

Landscape and Visual Appraisal

for

Land at The Plough,
Lees Road
Brabourne Lees
Kent

on behalf of

Shepherd Neame

October 2017

Quality Control
Landscape and Visual Appraisal
for
Land at The Plough, Lees Road, Brabourne Lees, Kent

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The Landscape Partnership Ltd is a practice of Chartered Landscape Architects, Chartered Ecologists and Chartered Environmentalists, registered with the Landscape Institute and a member of the Institute of Environmental Management & Assessment & the Arboricultural Association

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1 INTRODUCTION

- 1.1 This report has been prepared on behalf of Shepherd Neame by The Landscape Partnership Limited (TLP) to assess the suitability of the proposal for a small residential development of four bungalows on land to the rear of The Plough Public House, Lees Road, Brabourne Lees. The report will consider the effects on the landscape character and features of the Site, the local and wider landscape character and changes to views. The assessment is based on the Proposed Site Plan 736:SK08 and Proposed Site Sections 736:SK09 by CDP Architecture Limited.
- 1.2 This report is a Landscape Visual Appraisal (LVA) and provides a description of: the existing landscape and built features within the Site and immediate vicinity; the key characteristics of the local landscape character and how these relate to the Site; the contribution that these features make to views; and the presence of statutory or local landscape related designations. In defining 'landscape' reference is made to the adopted definition agreed by the European Landscape Convention (Florence: Council of Europe 2000), which states that the landscape is *'an area, as perceived by people whose character is the result of the action and interaction of natural and/or human factors'*.
- 1.3 The assessment will also set out the following:
- ◆ the loss or damage to landscape and built features and the perceived change to the character of the landscape resulting from the proposed development;
 - ◆ the capacity of the landscape to accommodate the proposed type of development;
 - ◆ the extent to which the development would be visible; and
 - ◆ where visible, assessing how the view would change in relation to a range of visual receptors.

2 METHODOLOGY AND ASSUMPTIONS

2.1 In order to understand how landscape features, landscape character and views would be affected, the assessment uses an objective approach based on the Guidelines for Landscape and Visual Impact Assessment (GLVIA)¹. The detailed application of these GLVIA guidelines, the criteria, definitions and categories used, and the assumptions and limitations applied in this LVA are set out in Appendix 1, Methodology. The assessment approach determines the level of significance of the changes to the landscape and views, should the proposed development proceed. This is achieved by first understanding the relative sensitivity of the receptor whether landscape character, features or viewer and then combining this with the magnitude or extent of change that would result from the proposed development. Changes can be experienced as an adverse, beneficial or neutral influence. Other considerations are also taken into account such as seasonal variation, direct or indirect effects and comparison of effects in the first year following completion and after a period of 15 years once any planting has established. The GLVIA advises that level of detail provided should be to a reasonable level sufficient to determine the likely significant effects. This should therefore be *'appropriate and proportional to the scale and type of development and the type and significance of the landscape and visual effects likely to occur'*.

Assumptions and Limitations

2.2 The following assumptions have been made in respect to the assessment of effects:

- ◆ the assessment Baseline Year is 2017; the construction phase covers a period of 1 year;
- ◆ the proposed development is regarded as being permanent in landscape and visual terms due to the length of operation. The proposed development would involve a permanent loss of existing Site features. Consequently, the proposed development is considered to be very difficult to reverse.
- ◆ existing vegetation will continue to grow at rates appropriate to the location, species and maturity of the vegetation;
- ◆ the proposed tree planting would grow at a rate of approximately 300-500mm/year and the proposed shrubs/hedge planting at approximately 300m/year, based on the average expected growth rates for the selected species growing on the local freely draining slightly acid loamy soils. Predicted growth is also based on the assumption that no growth will take place in the first year, as the plants adjust to their new growing environments;

¹ Guidelines for Landscape and Visual Impact Assessment, The Landscape Institute and Institute of Environmental Management and Assessment, 3rd Edition, April 2013

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- ◆ the receptor for a view from public rights of way, public open space and within a residential property is an adult standing with an eye height of 1.6m;
 - ◆ visual effects are assessed on the basis of good visibility. Visual effects can be expected to vary e.g. poor visibility at times of low cloud, rainfall and dusk. At these times a reduction in visual clarity, colour and contrast would be experienced. Reduced visibility would limit the extent of view possible particularly from mid to long distance views. Consequently, the assessment of effects is based on the worst case scenario, where the proposed development would be most visible; and
 - ◆ extent of use of public rights of way is based on: known information e.g. if the right of way forms part of a promoted route at a local or national level, way-marking and signage; and circumstantial evidence at the time of the survey, e.g. recent disturbance of grass and crops, a clearly defined path, extent of wear, and the number of people using the right of way at the time of the survey. The extent of use of a road is based on the number of vehicles observed using the road at the time of the survey and as could reasonably be expected for the class of road.

2.3 In undertaking the assessment, other than the Site, private property has not been assessed from the property itself, as it is generally considered impractical to seek approval to gain access to residential properties or other buildings to assess the effect on views from each window in a property or adjoining land. Assessment is therefore based on the nearest publicly accessible location, which will usually be a road or public right of way or from views within the Site looking outwards. Professional judgement is therefore required as to what the likely effect on views would be from windows, making allowances for changes in height e.g. from a first floor window.

3 SITE LOCATION

- 3.1 The Site (as defined by the red line boundary on Figures 01, 02 and 03) is located within the village of Brabourne Lees some 6 miles east of Ashford. The M20 and Channel Tunnel rail link which run parallel to each other, lie approximately 1.5-2km to the south of the Site. The village of Brabourne Lees is set within a predominantly undulating landscape with areas of woodland and pasture present to the west and south and a more open arable landscape to the north and east. Brabourne Lees forms the largest and most developed part of the Parish of Brabourne which also includes the hamlet of East Brabourne and the scattered farms and cottages of West Brabourne. Brabourne Lees comprises a mix of residential development including some vernacular buildings but also some larger 20th century residential estates.
- 3.2 The site is situated within the administrative areas of Ashford Borough and Kent County.

Designations

- 3.3 There are no landscape or visual designations covering the site or within the local context. In the wider context, the Site lies approximately 2km south of the Kent Downs Area of Outstanding Natural Beauty which follows the chalk escarpment running from north west to south east (see Figure01). 1 km to the west of the Site is Hatch Park, a Grade II listed Park and Garden.

Table 3.1: Designations

Designation	Importance	Distance (closest point)
Hatch Park, Grade II Historic Park and Garden	National	1km
Kent Downs AONB	National	2.3km

4 LANDSCAPE CHARACTER AND LANDSCAPE FEATURES

National

- 4.1 Natural England has divided England into 159 distinct National Character Areas that define the landscape at a national scale. The Site lies within NCA 120: Wealden Greensand (refer to Figure 01 in Appendix 2). The next closest NCA is NCA 119 : North Downs located to the north of the Site.

District

- 4.2 District level assessments are provided by Ashford Borough council in the form of Ashford Landscape Character Assessment, Jacobs (2009) and Landscape Character Study, Studio Engleback (2005). Together these assessments provide the most detailed level of published local landscape character studies. The site falls within LCA 26: Brabourne Lees Hilly Farmlands, with relevant aspects detailed in Table 4.1 below. The presence of the settlement of Brabourne Lees on a rise within the surrounding countryside is noted together with its relatively limited sense of place as result of the mixed residential development present. Overall the landscape of LCA 26 is considered to be in good condition with a network of hedges and woodland including garden vegetation within and around the village. The sensitivity is overall considered to be moderate. The settlement of Brabourne Lees is noted as contributing little to local distinctiveness and sense of place, but there are pockets of historic pastoral landscape associated with hilly topography. Guidelines for the area indicate control of the further development and suburbanisation within the settlement and avoiding development on higher/most visible ground. Guidelines also recommend that for development vernacular styles and materials should be conserved and utilised together with sympathetic fencing types.
- 4.3 Landscape value of LCA 26 is considered to be Medium. However, the susceptibility to change and overall sensitivity is considered to be Low to the introduction of four additional bungalows in the proposed location adjacent to the existing village structure.
- 4.4 Adjacent Landscape Character Areas to the west include LCA: 53 Game Rearing Farmlands and LCA: 54 Hatch Park which contain the Grade II Historic Park and Garden, Hatch Park. Key characteristics and sensitivities are also listed below in Table 4.1. However, for both LCA 53 and 54 the closest part of the character areas to the Site are at their edge and include few of the key characteristics that are typical of the character areas as a whole. Within the zone of visual influence, the landscape character within LCAs 53 and 54 share similarities with those of LCA 26. Furthermore, as the proposed development is relatively small scale and located entirely within LCA 26 the influence upon LCA 53 and 54 and its key characteristics would be both indirect and very limited.

