, development that would be in clear contrast to the established context, and/ or that requires removal of a significant proportion of one or more existing landscape elements that make marked contributions to local character.
Medium	The proposed form of development could constitute a notable, but not substantial, change to the baseline landscape character. For instance, where there is some existing precedents for this form of development, and/ or where the loss of existing features may be to a degree that would alter, but not transform the baseline position.
Low	The proposed form of development largely conforms to the existing built and/ or natural environment, and would likely represent limited change to baseline character. For instance, development that is of a type already common within an area, where development may largely duplicate existing elements of landscape.

\* Nb. Criteria are presented as an illustrative guide only. Landscape susceptibility will be determined relative to the specific locality and proposed development in question.

table 9.3 | landscape susceptibility

### Sensitivity of landscape receptors

A position as to the **sensitivity** of landscape receptors to the proposed development can be reached by considering the assessed **value** and **susceptibility** together.

This is primarily a matter of professional judgement, but a cross-referencing matrix is used to guide decision making, within a scale from high to low (table 9.4).

In some circumstances, where the position falls between two scales (e.g. "Medium/ Low"), one may be chosen as most appropriate, and an explanation provided within the report.

On occasion, it may be judged that factors specific to the development and/ or the identified landscape receptors make a conclusion contrary to the matrix most appropriate. Such positions will be clearly highlighted and justified within the report.

Sensitivity		Susceptibility		
		High	Medium	Low
Value	Exceptional	High	High/ Medium	Medium
	Good	High/ Medium	Medium	Medium/ Low
	Ordinary	Medium	Medium/ Low	Low
	Poor	Medium/ Low	Low	Low/ None
	Very poor	Low	Low/ None	None

table 9.4 | landscape receptor sensitivity

### Magnitude of landscape change

The effect **magnitude** or 'magnitude of change' is the degree to which proposals alter a landscape, relative to its baseline. The magnitude is determined by weighing factors including (but not limited to):

- The nature and form of the development (including type, form, materiality etc.) and the degree of contrast with existing character;
- The distance and visibility to/from the development and landscape receptors (e.g. being located within a character area, or being visible from within it but located at a distance);
- The extent to which existing landscape elements will be lost, or new elements gained, and their relative contributions to character;
- The relative importance of the affected elements affected to local character;
- The geographic extent of development;
- The development's perceived prominence or dominance within its surroundings;
- Change to aesthetic or perceptual aspects of landscape;
- The permanence, duration, and reversibility of effects;

- Proposed mitigation measures at different phases of the development's life-cycle, and their likely effectiveness;
- Seasonal differences (e.g. vegetation cover) and outcomes at different times of day (e.g. lighting levels).

Magnitude is categorised as outlined in the adjacent table (9.5), with the position determined relative to each, individual scenario and using professional judgement.

Magnitude	Indicative criteria*
Large	The proposed development may result in an extensive and permanent change to the existing landscape character. Examples may include where: development is: of a highly prominent scale and/ or is highly conspicuous; is of a form in stark contrast to its surroundings; and/ or presents a substantial impact for one or more of the localities' key baseline qualities.
Medium	The proposed development may bring notable change, but not to an extent where it radically alters the baseline. Examples include where development may: be conspicuous but not a primary/ dominant element of local character; affect elements that are not key characteristics, or only to a degree that a small proportion would be altered; and/ or be of a form that may be in contrast to baseline, but not of stark incongruity.
Small	The proposed development may represent a change to the landscape, but would not constitute any more than a minor alteration to its existing baseline and characteristics. Examples may include where development: is of a small extent or is only partially visible from a specific receptor; mitigation measures will offset the majority of the potential effect; and the form of development is largely, but not wholly, coherent with the baseline.
Negligible	The proposed development may not present any notable change to the existing character of the landscape or elements affected. Examples include where development may be: broadly concordant with existing forms of development in its surroundings; of insufficient scale or extent to draw attention; mitigation measures are sufficient to largely negate the potential effects; and/ or the effects are short-term and reversible.

\* Nb. Criteria are presented as an illustrative guide only. The magnitude of change will be determined relative to the specific locality and proposed development in question.

table 9.5 | landscape magnitude of change

### Level of landscape effects

The **level of effect** is determined by considering the **sensitivity of the receptor** relative to the **magnitude of change**.

