

Landscape and Visual Appraisal

for

Land at The Red Lion
Tile Lodge Road,
Charing Heath,
Kent

on behalf of

Shepherd Neame

January 2018

Quality Control
Landscape and Visual Appraisal
for

Erection of five dwellings at Tile Lodge Road, Charing Heath

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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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Contents

Report

1	Introduction	4
2	Methodology and Assumptions	4
3	Site Location	6
4	Landscape Character and Landscape Features	6
5	Site Landscape Features	9
6	Views	9
7	Proposed Development and Landscape Proposals	12
8	Effects on Landscape Character and Landscape Features	13
9	Effects on Views	15
10	Conclusions	18

Appendices

Appendix 1: Methodology

Appendix 2: Figures & Viewpoints (separate A3 document)

Figure 01	Site Location, Character Areas and AONB
Figure 02	Village Context and Rights of Way
Figure 03	Viewpoint Locations
Figure 04	Landscape Proposals
Viewpoints	A-J

1 INTRODUCTION

- 1.1 This report has been prepared on behalf of Shepherd Neame c/o Milliken & Company by The Landscape Partnership (TLP) to assess the suitability of a proposal for five dwellings at Tile Lodge Road, Charing Heath in relation to the effects it would have 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 scheme drawings 738:P02 and 738:P03 by CDP Architecture.
- 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 have within 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 Guidelines, the criteria and categories used, and the assumptions and limitations applied are set out in Appendix 1, Methodology. Slight variations to the Guidelines may be required in specific circumstances. Where required this is identified and the reasons for the variation explained in the main text of the report. The assessment approach determines the 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 character of the landscape and the view being experienced and then combining this with the magnitude or extent of change that would result from the proposed development. Changes can be experienced as an

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

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 10 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 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*'. This application is relatively small in scale being for 5 units and the approach is therefore proportionate to this situation.

Assumptions and Limitations

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

- ◆ the assessment Baseline Year is 2018;
- ◆ 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 300mm/year, based on the average expected growth rates for the selected species growing on freely draining, slightly acidic 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;
- ◆ 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) is located within the village of Charing Heath in the district of Ashford in Kent. The M20 and Channel Tunnel rail link (which run parallel to each other), lie approximately 0.75km to the south of the Site while a further railway lies approximately 0.6km to the north. The site is situated within the administrative areas of Ashford Borough and Kent County.
- 3.2 The site is set within a gently sloping open area of land, largely contained by a tall hedgerow, residential properties to the north and west, mature trees to the south and an open informal recreation area to the east. The Red Lion Public House is situated approximately 50m to the south-west of the Site.

Designations

- 3.3 There are no landscape or visual designations covering the site or its local context. The closest landscape related designation is the Kent Downs Area of Outstanding Natural Beauty located approximately 1.3km to the north of the Site. There is no Conservation Area affecting Charing Heath.

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.

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). The site falls within LCA 27: Charing Heath Farmlands as defined in the 2009 Jacobs Study. The key characteristics, condition and sensitivity and guidelines for LCA 27 are set out below.

Table 4.1: Landscape Character

Landscape Character Area	Relevant Key Characteristics, Condition & Sensitivity, and Guidelines	Landscape Sensitivity: Value	Landscape Sensitivity: Susceptibility to Change from a small residential development	Overall Landscape Sensitivity
LCA 27: Charing Heath Farmlands	<p>Key Characteristics:</p> <ul style="list-style-type: none"> ◆ Mixed farmland ◆ Varied field pattern ◆ Small woodland copses and plantations of chestnut coppice ◆ Pine woodland ◆ Mature isolated trees across pasture ◆ Heathland character with a significant amount of gorse and silver birch ◆ Sand extraction and reed filled ponds post extraction ◆ Major transport links <p>Condition and Sensitivity:</p> <ul style="list-style-type: none"> ◆ Regular undulating landform and the heathland character promote a coherent pattern of elements ◆ Whilst major transport corridors run through the landscape, these are generally well incorporated into the landform. ◆ There are a number of visual detractors, comprising the major transport infrastructure where it is visible, large agricultural barns and farm equipment/facilities. ◆ Inappropriate fencing and visually intrusive storage methods in association with small businesses are also scattered throughout the area ◆ Much of the woodland is ancient and most of Hurst Wood and the adjacent wildlife area, set within the former mineral extraction site, are designated as a Local Wildlife Site ◆ Much of the built development is traditional, respecting the local vernacular and creating a strong sense of place ◆ The network of narrow lanes provides a distinctly rural and tranquil character ◆ Overall the landscape is in Moderate Condition and has a Moderate Sensitivity 	Moderate	Moderate	Moderate

