Photo 6: View from Capstone Road Recreation Ground

Approximate horizontal extent of proposal site

View 6. Capstone Road Recreation Ground

4.66 This view is representative of the views from the elevated area of the recreation ground on Capstone Road, approximately 250m west northwest of the western edge of the proposal site.

4.67 This view would be experienced predominantly by:

- Users of the recreation ground.

Nature of existing view, visual components & detractors

4.68 This view looks away from the settlement edge and demonstrates the urban-rural fringe character of the area. The middle and long distance in the left of the image are predominantly rural in character, with the built edge of Hempstead forming a minor element on the skyline. The recreation ground car park dominates the foreground of the view and the recent development at Darland Farm is to the right. The proposal site is mainly screened behind the intervening tree and shrub planting.

Nature of Change

4.69 From this location the proposed development would introduce the following new visual components:

- The rooftops of the new residential development in the form of 2-2.5 storey dwellings will be visible above the tree line.
- New tree planting

4.70 The development would not result in the loss of components from the existing view.

Sensitivity to Change

4.71 The susceptibility of the receptors is **medium**, as they would generally comprise users of the recreation ground, most of whom will be engaged in sporting activities and will be less aware of their surroundings. There are no additional cultural associations with this view and it is somewhat degraded by the intervening road and car park. The sensitivity of receptors at this point is **medium to low**.

Magnitude of Impact

4.72 The scale of change would be **small** and will be experienced at an **immediate level**. This effect will be **permanent and irreversible**. This would result in effects of **low magnitude.**

Nature of Impact

4.73 It is concluded that the proposed development would have an **adverse e**ffect upon the amenity value of this view as it will result in the introduction of development further into the parts of the view which are currently free of development.

4.74 Once planting has matured, the resulting development will be seen set within a strong landscape infrastructure which would be in character with the centre of Hale and would be **neutral** in nature. The addition of new planting would be **beneficial**.

Photo 7:From Public Footpath RC32 to the south of houses on Capstone Road

Approximate horizontal extent of proposal site

View 7. Public Footpath RC32 at Hale

4.75 This view is representative of the views from the public footpath at Hale and the rear of adjacent properties where they look towards the site. The view is slightly elevated and is located at a point approximately 240m due west of the western boundary of the site.

4.76 This view would be experienced predominantly by:

- Walkers on the footpath.
- Residents in the dwellings in Hale.

Nature of existing view, visual components & detractors

4.77 This is a medium range view at a slightly elevated position and demonstrates the rural character of the view with the fringe influences caused by the busy road and the recreation ground car park. The built edge of Gillingham/Hempstead is generally obscured over the top of the skyline and, with the exception of the pub and the buildings on Darland Farm, the background of the view is generally undeveloped.

Nature of Change

4.78 From this location the proposed development would introduce the following new visual components:

- Roofs of new buildings visible above and between existing tree planting.
- New tree planting.

4.79 The development would not result in the removal of any existing features in this view.

Susceptibility to Change

4.80 Walkers on the footpath and residents of the local houses would be of **high-medium** susceptibility. This viewpoint is located within the edge of the ALLI which is a local designation but the roads and car park create a partly fringe character. Receptors in this location are of **medium** sensitivity to change.

Magnitude of Impact

4.81 The scale of change would be **small to negligible** and would be experienced over an **immediate extent**. This effect will be **irreversible and permanent.** This would result in effects of **low magnitude**.

Nature of Impact

4.82 It is concluded that the proposed development would have an **adverse to neutral effect** upon the amenity value of this view as it will result in the introduction of further built elements into the view but that these will be minor and in the context of existing development.

4.83 Once planting has matured, impacts would be **neutral** in nature as the buildings would be viewed set within a strong landscape framework in the context of the neighbouring settlement and landscape framework. Impacts relating to the introduction of new planting would be **beneficial**.