Again, this is primarily a matter of professional judgement, but a cross-referencing matrix is used to guide decision making, within a scale from Minor to Major effects (table 9.6).

Where the position falls between two scales (e.g. "Moderate/ Minor"), one may be chosen and an explanatory narrative provided within the report.

On occasion, it may be judged that factors specific to the development and/ or the identified landscape receptors make a conclusion contrary to the matrix more appropriate. Such deviations will be clearly highlighted and justified within the report.

### Nature of landscape effects

Development can have a beneficial, adverse, or neutral effect on landscape.

Beneficial effects could include the enhancement or reinforcement of local landscape elements identified as positively contributing to value, or the removal of negative elements.

Adverse effects could include the loss of positive landscape features, or introduction of new elements incongruous to, and detracting or distracting from the baseline character.

Some developments will present a combination of both positive and negative outcomes. In these scenarios a net position may be reached by balancing the relative importance of the elements affected, and the degree of change proportionate to landscape, and landscape character as a whole.

Commentary on the nature and level of effect will be provided within the report relative to each, identified receptor. Again, the position is a matter of professional judgement, and taken on a case-by-case basis

### Landscape effect significance

When assessment is undertaken within Environmental Impact Assessment a judgement as to whether a landscape effect is "significant" is required.

In line with GLVIA3 (specifically paras. 5.56 & 5.57) the significance of a landscape effect cannot be assigned through a standardised approach.

Generally, effects where the assessed level is 'Major/moderate' or 'Major' will be significant. 'Moderate' effect may, or may not be significant, subject to professional judgement. Lower level effects are unlikely to be significant.

This is not absolute. What is, and is not, significant can only be defined by considering the many variables of each, individual scenario. This includes the location, form, and context of each development, relative to the individual values and sensitivities of the receptors.

Level of effect		Sensitivity		
		High	Medium	Low
Magnitude	Large	Major	Major/moderate	Moderate
	Medium	Major/moderate	Moderate	Moderate/minor
	Small	Moderate	Moderate/minor	Minor
	Negligible	Moderate/minor	Minor	Minor/None

table 9.6 | level of landscape effect

## B.3 Visual assessment

### Defining the baseline

A baseline visual appraisal is undertaken to:

- Establish the baseline situation; including an understanding of the key characteristics of the landscape and where the site is visible from;
- Map both the likely and maximum potential visibility of the proposal;
- Define a study area and within which identify visual receptors and estimate their sensitivity.

A desktop assessment, including production of a Zone of Theoretical Visibility plan, allows the potential visual envelope to be defined. This is refined by a site visit which considers topography, intervening vegetation and built form on the visibility of proposals.

As with the landscape assessment, a comprehensive review of existing assessments, evidence, and resources is undertaken to understand previously identified areas of visual sensitivity, views, and visual receptors.

### Selecting viewpoints

The baseline assessment is combined with consultation with relevant stakeholders to decide on appropriate viewpoints.

Considerations for selection include (but are not limited to):

- The visual envelope of development;
- Public accessibility;
- The presence of landmarks or local features;
- Statutory and local designations, and views recorded in existing assessments;
- Designed visual experiences;
- The capacity to demonstrate worst case scenarios;
- Potential impacts on the immediate setting and wider context of development, providing a range of short, medium and long distance views to reflect overall impact;
- Different receptors and their individual experiences.

Viewpoints will include a combination of representative (e.g. an outcome for a specific visual receptor), specific (e.g. protected views), and illustrative (e.g. demonstrating a particular effect) views. In line with the principles of NPPF and NPPG the number of viewpoints is chosen to be proportionate to the potential effects of the proposals, and no more than is sufficient to obtain a full understanding.

### Recording viewpoints

Photographs are taken for each viewpoint using a digital SLR camera with 50mm focal length (35mm format equivalent), and at a nominal height of 1.7m (the eye height of the assessor). For each viewpoint the following factors are recorded:

- Grid reference;
- Weather and seasonal conditions;
- Distance to site;
- Elevation;
- Equipment;
- Date.

