

LANDSCAPE & VISUAL IMPACT APPRAISAL

GARAGE SITE DUNGWORTH GREEN, SHEFFIELD.

PREPARED BY TPM LANDSCAPE LTD

FOR

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1.0 CONTEXT

1.1 INTRODUCTION - PROJECT DESCRIPTION

TPM Landscape Ltd were commissioned by Crowley Associates in March 2021 to prepare a Landscape and Visual Impact Appraisal (LVIA) and other supporting landscape assessment and analysis for land off Dungworth Green, in the civil parish of Bradfield, west of Sheffield in South Yorkshire; this will be referred to as the proposal site throughout the document. This document will help inform the consideration of openness (the visual element) and the overall planning judgement through determining the level of landscape and visual impact the proposals will have on the receiving landscape and Green Belt.

This document is in support of a planning exercise for the site seeking permission for 1 no. dwelling and associated landscaping. The LVIA will consider the baseline for both landscape and visual amenity and will seek to identify the sensitivity of each before considering the change that proposed development may introduce. Both the landscape and visual impact of the proposed development will be assessed and a strategy of mitigation planting or other methods will be explored where relevant to reduce identified impacts.

The landscape and visual assessment was undertaken in the beginning of April 2021 when most of the trees were not in leaf. It is assumed that the assessed effects to the visual resource are likely to be less during the summer months due to the trees being in leaf. Where these are particularly relevant this has been considered and appraised in the assessment.

1.2 SITE DESCRIPTION

The proposal site is located in Dungworth village, in the civil parish of Bradfield, northwest of the main urban area of Sheffield in agricultural high ground at around 200m above sea level. The site is located at the end of a row of houses on land adjacent to the east of 73 Dungworth Green.

The proposal site is roughly rectangular in shape and extends to approximately 522sqm in area. It currently contains seven garage/storage structures in varying states of repair. On site hardstanding has a form of rubble/gravel to provide access to the structures. One tree is present within the site in the south east corner.

The site is immediately bordered by a single dwelling to the west, grazing fields to the north and east, and Dungworth Green to the south from where access to the site is taken. Boundaries are composed of drystone walls to the north and east with wooden fencing to the boundary with number 73.

The topography of the site is generally flat but slopes towards the eastern boundary. No public footpath routes run across the site. The site sits on a local ridge line which itself sits above a steep sided valley to the east. Land rises more gently to the west and the road follows the land to the south as it falls steeply into the valley bottom.

1.3 STUDY AREA

The local roads were driven and public footpath networks explored to determine the receptors to be appraised and the extents of the visual envelope. The visual envelope extends south and east where the topography falls away allowing views to mid distance as far as ridgelines. Views east and north are more restricted by rising topography and vegetation. The extent of the study area is illustrated in Figure 2 Study Area and Location Plan. The topography and vegetation of the study area are illustrated in Section 4 Figures 8 and 9

1.4 DEVELOPMENT PROPOSALS

The development proposals seek permission for a single dwelling with access and landscaping. The proposals referred to in this assessment are illustrated in Figure 1 below.

The proposed single dwelling will be of a similar form and massing to the existing dwellings along Dungworth Green and be constructed from materials appropriate to the local setting and vernacular. The two-storey dwelling is proposed with a single-

storey element placed behind the front elevation.

The design of the proposed development has been informed by the initial findings of this study which helped to determine the extent and arrangement of built development in the landscape, and further landscape mitigation proposals which are summarised in Chapter 9. This masterplan design for the housing development was then tested as part of this Landscape and Visual Appraisal to determine the specific impacts expected through the design iterations expressed in the masterplan. These potential impacts and the mitigation strategy proposed to alleviate any impacts are described in Chapter 8 and have shaped the final masterplan design.

