

Application by
Countryside Partnerships Ltd and Wattsdown Developments Ltd

In respect of:
LAND EAST OF THE A10, BUNTINGFORD, HERTFORDSHIRE

PROPOSED RESIDENTIAL DEVELOPMENT

APPEAL AGAINST REFUSAL OF PLANNING PERMISSION,
DATE OF INQUIRY: commencing 16 July 2024

LPA Reference:
3/23/1447/OUT

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APPENDICES

to the
Proof of Evidence on

LANDSCAPE AND VISUAL MATTERS

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LAND EAST OF THE A10, BUNTINGFORD, HERTFORDSHIRE

BUNTINGFORD WEST DEVELOPMENT

APPENDICES

to the
Proof of Evidence on

Landscape and Visual Matters

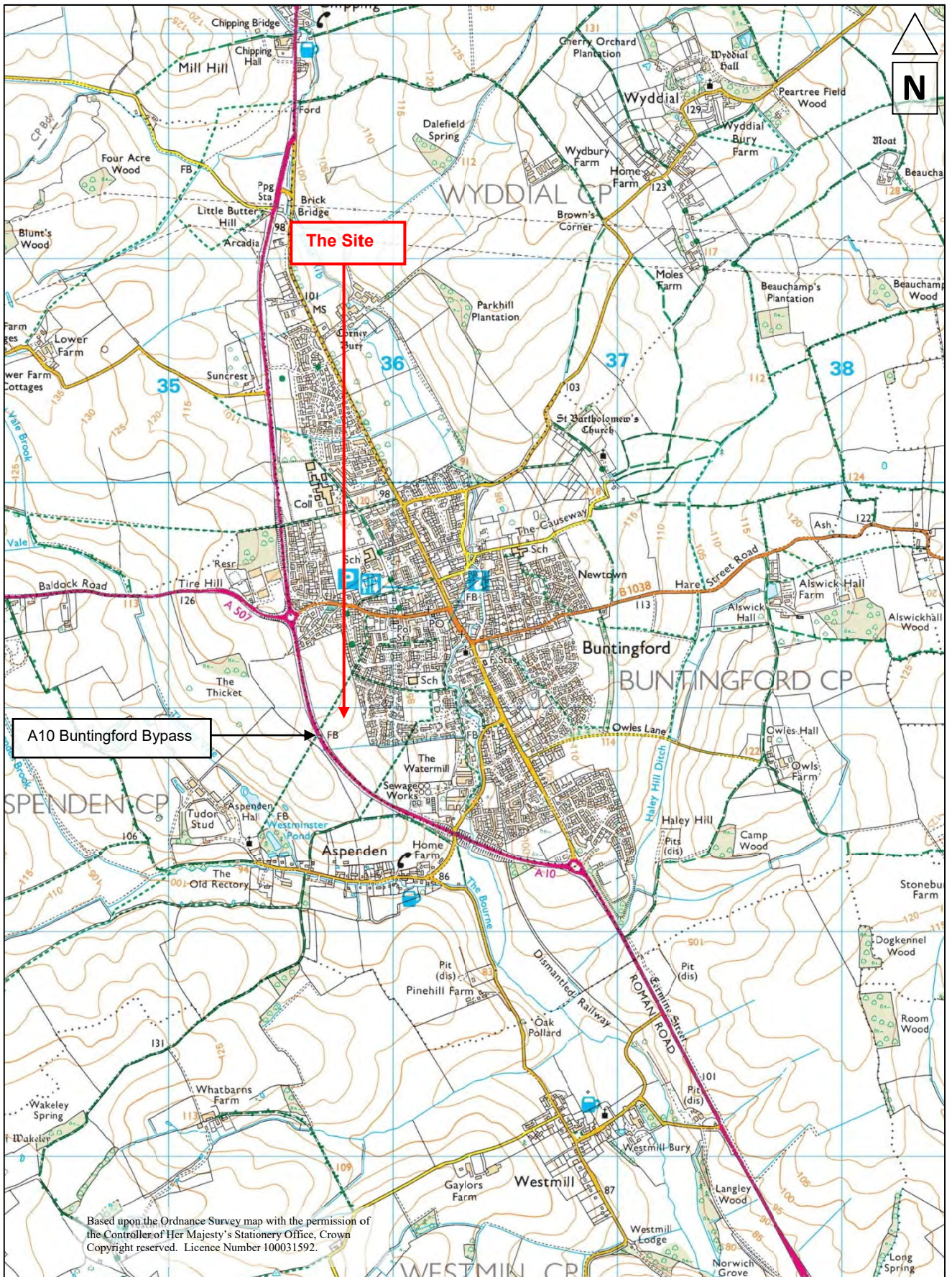
Jon Etchells

June 2024

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- Figure 2 Aerial Photograph and Photograph Viewpoints
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Land at Buntingford West