Photo 8:Entrance into the site from Pear Tree Lane

Approximate horizontal extent of proposal site

View 8. Houses at Darland Farm

4.84 This view is representative of the views from the modern development at Darland Farm, immediately adjacent to the western boundary of the proposal site.

4.85 This view would be experienced predominantly by residents of properties at Darland Farm.

Nature of existing view, visual components & detractors

4.86 This is a short range, isolated view taken from the driveway of the properties on Darland Farm. The view is predominantly rural in character with longer distance views towards Darland Banks being possible but the foreground can be seen to be part of a residential property.

Nature of Change

4.87 From this location the proposed development would introduce the following new visual components:

- New development in the form of 2-2.5 storey dwellings will be evident in the view, behind and through intervening vegetation. New buildings and developing boundary vegetation will obstruct most longer distance views towards Darland Banks.
- Introduction of new tree planting.

4.88 The development would result in the loss of the following components from the existing view:

- The agricultural buildings and silos in the right of the view.
- Part of the views towards Darland Banks.

Sensitivity to Change

4.89 Receptors represented by this viewpoint would be of **high** susceptibility to change as they relate to residents of houses. The viewpoint is located within the ALLI and therefore receptors would be of **high** sensitivity to change.

Magnitude of Impact

4.90 The scale of change would be **large** but filtered through the existing planting and only experienced over an **immediate extent**. This effect will be **irreversible and permanent**. This would result in effects of **high to medium magnitude**. During summer months, the magnitude of impact would be reduced due to the intervening trees and shrubs.

Nature of Impact

4.91 It is concluded that the proposed development would have an **adverse** effect upon the amenity value of this view as it will result in the introduction of new development and the loss of some of the view towards Darland Banks.

4.92 Once planting has mature, **adverse** impacts relating to the loss of view will remain but the introduction of housing set within a mature landscape infrastructure would be **neutral**. The addition of new planting would be **beneficial**.

SUMMARY OF IMPACTS UPON VISUAL AMENITY

4.93 The following table summarises the assessed effects of the proposed development upon visual resources:

Table 3: Summary of effects upon visual amenity from representative viewpoints.

View No.	Description	Distance and direction	Sensitivity to Change	Scale of Impacts	Extent	Duration	Reversibility	Magnitude of Impact
View 1	Entrance into the site from Pear Tree Lane - View from houses	0m, south	High	Medium	Immediate	Permanent	Irreversible	Medium
	Entrance into the site from Pear Tree Lane - View from road		Medium	Large	Immediate	Permanent	Irreversible	Medium
View 2	Darland Banks on Kingsway	500m, north	High to Medium	Medium	Local	Permanent	Irreversible	Medium
View 3	Darland Banks	350m, northeast	High to Medium	Medium	Local	Permanent	Irreversible	Medium
View 4	Darland Banks near Hoath Close	1,300m, southeast	High to Medium	Small	Local	Permanent	Irreversible	Low
View 5	Informal Path from Spekes Bottom	560m, southeast	Medium	Small	Immediate	Permanent	Irreversible	Low
View 6	Capstone Road Recreation Ground	225m, northwest	Medium to Low	Small	Immediate	Permanent	Irreversible	Low
View 7	Public Footpath RC32 at Hale	225m, west	Medium	Small to Negligible	Immediate	Permanent	Irreversible	Low
View 8	Darland Farm	0m, west	High	Large	Immediate	Permanent	Irreversible	High to Medium

4.94 The proposed development will have large scale impacts upon those receptors immediately adjacent, such as the view from the entrance from Pear tree Lane, and small scale impacts on those further away, such as Darland Banks near Hoath close, and those obscured by vegetation, such as the views from the Recreation Ground and footpath RC32.

4.95 Most of the visual impacts identified are immediate in extent as views towards the site are isolated. The key exception to this is in relation to views from Darland Banks which are experienced over a local extent due to the size of the elevated area.