1.5 DESIGNATIONS

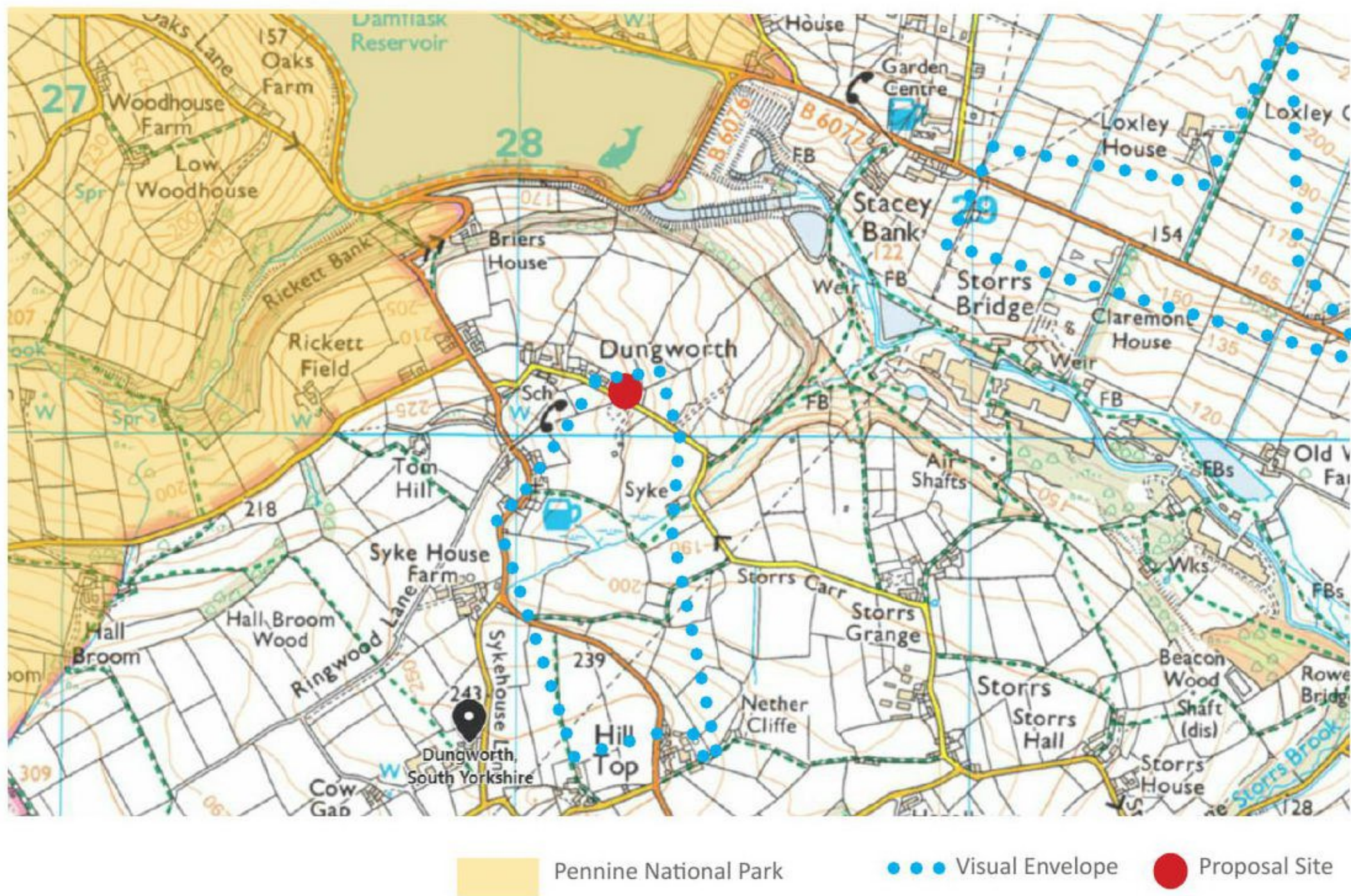
The proposal site is located within the Green Belt and an Area of High Landscape Value as defined by Sheffield Unitary Development Plan (adopted 1998) It lies near to, but not within, an Area of Special Character.