Proposed Residential Development

Landscape and Visual Proof of Evidence

Not to Scale



4 Photograph viewpoints and direction of view
See Figure 3 for viewpoints 32 to 36, 46 and 47.

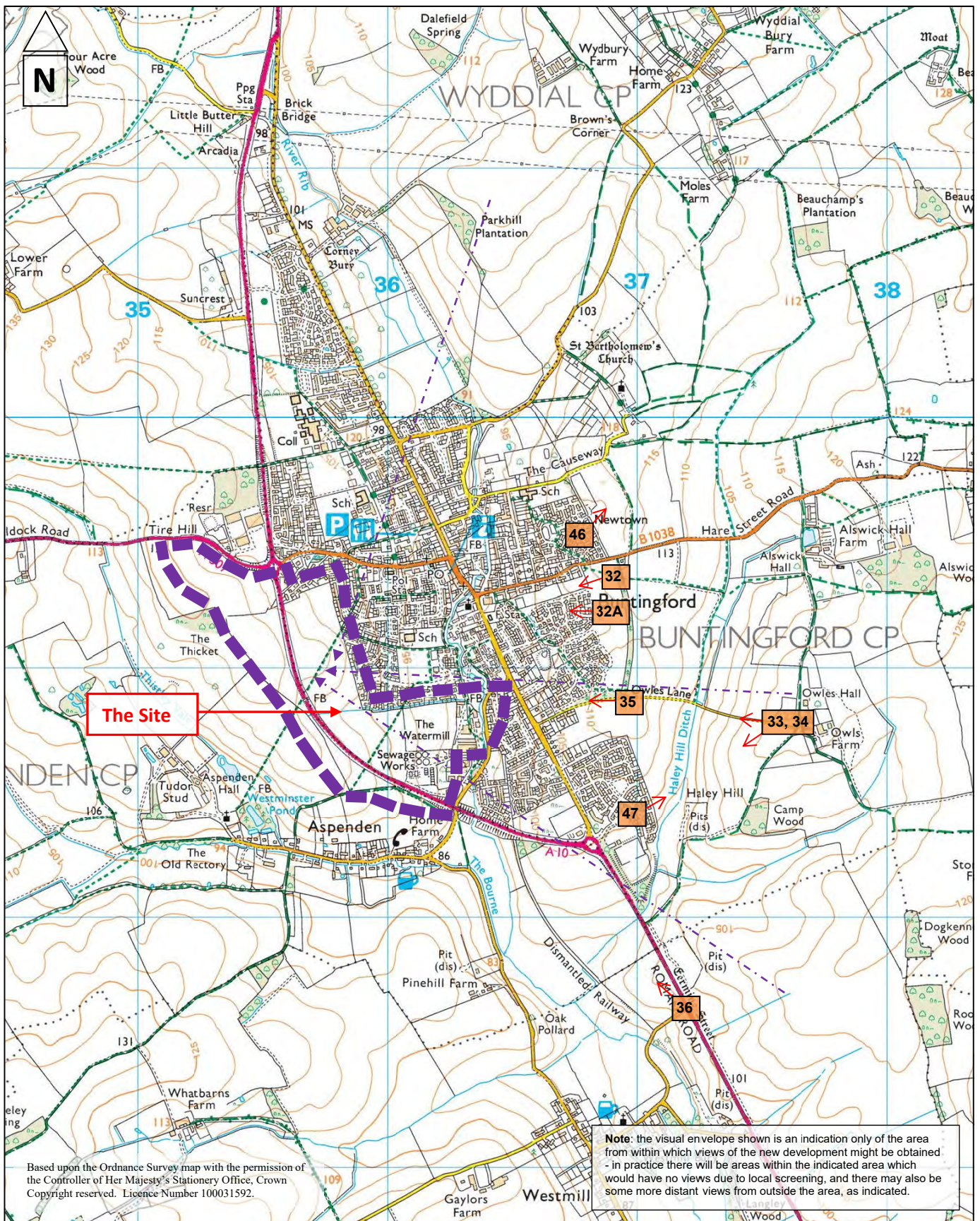
Land at Buntingford West

Proposed Residential Development

Landscape and Visual Proof of Evidence

Not to scale

Figure 2 Aerial Photograph and Photograph Viewpoints



Land at Buntingford West

32 → Photograph viewpoints and direction of view.
(See Figure 2 for remaining viewpoints).

Proposed Residential Development

— Approximate extent of main visual envelope.

Landscape and Visual Proof of Evidence

— Distant views from beyond main visual envelope.

Not to Scale

Figure 3 ~ Visual Envelope and Photograph Viewpoints

Appendix B Photographs

See Figures 2 and 3 for photograph viewpoints.



Photograph 1

View north west from the point where the public footpath (Footpath Buntingford 029) enters Field A from the existing urban edge. The trees along the far side of the field are on the northern site boundary, and the houses along Longmead to the north of the site are visible through the trees. The trees on the left of the view are alongside the A10.

Three images combined, May 2024.

LAND EAST OF THE A10, BUNTINGFORD, HERTFORDSHIRE
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Photograph 2

View north west from Footpath Buntingford 029 through Field A, showing some of the houses in Longmead on the right edge of the view, and vegetation along the western site boundary with the A10 extending across the view to the left.

Two images combined, May 2024.

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Photograph 2A

The same view in late March, showing that the trees to the north and north west of the site provide a good degree of enclosure even in the winter.

Two images combined, March 2022.

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Photograph 3

View north east back to the urban edge from Footpath Buntingford 029 across Field A. Note the partially screened adjacent houses (with houses to the north east of the site (on the left of the view) clearly visible (see also Photograph 29), and those to the south of the line of the footpath better screened), and also the higher ground visible in the distance.

Two images combined, May 2024.

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Photograph 4

View south east from the western edge of Field A next to the A10 footbridge. Note the partially screened adjacent houses and also the higher ground visible in the distance.

Two images combined, May 2024.

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Photograph 5

View north east from the south western corner of Field C showing houses along the existing urban edge.

Three images combined, May 2024.

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Photograph 6

View south east from the north western corner of Field C showing vegetation along the northern side of the field on the left of the view and the hedge and pine trees along the eastern site boundary on the right (some of those trees are covered by a TPO), with houses to the west of London Road partially visible in the distance, through and above the tall hedge and trees.

Three images combined, May 2024.

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Photograph 7

View south along the western side of Field C, showing the tall hedgerow within the site on the right and the trees along the northern side of the sewage treatment works to the left.

Three images combined, May 2024.

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Photograph 8

View south west from the eastern side of Field B, showing trees along the line of the A10 on the far side of the field and the small storage area in the south eastern part of the site on the left of the view.

Two images combined, May 2024.

LAND EAST OF THE A10, BUNTINGFORD, HERTFORDSHIRE
Landscape and Visual Proof of Evidence



Photograph 9

View south west along the line of the public footpath (Footpath Buntingford 026) through Field B, showing trees along the line of the A10 on the far side of the field, with a narrow gap in the vegetation at the point where the footpath passes through it (as indicated by the red arrow).

Two images combined, May 2024.

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Photograph 9A

The same view in late March, showing the enclosure provided by the trees alongside the A10 in the winter.

Three images combined, March 2022.

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Photograph 10

View south west towards the A10 from Footpath Buntingford 029 at the crest of the ridge within Field A. The A10 footbridge can be seen through the trees just to the left of the line of the footpath.

Two images combined, May 2024.

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Photograph 10A

The same view in late March, showing the enclosure provided by the trees alongside the A10 in the winter - there is still an effective screen around the footbridge, with slightly more open areas to each side.

Three images combined, March 2022.

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Photograph 11
View north west along the A10 showing the dense vegetation to either side of the road - the site is behind the trees on the right of the view.
May 2024.
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Photograph 12

View north west from further to the north west along the A10, showing the dense vegetation to either side of the road - the site is behind the trees on the right of the view.

May 2024.

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Photograph 12A

The same view in late March - the site is behind the trees on the right of the view, and there are some fleeting and filtered views through the trees in the winter.

March 2022.

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Photograph 13

View north along the A10 showing the dense vegetation to either side of the road and the footbridge - the site is behind the trees on the right of the view.

May 2024.