4.96 All changes will be permanent and irreversible.

4.97 When the buildings are first completed, they may appear as larger masses of built form which would be **adverse**. However, once planting has matured, the houses will be viewed set within a mature landscape infrastructure which is characteristic of the Darland Banks area. These impacts will be **neutral** in nature and impacts relating to the addition of new tree planting will be **beneficial**.

5. CONCLUSION

LANDSCAPE IMPACTS

Impacts upon Designations

5.1 Impacts upon the Area of Local Landscape Importance were assessed as part of this document. Local Plan Policy BNE34 states that development within the ALLI will not be allowed if it prevents the area from performing the functions outlined in the Local Plan. The impacts of development within the proposal site were assessed against the stated functions of the ALLI and it was found that the proposed development will not impact upon the ability of the ALLI to perform its function. The magnitude of impacts upon the ALLI was assessed as being small.

Impacts upon Landscape Character

5.2 Landscape impacts were limited to the immediate character area known as Darland Banks. Medium magnitude impacts would be experienced over the character area. Initial impacts would be adverse in nature as they would result in the introduction of new building into an open field. However, once the planting has matured, the houses would be set within a strong landscape infrastructure and would be reflective of the local landscape character and therefore neutral in nature with beneficial elements relating to introduction of new native planting. However, attention must be paid to the detailing of the new buildings to ensure that they are reflective of local building typologies and that there is variety in the roofline as is typical of rural locations. Planting must include native large scale trees and shrubs to create continuity of the existing tree belts which exist in the immediate area.

VISUAL IMPACTS

5.3 The visual envelope of the site is constrained as, from many locations, the site is obscured within a dip in the landform or hidden behind the strong landscape infrastructure which exists within the Capstone Downs area. Where views do exist, they tend to be isolated and only experienced within the immediate area of the identified viewpoint. More local extent views were possible from Darland Banks, where views are intermittent and viewed between the areas of shrub planting.

5.4 Views from the housing on Kingsway tended to be obscured by the shrub planting on Darland Banks and views would be sporadic.

5.5 The most notable impacts would be on adjacent housing, some of which might lose some of their longer distance views towards Darland Banks.

5.6 Impacts relating to the introduction of new development within an open field would be adverse, as would the loss of longer distance views., However, from many viewpoints, once planting has matured, the buildings will be seen as a continuation of the existing settlement at Hale and Darland and as a series of detached dwellings set within a strong landscape infrastructure. Such impacts would be neutral in nature with the introduction of new planting being beneficial in nature.

SUMMARY

5.7 This assessment concludes that the proposal site is able to accommodate new development but that attention must be paid to building design and choice of plant species. The area is predominantly rural in character, as are the available views, despite the proximity to large settlement, with adjacent development located and viewed within mature tree belts. Development which is reflective of the settlement type within this immediate area of Capstone Downs, i.e. buildings with varied rooflines set within mature and large scale landscape infrastructure and tree planting, could be accommodated into the site without undue consequences to the landscape resource or visual amenity of the area.

6. APPENDIX 1: METHODOLOGY

ASSESSMENT METHODOLOGY

6.1 The purpose of Landscape and Visual Appraisal is to identify key features which make up the local landscape character and key views of the proposal site. It then seeks to identify which of these elements of landscape character or views are of the highest sensitivity to change and to identify what might be the greatest impacts upon them. This is to inform the design and layout of the development that is being proposed within the site.

ASSESSMENT TABLES & MATRICES

6.2 To assist with the assessment process a number of standard tables and matrices are provided in **Tables 1 to 4** within this methodology.

6.3 These tables are intended as an initial guide to enable the assessor to consistently identify a common starting point or value against which to assess individual aspects of a specific project. They contain generic classifications relating primarily to landscape character and views, upon which site specific judgements and descriptions can be formulated.

6.4 There are often instances where dynamic values can fall between categories set out in the tables / matrices, requiring the assessor to use professional judgement in reaching a conclusion, supported by explanatory text.