Landscape Character Area	Relevant Key Characteristics, Condition & Sensitivity, and Guidelines	Landscape Sensitivity: Value	Landscape Sensitivity: Susceptibility to Change from a small residential development	Overall Landscape Sensitivity
	<p>Guidelines:</p> <ul style="list-style-type: none"> ◆ Conserve the foreground setting of the Kent Downs AONB ◆ Conserve the occasional open views of the chalk scarp to the north ◆ Conserve vernacular building styles and materials ◆ Improve hedged field boundaries by appropriate management and replanting ◆ Encourage the use of local ragstone and brick detailing ◆ Encourage appropriate fencing types ◆ Conserve isolated parkland trees amid pasture ◆ Conserve the pastoral landscape ◆ Encourage sympathetic field boundary pattern and reinstatement of historic boundary lines ◆ Encourage sympathetic fencing in association with transport infrastructure ◆ The overall guidelines for the area are to Conserve and Improve the landscape 			

4.3 The key characteristics of most relevance to the Site and location are that the built development is traditional, respecting the local vernacular and creating a strong sense of place and the network of narrow lanes provides a distinctly rural and tranquil character. It is considered that the value, susceptibility to change (from a small residential development of traditional style) and the sensitivity are all medium.

4.4 In terms of the guidelines that could be incorporated into the proposed development these include: use of vernacular building styles and materials, improve hedged field boundaries by appropriate management and replanting and use of appropriate fencing types.

4.5 The Site is relatively small and contained within the village structure of Charing Heath. Therefore there would be no effects on any adjacent landscape character areas. For this reason no other character areas are considered in this report.

5 SITE LANDSCAPE FEATURES

- 5.1 The Site is a rectangular area of grassland which forms the western part of an area of open land located within the triangular space defined by Tile Lodge Road, Wind Hill Lane and Charing Heath Road. The Site forms part of an area of open space, formerly used as grazing land. The Site is open except for a single young oak tree located to the south of the Site. The landform slopes gently from the north at c 94m AOD to the south at c. 89mAOB. There is a steeper bank c 2m in height from the main Site area down to the boundary with Tile Lodge Road to the west.
- 5.2 The Site is enclosed on three sides by: a tall native hedgerow along Tile Lodge Road to the north-west; scrubby vegetation, close-board fencing and residential properties to the north-east; and scrubby vegetation and semi-mature trees to the south-west. The south-eastern boundary is open.

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	♦ A singular young Oak is located within the open area of land to the south of the Site.	Low	Medium	Low
Hedges	♦ Mature hedgerows along the north-western boundary.	Medium	Medium	Medium
Grassland	♦ The majority of the Site comprises species poor semi-improved grassland as part of the 'open land' of Charing Heath.	Medium	High	Medium
Landform	♦ The landform slopes down gradually from east to west with an approximate level change of 5m. ♦ There is a steep bank on the north-western boundary which slopes down to Tile Lodge Road.	Low	Low	Low
Public Rights of Way	♦ There are no formal Public Rights of Way or easements across the site.	Low	Low	Low

6 VIEWS

- 6.1 Figure 03 shows the position of a range of representative viewpoints where it is possible to either see the Site or are in locations close to the Site. The nine selected viewpoints provide a range of geographical locations and receptor types within the visual envelope and are illustrated by the photographs in Appendix 2.