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Photograph 14

View north along the A10 showing the generally dense vegetation to either side of the road - the site is behind the trees on the right of the view.

May 2024.

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Photograph 14A

The same view in the winter - there are some glimpse views through the trees on the right of the view.

March 2022.

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Photograph 15

View north along the A10 as it approaches the roundabout to the north west of the site, showing the dense vegetation to either side of the road - the northern end of the site is behind the trees on the right of the view.

May 2024.

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Photograph 16

View north from the south western corner of Field A, showing vegetation along the western site boundary with the A10 behind the trees on the left of the view and the higher ground within Field A to the right.

Two images combined, May 2024.

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Photograph 17

View south east from the north western corner of Field B, showing vegetation along the western site boundary with the A10 on the right of the view.

Two images combined, May 2024.

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Photograph 18

View east from Footpath Buntingford 029 within Field A, showing traffic on the A10 visible through a gap in the roadside vegetation - some of the trees at this point are suffering from ash die-back, and were also not in full leaf at the time of the photograph.

May 2024.

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Photograph 19

View south east from next to the footbridge in Field A, showing the hedgerow between Fields A and B running across the middle ground and the two multi-stemmed sycamores framing the access to Field B.

Two images combined, May 2024.

LAND EAST OF THE A10, BUNTINGFORD, HERTFORDSHIRE
Landscape and Visual Proof of Evidence



Photograph 20

View east from the north western corner of Field B, showing the tall hedge which separates Fields A and B on the left of the view.

Two images combined, May 2024.

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Photograph 21

View north east along Footpath Buntingford 026 through Field B, showing existing houses along Meadow View, Peasmead and Knights Close on the left of the view, and the tall hedge between Fields B and C on the right.

Two images combined, May 2024.

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Photograph 22

View south from the north eastern corner of Field B, with the tall hedge between Fields B and C on the left of the view and vegetation along the western site boundary with the A10 in the background.

Two images combined, May 2024.

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Photograph 23

View north east from the south west side of the A10, across the road at the point where the southern public footpath crosses it, with Field B on the far side of the road.

May 2024.

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Photograph 24

View south east from the line of the Footpath Aspenden 001 on the south western side of the A10, showing the screening vegetation alongside the A10 on the left of the view - there are some glimpse views through the vegetation to the road, though some of the ash trees at this point were suffering from ash die-back and were also not in full leaf at the time of the photograph.

Two images combined, May 2024.

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Photograph 25

View north west from the line of Footpath Aspenden 001 on the south western side of the A10, showing the woodland area of The Thicket on the skyline on the left of the view, and vegetation alongside the A10 on the right.

Two images combined, May 2024.

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Photograph 26

View south east from just to the east of The Thicket, showing vegetation along the line of the A10 on the far side of the field. The site is out of view beyond the A10.

Two images combined, May 2024.

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Photograph 26A

The same view in the winter - the site is out of view beyond the A10, but the roofs of some of the houses in the urban area to the east of the site can be seen through the trees on the left of the view, and there are some heavily filtered views of the northern part of the site below those houses.

Two images combined, February 2020.

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Photograph 27

View north east along the line of Footpath Aspenden 002. The A10 is behind the post and rail fence and vegetation in the middle ground, and the site is on the far side of the road.

Two images combined, May 2024.

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Photograph 28

View east from Footpath Buntingford 026 as it enters Field B, showing the small storage area on the right of the view, with the hedge between the site and the sewage treatment works to its left.

Two images combined, May 2024.

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Photograph 29

View north along the eastern site boundary in the northern part of Field A - the urban edge at this point is very poorly screened.

May 2024.

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Photograph 30

View east from the crest of the local ridge on the western side of Field A, showing houses along the urban edge on the eastern site boundary with variable views back to the site, and the narrow strip of distant high ground with some views back to the site on the far side of the urban area (see Photographs 33 to 35).

Two images combined, May 2024.

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Photograph 31

View south east from the same point as Photograph 30, showing the southern part of Field A in the foreground and Field B beyond the hedge running to the left from the two tall sycamores. There are some limited views back to this part of the site from the landscape to the south east (see Photograph 36).

Two images combined, May 2024.

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Photograph 32

View south west in the direction of the site from just to the west of the public footpath, to the south of the B1038 Hare Street Road. The recently completed Meadow Vale housing development has blocked the previous views towards the site.

Two images combined, May 2024.

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Photograph 32A

View west towards the site from further to the south in the Meadow Vale housing development - the footbridge over the A10 can just be seen in the distance between the houses where indicated by the red arrow, and a small part of the site can be seen to the near side of the footbridge.

May 2024.

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Photograph 33

View west to the site from the end of the minor road near Owls Farm. Field A within the site can just be seen where indicated by the red arrow, with part of Field B to its left. This is a similar viewpoint to Point D in the BCANP Appendix 1.

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Photograph 34

View south west from the same point as Photograph 33, showing houses in The Village development to the east of London Road clearly present in the view.

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Photograph 35

View west to the site from Owles Lane as it approaches the urban edge and runs over a local ridge line. Part of Field A within the site can just be seen where indicated by the red arrow, between the houses and trees.

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Photograph 36

View north west from the A10 verge, close to its junction with the minor road leading to Westmill - this is a similar viewpoint to Point E in the BCANP Appendix 1. Field A within the site can just be seen where indicated by the red arrow at a distance of around 2km. This is a localised view only, and there are no views of the site from around 20m to the north or west of this point.

May 2024.

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Photograph 37

View north east across the site from the top of the A10 footbridge, showing houses along the eastern edge of Field A extending across the view.

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Photograph 38

View across the A10 into Field B (on the far side of the road), at the point of the existing field accesses off the A10.

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Photograph 39

View north east along the line of the public footpath (Footpath Aspenden 001) across the parkland field to the north east of Aspenden Hall. The A10, and also the site on the far side of the road, are screened by intervening vegetation.

Two images combined, May 2024.

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Landscape and Visual Proof of Evidence



Photograph 39A

The same view in the winter - the A10 and the site on the far side of the road are screened by intervening vegetation, even in the winter.

Two images combined, March 2022.

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Photograph 40

View south west along the line of the Footpath Aspenden 001 into the parkland field, showing the intervening ridge line which prevents views between Aspenden Hall and the A10 (and the site).

May 2024.

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Photograph 41

View along the line of Footpath Aspenden 001 from the west side of the A10 - the footbridge (and also the road) can be seen through the trees, though the site itself cannot be seen (there are some filtered glimpses to the site from this point in the winter).

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Photograph 42

View north along the line of the A10 from the footbridge - the road forms an effective screen and break in the local landscape, especially in the summer.