Table 4.1: Landscape Character

Landscape Character Area	Relevant Key Characteristics, Condition & Sensitivity, and Guidelines	Landscape Sensitivity: Value	Landscape Sensitivity: Susceptibility to Change from dwellings	Overall Landscape Sensitivity
<p>LCA 26: Brabourne Lees Hilly Farmlands.</p>	<p>Key Characteristics:</p> <ul style="list-style-type: none"> • Hilly topography • Strong sense of enclosure provided by woodland blocks, hedgerows, landform and settlement • Pasture for horses and livestock • Chestnut coppice and evergreen woodland blocks • Recent development within Brabourne Lees • Large, historic farm houses to the south amid a parkland landscape of pasture and isolated trees <p>Brabourne Lees is located around a grassed village green which is noticeably on a rise above the surrounding countryside. The village extends along a number of busy but minor roads and properties are mostly recent houses and bungalows, the style of which is often replicated providing a limited sense of place. Houses are densely positioned along the roads and a series of closes stem off the main highways.</p> <p>Condition and Sensitivity:</p> <p>The hilly landscape and the irregular field pattern and means of enclosure provide an incoherent pattern of elements. Corrugated barns and modern housing, do not support local vernacular or contribute to local distinctiveness, comprise visual detractors</p> <p>Lack of intensive arable farmland and the network of hedgerows, tree clusters and coppice woodland blocks, along with garden vegetation, provide a coherent ecological network.</p> <p>Whilst the chestnut coppice blocks and native hedgerows are distinct features which provide an element of continuity across the landscape, the settlement of Brabourne Lees and its buildings contribute little to local distinctiveness and sense of place.</p> <p>There are distinctive pockets of historic, pastoral landscape, which comprise small hedgerow enclosed fields across a distinctly hilly topography.</p> <p>The hilly topography and intermittent tree cover provide high visibility in places, although visual enclosure is common on lower ground.</p> <p>Overall the landscape is in Good Condition and has a Moderate Sensitivity</p>	<p>Medium</p>	<p>Medium</p>	<p>Medium</p>

	<p>Guidelines:</p> <ul style="list-style-type: none"> ◆ Control further development, and suburbanisation, within Brabourne Lees ◆ Avoid development on higher, most visible, ground ◆ Conserve and appropriately manage woodland blocks and chestnut coppice ◆ Conserve the pastoral, hedgerow enclosed landscape ◆ Conserve vernacular building styles and materials ◆ Encourage the use of local building materials and styles ◆ Encourage sympathetic fencing types ◆ The overall guidelines for the area are to Conserve and Reinforce the landscape 			
<p>LCA 53 BL2 Game Rear Farmlands</p>	<ul style="list-style-type: none"> ◆ Undulating farmland with scattered farmsteads and distinctive pattern of linear treecover and copses. Large productive arable fields have lost some internal field boundaries ◆ Woodlands comprise various mixed plantation woodlands ◆ Lanes are sunken and winding and in places bounded by species rich mature hedgerows ◆ Series of springs and associated streams with flushes of willow and wet meadows with rough pasture ◆ M20 in cutting to southern edge <p>Condition = moderate/high</p> <p>A coherent and distinctive pattern of large undulating arable fields defined by copses and linear tree cover. The Woodlands, lanes, springs and wet meadows provide a good network; for natural habitats.</p> <p>Sensitivity = moderate/high</p> <p>There is a feeling of continuity over time and strong sense of place. Visibility is variable but tends to be intermittent and local where undulating landform and tree cover or hedges present</p> <p>Landscape Strategy = Conserve and Restore</p>	<p>Medium</p>	<p>Medium/High</p>	<p>Medium</p>
<p>LCA 54 BL3 Hatch Park</p>	<ul style="list-style-type: none"> ◆ Deer Park with woods, springs, lakes and pasture-some conversion to arable to south ◆ Veteran trees remain-north. The Park is designated SSSI ◆ M 20 in cutting to southern edge-noise impacts onto area <p>Condition = high</p> <p>Deerpark with largely intact incoherent pattern of elements which is a distinctive and of ecological and cultural value</p> <p>Sensitivity = moderate/high</p> <p>This is a historic landscape has a strong sense of place. Visibility is intermittent but with extensive views from higher parts of the North Downs</p> <p>Landscape Strategy = conserve</p>	<p>Medium</p>	<p>Medium/High</p>	<p>Medium</p>

5 SITE LANDSCAPE FEATURES

5.1 The Site comprises an open area of improved amenity grassland, currently forming part of the wider demise of The Plough Inn. The main site area is broadly level sloping slightly down from the east to the west. To the north the Site is bounded by mature trees and hedgerows, both within private gardens and adjacent fields. The northern section of the eastern boundary is marked by a number of individual residential properties, including Tamarisk, Lees House and Providence Cottages whose boundaries are marked by the combination of established trees and garden fences. The southern section of the eastern boundary is marked by the Plough Inn and the enclosed pub garden. To the southern boundary there is an access track leading both into the Site and also down to an area of allotments which are located to the west of the Site. To the south of the track is a mature hedgerow, including a number of hedgerow trees. Between the allotments and the Site is a steep bank that is well-vegetated by mature scrub. The proposed access to the site is from Lees Road to the south of The Plough Inn. To the north the tracks are a few mature trees that form a significant feature close to The Plough Inn which are covered by a Tree Preservation Order and include two ash and a willow. The character of the site is illustrated by Viewpoints A, B and C are taken from within the site as shown on Figure 03.

5.2 A description of the Site landscape features and their sensitivity is set out in Table 5.1.

Table 5.1: Site Landscape Features

Site Feature	Description	Landscape Sensitivity: Value	Landscape Sensitivity: Susceptibility to Change from small residential development	Overall Landscape Sensitivity
Trees	<ul style="list-style-type: none"> Mature trees (ash and sycamore) are located along the northern boundary largely within the garden of The Cottage. Further trees are located on part of the eastern boundary with Tamarsik and The Lees. 	Moderate	High	Medium
	<ul style="list-style-type: none"> Four trees within close proximity to The Plough are covered by a TPO. Three are to the south, including two ash and a willow. A mature scots pine is located to the north-east boundary on Lees Road, although this tree has lost its top in part due to the presence of an electricity cable. All four trees are located outside the proposed development site but two to the south are close to the proposed access and the access drive appears to pass through the root protection area. 	High	High	High
		High	High	High

Site Feature	Description	Landscape Sensitivity: Value	Landscape Sensitivity: Susceptibility to Change from small residential development	Overall Landscape Sensitivity
	<ul style="list-style-type: none"> A further group of trees also covered by a TPO are located to the south of the Site beyond the access track leading to the allotments. These would be unaffected by the development. 			
Hedges	<ul style="list-style-type: none"> The western boundary is marked by an area of native shrubs including hawthorn and bramble scrub. This has been partly cut back. 	Medium	Medium	Medium
Grassland	<ul style="list-style-type: none"> The majority of the site comprises improved amenity grassland 	Medium	High	Medium
The Plough PH	<ul style="list-style-type: none"> The Plough Inn is a 1.5 storey building. The property's principal facade faces Lees Road and is set back from the road by c 10-15m with parking provided for customers to the front. An enclosed garden and small play area is located to the north of the public house. There is a wider informal garden area to the west of The Plough extending towards the Site. 	Medium	High	Medium

6 VIEWS

- 6.1 Figures 02 and 03 show the position of a number of representative viewpoints from where it is possible to see the Site from public locations within c 1km distance. The nine selected viewpoints provide a range of geographical locations and receptor types within the visual envelope and are illustrated by the photographs 1-9 in Appendix 1 and described below in Table 6.1.
- 6.2 For a development of the scale proposed it is considered that from more distant views beyond 1 km there would be a Negligible effect on users of rights of way and from other public locations. Various locations including from the North Downs escarpment were visited as part of the ground truthing to confirm this. From such locations the village of Brabourne Lees as a whole can be identified, but the Site is too small to be readily perceptible to the viewer.