6.2 For a development of the scale proposed and the amount of screening around the Site provided by a combination of landform, established vegetation and other built development, there would be no effect on more distant locations. This includes all the rights of way as shown on Fig 02.

Table 6.1: Existing Viewpoint descriptions

View & Location	Receptor Type	Description	Visual Sensitivity: Value	Visual Sensitivity: Susceptibility to Change from small residential development	Overall Visual Sensitivity
Viewpoint A:	Road user/Walker	<ul style="list-style-type: none"> The view is facing The Red Lion Public House which is the primary feature within the view. The building is formed of traditional red brick and white weatherboarding with clay peg tiles. To the left of the Public House there are buildings visible along Tile Lodge Road and distant views towards the Kent Downs. To the right of the Public House there are tall trees located along Charing Heath Road and to the rear of The Red Lion parking area which screen views to the north. There may be very filtered views in the winter months towards the site. 	Medium	Medium	Medium
Viewpoint B:	Road User/Walker	<ul style="list-style-type: none"> View from Wind Hill Lane looking south-west. Residential houses are visible in the right of the view with two mature conifers screening most of the closest building. Low picket and close-board fences form the boundaries to the front of the properties. To the left of the view is a bank of vegetation including bracken, nettles and bramble with a narrow break forming an entrance to an informal footpath. Central to the view are mature trees indicating the edge of the built form along Wind Hill Lane. In the mid-distance, the tops of a mature row of trees can be seen. Views towards the Site would be more open in winter, but the Site would not be visible from this location as set lower down. 	Low	Medium	Low

View & Location	Receptor Type	Description	Visual Sensitivity: Value	Visual Sensitivity: Susceptibility to Change from small residential development	Overall Visual Sensitivity
Viewpoint C:	Walker	<ul style="list-style-type: none"> View across open grassland area. The roof of the bungalow forming 20-22 Wind Hill is visible to the right of the view beyond a low row of bramble to the perimeter of the open grassland. The viewpoint is located at an elevated position above the Site with views towards the mature hedgerow containing large trees to the south and south-west of the Site. The roof of The Red Lion is visible to the centre of the view in the middle distance. 	Medium	Medium	Medium
Viewpoint D:	Walker	<ul style="list-style-type: none"> View from open land looking north across the Site. The majority of the view comprises the species-poor semi-improved grassland with the land rising up away from the viewpoint. A single young oak tree forms a noticeable feature in the middle-distance. The open land is contained by mature hedgerow to the left of the view with housing at Wind Hill forming the skyline to the centre and right. 	Medium	Medium	Medium
Viewpoint E:	Walker	<ul style="list-style-type: none"> View across open grassland area. The majority of the view comprises species-poor semi-improved grassland contained by mature hedgerows. Some filtered views of rooftops and chimney pots beyond the hedgerow on Tile Lodge Road. Glimpsed long-distance views of tree-lined arable fields to the south-west. 	Medium	Medium	Medium
Viewpoint F:	Road User/Walker	<ul style="list-style-type: none"> View looking north-east along Tile Lodge Road. The road is narrow with no road markings or pavement. Tall mature hedgerow to right of view fronting the Site. Housing and front garden vegetation visible in left of view. 	Medium	Low	Low

View & Location	Receptor Type	Description	Visual Sensitivity: Value	Visual Sensitivity: Susceptibility to Change from small residential development	Overall Visual Sensitivity
Viewpoint G:	Road User/Walker	<ul style="list-style-type: none"> View looking south-west along Tile Lodge Road. Tall mature hedgerow to left of view fronting the Site. Housing and front garden vegetation visible in right of view. 	Medium	Low	Low
Viewpoint H:	Road User/Walker	<ul style="list-style-type: none"> View looking south-west along Tile Lodge Road. Steep vegetated bank to left of view with semi-mature trees and tall hedgerow. Close-board fence visible at top of bank running parallel with the road. Mature vegetation to right of view and parked cars along the road. 	Medium	Low	Low
Viewpoint J:	Road User/Walker/Resident	<ul style="list-style-type: none"> View from Wind Hill parking court looking south-west. Foreground view of paved parking area contained by low close-board fence to rear gardens of houses along Wind Hill and to the open land. A break in the close board fence provides visibility into the grassed area of open land. Relatively high vantage point allows distant views of arable land to the south-west. 	Low	Low	Low