May 2024.

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Landscape and Visual Proof of Evidence



Photograph 43

View south along the line of the A10 from the footbridge - the road forms an effective screen and break in the local landscape, especially in the summer.

May 2024.

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Photograph 44

View north along Skipp's Meadow in the northern part of Buntingford - the A10 is behind the trees on the left of the view. There is at this point no landscape buffer or transition between the urban area and the A10, with dense development (including 2½ storey properties) extending to the edge of the settlement.

May 2024.

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Photograph 45

View south east in the direction of the site from just to the west of the petrol filling station at the northern A10 roundabout - the A10 is on the right of the view. There is at this point no landscape buffer or transition between the urban area and the A10, with development extending to the edge of the settlement.

Two images combined, May 2024.

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Photograph 46

View north east from Aldridge Way in the north eastern part of Buntingford - the trees visible between the houses mark the edge of the settlement, with the open countryside beyond, and there is at this point no landscape buffer or transitional area on the edge of the relatively recent development (which includes some 2½ storey housing at this point).

Two images combined, May 2024.

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Photograph 47

View north east along Reed Close in The Village development in the south eastern part of Buntingford (on the site of the former Sainsbury's distribution centre) - the trees visible above the houses mark the edge of the settlement, with the open countryside beyond, and there is at this point no landscape buffer or transitional area on the edge of the relatively recent development.

May 2024.

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Photograph 48

View south east from the A120 bypass around Bishop's Stortford (within the EHDC area), showing recently constructed properties on Grant Road, within the Bishop's Stortford North development. There is no landscape buffer or transitional area on the edge of this current development.

May 2024.

LAND EAST OF THE A10, BUNTINGFORD, HERTFORDSHIRE
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Appendix C Summary of Landscape and Visual Effects

Table 1: Summary of Landscape Effects

Landscape Receptor	Quality and Sensitivity	Baseline Situation	Proposals and Mitigation	Landscape Change	Effects in Year 1 (Winter)	Effects in Year 15 (Summer)
<p>Landscape features within and around the site</p>	<p>Medium: the fields which make up the site are characteristic features of the local landscape, but are separated from the wider landscape to the west and south west by the A10 and the vegetation alongside it, and are in themselves open arable fields with no features within them.</p> <p>The hedges and trees around and within the site are also of medium quality and sensitivity.</p> <p>See below for overall landscape quality.</p>	<p>The site comprises three large arable fields with tall hedgerows between them.</p> <p>The site is enclosed by the urban edge to the north and east, and the line of trees along each side of the A10 to the west and south.</p>	<p>The hedges within the site would be retained, with some short gaps created for the internal access roads. Some vegetation alongside the A10 would also be lost at the point of the proposed access.</p> <p>New houses would extend across the majority of the site area, with employment uses also in the southern part of Field C.</p> <p>The proposals are in outline, but the Parameter Plans indicate that there would be a broad band of open space with new tree planting, wildflower grassland and a new footpath along the western side of the site, which would also include a bund and acoustic fence for noise attenuation. The northern footpath through the site would run within a new linear park, and there would also be other open spaces within all three of the fields.</p>	<p>Most of the internal and perimeter vegetation would be retained with extensive additional planting, but there would be a high degree of change within the site, as the presently open fields would be largely developed, as would occur with development of any greenfield site.</p>	<p>Moderate to high adverse effects in terms of the replacement of the open, undeveloped fields of the site by built development.</p>	<p>Some beneficial effects in terms of the additional planting and areas of open space, with the benefits increasing over time, but some net adverse effects would persist into the future, as the open fields of the site would be permanently lost.</p>
<p>National Character Area 86, South Suffolk and North Essex Clayland.</p>	<p>Not stated specifically, and will vary within such a large area, but likely to be medium away from larger settlements and major transport routes.</p>	<p>The area of and around the site forms a very small part only of this large national character area.</p>	<p>Proposals are very small scale in relation to this national character area.</p>	<p>The local landscape change resulting from the proposals would be negligible in the context of this large character area.</p>	<p>Insignificant at this scale.</p>	<p>Insignificant at this scale.</p>
<p>Cherry Green Arable Plateau and High Rib Valley Landscape Character Areas (as set out in the EHDC Landscape Character Assessment).</p>	<p>Sensitivity and quality are not directly considered in this assessment, though condition for the Cherry Green LCA is stated to be poor, and moderate for the High Rib Valley LCA.</p>	<p>Assessment for both LCAs notes the effect on local character of the urban edge of Buntingford, which is described as '<i>locally intrusive</i>' for the High Rib Valley.</p>	<p>Proposals are relatively small scale in relation to the extent of these character areas, but would extend the existing settlement to the west of Buntingford, though only into an area which is contained by the line of the A10 bypass.</p>	<p>Low, given the scale of this character area and the generally contained nature of the site. Development would not be out of place in the edge of settlement context and would have limited visibility from the surrounding area.</p>	<p>Slight adverse at this scale.</p>	<p>Slight adverse at this scale, with some reduction over time.</p>

Table 1: Summary of Landscape Effects (continued)