Table 6.1: Representative Views

Viewpoint & Location	Receptor Type	Description	Visual Sensitivity: Value	Visual Sensitivity: Susceptibility to Change from small residential development	Overall Visual Sensitivity
1 - Lees Road	Motorist/ pedestrian	The view faces The Plough Inn which is the primary feature beyond the frontage car park. To the right of the public house there is a view over the pub garden and then towards the Site, the majority of which is lower and just visible through a picket fence. The tall scrub to the west of the Site boundary is also visible. Beyond this are various layers of vegetation to field boundaries and more distant views to the west over the countryside towards woodland blocks to the edge of Hatch Park	Medium	Medium	Medium
2-Lees Road	Motorist/ pedestrian	A view into application Site at the proposed access. There is an existing hedge to the left of the view and the TPO trees to the immediate south of The Plough which front Lees Road. The southern part of the Site can be seen as can the tall scrub to the west of the Site boundary. Beyond this are layers of vegetation to field boundaries, woodlands and more distant views to the North Downs at c. 3-4km	Medium	Medium	Medium

Viewpoint & Location	Receptor Type	Description	Visual Sensitivity: Value	Visual Sensitivity: Susceptibility to Change from small residential development	Overall Visual Sensitivity
3 - Lees Road	Motorist/ pedestrian	A view along Lees Road street scene within village looking north. The Plough Public House is visible to the left of the view. The Site is contained behind a privet hedge and TPO trees immediately south of The Plough. Footpath AE284 leads west from this point. There are framed distant views northwards to North Downs at the end of Lees Road on the skyline	Medium	Medium	Medium
4 - Lees Road	Motorist/ pedestrian	A view from wide verge along Lees Road near access to Mountbatten Way. The Plough is visible to the left of the view and No 1 and No 2 The Cottage (Providence Cottages) to the right. Views into the Site and distant countryside are precluded by the intervening built forms.	Medium	Medium	Medium
5 - AE284	Pedestrian	A view at junction of Footpaths AE282 and AE284 looking north-east up towards the Site. A small paddock is beyond the right of way and drive leading to Pemsey Farm. Mature TPO trees and associated hedges are located to the south of the Site and preclude views in summer into the Site. Part of the roof of The Plough is just visible above the tree line.	Medium	High	High
6 – AE284	Pedestrian	A view from Footpath AE284 looking north-east towards the Site. A paddock is located in the foreground which is then bounded by mature trees and further trees and hedges to the southern boundary of the Site. Together these preclude views in summer into the Site.	Medium	High	High
7 – AE282	Pedestrian	A view from track leading to Brockham Farm and following AE282. There are various views and glimpses back towards Brabourne Lees from this route. The selected viewpoint is relatively open due to the post and wire fence to the edge of the track. A few buildings can be seen on the relatively higher ground around Lees Road. The first floor and roof of No1 and No2 The Cottage (Providence Cottages) is visible above the vegetation as also is Skomer and Patric House off Orpins Close. The Plough is more hidden by vegetation from this location. The	Medium	High	High

Viewpoint & Location	Receptor Type	Description	Visual Sensitivity: Value	Visual Sensitivity: Susceptibility to Change from small residential development	Overall Visual Sensitivity
		<p>allotments to the west of the Site are also partly visible above boundary hedging.</p> <p>Overall the presence of vegetation associated with the village edge is a strong characteristic which helps contain the built form visible in the summer months.</p>			
8 – AE278	Pedestrian	<p>A view from Public footpath AE278 looking east towards Brabourne Lees. This is an open aspect within a field of pasture. A few buildings within Brabourne Lees can be seen on the relatively higher ground around Lees Road, including the larger detached houses to the north (left) and the roofscape of properties referred to above in Viewpoint 7. However, at this distance the existing built forms in the village are well contained and assimilated by the mature layers of vegetation comprising trees and hedges.</p>	Low	High	Medium
9 – AE294A	Pedestrian	<p>A view from Public footpath AE294A looking south-east towards Brabourne Lees. This is an open aspect within a field of pasture. The three larger detached houses on Lees Road to the north: Plovers, Buttonwood Barn and Fairhaven are the most noticeable properties. One or two other properties within the core of the village are just visible beyond and within the mature vegetation associated with the village edge. The Site is not visible but the upper section of one of the structures in the allotments is partly visible.</p>	Low	High	Medium

7 PROPOSED DEVELOPMENT AND LANDSCAPE PROPOSALS

- 7.1 The proposed development would comprise four single storey detached houses with separate parking structures, some enclosed garages and some open sided structures. The proposals are illustrated on Drawing Numbers 736:SK08 'Proposed Site Plan' and 736:SK09 'Proposed Site Sections' by CDP Architecture Ltd. The landscape Strategy as described below is shown on Figure 04.
- 7.2 The access road leads from Lees Road to the south of the Plough Inn and then turns to run northwards close to the eastern boundary of the Site. The proposed dwellings face towards the access road and would also be seen fronting views from the approach into the Site and from Lees Road and within the garden of The Plough Inn.
- 7.3 The maximum height of the bungalows would be 5.5m to the ridge. The style of the properties represents a mix of traditional vernacular styling with more contemporary elements and interpretations such as feature windows extending into the roof void (units 2 and 3) and detached chimney (unit 1), the latter of which references a similar chimney on The Plough.
- 7.4 The proposed layout and scale of buildings aims to produce a sympathetic development close to the edge of the village. The ground level of the proposed dwellings is approximately 2-3m lower than Lees Road (c.82- 83 m compared with 85 m AOD). This in combination with single-storey dwellings with pitched and hipped roofs reduces the scale of development, making it subordinate to the existing dwellings viewed from Lees Road and in the context of The Plough Inn. The scale of the bungalow also reduces the effect on the edge of village location. The relatively modest height and scale of built form would allow for the views towards the wider countryside the west to be partly retained from Lees Road. In addition, a gap in the frontage between units 1 and 2 would allow for the most public view from Lees Road to the countryside (LVA Viewpoint 1) to be relatively unaffected by the introduction of built form.
- 7.5 Proposed building materials include a mix of traditional materials, including red and buff brick, clay and slate tiles and weather board cladding to sections of the elevations (units 1, 3 and 4).
- 7.6 The external proposals would include: a private access road; individual driveways, small front gardens; enclosed rear gardens; and a retained landscaped verge to the rear of the Plough Inn.
- 7.7 Planting proposals would comprise the following elements:
- Native hedge and individual trees to the boundary to the east of the access road. This would be clipped at a c 1.2m height which would provide enclosure to the development, but still allow for distant views across the site from Lees Road.

- A grass verge would be provided between the hedge and access road. Most of this would be regularly mown. However, a length would be left as long grass as a suitable corridor linking the proposed reptile receptor site located to the east of the new hedge and the Plough Inn.
- Low level shrub planting to the front of properties.
- Infill hedge planting and intermittent tree planting with native species e.g. field maple, hawthorn and cherry to the western boundary, within rear gardens to strengthen the existing native vegetation between the development the allotments, thereby filtering inward views from the rights of way within countryside to the west.
- Native hedge to the southern boundary of unit 1 to screen views from the access track to the allotments

7.8 The proposed development would retain the existing boundary trees and hedges and the TPO trees within the grounds of The Plough Inn and to the northern boundary. The access road appears to pass within the root protection area (RPA) of three trees along the first part of the access road (including two TPO trees - one ash and one willow). The access road should be constructed using a 'no dig' construction to avoid damage to tree roots. The alignment of the proposed road south of The Plough Inn is already partly compacted and thus a no-dig solution should be suitable. The method could be agreed by way of a planning condition.