7 PROPOSED DEVELOPMENT AND LANDSCAPE PROPOSALS

7.1 The proposed development comprises five houses including: one single storey unit and four double-storey units with associated garages. The units are grouped around a common courtyard with each having private gardens to the rear. Of the two storey units a pair are semi-detached and two detached. The largest unit to the east has a converted barn style appearance with larger roof area and supporting single storey outbuildings. Building materials include brickwork and painted weather boarding. The two storey units are typically 8-9m to ridgeline. The external proposals would include: access road; parking courts; rear gardens; boundary tree and hedge planting to the south-east and south-west; amenity grass to the rear gardens; tree and shrub planting; and paved patio areas. This is illustrated within Drawing Numbers 738:P02 'Courtyard Site Plan' and 738:P03 'Courtyard Site Sections' by CDP Architecture Ltd and Figure 04 Landscape Proposals by TLP.

7.2 The proposed development would retain the existing singular oak tree within the Site and the majority of the existing mature hedgerow along Tile Lodge Road. A central section of the hedgerow to Tile Lodge Road would need to be removed to provide access into the Site.

8 EFFECTS ON LANDSCAPE CHARACTER AND LANDSCAPE FEATURES

8.1 The effect on landscape character is based on the LCAs defined within the Ashford Landscape Character Assessment.

Table 8.1: Effects on Landscape Character Areas

LCA	Sensitivity	Description of Effect	Year 1 – Winter					Year 10 - Summer				
			Size/scale	Geograph. Inf.	Duration/Rev	Magnitude	Significance	Size/scale	Geograph. Inf.	Duration/Rev	Magnitude	Significance
LCA 27: Charing Heath Farmlands	Medium	<ul style="list-style-type: none"> The proposed development would have negligible adverse effects on the key characteristics of LCA 27. The only change would be a reduction in size of one of the field units in the centre of the village The proposed development would introduce five additional houses within the loose structure of Charing Heath village The built forms of the units are variable and individual while also reflecting local vernacular styles. The development is of a sympathetic scale to the Site and village The development area is internal to the village and there would be negligible there would be little awareness of an increase in the size of Charing Heath. The hedged boundary to Tile Heath Road would be largely retained apart from at the access with additional native planting to open boundaries and supplementary planting to existing boundaries. 	Low	Low	High	Low	MINOR ADVERSE	Low	Low	High	Low	MINOR NEUTRAL

8.2 The magnitude and significance of the changes to landscape features are set out in the Table 8.2 below.

Table 8.2: Effects on Site Landscape Features

Site Feature	Sensitivity	Description of Effect	Year 1 – Winter					Year 10 - Summer				
			Size/scale	Geograph. Inf.	Duration/Rev	Magnitude	Significance	Size/scale	Geograph. Inf.	Duration/Rev	Magnitude	Significance
Trees	Low	<ul style="list-style-type: none"> The singular young Oak tree within the Site would be retained. There would be additional tree planting to the rear gardens and to Site boundaries. 	Low	Low	High	Low	NEGLECTIBLE	Medium	Medium	High	Medium	MINOR BENEFICIAL
Hedges	Medium	<ul style="list-style-type: none"> The mature hedgerow along the north-western boundary which runs along Tile Lodge Road would be largely retained. A central section of hedgerow would need to be removed to allow for the access road. The existing native planting areas on the north-eastern and south-western boundaries would be retained and supplemented with additional native trees and shrub hedgerow species. An additional native hedgerow with standard trees would be planted to the south-eastern boundary, adjacent to the remaining open land to the east. By Year 10 there would be a net benefit in hedging and native planting 	Medium	Low	High	Medium	MODERATE ADVERSE	Medium	Medium	High	Medium	MODERATE BENEFICIAL
Grassland	Medium	<ul style="list-style-type: none"> The species poor semi-improved grassland would be lost Amenity grassland would be laid to rear gardens 	High	High	High	High	MODERATE ADVERSE	High	High	High	High	MODERATE ADVERSE
Landform	Low	<ul style="list-style-type: none"> There would be some change to the landform across the main area of the Site to create a level foundation for the houses and to create the parking courts. There would need to be a notable amount of excavation work to the bank along the north-west boundary where the access road would be situated to provide a suitable incline up to the Site for vehicles and pedestrians. The change in levels would be moderate adverse in the short term but would settle by Year 10 as the development is established 	Medium	Medium	High	Medium	MODERATE-MINOR ADVERSE	Medium	Medium	High	Medium	MODERATE-MINOR ADVERSE