Landscape Receptor	Quality and Sensitivity	Baseline Situation	Proposals and Mitigation	Landscape Change	Effects in Year 1 (Winter)	Effects in Year 15 (Summer)
<p>The site and immediate surrounds (i.e. the area within the visual envelope as shown on Figure 3).</p>	<p>Medium quality and value. Medium sensitivity to development of the type proposed.</p>	<p>The site is separated from the open countryside to the south and west by the A10 and, while it is in agricultural use and has an overall rural character, some parts of it have a more strongly edge of settlement character, in particular the north eastern corner of Field A and the enclosed Field C in the eastern part of the site.</p> <p>The site has a medium capacity to accommodate change as it adjoins the urban edge and is enclosed by the line of the A10, but the presence of a new and relatively large scale residential development would conflict with the existing character of the landscape to some extent, and new dwellings on the more elevated ground in the northern part of the site would be locally prominent, and would be visible from some areas of the higher ground to the east of the town (albeit at some distance, and in views which already include much of the urban area).</p>	<p>The proposals are for up to 350 dwellings, most of which would be 2 storeys in height with taller buildings generally limited to the lower-lying parts of the site, together with an area of employment uses and a local centre. Access would be via a new roundabout junction on the A10, which would entail some localised loss of roadside vegetation.</p> <p>New houses would extend across the majority of the site area, with employment uses also in the southern part of Field C.</p> <p>The proposals are in outline, but the Parameter Plans indicate that there would be a broad band of open space with new tree planting, wildflower grassland and a new footpath along the western side of the site, which would also include a bund and acoustic fence for noise attenuation. The northern footpath through the site would run within a new linear park, and there would also be other open spaces within all three of the fields.</p>	<p>Change within the site would be at a high level, as the existing fields would be replaced by built development, with extensive landscape areas, especially along the western side of the site.</p> <p>The degree of change to the landscape around the site would be medium - while the developed parts of the site would undergo a significant change (from open land to a new housing development), the remaining parts would not contain built development and would change to a lesser degree, and the overall development would have a limited impact on the wider countryside to the west and south west. Existing positive landscape features such as the trees and the hedgerows around and within the site would be mostly retained, and would be reinforced and managed into the future.</p>	<p>Moderate adverse effects on the local landscape - there would be a sense of development and the urban edge extending out into the countryside, but this would be limited by the fact that the development would only extend to the line of the A10 bypass, which already forms a strong local landscape feature, and which would be reinforced as a robust long term boundary to the urban area by the proposed open space, planting, bund and acoustic fence along the western side of the site.</p> <p>Effects in the summer would be at a lower level and would be slight to moderate adverse.</p> <p>These effects would be experienced within the area of the visual envelope shown on Figure 3 - there would be some lower level effects beyond that area, but those effects would be no more than slight adverse as the development would have a limited presence in these more distant views.</p>	<p>Slight adverse - effects would decline over time as a result of the proposed new planting, but a degree of harm caused by the replacement of the open fields by a new residential area would persist into the future.</p> <p>The new houses and employment uses in themselves, and the development as a whole, would not be unsightly or intrusive - any residual harm would occur as a result of the development of what is presently a greenfield site.</p>

Table 2: Summary of Visual Effects

Visual Receptor	Sensitivity	Baseline Situation	Proposals and Mitigation	Magnitude of Change	Effects in Year 1 (Winter)	Effects in Year 15 (Summer)
Properties to the east and north	High for around 12 properties in Monks Walk with views from both upper and ground floor windows across the northern part of Field A.	Generally open views across the site, with some variable screening by garden vegetation. Open land of the northern part of the site is visible, but also some views of existing houses in Longmead.	New houses would extend across the view, though allotments are proposed in the north eastern corner of the site which would provide some separation from the new built development. Some tree and hedgerow planting along eastern boundary.	Between medium and high, depending on nature of existing view and presence of localised screening.	High adverse visual effects for 9 properties with most open views, moderate to high adverse for the remainder.	All effects would tend to decrease to some extent over time, but presently open views across the site would be permanently lost.
	Medium for 5 properties further to the south along Monks Walk and around 8 properties to the north along the south side of Longmead, with views from first floor windows only.	Filtered views across the site, with some further localised screening by garden vegetation. Open land of the northern part of the site is visible, but also some views of existing houses along other parts of the urban edge.	New houses would extend across the view, with some new boundary planting.	Between low and medium, depending on nature of existing view - some properties are well screened by existing garden vegetation.	Moderate adverse visual effects for around 7 properties with more open views, slight to moderate adverse for the remainder.	All effects would tend to decrease to some extent over time, but presently open views across the fields for those properties with more open existing views would be permanently lost.
	Medium for around 22 properties further to the south with views to the west over Field A and also with views to the south over Field B - views are from mainly first floor windows.	Filtered views across the site, with some further localised screening by garden vegetation. Open land of the site is visible through or above the boundary vegetation.	New houses would extend across the view, with some new boundary planting and a linear open space along the north side of Field B.	Between low and medium, depending on nature of existing view - some properties are well screened by existing garden vegetation.	Moderate adverse visual effects for around 12 properties with the clearest views, slight to moderate adverse for the remainder.	All effects would tend to decrease to some extent over time, but presently open views across the fields for those properties with more open existing views would be permanently lost.
	High for around 6 properties to the north of Field C with views from both upper and ground floor windows, medium for a further 8 properties with more limited views.	Generally open views across the site, with some screening by garden vegetation. Open land of Field C visible, but also some views of the STW and industrial buildings beyond the field.	New houses in the north western part of Field C, with some new boundary planting and a broad area of open space in the eastern part of Field C.	Up to medium to high for properties with most open views of new houses, between low and medium elsewhere.	Moderate to high adverse for around 6 properties with the clearest views, slight to moderate or moderate adverse for the remainder	All effects would tend to decrease to some extent over time, but presently open views across the fields for those properties with more open existing views would be permanently lost.
	Medium for around 6 properties to the west of London Road.	Limited views over other intervening properties to Field C.	Upper parts of some of the new houses in Field C would be visible, beyond the proposed open space.	Low - new houses would be seen in the context of other existing properties in the view.	Slight adverse.	Effects would decrease further over time.

Table 2: Summary of Visual Effects (continued)

Visual Receptor	Sensitivity	Baseline Situation	Proposals and Mitigation	Magnitude of Change	Effects in Year 1 (Winter)	Effects in Year 15 (Summer)
Users of Public Rights of Way	High for users of Footpaths Buntingford 029 and 026 across the site.	Clear views across the open fields of the site from both routes as they cross the site, though the urban edge and traffic on the A10 are both also visible.	Footpath 029 would run within a new linear park and Footpath 026 would run partly across new open spaces, but the new houses across the site would be clearly visible, and the present rural experience of walking along these parts of the routes would be largely lost.	Moderate to high for Footpath 029 which would run within a green corridor and cross site access roads once only, and high for Footpath 026 which would have 2 road crossings.	Moderate to high adverse for Footpath 029 and high adverse for Footpath 026, as they cross the site.	Effects would tend to decrease to some extent over time, but the experience of walking along these parts of the routes would be permanently affected.
	High for users of footpaths to the west of the A10.	Filtered views from relatively short stretches of these two routes - any views from further to the west screened by topography.	New houses would be partially visible across the A10 and through the trees alongside it, mainly in the winter.	Negligible - partial and filtered views from short sections of the routes only, mainly in the winter and across the A10.	Slight adverse, for relatively short sections of each route.	Effects would tend to decrease further over time.
	High for users of routes on the higher ground to the east of Buntingford.	Filtered views from relatively short stretches of the bridleway near Owls Farm, and possibly parts of other routes further to the north, at distances of 1.9km or greater.	New houses would be present in the view, but only as part of expansive views which also include parts of the existing urban area and recent housing developments, closer to the viewpoints.	Negligible - new houses on the site would form a small and distant part only of the view.	Insignificant, for short sections of the routes only.	Effects would tend to decrease further over time.
Users of local roads	Low for motorised users (there are no footways alongside the A10 as it passes the site).	Filtered views of parts of the site from the road as it passes the site, mainly in the winter.	New houses would extend across the site, but would be largely screened by the existing trees alongside the road and also by the proposed bund, acoustic fence and planting, other than at gaps in the bund and at the point of the new access. Some roadside vegetation would need to be removed at the point of the proposed access, where there would be some clear views into the site.	Up to medium at some points, but low or negligible for the most part as the road passes the site.	Slight adverse effects, for a short time only in the context of an overall journey.	Effects would tend to decrease further over time.