BASELINE STUDIES AND SCOPING

6.5 The purpose of the baseline studies is to record and analyse the existing landscape features, characteristics, the way the landscape is experienced and the value or importance of the landscape and visual resources in the vicinity of the proposal site and to identify those which are unlikely to experience large impacts and which can be scoped out of the assessment. This is in accordance with the GLVIA3.

Establishing the Study Area

6.6 In determining the study area for assessment, it is important to distinguish between the study of the physical landscape and the study of views. The study area for the physical landscape requires a comparison of the Application Site as compared to the wider area and therefore may extend for several kilometres. The study area for the visual assessment extends to the whole of the area from which the proposed development would likely be visible, known as the Zone of Visual Influence (ZVI), and is dependent on factors such as the local topography and vegetation. A wider area is initially assessed and areas considered not relevant to the landscape or visual assessment are scoped out.

6.7 It is not possible or practicable to assess the potential visual impact of a proposed development from every part of the local area. The purposes of the LVA are to identify key views which may be impacted upon by the proposed development. Narrowing the assessment to a series of representative viewpoints of the highest sensitivity is generally considered to be sufficient to fulfil this task.

6.8 Having studied the local landform and settlement pattern, a study area of 2km radius, centred on the proposal site, was chosen.

Desktop Study

6.9 A brief description of the existing land use of the area is provided and includes reference to existing settlement, transport routes and vegetation cover, as well as local landscape designations, elements of cultural and heritage value and local landmarks or tourist destinations. Analysis is also made of the available published character information which is then compared to the experience when visiting the area. These factors combine to provide an understanding of landscape sensitivity, and an indication of particular key views and viewpoints that are available to visual receptors and therefore are to be included in the visual appraisal.

6.10 Principal sources of such information include:

- The local planning authority.
- Existing National, Regional, District and Local Landscape Character Area Assessments.
- Statutory consultants including Historic England and the Environment Agency.
- Online national and regional mapping resources.

6.11 Typical baseline information may include:

- Aerial imagery.
- Topography.
- Soils and geology.
- Land cover.
- Protective designations.
- Historic context and features.
- Land use.
- Public rights of way.
- Existing evaluation and assessment studies.

Field Study

6.12 Information collated in the desktop study is checked and confirmed by direct field observations, particularly in urban and urban fringe areas where map and aerial data can be out of date. Observations are made from selected representative viewpoints across the study area.

Landscape Character Assessment

6.13 Landscape assessment encompasses the appraisal of physical, aesthetic and intangible attributes including sense of place, rarity or uniformity, and unspoilt appearance.

6.14 A distinction is made between:

- The elements that make up the landscape, including;
  - Physical components, such as geology, soils, landform and drainage.
  - Land cover.
  - Influence of human activity, current and past, including land use and management, settlement and development patterns.
- Aesthetic and perceptual aspects, such as scale, complexity, openness and tranquillity.
- Analysis of the way in which these components interact to create the distinctive characteristics of the landscape.

6.15 The combination of the above components creates areas with a unique sense of place or ‘character’, which can be mapped and defined as ‘landscape character areas’ (LCAs).

Identifying Potential Visual Receptors

6.16 Once the physical nature, dimensions and precise location of the proposed development has been established, it is possible to identify the type of visual receptors who would be affected. This could be a wide range of people including those living in the area, those who work there and those who are passing through en route to a different destination. There may also be people visiting specific attractions and locations, or those engaged in a recreational activity.

6.17 These receptors will experience the landscape setting in different ways, depending on the context (location, time of day, season, degree of exposure), and the purpose of the activity they are undertaking (recreation, residence, employment or journey).

Selecting Key Viewpoint Locations

6.18 From the preliminary desktop studies it is possible to identify key locations within the study area, which have the potential to provide views of the proposed development.