Site Feature	Sensitivity	Description of Effect	Year 1 – Winter					Year 10 - Summer				
			Size/scale	Geograph.Inf.	Duration/Rev	Magnitude	Significance	Size/scale	Geograph.Inf.	Duration/Rev	Magnitude	Significance
Public Rights of Way	Low	<ul style="list-style-type: none"> There are no formal public footpaths or rights of way across the site. Consequently, there would be no effect on Public Rights of Way as result of the proposed development. 	No Change	No Change	High	No Change	NO CHANGE	No Change	No Change	High	No Change	NO CHANGE

9 EFFECTS ON VIEWS

9.1 The effects on representative viewpoints are set out below.

Table 9.1: Effects on Views

View/Location	Sensitivity	Description of Effect	Year 1 – Winter					Year 10 - Summer				
			Size/scale	Geograph.Inf.	Duration/Rev	Magnitude	Significance	Size/scale	Geograph.Inf.	Duration/Rev	Magnitude	Significance
Viewpoint A	Medium	<ul style="list-style-type: none"> The proposals would constitute a minor-moderate adverse change to the view in Winter Year 1. One of the Units (Unit 4) would be potentially visible as a glimpsed view through the trees to the right of The Red Lion but will only affect a small amount of the view. It is unlikely that there would be any change to the view in Summer Year 10 due to screening by The Red Lion and the mature trees in full leaf to the rear of the building, with additional planting to the Site boundary. 	Low	Low	High	Low	MINOR-MODERATE ADVERSE	No Change	No Change	High	No Change	NO CHANGE
Viewpoint B	Low	<ul style="list-style-type: none"> The proposed development would not be visible within the view, being screened by the existing buildings on Wind Hill Lane. 	No Change	No Change	High	No Change	NO CHANGE	No Change	No Change	High	No Change	NO CHANGE

View/Location	Sensitivity	Description of Effect	Year 1 – Winter					Year 10 - Summer				
			Size/scale	Geograph.Inf.	Duration/Rev	Magnitude	Significance	Size/scale	Geograph.Inf.	Duration/Rev	Magnitude	Significance
Viewpoint C	Medium	<ul style="list-style-type: none"> The proposed development would be visible in the centre of the view looking down the slope towards the Site. This would primarily be the upper sections of Units 3 and 4. Unit 3 has a traditional form and structure and will appear to be in keeping with the setting. This would result in a moderate adverse change to the view in Winter Year 1. The new houses would be seen within the context of the rooftops of 20-22 Wind Hill, The Red Lion and other house on Tile Lodge Road. In Summer Year 10, the proposed boundary tree and hedge planting would provide some screening to the development resulting in a minor adverse change to the view. 	Medium	Medium	High	Medium	MODERATE ADVERSE	Low	Low	High	Low	MINOR ADVERSE
Viewpoint D	Medium	<ul style="list-style-type: none"> The proposed development would be very visible in Winter Year 1 due to the proximity of the viewpoint to the Site. The view would be very close to the rear of boundary of Unit 4 and allow for views to the rear of Unit 3. The development would be seen within the context of housing along Wind Hill in the mid-distance of the view. The view would change from open grassland with a single Oak tree to post and rail and native hedging with the rear elevations and roofs of units 3 and 4 visible above the hedging. This would result in a major-moderate adverse change to the view in Winter Year 1. By Summer Year 10, the proposed trees and hedgerow boundary planting will have grown sufficiently to soften the views of the new development reducing to a Minor-moderate neutral effect. 	Medium	High	High	High	MAJOR-MODERATE ADVERSE	Low	High	High	Medium	MINOR-MODERATE NEUTRAL