Notes:

1. Visual effects would vary in detail with the detailed design of the development and the detailed extent and nature of any mitigation planting.
2. There would also be some low level visual effects for a few properties on the higher ground to the east of Buntingford, but any views of the development would be limited, distant and in the context of other parts of the urban area being present in the view, so any effects would be either insignificant or at the most slight adverse.

Appendix D Transition Examples

1. Buntingford

- 1.1 There are a number of recent developments around the town where development has extended to the edge of the settlement with no landscape buffer and no tailing off or apparent gradual transition from urban to rural, which EHDC have presumably found acceptable. Examples include:



Skippy Meadow, in the northern part of the town (see Photograph 44) - the A10 is to the left of centre in the image, with Skippy Meadow to its right. Dense development (including some 2½ storey properties) extends right up to the edge of the settlement.



Aldridge Way, in the north eastern part of the town (see Photograph 46) - development (again including some 2½ storey properties) again extends right up to the edge of the settlement.



Reed Close in The Village development in the south eastern part of the town - development (see Photograph 47) again extends right up to the edge of the settlement.

- 1.2 There are also some developments where there does appear to be some reduction in density or heights of dwellings, and a landscape buffer of some kind (see for example Photographs 32 and 32A, of the Meadow Vale development), but the point is that this does not appear to be a firm EHDC requirement, and in my view (and presumably also that of EHDC) there is nothing wrong or discordant in the above examples where there is no buffer or transitional zone. Furthermore, the Appeal proposals would provide a landscape buffer between the edge of the settlement and the trees along the eastern side of the A10, in the form of the proposed linear open space and planted bund.

2. Bishop's Stortford

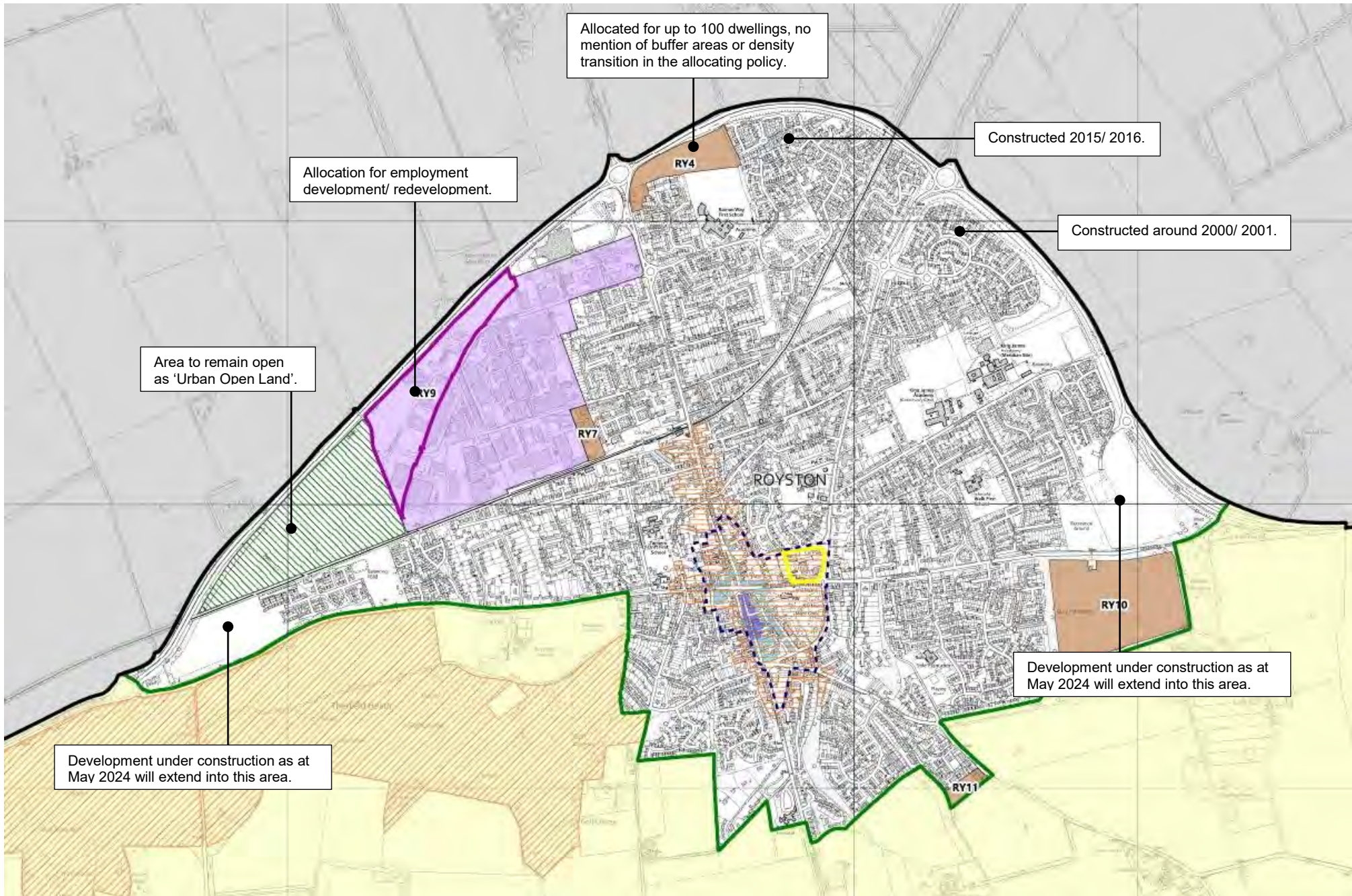
- 2.1 Bishop's Stortford is within the EHDC area, and the District Plan sets out (under Policy BISH3) an allocation for around 2,529 homes at Bishop's Stortford North, between the previous edge of the settlement and the A120 bypass. The policy makes no mention of any requirement for a landscape buffer and no tailing off of density or transitional zone towards the bypass. The development is now partly completed, and I have reproduced below the masterplan for its north eastern part (for up to 260 dwellings and a 66 bed care home, so a similar scale of development to the Appeal proposals, on a similar site, between the existing settlement and a tree lined, single carriageway bypass), which shows development extending right up to the bypass (see also Photograph 48 for a view of the development from the bypass).