8 EFFECTS ON LANDSCAPE CHARACTER AND LANDSCAPE FEATURES

8.1 The effect on landscape character is based on the LCAs described within Section 4 above and as detailed in Table 8.1 below. There is considered to be a Minor Adverse effect at Year 1 on the host LCA 26 Brabourne Lees Hilly Farmlands and Minor Neutral effect at summer Year 15. This is due to the relatively small modest scale of the development on an edge of village location. While the Site is understood to be located in the open countryside in planning terms, in landscape character terms the Site is relatively enclosed by vegetation and closely related to the village structure. Other small closers extend a similar distance to the west south of the Site. Also, the presence of the urban fringe character of the allotments to the west the site makes the Site more strongly associated with the village.

Table 8.1: Effects on Landscape Character Areas

LCA	Sensitivity	Description of Effect	Year 1 – Winter					Year 15 - Summer				
			Size/scale	Geograph.Inf.	Duration/Rev	Magnitude	Significance	Size/scale	Geograph.Inf.	Duration/Rev	Magnitude	Significance
LCA 26: Brabourne Lees Hilly Farmlands.	Medium	<ul style="list-style-type: none"> The proposed development would be located to the north-west of the LCA, adjacent to the village of Brabourne Lees which occupies a large proportion of the LCA. The proposals would retain the existing hedgerows and trees as a form of enclosure, a key characteristic of the LCA. The Site is situated on the fringe of Brabourne Lees, which has experienced recent development. The proposals single-storey dwellings would form a small close set back from Lees Road and would be in keeping with others small-scale developments within the village. The style of housing would reference some of the more traditional vernacular properties and materials in accordance with the guidelines in the LCA, with some contemporary elements. The proposed development would be enclosed to the west by the allotments and to the north east and south by existing development. The Site avoids the highest, most visible ground in the locality and is thereby in accordance with LCA guidelines. The height, and position of the buildings would ensure a subservient relationship with existing development. Hedgerows surrounding the Site would be conserved, as outlined in the landscape management guidelines with additional tree planting to the western boundary. 	Low	Low	Very High	Low	MINOR ADVERSE	Low	Low	Very High	Low	MINOR NEUTRAL

LCA	Sensitivity	Description of Effect	Year 1 – Winter					Year 15 - Summer				
			Size/scale	Geograph. Inf.	Duration/Rev	Magnitude	Significance	Size/scale	Geograph. Inf.	Duration/Rev	Magnitude	Significance
LCA 53 BL2 Game Rearing Farmlands	Medium	<ul style="list-style-type: none"> The development would have a very modest indirect visual effect on locations to the eastern edge of the LCA, including rights of way AE278 and AE295 Outward views towards Brabourne Lees are not noted as a key characteristic feature and the effect of introducing 4 single-storey properties within the context of an existing well vegetated settlement edge is considered to be Negligible 	Very Low	Very Low	Very High	Negligible	NEGLECTIBLE	Very Low	Very Low	Very High	Negligible	NEGLECTIBLE
LCA 54 BL3 Hatch Park	Medium	<ul style="list-style-type: none"> The development would have a very modest indirect visual effect on locations to the eastern edge of the LCA, including rights of way AE278 and AE282 Outward views towards Brabourne Lees are not noted as a key characteristic feature and the effect of introducing 4 single-storey properties within the context of an existing well vegetated settlement edge is considered to be Negligible 	Very Low	Very Low	Very High	Negligible	NEGLECTIBLE	Very Low	Very Low	Very High	Negligible	NEGLECTIBLE

8.2 The magnitude and significance of the changes to landscape features are set out in Table 8.2 below. The only major change to the site feature would involve the loss of the amenity grassland on the Site area. This is unavoidable in order to complete the development. However, this grass feature is not considered to be of particular value or sensitivity from a landscape character/feature perspective. The access road would affect the RPA of three trees. However, this could be addressed by the use of a suitable no-dig construction access road which would be a non-adopted road.

Table 8.2: Effects on Site Landscape Features

Site Feature	Sensitivity	Description of Effect	Year 1 – Winter					Year 15 - Summer				
			Size/scale	Geograph.Inf.	Duration/Rev	Magnitude	Significance	Size/scale	Geograph.Inf.	Duration/Rev	Magnitude	Significance
Trees	High	<ul style="list-style-type: none"> The trees outside and boundary the site would be retained without any loss. A suitable no-dig construction would be required for three trees and tree protection located and insisted by way of a suitable planning conditions 	Low	Low	Very High	Low	MODERATE	Low	Low	Very High	Low	NEGLECTIBLE
Hedges	Medium	<ul style="list-style-type: none"> The existing hedges would be retained without any loss 	No Change	No Change	Very High	No Change	NO CHANGE	No change	No change	Very High	No change	NO CHANGE
Grassland	Medium	<ul style="list-style-type: none"> The existing amenity grassland would be removed to create the proposed houses and hardstanding areas. Soft landscaping would be included within the development both along the access road including the verge towards The Plough and within private gardens. This would provide offset the initial adverse effects due to construction by Year 15. 	Very high	Very high	Very High	Medium	MAJOR ADVERSE	Medium	Medium	Very High	Medium	MODERATE
The Plough PH	Medium	<ul style="list-style-type: none"> The Plough Inn would physically remain unchanged by the development. The current frontage and enclosed pub garden would be retained, together with the wider public garden to the rear of Providence Cottages. The development would include measures to avoid the loss of TPO trees There will be a modest effect on the setting of The Plough as seen from Lees Road and from the rear of the pub garden. 	Low	Medium	Very High	Medium	MODERATE ADVERSE	Low	Medium	Very High	Medium	MODERATE NEUTRAL

9 EFFECTS ON VIEWS

9.1 The effects on the representative viewpoints are set out below in Table 9.1.

Table 9.1: Effects on Views

View/Location	Sensitivity	Description of Effect	Year 1 – Winter					Year 15 - Summer				
			Size/scale	Geograph.Inf.	Duration/Rev	Magnitude	Significance	Size/scale	Geograph.Inf.	Duration/Rev	Magnitude	Significance
1	Medium	<ul style="list-style-type: none"> The proposals would constitute a moderate change to the view in Winter Year 1. The proposed residential dwellings would be partly visible, within the view towards the open countryside beyond. Some of the existing distant view would be retained by the positioning and design of the buildings to allow a framed view out towards the field boundaries and woodland blocks to the edge of Hatch Park. The houses would be visible in the context of other built form including The Plough and residential properties on Lees Road. The proposed houses would be lower, and smaller in scale. By Summer Year 15, there would be limited difference to the view from Winter as the established planting would be maintained low to allow for the distant views. 	Medium	Medium	Very High	Medium	MODERATE ADVERSE	Medium	Medium	Very High	Medium	MODERATE ADVERSE
2	Medium	<ul style="list-style-type: none"> The proposed housing would create a change to the view in Winter Year 1 due to the introduction of a paved access road to the new development and visibility of Unit 1 set lower down on the Site. The distant view to the North Downs would be partly retained with Unit 1 visible within this incidental framed view. The main focus of the viewpoint is The Plough and along Lees Road Therefore there would be a small change to the view. By Summer Year 15, there would be little change from Winter Year 1 other than the establishment of garden planting within Unit 1 	Low	Low	Very High	Low	MINOR ADVERSE	Low	Low	Very High	Low	MINOR NEUTRAL
3	Medium	<ul style="list-style-type: none"> The proposals would constitute a minimal change to the view due to significant screening from an existing privet hedge, TPO trees and The Plough Public House. To the west of the TPO trees and beyond the privet hedge the roofline of proposed housing may just be visible particularly in the winter months. By Summer year 15, the proposed development would possibly be just perceptible 	Low	Low	Very High	Low	MINOR NEUTRAL	Very Low	Very Low	Very High	Very Low	NEGLECTIBLE NEUTRAL