Figure 1. Development Proposals





Figure 2. Study Area and Location Plans



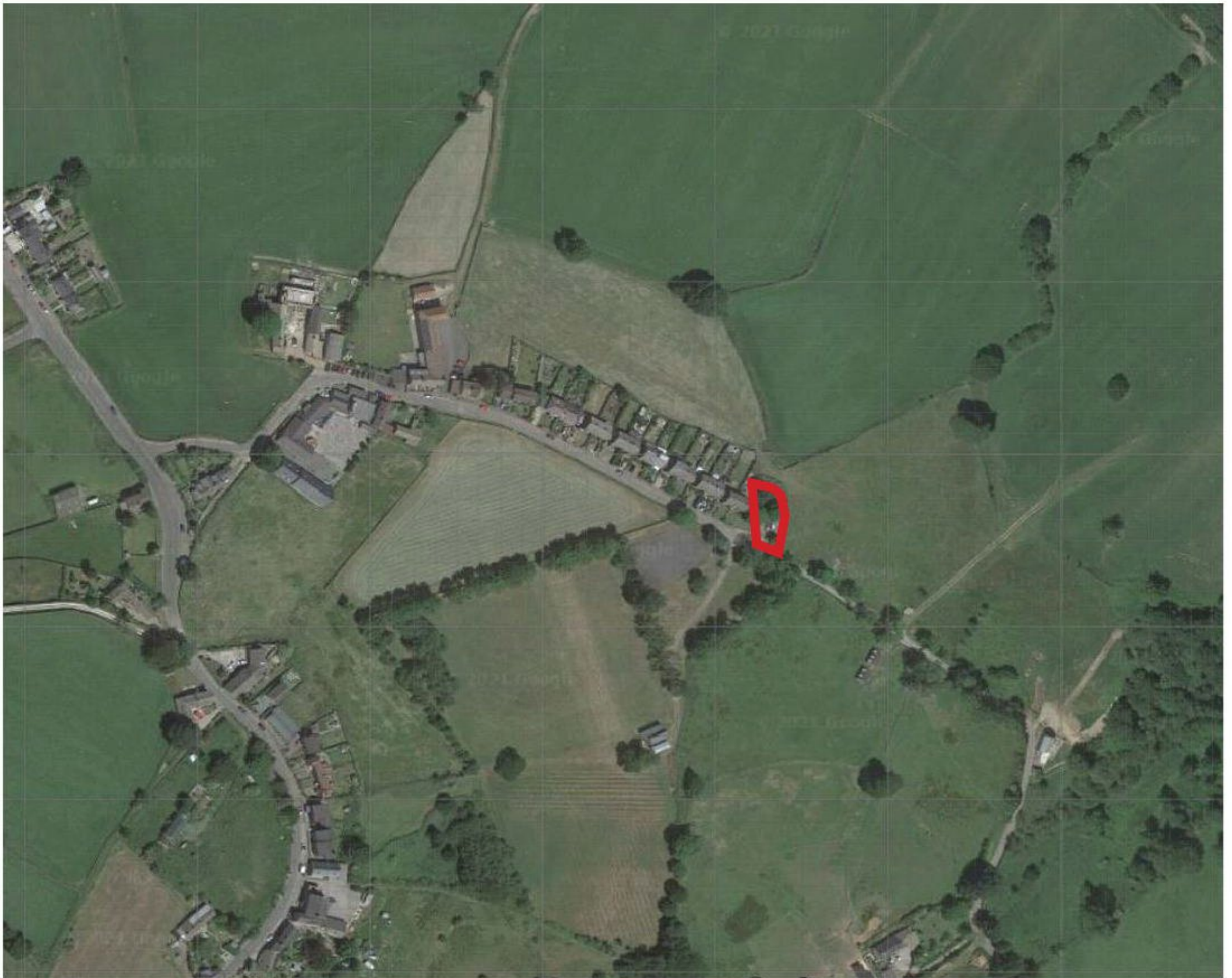


Figure 3. Aerial Images

Proposal Site Boundary



2.0 METHODOLOGY

2.1 METHODOLOGY

The site was visited and the surrounding road network driven. Positive and detracting elements in the landscape were recorded, as was the general land use and quality of the site. Viewpoints were identified based on public viewpoints (public footpaths), private viewpoints (residential properties) and key distant viewpoints to determine the wider impact on the landscape and where development would have the potential to affect the quality and character of existing views and in consideration of the nature of the proposed development. A study area of approximately 1km was assessed in consideration of the likely visual envelope. Potential longer distance views were also considered. A photographic record of the study area, surrounding context and important views/character were recorded.

The methodology seeks to use recognised, published industry standards and techniques to identify and describe a landscape and visual baseline and ascribe a sensitivity to these landscape and visual receptors which may be altered through the introduction of the proposed development. Landscape and Visual Impacts are considered separately although the conclusion on sensitivity and impact will have regard to both these related areas of study and proposals made for the mitigation of that impact.

The magnitude of change brought about through the proposed development is considered alongside the level of sensitivity for each landscape area or receptor and the level of landscape or visual effects is expressed as a combination of these two elements.

The methodology for landscape character appraisal and visual appraisal is summarised in sections 2.2 and 2.3, refer to APPENDIX 2 for tables 2.4 to 2.12.

The appraisal has been based on guidelines and information provided in the following publications:

- Landscape Character Assessment: Guidance for England and Scotland (The Countryside Agency and Scottish Natural Heritage 2002)
- Landscape Character Assessment: Guidance for England and Scotland (The Countryside Agency and Scottish Natural Heritage). Topic Paper 6: Techniques and Criteria for Judging Capacity and Sensitivity.
- Natural England's Published Landscape Character Assessments. (www.gov.uk)
- Sheffield Green Belt and Countryside Areas 2010
- Guidelines for Landscape and Visual Impact Assessment (GLVIA) 3rd edition 2013.

2.2 LANDSCAPE CHARACTER APPRAISAL

A desktop study and site survey of existing landscape policies, planning designations and character appraisals was undertaken and an appraisal made of the landscape character of the surrounding area and the proposal sites value in landscape terms within this character area.

To determine the effects of development on the landscape three different key aspects or receptors are considered:

Elements: Individual elements within the landscape, which are quantifiable and include features such as hills, valleys, woods, trees, hedges and ponds;

Characteristics: Elements or combinations of elements that make a particular contribution to the character of the area i.e. scenic quality, tranquillity or wildness;

Character: A combination of geology, landform, soils, vegetation, land use and human settlement.