6.19 Following verification on site, viewpoints that characterise the views of the proposed development and those which are of particular relevance in terms of their location or with particular features of importance or sensitivity, are then selected.

6.20 These viewpoints can be divided into the following three groups:

- **Representative Viewpoints.** Views which represent the experience of different types of receptor and / or of views, from a number of similar locations, where the effect is unlikely to differ.
- **Specific Viewpoints.** Views from specific locations where the value of the view is acknowledged, such as views from visitor attractions, or designated historic or cultural viewpoints and landmarks.
- **Illustrative viewpoints.** Chosen to demonstrate a particular effect or issue.

'Representative' views

6.21 The approach to visual assessment requires that assessed views are 'representative' of the wider general viewing experience. Selected viewpoints should be unbiased and should aim to represent the full range of viewing experiences available within the study area.

6.22 In selecting the final representative viewpoints consideration has therefore been given to:

- Public accessibility.
- Number and sensitivity of viewers.
- Viewing direction, distance and elevation.
- Nature of the viewing experience (static, moving).
- Type of view (panoramic, vista, glimpsed).

6.23 Selected viewpoints should include locations from all geographic directions, at a range of distances. They should not focus just on locations where the development might be visible or equally not visible, and should represent the full range of views, to ensure that the visual effect of a development is not over or under-represented.

BASELINE PHOTOGRAPHY

6.24 The following paragraphs set out the detailed methodology that has been followed in taking the baseline photography for the visual assessment.

Camera, lens and focal length

6.25 The camera used was a digital SLR Canon EOS 550D with a Canon EFS 18-55mm lens. Images were taken at 33mm which is as close as is practicable to 32.7mm, the equivalent to a 50mm lens on a 35mm camera. This is accepted to be the 'standard' industrial focal length and as close as possible to the view seen by the human eye.

Camera location, support and height

6.26 The position of the individual viewpoints are located and confirmed on site and recorded using GPS software.

6.27 The height of the camera's nodal point is then set, as close as possible to the average human eye level of 1.5 to 1.7m above ground level.

Camera Settings

6.28 The camera was set to 'manually focus', so that it remains consistent for each viewpoint image and for each image used in the creation of panoramas.

6.29 The camera aperture size is set initially to auto, to allow the camera to select the correct aperture size to suit the prevailing atmospheric conditions. For accurate depth of field an aperture setting of between f5.6 and f8 is required. In the event that the auto setting produces a setting outside this range, the aperture setting is manually adjusted up or down to either f5.6 or f8 as appropriate.

6.30 The exposure setting is set to 'automatic' and centre weighted to ensure that minor changes in light levels between photographs can be compensated for. This is of particular importance for taking panoramic views where the images will ultimately be stitched together.

6.31 If appropriate the camera may be tilted either up or down to accurately represent the nature of the view that would be experienced by the receptor. In some situations the effect of topography or key focal points and features may draw the eye up or down from the horizontal.

Panoramic Photography & Stitching

6.32 Panoramic images are best stitched when sufficient overlap between the images is provided. Therefore a 1/3 overlap of each picture was allowed for. The panoramic images were taken using the camera's built in guidelines on the display. The guidelines divide the picture into thirds, both vertically, horizontally and diagonally to clearly identify the centre point of the image.

6.33 Panoramic images were stitched together using the automated 'photomerge' facility in Adobe Photoshop. The 'cylindrical' setting was used, so that the software initially aligns the images by comparing the duplicated elements between them, and then allows for focal distortion associated with single frame 50mm photographs. The 'auto blend' setting was selected to enable the production of a seamless single image. During this process the software determines the best line for the join between the separate images and adjusts the overall brightness of the individual images to produce a consistent appearance.