View/Location	Sensitivity	Description of Effect	Year 1 – Winter					Year 15 - Summer				
			Size/scale	Geograph. Inf.	Duration/Rev	Magnitude	Significance	Size/scale	Geograph. Inf.	Duration/Rev	Magnitude	Significance
4	Medium	<ul style="list-style-type: none"> The proposals would constitute no change to the view due to the screening of the Site by built form along Lees Road and existing vegetation. 	No change	No change	No change	No Change	NEGLIGIBLE	Major change	No change	No change	No Change	NEGLIGIBLE
5	High	<ul style="list-style-type: none"> The proposals would possibly constitute a low change to the view in Winter Year 1 due to the filtered views into the proposed buildings on the Site through the intervening ritual vegetation at 40m from the Site boundary. At Summer Year 15, the intervening vegetation in full leaf would screen the Site, resulting in a negligible change to the view. 	Low	Medium	Very High	Low	MINOR ADVERSE	Very Low	Medium	Very High	Negligible	NEGLIGIBLE NEUTRAL
6	High	<ul style="list-style-type: none"> The proposals would possibly constitute a low change to the view in Winter Year 1 due to the filtered views into the Site through the intervening deciduous vegetation to the south-west of the Site. At Summer Year 15, the intervening vegetation in full leaf would screen the Site, resulting in a negligible change to the view. 	Low	Medium	Very High	Low	MINOR ADVERSE	Very Low	Low	Very High	No Change	NEGLIGIBLE
7	High	<ul style="list-style-type: none"> The proposals would constitute at most a low change to the view in Winter Year 1 due to the filtered views into the Site through the vegetated field boundaries to the roofs of the proposed dwellings seen beyond the allotments and below the houses on Lees Road At Summer Year 15, the intervening vegetation in full leaf would largely screen the proposed development on the Site, with some glimpsed views above and through gaps in the hedgerow, resulting in a Very Low change to the view. 	Low	Low	Very High	Low	MODERATE ADVERSE	Very Low	Low	Very High	Very Low	MINOR NEUTRAL
8	Medium	<ul style="list-style-type: none"> The proposed housing would result in a low change to the view in Winter Year 1 due to glimpsed views through gaps in the vegetated field boundaries to the roofscape of the proposed dwellings. The effects would further reduce by Summer Year 15. 	Low	Low	Very High	Low	MINOR ADVERSE	Very Low	Low	Very High	Very Low	NEGLIGIBLE

View/Location	Sensitivity	Description of Effect	Year 1 – Winter					Year 15 - Summer				
			Size/scale	Geograph. Inf.	Duration/Rev	Magnitude	Significance	Size/scale	Geograph. Inf.	Duration/Rev	Magnitude	Significance
9	Medium	<ul style="list-style-type: none"> The proposals would constitute a low change to the view in Winter Year 1 due to the filtered views into the Site through the vegetated field boundaries. At Summer Year 15, the intervening vegetation in full leaf would more fully screen the proposed dwellings with a negligible magnitude of change. 	Very Low	Low	Very High	Low	MINOR	Very Low	Very Low	Very High	Negligible	NEGLIGIBLE

- 9.2 The visual effects are overall relatively limited from public locations. The greatest effects would be from Viewpoints 1 and 7. Viewpoint 1 is from Lees Road and has a short-framed view to the wider countryside. The proposed units 1 and 2 would be visible in the view but set lower down the slope. It is anticipated there would still be a distant view to the countryside retained. Viewpoint 7 is from footpath AE282 and comprises (together with the less frequented Viewpoint 8 on AE278) the most open view from the wider countryside. However, the village is set in mature vegetation and built forms are only partially seen. The roofs of the bungalows may be partly visible but would represent a small change in the view.
- 9.3 Effects on residential properties would be limited due to the enclosing vegetation, orientation or presence of other houses. The two properties with the relatively greatest view are No1 and 2 Providence Cottages which are enclosed at ground level but have first floor views over the site. However, the effect on these two houses would not be unacceptable in terms of residential amenity due to the relative height, distance and scale.

10 SUMMARY AND CONCLUSION

- 10.1 The proposed development is for four single storey houses on the edge of Brabourne Lees. The development would be located on a relatively level area of grassland located to the rear of The Plough Inn off Lees Road. The Site is enclosed by tree cover and hedges to the north and south and partly to the east, with rear gardens also providing partial enclosure along the boundary. To the west the site abuts an area of allotments with the boundary being marked by an area of scrub vegetation on the steep bank.
- 10.2 The Site is located within Landscape Character Area 26 Brabourne Lees Hilly Farmlands as defined within the Ashford Landscape Character Assessment. The LCA is identified as having Good condition and they Moderate sensitivity. However, the settlement of, Brabourne Lees is considered to contribute little to the local distinctiveness and sense of place of the area. The overall strategy is to Conserve and Reinforce the landscape.
- 10.3 Settlement of Bracknell Lees is located on an area of relatively higher ground although from a number of locations the presence and extent of the settlement is contained by vegetation to its fringes. Beyond the settlement, the landscape has a rolling landform, with mixed arable and grassland and well-defined field pattern, with a strong presence of hedgerows and mature trees.
- 10.4 The Site is relatively contained from public views. The closest public views are from Lees Road to the east. Views towards the site are largely seen in the context of The Plough Inn and other frontage development along Lees Road. There are localised framed views towards the Site and also beyond the Site to the undulating landscape to the west, including views to the North Downs to the north-west.
- 10.5 Other public views are available from rights of way to the south and west of the site. In a number of these hedgerows and tree cover strongly filters views e.g. to the south. The more open views across the countryside from the west, including from footpath AE282 and AE278. In views from the north-west the enclosing vegetation around the site provides visual containment.
- 10.6 The proposal is for a relatively modest grouping of four bungalows, accessed via a close leading from Lees Road, just south of The Plough. The Site, is set some 2-3m below Lees Road and hence the proposed dwellings would be relatively modest in scale when seen from public viewpoints. The styling of the buildings largely draws from the local vernacular in terms of scale and materials.
- 10.7 Impact on LCA 26 is assessed as being Minor. This is a combination of a Medium susceptibility to change and sensitivity with a Low magnitude of change. The development would introduce a small number of single story properties within the context of a large village comprising a mix of residential styles. Is considered that the local character of the Site has a High capacity to accommodate the scale

and nature of the proposed change. The effect on other local landscape character areas to the west is Negligible.

- 10.8 The effect on Site features is modest, with no loss of mature trees or hedgerow features. The only loss will be the area of improved grassland on which the Site is located.
- 10.9 The effect on views would result in an at worst a Moderate adverse effect on the viewpoint on Lees Road in front of The Plough (Viewpoint 1). The framed view to the open countryside to the right of the public house will experience the introduction of two additional properties. However, a gap would still be retained between these properties and the relatively small scale and lower elevation of the built forms and hipped roof would be sympathetic to the location still allowing for distant views out to the countryside. Other views from Lees road are considered to have a Minor adverse effect. The other location with a Moderate adverse effect at Year 1 would be from a section of public footpath AE282 (Viewpoint 7). In the winter months the roofscape of the properties would be identifiable beyond the allotments. However, the properties would be of a modest scale and would have some sympathies with other built forms seen on higher ground beyond this Site. The impact on views from this footpath and other footpaths and the area would all be moderated by the extent of intervening hedgerows and hedgerow trees that provide containment and visual enclosure. These were assessed together with the landscape proposals in restricting the visual impact of the proposed development.
- 10.10 In summary it is considered that the scale of development would be modest and in sympathy with the character of the local area. There will be no unacceptable landscape or visual impacts.