View/Location	Sensitivity	Description of Effect	Year 1 – Winter					Year 10 - Summer				
			Size/scale	Geograph.Inf.	Duration/Rev	Magnitude	Significance	Size/scale	Geograph.Inf.	Duration/Rev	Magnitude	Significance
Viewpoint E	Medium	<ul style="list-style-type: none"> The proposed development would be very visible in Winter Year 1 due to the proximity of the viewpoint to the Site. The view would be very close to the fenced boundary and hedging of Unit 3. Although there are some rooftops visible as glimpsed views through vegetation on Tile Lodge Road, the new development would form a prominent new feature in the view that noticeably contrasts with the vegetated surroundings. The view would change from open grassland to boundary fencing and native hedging and the elevation of units 1-3 beyond back gardens. This would result in a major-moderate adverse change to the view in Winter Year 1. By Summer Year 10, the proposed hedgerow boundary and tree planting will have grown sufficiently to filter views screen some of the fencing and views of the new development. This will be a change to a domestic gardens and rear elevation and considered to be major -moderate neutral when established 	High	High	High	High	MAJOR-MODERATE ADVERSE	High	High	High	High	MAJOR-MODERATE NEUTRAL
Viewpoint F	Low	<ul style="list-style-type: none"> The loss of a central section of hedgerow to the right of the view would be visible, and replaced by an access road and brick retaining structure leading into the Site. The built development would be set back and not visible This would result in a minor adverse change to the view in both Winter Year 1 and Summer Year 10 but one that is in keeping with the development to the west of Tile Lodge Road. 	Medium	Low	High	Medium	MINOR ADVERSE	Medium	Low	High	Medium	MINOR ADVERSE
Viewpoint G	Low	<ul style="list-style-type: none"> The loss of a central section of hedgerow to the left of the view would be visible, and replaced by an access road and brick retaining structure leading into the Site. The built development would be set back and not visible This would result in a minor adverse change to the view in both Winter Year 1 and Summer Year 10 but one that is in keeping with the development to the west of Tile Lodge Road. 	Medium	Low	High	Medium	MINOR ADVERSE	Medium	Low	High	Medium	MINOR ADVERSE

View/Location	Sensitivity	Description of Effect	Year 1 – Winter					Year 10 - Summer				
			Size/scale	Geograph.Inf.	Duration/Rev	Magnitude	Significance	Size/scale	Geograph.Inf.	Duration/Rev	Magnitude	Significance
Viewpoint H	Low	<ul style="list-style-type: none"> The proposed development might be visible as a very glimpsed view through vegetation at Winter Year 1. At Summer Year 15, the proposed development would not be visible. 	Very Low	Very Low	High	Negligible	NEGLECTIBLE ADVERSE	No Change	No Change	High	No Change	NO CHANGE
Viewpoint J	Low	<ul style="list-style-type: none"> Views of the proposed development would be likely beyond close-board fence and gardens of 15-16 Wind Hill. The new housing would be largely screened by additional fencing and intervening vegetation, so the only views of the houses are likely to be of the rooftops. This is seen within the context of hard-standing and the built development of Wind Hill. 	Low	Low	High	Low	NEGLECTIBLE ADVERSE	Very Low	Very Low	High	Very Low	NEGLECTIBLE NEUTRAL

- 9.2 In addition to the representative locations views from existing residential properties would occur. These would be concentrated along Tile Lodge Road and from the rear of houses at Mill Hill. From Tile Lodge Road views are largely screened by the retained hedging with only Lilybrook and Shaston Cottage having view from the opposite side of the road. However, in this location the proposed closest units (Units 1 and 5) are set back a similar distance from the road, set side on and single storey.
- 9.3 15 and 16 Wind Hill have views to the south-east over the Site. However, long gardens are both present and provided on the north east boundary along with the new units being set at a lower levels and with proposed new planting inside the boundary. This should preclude any significant adverse effects on residential amenity.