### Assessment

#### Value of the views

The **value** of a view reflects both its quality (e.g. scenic value) and the value attached to it by society. This is a matter of professional judgement, considering the composition and components of a view as a whole. It will also be guided by existing factors including (but not limited to):

- Landscape designations where specific views are identified, or where visual experiences are important;
- Views recorded within maps and guidebooks, marked with sign boards and interpretation materials;
- Cultural and historic representations of views (art, photography, and literature);
- Public consultation exercises.

Indicative criteria are provided for reference purposes in table 9.7; however, value will be determined relative to each, individual viewpoint.

Many views contain both positive and negative characteristics. In these circumstances professional judgement is required to strike an appropriate balance, weighing the relative influence, importance, and permanence of different factors on visual quality, character, and amenity (etc).

Value	Indicative criteria*
Exceptional	This category is limited to views identified of the very highest quality and significance. They will be of national or international renown for one, but often multiple reasons including being: of exceptional scenic quality; central to national identity, or that of a nationally significant place; an iconic view of a highly significant designated heritage assets; and/or amongst the most widely recognisable and celebrated depictions of landscape within art, literature, and other media. The large majority will be experienced from publicly accessible places, including parks, civic spaces, and Public Rights of Way.
High	This category will generally include views identified as of national renown and/or regional significance, such as: those of high scenic quality, and/or which exemplify highly valued landscape characteristics; those which are key to the experience and appreciation of designated heritage assets (e.g. a key view of a landmark building); those which are celebrated in art and literature; and/or those which are referenced as key views guidebooks or tourist maps. They will generally be experienced from publicly accessible places, including parks, civic spaces, and Public Rights of Way, but this is not prerequisite (e.g. a key designed view within historic private parkland).
Medium	This category will generally include views identified as of no more than local importance, including: those of elevated amenity value (e.g. through embodiment of many key local characteristics); those identified and/or designated in local planning policy and guidance resources (e.g. SPDs, Conservation Area Appraisals); those of some significance to the appreciation of designated or non-designated heritage assets; those prominently featuring a local landmark building; or those where there is evidence of other forms of local value, such as in art and literature or identified through local consultation.
Low	This category will generally include views that have limited visual amenity or interest. They will not be associated to a planning designation in a manner that contributes to their importance, or the experiences of/within them. They may be of poor amenity value, featuring negative landscape elements that detract from the visual experience, or they may simply lack sufficient positive elements to offer any more than an "ordinary" experience. While heritage assets may feature in these views, their visibility is largely incidental and/or the view makes no meaningful contribution to understanding nor appreciating their significance. In some instance, these views may have been selected to illustrate where the proposals may enhance visual amenity.
None / Negligible	This category will generally include where there are so few elements of positive contribution, or so many negative and detracting elements, that the value is effectively negligible. This will include landscapes whose character and function (etc.) are actively hostile to human experience, and visual amenity. Or, may include views that are simply lack any features of interest, so as to be entirely unremarkable. Again, these views may have been selected to illustrate where the proposals may enhance visual amenity, or mitigate the existing issues.

\* Nb. Criteria are presented as an illustrative guide only. The value of a view will be determined on a case by case basis, relative to its specific qualities and using professional judgement

table 9.7 | value of views

### Susceptibility of visual receptors

Defining the sensitivity of a view combines consideration of its value and **susceptibility to change**. GLVIA3 (p.6.32) states that the susceptibility of different visual receptors to changes in views and visual amenity is mainly a function of:

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

Paragraph 6.35 encourages susceptibility to be determined on a verbal scale (e.g. high to low), and provides indicative criteria (summarised in table 9.8, adjacent). However, it also stresses that: divisions between categories should not be “black and white and in reality there will be gradation in susceptibility to change”.

For instance, GLVIA3 (p.6.33) suggests “travellers on road, rail, and other transport routes tend to fall into an intermediate category of moderate susceptibility to change”: travelling at speed, but retaining some capacity to notice and dwell upon their surroundings. However, there are gradations. Those travelling a scenic railway route are generally likely to be considered of ‘high’ susceptibility, given the elevated incentive and opportunity to appreciate the unfolding landscape views. While those driving fast, busy

highways will generally be focussed on the road ahead, and be of lower susceptibility accordingly.

Designations can be used as a starting point for assessing susceptibility but, again, are not a conclusive criteria. For instance, not all activities or occupations within a National Landscape will be focussed on views and/ or visual amenity, and not all PRowWs will provide opportunity to access and appreciate views. Conversely, many undertake activities within non-designated landscapes, or along non-designated routes, with specific intention of enjoying local views and visual amenity.