Appendix 1: Methodology

1 SCOPE AND PROCESS

Introduction

- 1.1 Landscape and visual assessment involves a combination of quantitative and qualitative considerations within a framework that allows for structured, informed and reasoned professional judgment. The Guidelines for Landscape and Visual Impact Assessment (GLVIA), Third Edition, forms the current nationally recognized professional guidance tool. The GLVIA reflects current legislation and professional experience over many years of undertaking landscape and visual assessments. This methodology follows the principles recommended within GLVIA Third Edition as part of the assessment process.
- 1.2 Whilst the process of assessment is often referred to as a Landscape and Visual Impact Assessment, it is important to understand the difference between 'impact' and 'effect'. 'Impact' is defined as the action being taken and 'effect' as the change resulting from the action. The changes resulting from the implementation of the Development form the main consideration of this assessment and thus the word effect is mainly used. The two main components are:
- ◆ landscape effects - assessing effects on the landscape as a resource in its own right;
 - ◆ visual effects - assessing effects on specific views and the general amenity of the view.
- 1.3 An assessment of the existing situation and the effects of the proposals is carried out in relation to the following geographical extents:
- ◆ national and regional scale landscape character and the wider visual setting;
 - ◆ county and district scale landscape character and the local visual setting; and
 - ◆ the Site and more immediate landscape and visual setting.
- 1.4 The spatial scope of the landscape and visual assessment covers a detailed study area of approximately 1km radius from the Site. This is based on the initial results of a desktop study reviewing location, topography and nature of the development. This desk based work is then verified as part of the field survey.
- 1.5 The likely effects of the proposed scheme were assessed in terms of the degree of change on completion of the works in the first year (Year 1) in winter and after a period of 15 years (Year 15) in summer. The field survey and assessment was carried out in July 2017 and a correlation made as to what the predicted effects would be in winter. An assessment in Year 15 enables the

effectiveness of the proposed planting and soft works mitigation measures to be determined over a sufficient period for the proposals to have established and delivered their intended objectives in a meaningful way. Between Years 1 and 15 the proposed planting will be in the process of meeting these objectives and a correlation over this span of time can be made as to the extent to which this has been partially achieved. Beyond 15 years, trees can be expected to continue to grow to reach their mature height, and thus potentially provide increased mitigation in later years.

1.6 The assessment uses the following process for both landscape and visual effects, as set out in the GLVIA:

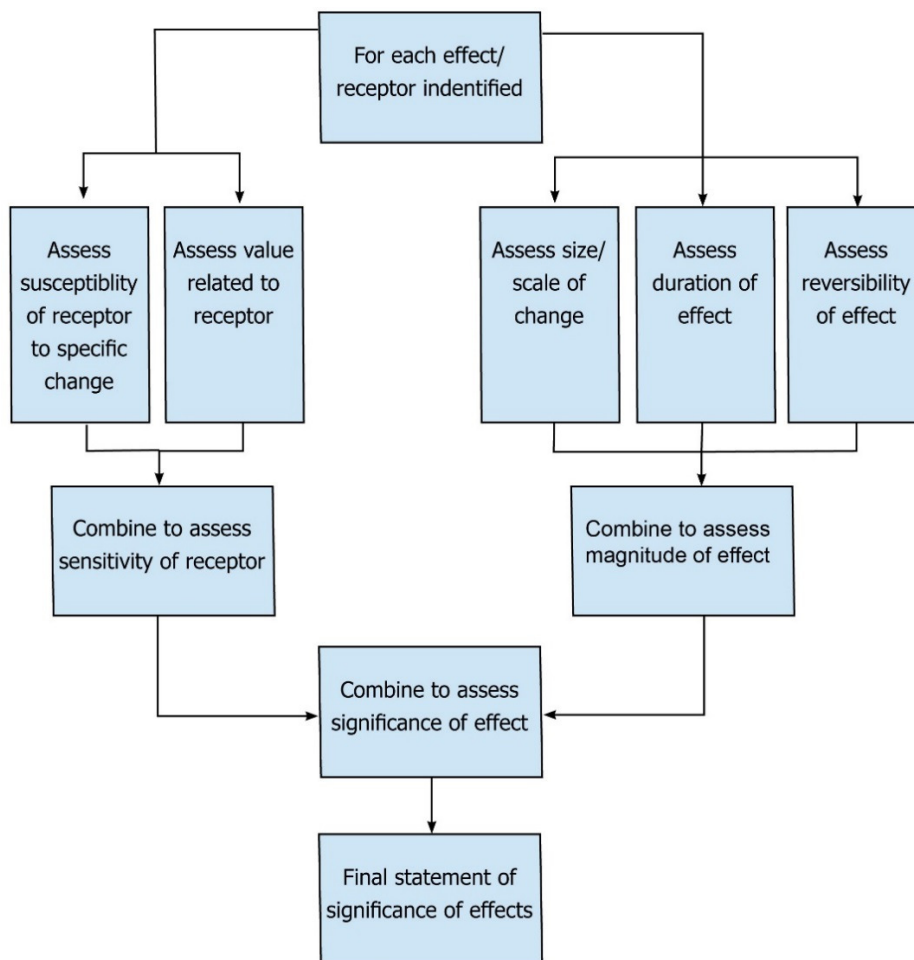


Figure A1 - Assessing the significance of effect

Viewpoint Analysis and Assessment

1.7 The extent of visual influence of the Development is described as the Zone of Visual Influence (ZVI). This area is identified in two stages. First an initial desk based study of landform, major vegetation and built form is carried out and second an assessment in the field. The field work includes walking the Site and observing locations that are visible beyond the Site and then checking

this by visiting the locations beyond the Site where publicly accessible. The extent of the ZVI is therefore progressively determined and fine-tuned.

- 1.8 The site assessment was undertaken in July 2017. In order to help determine whether features of the proposed development would be visible from mid to long distance views, existing features in the surrounding landscape were used as reference points and binoculars used to help determine the relative scale to features within the Site.
- 1.9 To assist the reader, viewpoints are provided to demonstrate the range of available views for a variety of receptors, and geographical locations. The GLVIA refers to three types of viewpoint, which are set out and utilised as described below.
- ◆ **Representative Viewpoint** – provides a viewpoint that may be considered as typical or similar to a particular location and where the significant effects are unlikely to differ. It therefore can be considered as being representative of other views e.g. from a PROW or group of houses. Where the viewpoint is not representative of a neighbouring visual receptor, and there would be different significant effects, this is stated within the text.
 - ◆ **Specific Viewpoint** – illustrates a particular noteworthy or key view. This may be a promoted viewpoint or from a specific visitor attraction, tourist destination, statutory landscape designation, or particular locally valued recreational or cultural landscape associations.
 - ◆ **Illustrative Viewpoint** – provided to demonstrate particular features, effects or issues. These are used to illustrate: particular Site features; the extent of visibility from within the Site from non-publicly accessible locations; or features that prevent views from certain locations.
- 1.10 A range of representative viewpoints are selected to assess the available views at a variety of different geographical locations, distances and receptor experiences (refer to Appendix 2) Viewpoint locations include public rights of way, roads and public open space. Viewpoints are provided to help appreciate and then describe the views available, identify features within the view, define the location and extent of the Site within the view, and to provide a visual record. On the photographs, the location and extent of the Site is indicated to help the reader.
- 1.11 The assessment of views includes the detailed consideration of:
- ◆ the proximity of the visual receptor to the proposed development;
 - ◆ the extent of visibility or proportion of the proposed development visible within the wider context of the view;

- ♦ the nature and complexity of the existing view and any changes that would affect the skyline;
- ♦ elements within the view that may detract from or add to its quality;
- ♦ the extent to which the proposed development occupies the view, and whether a framed view, glimpsed or panoramic view; and
- ♦ whether the view would be experienced from a specific fixed location or whether it would form part of a sequence of views when the viewer would be moving, and if from a fixed location, such as a window, whether the proposed development would form the central focus of the view or a more oblique outlook.

1.12 A variety of visual receptors are assessed with a focus on those who are most likely to be concerned about changes to views.

Photography and Site Work

1.13 Photographs are taken using an Olympus digital single lens reflex camera with a fixed 25mm lens. The camera has a focal length multiplier of 2, making the 25mm focal length equivalent to a 50mm focal length lens on a manual 35mm film SLR camera. The horizontal field of view in landscape format from a single frame shot is approximately 40 degrees.

1.14 The camera is rotated in increments to allow a reasonable proportion of overlap of photographs to create a join that is as accurate as possible.

1.15 The photographs were taken in good weather and visibility. Wherever possible photographs are taken with the sun behind or to one side of the view to prevent overexposure and high contrast of photographs or features appearing in shadow.

1.16 The panoramic photographs are stitched together using an Adobe Photoshop Plugin (Photomerge). Exposure and levels are adjusted to ensure a smooth transition between the photographs.