10 CONCLUSIONS

- 10.1 The proposed development is for five dwellings in the village of Charing Heath. One of the dwellings would be single storey and four would be double storey, all with associated garages. The proposed development includes a mix of individual houses that reflect traditional forms of residential development in the local area with a sympathetic choice of vernacular materials.
- 10.2 Charing Heath has a dispersed settlement pattern with much of the residential development occurring adjacent to the local network of minor lanes. Beyond the settlement, the landscape has a rolling

landform, with mixed farmland and a varied field pattern. The Kent Downs Area of Outstanding Natural Beauty lies 1.3km to the north of the Site.

- 10.3 The Site comprises a rectangular area of grassland, forming the western part of an area of open land located within the triangular space created by Tile Lodge Road, Wind Hill Lane and Charing Heath Road. The Site forms part of a larger grass field that is used for informal recreation by walkers. The Site is open except for a single young oak tree located to the south of the Site. The Site is enclosed on three sides by: a tall native hedgerow along Tile Lodge Road to the north-west; by scrubby vegetation, close-board fencing and residential properties to the north-east; and scrubby vegetation and semi-mature trees to the south-west. The south-eastern boundary is open.
- 10.4 There would be an initial minor adverse effect on the Landscape Character Area of Charing Heath Farmlands within which the Site is located. The proposed development would introduce a small development within the established framework of the village of Charing Heath. This would have very limited effect on the key characteristics of the LCA 27 and rural area beyond the village. By Summer Year 10, the additional hedgerow and boundary planting, which is in line with the Landscape Character guidelines, would result in a minor neutral change to the Landscape Character Area.
- 10.5 The most significant change to Site landscape features would be the loss of grassland and part of the hedgerow to Tile Lodge Road. The loss of grassland is unavoidable to facilitate the development and would be replaced with housing, hard-standing and private gardens. A section of the broad established hedgerow fronting Tile Lodge Road would be lost to facilitate the access into the Site and accommodate the change in level up to the Site. The loss would be minimised with brick retaining walls included to reduce the loss of hedging. The landscape proposals include additional tree planting within the development and enhanced native tree and shrub planting to the north, south and east facing boundaries. This planting will result in a net beneficial change by Summer Year 10. There also be a limited effect on landform and a negligible effect on the informal footpaths.
- 10.6 Views of the Site are limited to the immediate locality of Charing Heath with no views anticipated from the local right of way network due to intervening landform, vegetation or built form. The most open views would be from the adjacent open space, represented by viewpoints C, D and E. The effects from Viewpoint C is Moderate Adverse and Major-Moderate adverse from Viewpoints D and E which are directly adjacent to the Site in Year 1 . Effects from these locations are anticipated to reduce or change to neutral by Year 10 on account of the establishment of proposed planting and the softening to the development into the landscape setting.
- 10.7 Views from local roads are essentially limited to from Tile House Road. Effects as illustrated by viewpoints F , G and H are no more than Minor adverse . The change would relate to a localised access and apart from directly at the entrance the proposed houses would be largely screened from

view by the retained hedging. The access point would be similar in character to other access points to the west of Tile Lodge Road.

- 10.8 Views from existing residential properties would occur along Tile Lodge Road and from the rear of houses at Mill Hill. However, the design of the layout and landscape proposals would together preclude any significant adverse effects on residential amenity.
- 10.9 In conclusion, the proposed development would be appropriate in scale, style and location. The development would result in limited awareness of any change within the village or wider landscape and where evident, would be sympathetic with the local landscape character and views.