PROJECT DESCRIPTION

6.34 The purpose of this section of the report is to:

- Identify the key features and components of the proposed development, upon which the assessment will be based. This includes where appropriate; location; function; layout; scale; massing; architectural style; materials; textures; colour; phasing and life span.
- Identify the essential aspects of the scheme that will potentially give rise to effects on landscape and visual amenity.
- Set out any assumptions that have been made regarding the nature of the proposed development in the absence of firm or clear details at the time of assessment.

- Describe any preliminary mitigation measures which have been built into the finalised scheme as part of the iterative design process to help avoid, minimise or compensate for anticipated impacts.

IDENTIFICATION OF IMPACTS

6.35 The purpose of this section of the report is to identify sensitive receptors to change and to describe the magnitude of change or magnitude of impact upon those receptors. The Guidelines for Landscape and Visual Impact Assessment, 3rd Edition (GLVIA3) outlines principles of how this should be done but individual criteria for defining sensitivity and magnitude vary. This assessment uses the following terminology and criteria.

Receptor

6.36 A receptor is anything which may be impacted upon by the Proposed development. For the purposes of landscape assessment, it may include individual elements (e.g. hedgerows and trees), wider patterns (e.g. field patterns) or character (made up through the unique combination of elements and patterns within a particular area). These are referred to as 'landscape receptors'. For the purposes of visual assessment, a receptor is any person who may be able to experience a view.

Sensitivity (of Receptors), Susceptibility and Value

6.37 The sensitivity of a receptor is based upon two key elements: its value and its susceptibility to the type of development proposed. In terms of landscape, the value may relate to designations applied to that landscape, but this should not be taken as the only factor. For visual receptors, the value of a view may relate to its cultural significance or its popularity, for example its appearance in guide books.

6.38 Susceptibility relates to the activity of the receptor (in the case of visual impact assessment). Visual receptors within their own homes or walking along Public Rights of Way are considered to be of higher susceptibility and would therefore be of higher sensitivity. The sensitivity would be determined through professional judgement making a balance of the two issues at hand. The susceptibility of landscape receptors relates to the ability of the landscape to accommodate the proposed development without undue effects and which could be described as the 'appropriateness' of the proposed development.

6.39 Consistent with GLVIA guidelines, the sensitivity of the receptor is assessed using professional judgement. However, tables are used to form a basis for assessment and to create some consistency throughout the assessment process. Criteria used to assess value, susceptibility and sensitivity are included in Tables 3-5 below.

Table 1: Susceptibility of Landscape Receptors

Susceptibility	Typical Classification
High	The proposed development will be notably inappropriate to its context in terms of scale, use or design. The receiving landscape cannot accommodate the proposed changes without undue consequences.
Medium	The proposed development will be somewhat out of context in terms of scale, use or design. The receiving landscape may receive some undue consequences as a result of the Proposed development.
Low	The proposed development will be mainly appropriate to its context in terms of scale, use or design. The receiving landscape will suffer no undue consequences as a result of the Proposed development.

Table 2: Susceptibility of Visual Receptors

Susceptibility	Typical Classification
High	Views from residential properties. Views from PROW and areas of passive recreation.
Medium	Views from active recreational areas. Views from minor roads and rural lanes.
Low	Views from places of work and from vehicle routes such as major roads and railways. Views from locations in close proximity to major transport corridors.

Table 3: Value of Receptors

Value	Typical Classification
High	Views from International, National and Regional protected landscapes and features such as World Heritage Sites, National Parks, AONB, the setting of a Scheduled Monument or Grade I Listed Building. Recognised strategic views.
Medium	Views from District or Borough level protected landscapes and features such as Conservation Areas, local landscape designations, protected Public Open Space or the setting of a Grade II listed building. Tourist attractions.
Low	Views from any location that is in close proximity to a significant detracting feature that influences the setting of the view. i.e. motorway, airport, major industrial activity

Magnitude (of impact), Scale, Extent and Duration

6.40 The magnitude of impact, also referred to as the magnitude of change, relates to the physical impact of the development on the receiving landscape or view. Magnitude is measures on a scale of **negligible, low, medium** and **high**. The consideration of the 'magnitude' of each identified impact will include:

- Size / scale;
- Geographic extent;
- Duration; and
- Reversibility.