2 CRITERIA AND CATEGORIES: LANDSCAPE

2.1 The assessment includes a description of the existing landscape elements including topography, vegetation, landform, land uses and infrastructure of the landscape and provides an assessment of the effects of the Development. The national landscape character areas provide a useful basis for setting the scene and to understand where the broad scale of the landscape at the national context. The primary source assessing landscape character is based on district scale character areas. The key characteristics that form the landscape are identified, including the individual elements, aesthetic aspects and perceptual aspects, and their condition identified. An assessment

of effects on the Site itself is made predominantly in relation to change/loss of the individual landscape features.

2.2 In determining the significance of effects on the landscape, sensitivity is determined for each: landscape feature within the Site; and landscape character area that would be affected. This is combined with the magnitude of change arising from the proposed development to determine the significance of effect. The criteria and categories used to determine the effects on landscape, are set out below.

Landscape Sensitivity (The Nature of the Receptor)

2.3 This in part is based on the **value** of the landscape receptor. This includes considerations such as: landscape quality / condition; landscape fabric and rarity; scenic quality; wildlife, heritage and cultural interest; recreation value; and perceptual aspects. The presence of a landscape designation can help to identify value and reasons for a designation are usually established in a supporting study. Landscapes or features without any formal designation may also express characteristics that are valued locally. Where there is no supporting evidence base, details regarding sensitivity should typically be derived from landscape character assessments.

Table 1: Value of Landscape Receptor

Value of Landscape Receptor	Criteria
Very High	<p>Character: Areas with international or national landscape designations, i.e. National Parks and Areas of Outstanding Natural Beauty or international heritage designations i.e. World Heritage Sites and their landscape setting. Very high value may occasionally exist in landscapes with no such designation, where the Landscape Character Assessment or Historic Environment Assessment indicates an area as being of particular high sensitivity or international or national rarity.</p> <p>Features: form a very important contributory element of the landscape, that have particular historical or cultural reference, or are distinctive or rare and typically of good condition.</p>
High	<p>Character: Landscape Character Assessments that identify an Area of being of high sensitivity e.g. good condition and/or strong strength of character or of particular local value. Areas with local landscape designations may indicate a High value, but weight should also be given to the Landscape Character Assessment to determine the specific value.</p> <p>Features: form an important element of the landscape and a major contribution to the character of the landscape. Features play an important role in the local visual and amenity of the area, are typically of good condition and likely to be of historical or cultural relevance to the locality.</p>
Medium	<p>Character: Landscape type or area is identified as medium sensitivity (e.g. having a moderate condition and/or strength of character) including judgements within relevant Landscape Character Assessments as of medium sensitivity. The</p>

	<p>landscape likely to exhibit some damage or deterioration but may have some individual features of local rarity or value.</p> <p>Features: forms a notable feature in the landscape, but does not form a particularly strong or important characteristic. Alternatively, the feature is an intrinsic element of landscape but is in poor condition. Feature contributes some value to the visual and amenity aspect of the locality and provides some relevance to the historical or cultural context of the landscape.</p>
Low	<p>Character: Landscape type or area is identified as having low sensitivity (e.g. poor condition and/or weak strength of character). Landscapes will typically illustrate clear indication of damage, deterioration, and limited visual cohesion.</p> <p>Features: forms an intrusive element that is unlikely to be valued or provides a limited contribution to the character and local visual and amenity value. The feature may be of such poor condition that it has lost its ability to contribute effectively to the character of the landscape. It is likely that the feature has little historical or cultural relevance.</p>

2.4 **'Susceptibility to change'** assesses the relative ability for the landscape to accommodate the changes that would result from different types of development. This is an integral element of the landscape, but one that can only be judged in the context of the generic type of development being proposed. However, it is not necessary to understand the specifics of the development to make this judgement and thus susceptibility to change can be considered as part of the baseline assessment. Susceptibility to change will, in part, relate to the features and characteristics displayed within the landscape type or area: the relative extent of enclosure and openness; the presence of similar development within or adjacent to the landscape type or area; condition/quality; and the ability to meet landscape planning policies and strategies. Where available, reference is made to judgements made in landscape character assessments as well as site based judgements. It is particularly important to make this judgement in the context of the Site, i.e. determining the relative presence of those aspects that are evident within the proximity of the Site.

Table 2: Landscape Susceptibility to Change

Susceptibility to change	Criteria
Very High	A very limited ability of the landscape to accommodate small residential development. Feature particularly susceptible to change from a small residential development.
High	A fairly limited ability of the landscape to accommodate a small residential development. Feature often susceptible to change from a small residential development.
Medium	A moderate ability of the landscape to accommodate a small residential development. Feature likely to have some susceptible to change from a small residential development.

Low	A well-defined ability of the landscape to accommodate a small residential development. Feature has little susceptible to change from a small residential development.
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2.5 These two aspects of susceptibility to change and value are combined to create an overall judgement of sensitivity as follows.

Table 3: Landscape Sensitivity Matrix

Criteria		Susceptibility			
		Very High	High	Medium	Low
Value	Very High	Very High	Very High	High	Medium
	High	Very High	High	Medium	Medium
	Medium	High	Medium	Medium	Low
	Low	Medium	Medium	Low	Low

Magnitude (The Nature of the Effect)

2.6 The magnitude of effect of the Development on each of the landscape character types or areas was assessed on the basis of three factors: ‘**size or scale of change**’, ‘**geographical influence**’ and ‘**duration and reversibility**’, which are combined to provide an overall judgement of magnitude.

2.7 The size or scale is based on the following professional judgement and site based assessment.

Table 4: Landscape: Size or Scale of Change

Size/Scale of Change	Criteria
Very High	The proposals constitute a very major change to the feature or key characteristics and attributes of the landscape type or area, resulting in total loss or permanent alteration to existing landscape features and forming a dominant new feature in the landscape.
High	The proposals constitute a major change to the feature or key characteristics and attributes of the landscape type or area, resulting in major loss or permanent alteration to existing landscape features and forming a prominent new feature in the landscape.
Medium	The proposals constitute a noticeable change to the feature or key characteristics and attributes of the landscape type or area, resulting in a conspicuous loss or alteration to existing landscape features and forming a new feature in the landscape.
Low	The proposals constitute a minor change to the feature or key characteristics and attributes of the landscape type or area, resulting in limited loss or alteration to existing landscape features and forming a minor new feature in the landscape.

Very Low	The proposals constitute little discernible change to the feature or key characteristics and attributes of the landscape type or area, resulting in no loss or permanent alteration to existing landscape features and forming a barely discernible new feature in the landscape.
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2.8 **Geographical influence** determines the extent of the Landscape Character Type or Area affected by the proposed development. This is on the basis of a 1km radius from the Site, which is considered to be the maximum likely typical influence of a small residential development.

Table 5: Landscape: Geographical Influence

Geographical Influence	Criteria
Very High	Effects experienced over an extensive area of the feature or a district level landscape character area, where this is likely to have an evident effect at the national level of landscape character.
High	Effects experienced where changes would occur over large parts of a feature or landscape character area.
Medium	A moderate extent of a feature or landscape character area is affected.
Low	Effects limited to a localised area and small proportion of the overall feature or landscape character area.
Very Low	Effects limited to a very restricted extent, sufficient that there is little discernible influence on the feature or character of the landscape character area.

2.9 Magnitude is also affected by duration and reversibility, as set out below:

Table 6: Landscape: Duration and Reversibility

Duration & Reversibility	Criteria
Very High	Long term development (over 30 years) and very difficult to reverse.
High	Medium term development (10 to 30 years) and very difficult to reverse or long term development (over 30 years) and moderately difficult to reverse.
Medium	Medium term development (10 to 30 years) and moderately difficult to reverse or short term development (1 to 10 years) and very difficult to reverse or long term development (over 30 years) and fully reversible.
Low	Medium term development (10 to 30 years) and fully reversible or short term development (1 to 10 years) and moderately difficult to reverse.
Very Low	Short term development (1 to 10 years) and fully reversible.

2.10 The three aspects of magnitude are combined based on professional judgement, with greater weight being given to scale/size of change, into one of the following categories: **High, Medium, Low or Negligible or No Change** where there is no effect.