Part of the Bishop's Stortford North development - the A120 bypass curves across the northern side of the development, which extends up to the line of the bypass.

3. Royston

- 3.1 Royston is in North Hertfordshire, but the overall situation is similar to that at Buntingford, with a bypass curving around the town, beyond the previous extent of development. I have reproduced below an extract from the Royston inset of the Local Plan Proposals Map, with my own annotations. This shows that development has extended (and is planned to continue to extend, with two small triangular areas of open space only to remain at the western and eastern ends of the bypass) out from the previous edge of the settlement right up to the bypass, with no significant provision of landscape buffer areas (there is a narrow open space between the road and the 2000/ 2001 development, narrower than that proposed as part of the Appeal development), and no apparent tailing off of density or transitional zones (there are some 3 storey apartment blocks adjacent to the bypass in the 2015/ 2016 development).



LANDSCAPE AND VISUAL EFFECTS

1 General

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

2 Methodology for this Assessment

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

1. Landscape and visual effects were assessed in terms of the magnitude of the change brought about by the development (also referred to in the GLVIA as the '*nature of the effect*', though as effects are the end product of the assessment, rather than one of the inputs to it, the term change is used to avoid confusion) and also the sensitivity of the resource affected (also referred to in the GLVIA as the '*nature of the receptor*'). There is some confusion in the guidance about the term 'impact'; the overall process is known as Landscape and Visual Impact Assessment, but what is actually assessed is more usually referred to as effects, and the GLVIA does also use the word 'impact' to mean the action being taken, or the magnitude of change. In order to avoid this source of confusion, this assessment does not use the word 'impact', but instead refers to the **magnitude of change** caused by the development, which results (in combination with the sensitivity of the resource affected) in landscape and visual **effects**.
2. Landscape and visual effects have been considered in terms of whether they are direct or indirect, short term/temporary or long term/permanent, and beneficial or adverse. It is also important to consider the area over which the effects may be felt, and to note that effects will generally tend to decline with distance from the development in question, so the scale at which the judgement is made will affect the level of significance of the effects.
3. The **magnitude of change** will generally decrease with distance from its source, until a point is reached where there is no discernible change. It will also vary with factors such as the scale and nature of the proposed development, the proportion of the view that would be occupied by the development, whether the view is clear and open, or partial and/or filtered, the duration and nature of the change (e.g. temporary or permanent, intermittent or continuous etc), whether the view would focus on the proposed development or whether the development would be incidental in the view, and the nature of the existing view (e.g. whether it contains existing detracting or intrusive elements).
4. In terms of **sensitivity**, residential properties were taken to be of high sensitivity in general, although this can vary with the degree of openness of their view (see Table 7 below). Landscapes which carry a landscape quality designation and which are otherwise attractive or unspoilt will in general be more sensitive, while those which are less attractive or already affected by significant visual detractors and disturbance will be generally less sensitive (see Table 4 below).
5. For both landscape and visual effects, the assessment is of the development **complete with the proposed mitigation measures**. Those measures are part of the proposed development, and there has therefore been no assessment of a hypothetical, unmitigated development. However, as the mitigation measures involve planting, they will take time to become effective, and the assessment therefore makes allowance for this, considering an initial scenario in the winter of the first year after planting and then a future scenario where the planting has begun to mature.
6. The GLVIA suggests in section 3.32 that an assessment should distinguish between significant and non-significant effects (based on the fact that the Town and Country Planning (Environmental Impact

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

LANDSCAPE EFFECTS

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

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

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

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

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

9. The quality of the landscape is one element which goes into the consideration of **landscape value**, which also takes account of other factors, including rarity, representativeness, conservation interests, recreational value and perceptual aspects such as wildness or tranquillity - these are some of the factors listed for the consideration of landscape value in Box 5.1 of the GLVIA on its page 84.
10. Box 5.1 has come to be used as a default method for determining landscape value, and is frequently referenced. However, it should be noted that it appears in the GLVIA under the heading of 'Undesignated landscapes', and also predates the February 2019 NPPF, which states that valued landscapes should be protected and enhanced '*in a manner commensurate with their statutory status or identified quality in the development plan*'. This shows that landscapes which have statutory protection (i.e. AONBs and National Parks) or an identified quality in the development plan should be regarded as valued, and secondly that the protection to be afforded to valued landscapes will vary with their status, with statutorily protected landscapes receiving the highest level of protection, and landscapes recognised and protected by development plan policies valued and protected at a lower level, but still above that of ordinary countryside. It is also often useful to include some consideration of the function that an area of landscape may have in determining its value, for example if it plays a role in the separation and setting of settlements.

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

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

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

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

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

12. The assessment of landscape value is then carried forward into the determination of landscape sensitivity.
13. **Landscape sensitivity** relates to the ability of the landscape to accommodate change of the type and scale proposed without adverse effects on its character (i.e. its susceptibility to change), and also to the value of the landscape concerned. As noted in the GLVIA (section 5.39), sensitivity is '*specific to the*

particular project or development that is being proposed and to the location in question'. Susceptibility is defined in the GLVIA as *'The ability of a defined landscape or visual receptor to accommodate the specific proposed development without undue negative consequences.'* Susceptibility is judged according to the criteria set out in Table 4 below.