As per GLVIA3 paragraph 6.35: “Each project needs to consider the nature of the groups of people who will be affected and the extent to which their attention is likely to be focused on views and visual amenity”. Each assessment will therefore be undertaken relative to the individual scenarios encountered, and positions will be: anchored on the main functions outlined in GLVIA3 paragraph 6.32 (regarding people’s occupation and activity, and extent of focus on views and visual amenity); linked back to evidence from the baseline study; and formed through professional analysis and judgement.

Susceptibility	Indicative criteria*
High	<p>People for whom the view or visual amenity is of high importance to the activity or occupation being experienced in this location.</p> <p>As per GLVIA3 this is generally likely to include (but is not exclusive to): people who are engaged in outdoor recreation, including use of public rights of way, whose attention or interest is likely to be focussed on the landscape, particular views, or visual amenity; visitors to heritage assets, or other attractions, where the views or visual amenity are important contributors to the experience; and communities where specific views or visual amenity may contribute to a landscape setting enjoyed by residents within an area.</p> <p>The category may also include individuals at home and private viewpoints, but this will be determined on a case-by-case basis. As per GLVIA3, key considerations will include the extent of visibility from key living areas during daylight hours, and whether there may be a combined effect on several residents in an area, creating a cumulative effect for a wider community.</p>
Medium	<p>People for whom the view or visual amenity is of moderate importance to the activity or occupation being experienced, lying somewhere between the two outer ends of the spectrum as outlined above, and below.</p> <p>GLVIA3 specifically notes road, rail or other transport users as an example of those with a likely intermediate susceptibility to change.</p>
Low	<p>People for whom the view or visual amenity is of low importance to the activity or occupation being experienced in this location.</p> <p>This generally includes people whose focus will be on another activity to, or will be distracted from, the visual amenity of their surroundings. GLVIA3 provides examples of those at their places of work, and those engaged in outdoor sport or recreation which does not depend upon appreciation of view of the landscape. There may, however, be occasions where views are an important contributor to the setting of such activities, such as providing a tangible, and elevated quality to working life (GLVIA3 p.6.34).</p>

\* Nb. Criteria are presented as an illustrative guide only. The susceptibility of a view will be determined on a case by case basis relative to the nature of receptors and their experiences, and using professional judgement.

table 9.8 | visual receptor susceptibility

### Sensitivity of visual receptors

A position as to the **sensitivity** of visual receptors to the proposed development within an identified view is reached by considering the assessed **value** and **susceptibility** together.

This is primarily a matter of professional judgement, but a cross-referencing matrix is used to guide decision making, within a scale from high to low (table 9.9).

In some circumstances, where the position falls between two scales (e.g. "Medium/ Low"), one may be chosen as most appropriate, and an explanation provided within the report.

On occasion, it may be judged that factors specific to the view, proposals, and/or the identified receptors make a conclusion contrary to the matrix most appropriate. Such positions will be clearly highlighted and justified within the report.

		Susceptibility		
		High	Medium	Low
Value	Exceptional	High	High/ Medium	Medium
	High	High / Medium	Medium	Medium/ Low
	Medium	Medium	Medium/ Low	Low
	Low	Medium/ Low	Low	Low/ None
	None / negligible	Low	Low/ None	None

table 9.9 | visual receptor sensitivity

### Magnitude of visual change

The effect **magnitude** is the degree to which proposals alter the character and composition of views. It is the extent of **change** from the baseline value that is being assessed. Determining factors may include (but are not limited to):

- The extent of development, and its visibility (e.g. a glimpse, seen partially, or in full);
- The degree of change in views' character and composition, and the loss/addition of features;
- The distance to/ from the development;
- Whether the view is stationary, transient, or one in a sequence;
- The potential contrast between the proposal's form and character, and that of the views' baseline;
- Whether the new feature(s) would be visually prominent or dominant;
- The permanence, duration, and reversibility of effects;
- The influence of man-made or natural elements within the land/ townscape (e.g. vegetation screening);
- The relative importance of different aspects within buildings (e.g. primary or secondary rooms of dwellings);

- Seasonal differences (e.g. vegetation cover) and outcomes at different times of day (e.g. lighting levels);
- Proposed mitigation measures at different phases of the development's life-cycle, and their likely effectiveness.