The Significance of Effect

2.11 On the basis of the above the following categories of significance of effect for landscape change are identified.

Table 7: Significance of Effect on Landscape

Criteria		Sensitivity			
		Very High	High	Medium	Low
Magnitude	High	Major	Major	Major-Moderate	Moderate
	Medium	Major-Moderate	Major-Moderate	Moderate	Minor
	Low	Moderate	Moderate	Minor	Negligible
	Negligible	Minor	Minor	Negligible	Negligible

2.12 For the purposes of this assessment, effects that are of Major or Major-Moderate Significance (highlighted in green), are those that merit particular regard when considering a planning application, whether beneficial or adverse.

3 CRITERIA AND CATEGORIES: VIEWS

3.1 In determining the significance of effects on views, sensitivity is determined for each visual receptor that would be affected and combined with the magnitude of change arising from the proposed development. The criteria and categories used to determine the effects on views, is set out below.

The Nature of the Receptor (Sensitivity)

3.2 The sensitivity of views is considered in relation to the person experiencing the view. This in part will be based on the **value** that the receptor places on the view. This is considered on a collective basis, so will be influenced by the extent to which it is publicised, relative noteworthiness i.e. clearly defined view or vista that is distinguished from other views, and the extent to which the view is utilised or enjoyed.

Table 8: Value of View

Value of view	Criteria
High	Views from publicised vantage points and of regional and sub-regional value. Tourist attractions / historic estates /statutory heritage asset with a specific vista or focused views. Particularly noteworthy public views from national trails, National Parks or AONBs or statutory heritage assets i.e. more than local value & could be expected to be regularly used. Windows from

	residential properties specifically designed to take advantage of a particular view.
Medium	Locally known or valued viewpoints. Views from promoted public rights of way or clear evidence of regular use and areas of informal open space. Views from regularly used rooms or living space. Panoramic view, vista or other noteworthy view from active recreation areas or transport routes.
Low	View is not publicised and/or that there is relatively limited evidence of being regularly used. Visually degraded locations. Views of little noteworthiness from areas of active recreation or transport routes.

3.3 The '**susceptibility to change**' of the visual receptor will vary depending on the activity or use of the particular location and the extent to which the view is an important aspect of the activity or use. The following criteria are used to determine susceptibility to change:

Table 9: Susceptibility of Visual Receptor to Change

Susceptibility of visual receptor to change	Criteria
High	Residential properties. Areas of open space where informal recreation is the main activity e.g. country parks and public open space. Users of public rights of way. Recreational activity where the primary enjoyment comes from the view. General views from heritage assets or attractions.
Medium	Areas of outdoor sport or active recreation where appreciation of views forms part of the experience e.g. golf courses; pedestrians using footways along roads; vehicular users and cyclists on roads; and rail passengers.
Low	Areas of active sport or play where the view does not form part of the experience e.g. football, rugby, play equipment. Commercial premises and areas of employment, where the view has limited value in relation to the activity being undertaken. There may be specific locations where buildings and the type of employment has been designed to enhance the quality of working life, in which case a higher level sensitivity would be applicable.

These two aspects are combined to create an overall judgement of sensitivity as follows:

Table 10: Visual Sensitivity Matrix

Criteria		Susceptibility		
		High	Medium	Low
Value	High	Very High	High	Medium
	Medium	High	Medium	Low
	Low	Medium	Low	Low

The Nature of the Effect Likely to Occur (Magnitude)

3.4 The magnitude of effect of the Development on each view was assessed on the basis of three factors, ‘**size or scale of change**’, ‘**geographical influence**’ and ‘**duration and reversibility**’, which are combined to provide an overall judgement of magnitude. The size or scale is based on the following professional judgement and site based assessment.

Table 11: Visual: Size or Scale of Change

Size/Scale of Change	Criteria
Very High	The proposed development would become the most dominant feature in the view and that completely contrasts with the other existing features in the view. The contrasting features of the development would be fully visible.
High	The proposal development would constitute a major change to the view, forming a prominent new feature in the view that noticeably contrasts with other existing features in the view. The development would be predominantly visible.
Medium	The proposals development would form a noticeable change to the view, forming a conspicuous new feature in the view that partially contrasts or harmonises with other features in the view. The contrasting features of the development would be partially visible.
Low	The proposal development would constitute a small change to the view, forming a minor new feature in the view that largely integrates with its surroundings with little discernible change. This could also be a result of being a glimpsed or filtered view through vegetation and/or at some distance relative to its scale.
Very Low	The proposed development would be a barely discernible change to the view, which could e.g. be due to a very filtered view through vegetation or considerable distance relative to scale.

3.5 **Geographical extent** determines how far the effect would be experienced. The wider the geographical effect, the greater magnitude of change.

Table 12: Visual: Geographical Influence

Geographical Influence	Criteria
Very High	The development effects all or nearly all of the view and forms the primary focus of the view to the extent that it is overwhelming. It is likely that the view is within the Site or very close to the Site.
High	The development effects a large extent of the view and at the centre of the view. It is likely that the view is close to the Site or possibly in the Site.
Medium	The development effects a moderate extent of the view and lies near the centre of the view or at a slightly oblique angle. It is likely that this is a localised view.
Low	The development effects a small extent of the view and and/or at a moderately oblique angle. It is likely that the development is in the mid-distance of the view.
Very Low	The development effects a very small extent of the view and and/or at a very oblique angle. It is likely that the development is in the far distance of the view.

3.6 Magnitude is also affected by **duration and reversibility**, as set out below:

Table 13: Visual: Duration and Reversibility

Duration and Reversibility	Criteria
Very High	Long term development (over 30 years) and very difficult to reverse.
High	Medium term development (10 to 30 years) and very difficult to reverse or long term development (over 30 years) and moderately difficult to reverse.
Medium	Medium term development (10 to 30 years) and moderately difficult to reverse or short term development (1 to 10 years) and very difficult to reverse or long term development (over 30 years) and fully reversible.
Low	Medium term development (10 to 30 years) and fully reversible or short term development (1 to 10 years) and moderately difficult to reverse.
Very Low	Short term development (1 to 10 years) and fully reversible.

3.7 The three aspects of magnitude are combined based on professional judgement, with greater weight being given to scale/size of change, into one of the following categories: **High**, **Medium**, **Low** or **Negligible** or **No Change** where there is no effect.

Significance of Effect

3.8 On the basis of the above, the following categories of significance of effect for visual change are set out in Table 14.

Table 14: Significance of Effect on Views

Criteria		Sensitivity			
		Very High	High	Medium	Low
Magnitude	High	Major	Major	Major-Moderate	Moderate
	Medium	Major-Moderate	Major-Moderate	Moderate	Minor
	Low	Moderate	Moderate	Minor	Negligible
	Negligible	Minor	Minor	Negligible	Negligible

3.9 For the purposes of this assessment, effects that are of Major or Major-Moderate Significance (highlighted in green), are those that merit particular regard when considering a planning application whether beneficial or adverse.

Criteria of Other Factors Assessed

3.10 The assessment also considered the following aspects, as set out below.

- ◆ **Direct and Indirect:** direct effects relate to the changes on the Site including re-contouring of landform, loss and addition of vegetation, removal or inclusion of built structures and surface treatments, etc. Direct effects are also experienced where there are changes to the character of the landscape, where the proposed development is physically located within a character area or type. Effects on views are also always considered to be direct. Indirect effects occur where the character is influenced by consequential changes in a neighbouring landscape character area.
- ◆ **Seasonal Variation and Duration:** due to the role that vegetation can play in preventing or limiting views, or influencing the character of the landscape, the difference between winter and summer needs to be considered. This is considered by assessing impacts in winter (in the first year following completion) and in summer (after 15 years).
- ◆ **Beneficial, Neutral or Adverse Effects:** adverse effects are those that would be damaging to the quality, integrity or key characteristics of the landscape and/or visual resource. Beneficial effects are those effects that would result in an improvement in the quality, integrity or key characteristics of the landscape and/or visual resource. Neutral effects are those effects that would maintain, on balance, the existing levels of the quality, integrity or key characteristics of the landscape and/or visual resource. A neutral effect may therefore arise where beneficial effects offset adverse effects or where the value judgement would consider the change to be different, but neither a deterioration or an enhancement.