6.41 A judgement of size and scale of the change that will occur is made. It is expressed on a four point scale of large, medium, small or negligible, and takes into account:

- The extent of existing landscape elements that will be lost, the proportion of the total extent that these represent and the contribution this makes to the character of the landscape or view;
- The extent of the view that would be occupied by the proposed development (glimpsed, partial or full) and the proportion of the proposed development that would be visible; and

- The degree to which the aesthetic or perceptual aspects of the landscape or view are altered by the removal, or addition of certain features. A judgement is also made as to whether the Proposed development contrasts in form or character with its surroundings, and / or whether the development appears as an extension or addition to the original context of the view.

Table 4: Scale of Change Classification

Scale	Typical Classification
High	Landscape: Total loss of, addition or major alteration to key elements/features/ characteristics of the existing landscape. Views: Development becomes dominant/ significant feature in the view.
Medium	Landscape: Partial loss of, addition or alteration to one or more key elements/ features/characteristics of the existing landscape. Views: Development forms a recognisable new element in the view.
Small	Landscape: Minor loss of, addition or alteration to one or more key elements/ features/characteristics of the existing landscape. Views: Development is only a minor component of the view.
Negligible	Barely perceptible change in view or landscape character

6.42 The geographic extent, or the area over which the effect will be felt is identified on a four point scale of:

- **Immediate.** Within the development itself or the immediate location of the receptor;
- **Local.** Within approximately 1km of the site or viewpoint;
- **District.** Within the landscape type / character area in which the proposal lies or 2km of the viewpoint; and
- **Regional.** Within the immediate landscape type / character area in which the proposal lies and those immediately adjoining it.

6.43 The duration of the period over which the effect will occur is defined using a three point scale of:

- Short-term (0-5yrs);
- Medium-term (6-10yrs);
- Long-term (11-20 years); and
- Permanent.

6.44 The reversibility is defined on a two point scale:

- **Irreversible** (change cannot be reversed, or there is no intention that it will be reversed); and
- **Reversible** (change has a defined life span and will, or can be, reversed on cessation).

6.45 In relation to visual amenity and when determining size / scale, geographic extent and duration, it is also necessary to consider the following variables, which can influence how a change to a view can be perceived or observed:

- Elevation and distance. The distance and angle of view of the viewpoint from the Proposed development, and how this may affect a receptor's ability to identify the development within the view;
- Exposure. The duration and nature of the view (fragmented, glimpsed, intermittent or continuous);
- Prominence. Whether or not the view would focus on the proposed development. For example, where a building would effectively create a landmark or the view is directed towards a building by the landscape framework, or the development forms one element in a panoramic view;
- Weather conditions / aspect. The effect of the prevailing weather conditions at a given location, the clarity of the atmosphere or the angle and direction of the sun and how this impacts upon visibility and
- Seasonal variation. Changes in seasonal weather conditions and vegetation cover will alter the extent of visibility of a development within a given view. This will in turn, influence factors such as the perceived size, scale, exposure and prominence.

6.46 Magnitude is determined through professional judgement of all of the factors identified above but t**ables 1 to 4** are used to provide guidance and consistency.

Nature (of effect)

6.47 Magnitude does not reflect whether the predicted impact is beneficial or adverse and therefore neither does the significance. Impacts and effects may be beneficial, neutral or adverse or may have elements of more than one.

Mitigation

6.48 Mitigation is described as measures to reduce, remedy or offset the identified impacts with reduction and remedy being the preferred options. As design is an iterative process, mitigation measures may be incorporated into the scheme as the project progresses and form part of the final proposals. Assessment is undertaken without mitigation measures implemented, taken to be year 0. Assessment with mitigation, i.e. once planting has matured is taken to be year 10-15.