Magnitude is categorised as outlined adjacent (table 9.10), with the position determined relative to each, individual scenario and using professional judgement.

Magnitude	Indicative criteria*
Large	The proposed development may result in an extensive and/ or highly conspicuous change to, or within, the view(s). That may include where a development would become a dominant feature, or where there is a substantial degree of change in the view's amenity, character, and/ or composition relative to the existing context.
Medium	The proposed development may be conspicuous, and may change the view's amenity, character, and/ or composition, but will not substantially alter the baseline position.
Small	The proposed development may be only partially visible, and/ or the resultant change to amenity, character, and/ or composition is slight, relative to the baseline position.
Negligible	The proposed development will be inconspicuous, and/ or will result in little-to-no alteration to the existing amenity, character, and/ or composition of the view(s).

\* Nb. Criteria are presented as an illustrative guide only. The magnitude of change will be determined relative to the specific receptors, views, and proposed development in question.

table 9.10 | visual magnitude of change

### Level of visual effects

The **level of effect** is determined by cross-referencing the **sensitivity of the receptor** against the **magnitude of change**, using matrix shown in table 9.11.

The outcomes are a sliding scale of the relative importance of the effect, with Major being the most important and Negligible being the least.

Where the position falls between two scales (e.g. moderate/ minor) a professional judgement may be taken to select one, and an explanatory narrative provided within the report.

On occasion, it may be judged that factors specific to the development and/ or the identified receptors make a conclusion contrary to the matrix more appropriate. Such deviations will be clearly highlighted and justified within the report text.

### Nature of visual effects

Development can have a beneficial, adverse, or neutral effect on views and visual experiences.

Beneficial effects could include the enhancement or reinforcement of views, through delivery of high-quality development of visual interest and amenity, or the creation of new landmarks where appropriate (etc.) where appropriate.

Adverse effects could include the concealment or loss of, or distraction from positive elements to a view, or introduction of new development of incongruous character (etc.).

Some developments will present a combination of both positive and negative visual outcomes. In these scenarios a net position may be reached by balancing factors including the relative importance of the elements of the view that will change to its existing composition and quality, and the magnitude of those changes relatively to the view, or visual experience as a whole.

Commentary on the nature and level of visual effect will be provided within the report relative to each viewpoint, or viewpoint group. Again, the position is a matter of professional judgement, and taken on a case-by-case basis.

### Visual effect significance

When visual assessment is undertaken within Environmental Impact Assessment a judgement as to whether a landscape effect is “significant” is required.

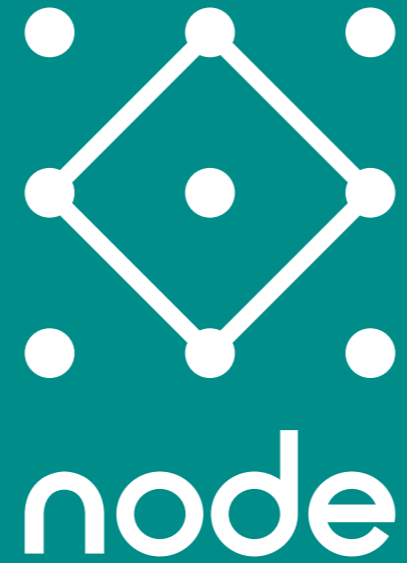
In line with GLVIA3 (specifically paras. 6.44 & 6.55) the significance of a visual effect cannot be assigned through a standardised approach.

Generally, effects where the assessed level is ‘Major/moderate’ or ‘Major’ will be significant. ‘Moderate’ effect may, or may not be significant, subject to professional judgement. Lower level effects are unlikely to be significant.

This is not absolute. What is, and is not, significant can only be defined by considering the specific locations, forms, and contexts of a development, together with the variable types and sensitivities of its receptors

Level of effect	Sensitivity			
	High	Medium	Low	
Magnitude	Large	Major	Major/moderate	Moderate
	Medium	Major/moderate	Moderate	Moderate/minor
	Small	Moderate	Moderate/minor	Minor
	Negligible	Moderate/minor	Minor	Minor/None

table 9.11 | level of visual effect



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