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 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 10 years (Year 10) in summer. The field survey and assessment was carried out in summer, and a correlation made as to what the predicted effects would be in winter. An assessment in Year 10 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 10 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 10 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:

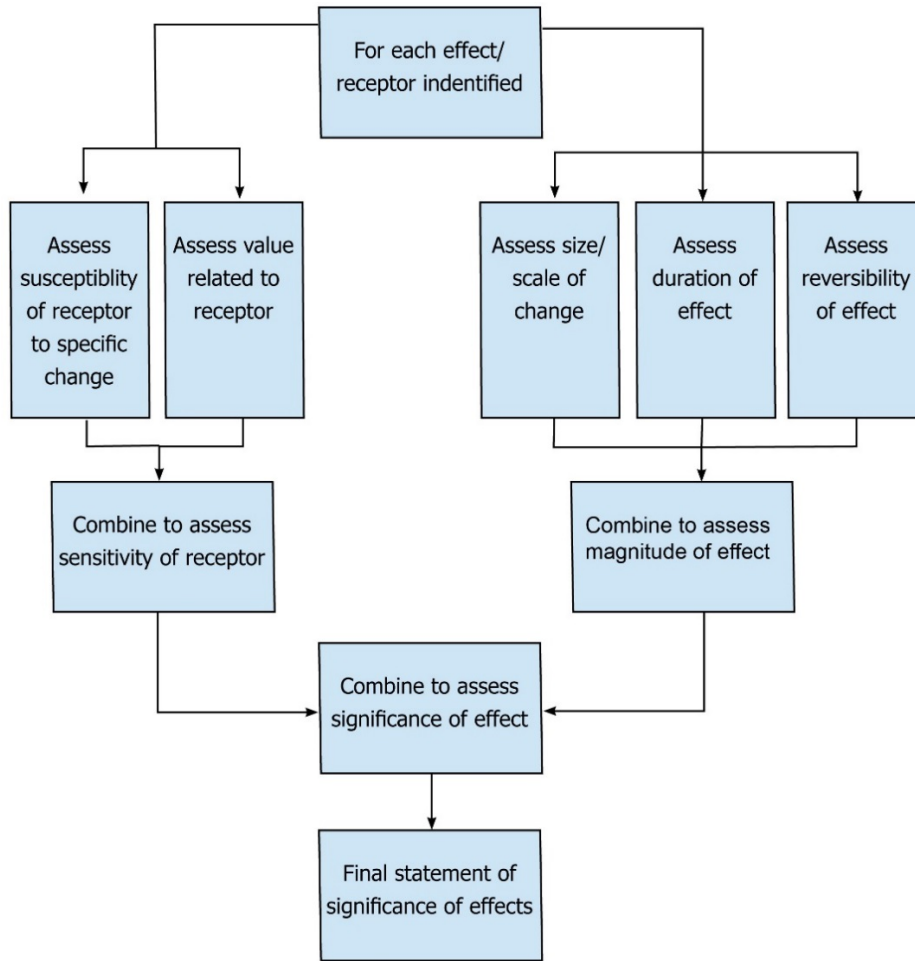


Figure A1 - Assessing the significance of effect

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.

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- 1.8 The site assessment was undertaken in June 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.
- 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 Figure 03 and Photographs A-J). Viewpoint locations include roads and 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, using a dashed line where the site would be hidden or only visible through vegetation and a solid line where all or parts of the development would be visible as an open view.
- 1.11 The assessment of views includes the 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. 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 fine weather and good 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, 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 the district scale landscape character assessment. 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 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</p>

	value to the visual and amenity aspect of the locality and provides some relevance to the historical or cultural context of the landscape.
Low	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. 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.

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 a 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.

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.

- 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.

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. View from small windows. 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.

3.4 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)

3.5 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.

3.6 **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.

3.7 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.

3.8 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

3.9 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

3.10 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

3.11 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 10 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.