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

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

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

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

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

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

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

Table 6 ~ Significance Criteria for Landscape Effects	
Significance	Typical Criteria¹
No Effect	<p>The proposals:</p> <ul style="list-style-type: none"> • complement the scale, landform and pattern of the landscape • incorporate measures for mitigation to ensure that the scheme will blend in well with the surrounding landscape • avoid being visually intrusive and adverse effects on the current level of tranquillity of the landscape • maintain existing landscape character in an area which is not a designated landscape nor vulnerable to change.
Insignificant	<p>The proposals:</p> <ul style="list-style-type: none"> • generally fit the landform and scale of the landscape • have limited effects on views • can be mitigated to a reasonable extent • avoid effects on designated landscapes.
Slight Adverse	<p>The proposals:</p> <ul style="list-style-type: none"> • do not quite fit the landform and scale of the landscape • will impact on certain views into and across the area • cannot be completely mitigated because of the nature of the proposal or the character of the landscape • affect an area of recognised landscape quality or value • would lead to minor loss of or alteration to existing landscape features or elements, or introduce some minor new uncharacteristic elements.
Moderate Adverse	<p>The proposals are:</p> <ul style="list-style-type: none"> • out of scale or at odds with the landscape • visually intrusive and will adversely impact on the landscape • not possible to fully mitigate • will have an adverse impact on a landscape of recognised quality or value, or on vulnerable and important characteristic features or elements • would lead to loss of or alteration to existing landscape features or elements, or introduce some new uncharacteristic elements.
High Adverse	<p>The proposals are damaging to the landscape in that they:</p> <ul style="list-style-type: none"> • are at variance with the landform, scale and pattern of the landscape • are visually intrusive and would disrupt important views • are likely to degrade or diminish the integrity of a range of characteristic features and elements and their setting • will be damaging to a high quality or value, or highly vulnerable landscape • cannot be adequately mitigated • would lead to significant loss of or alteration to existing landscape features or elements, or introduce some significant new uncharacteristic elements.
Major Adverse	<p>The proposals are very damaging to the landscape in that they:</p> <ul style="list-style-type: none"> • are at considerable variance with the landform, scale and pattern of the landscape • are visually intrusive and would disrupt fine and valued views • are likely to degrade, diminish or even destroy the integrity of a range of characteristic features and elements and their setting • will be substantially damaging to a high quality or value, or highly vulnerable landscape, or would fundamentally alter a less valuable landscape • cannot be adequately mitigated • would lead to extensive loss of or alteration to existing landscape features or elements, or introduce some dominant new uncharacteristic elements.

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

Table 6 ~ Significance Criteria for Landscape Effects (continued)	
Significance	Typical Criteria ¹
Slight Beneficial	<p>The proposals:</p> <ul style="list-style-type: none"> • fit the landform and scale of the landscape • will improve certain views into and across the area to a limited extent • can be effectively mitigated • remove small scale unattractive or discordant features • benefit an area of recognised landscape quality or value • would introduce some minor new or restored positive and characteristic elements.
Moderate Beneficial	<p>The proposals:</p> <ul style="list-style-type: none"> • fit the landform and scale of the landscape • will improve certain views into and across the area • can be effectively mitigated • remove significant unattractive or discordant features • benefit a landscape of recognised quality or value, or enhance vulnerable and important characteristic features or elements • would introduce some new or restored positive and characteristic elements.
High Beneficial	<p>The proposals provide significant benefit to the landscape in that they:</p> <ul style="list-style-type: none"> • are in accord with the landform, scale and pattern of the landscape • will improve important views • are likely to enhance a range of characteristic features and elements and their setting • will lead to improvement to a high quality or value, or highly vulnerable landscape • need no significant mitigation • would introduce some significant new or restored positive and characteristic elements.
Major Beneficial	<p>The proposals provide very significant benefit to the landscape in that they:</p> <ul style="list-style-type: none"> • are in accord with the landform, scale and pattern of the landscape • will improve expansive and/or fine and valued views • are likely to significantly enhance a range of characteristic features and elements and their setting • will lead to substantial improvement to a high quality or value, or highly vulnerable landscape • need no mitigation • would introduce some extensive or highly significant new or restored positive and characteristic elements.

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

VISUAL EFFECTS

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

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

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

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

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

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

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

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

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

Table 8 ~ Criteria¹ for Determining Visual Sensitivity	
Sensitivity	Typical Criteria
Very High	Visitors to recognised or specific viewpoints, or passing along routes through statutorily designated or very high quality landscapes where the purpose of the visit is to experience the landscape and views.
High	Residential properties ² with predominantly open views from windows, garden or curtilage. Views will normally be from ground and first floors and from two or more windows of rooms in use during the day ³ . Users of Public Rights of Way with predominantly open views in sensitive or unspoilt areas. Non-motorised users of minor or unclassified roads in the countryside. Visitors to heritage assets where views of the surroundings are an important contributor to the experience, or visitors to locally recognised viewpoints. Users of outdoor recreational facilities with predominantly open views where the purpose of that recreation is enjoyment of the countryside - e.g. Country Parks, National Trust or other access land etc.
Medium	Residential properties ² with views from windows, garden or curtilage. Views will normally be from first floor windows only ³ , or an oblique view from one ground floor window, or may be partially obscured by garden or other intervening vegetation. Users of Public Rights of Way with restricted views, in less sensitive areas or where there are significant existing intrusive features. Users of outdoor recreational facilities with restricted views or where the purpose of that recreation is incidental to the view. Schools and other institutional buildings, and their outdoor areas. Motorised users of minor or unclassified roads in the countryside.
Low	People in their place of work. Users of main roads or passengers in public transport on main routes. Users of outdoor recreational facilities with restricted views and where the purpose of that recreation is incidental to the view.

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

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

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

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

21. **Photographs** were taken with a digital camera with a lens that approximates to 50mm. This is similar to a normal human field of view, though this field of view is extended where a number of separate images are joined together as a panorama. Visibility during the site visits was good (by definitions set out on the Met Office website, i.e. visibility was between 10 to 20km).
22. The Landscape Institute have produced guidance on the use of visualisations (Technical Guidance Note 06/19, Visual Representation of Development Proposals, September 2019). As its title suggests, this guidance is largely to do with how a proposed development is illustrated, but does also contain sections on baseline photography. Section 1.2.7 states that '*Photographs show the baseline conditions; visualisations show the proposed situation*', though it does then also go on to provide guidance for what it refers to as 'Type 1 Visualisations', which are in fact baseline images - 'Annotated Viewpoint Photographs'. The detailed guidance for these images suggests that panoramic images should be presented at A1 size. As this guidance is extensive, and is intended for use where visualisations such as photomontages are also produced, it has been followed for this assessment in terms of its general recommendations regarding lens types, noting where images have been combined into panoramas and the use of annotations to describe the content of the photographs and the extent of the site within them, but not in terms of all of the recommendations for presentation of images. The photographs included within this assessment are intended as general representations of what can be seen from the viewpoints used, and are not a replacement for observing the site and the views on the ground - any decision maker making use of this assessment should visit the site, and the photographs are simply an *aide-memoire* to assist consideration following a site visit, not a replacement for it.
23. A useful concept in considering the potential visual effects of a development is that of the visual envelope (or zone of visual influence, ZVI). This is the area from within which the development would be visible. Any significant visual effects will therefore be contained within this area, and land falling outside it need not be considered in terms of visual effects. The area from within which the various elements of the proposed development would be visible has therefore been estimated using the manual approach set out in the GLVIA (section 6.7), with map interpretation,

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