These key aspects or landscape receptors indicate the landscape condition, quality, value and susceptibility to change which are

considered when judging landscape sensitivity.

To assist in the appraisal of the sensitivity of the landscape resource each landscape encountered is considered against the criteria set out in the tables in Appendix 2. The tables identify the principal factors considered when assessing the sensitivity of the landscape, combining judgements of susceptibility to change from the proposed development (Table 2.1), landscape quality (Table 2.2) and landscape value (Table 2.3).

The criteria used to assess the landscape effects on key aspects or landscape receptors included:

- The susceptibility of the landscape (Table 2.1)
- The quality of the landscape (Table 2.2)
- The value of the landscape (Table 2.3)
- The sensitivity and type of the landscape receptor (Table 2.4)
- The magnitude of change (Table 2.5)
- The effects of development on the landscape (pre-mitigation) (Table 2.6)
- The effects of development on the landscape (post-mitigation) (Table 2.6)
- The nature of landscape effects (Table 2.7)
- The importance level of effects (Table 2.14)

2.3 VISUAL APPRAISAL

Visual appraisal relates to the change to views as a result of development, and the overall effects on visual amenity.

Considerations when judging sensitivity included:

- Location of the viewpoint
- Context of the view
- Activity of the receptor
- Frequency and duration of the view

To assist in the appraisal of the sensitivity of visual amenity each viewpoint is considered against the criteria set out in the tables in Appendix 2. The sensitivity of visual receptors is based on consideration of both susceptibility to change in views (Table 2.8), quality and value attached to each identified view (Table 2.9).

The criteria used to assess the visual effects on selected viewpoints included:

- The susceptibility of the visual receptor (Table 2.8)
- The quality and value of the visual receptor (Table 2.9)
- The sensitivity and type of visual receptor (Table 2.11)
- The magnitude of change (Table 2.10)
- The effects of development on the view (pre-mitigation) (Table 2.12)
- The effects of development on the view (post-mitigation) (Table 2.12)
- The nature of visual effects (Table 2.13)
- The importance level of effects (Table 2.14)

The appraisal of visual effects describes:

- The changes in the character of the available views resulting from the development and the changes in the visual amenity of the visual receptor.
- The appraisal process mirrors that of landscape effects in that it requires the collation of baseline information relating to the nature and type of views and the receptors which will receive them. As with landscape effects, visual effects are determined by considering the magnitude and nature of change evaluated in consideration of the sensitivity of the receptor (Table 2.11).
- The magnitude of change to the view will depend on numerous factors including the extent and nature of the current view, the distance to the proposed development, the time of year and whether other elements intervene in the view such as vegetation or moving traffic.

3.0 PLANNING POLICY

The overall planning context in relation to the Proposed Development is explored in greater detail within the separate Planning Statement that accompanies the planning application. The following provides a summary in relation to landscape and visual matters.

3.1 NATIONAL CONTEXT

National Planning Policy Framework (NPPF updated 2019)

The National Planning Policy Framework (NPPF) published March 2012, revised in July 2018 and updated in February 2019. It sets out the government's (national) planning policies. The NPPF is a key part of the reforms to make the planning system less complex and more accessible, to protect the environment and to promote sustainable growth.

In the updated NPPF the emphasis remains on achieving well designed places (12), conserving and enhancing the natural environment (15) and conserving and enhancing the historic environment (16).

The framework emphasises that developments be sympathetic to local character and history including surrounding built environment and landscape setting (12-127.c).

The framework places emphasis on: protecting and enhancing valued landscapes (15-170.a); recognising the intrinsic character and beauty of the countryside (15-170.b).

There is also direction that protection should be identified in relation to a distinguishable hierarchy of international, national and locally designated sites with allocated land being found from those with the least environmental or amenity value.

The framework continues to identify National Parks, the Broads and Areas of Outstanding Natural Beauty at the top of this hierarchy where the greatest weight for conservation and enhancement of the landscape and scenic beauty falls (15-172).

National Planning Policy Guidance (NPPG)

The National Planning Policy Guidance (NPPG) comprises of web based guidance categories first published from March 2014. The NPPG supports and informs the NPPF and sets out further specific planning guidance. NPPG categories relevant to the proposed development include: Design: process and tools (2019) and Natural Environment (2019). Design and Natural Environment categories emphasise a character based approach to design and proposed development.

3.2 LOCAL CONTEXT - THE SHEFFIELD DEVELOPMENT FRAMEWORK CORE STRATEGY

The current adopted Local Plan for Sheffield comprises the Sheffield Development Framework Core Strategy (the "Core Strategy") adopted in 2009, and 'saved' policies from the Sheffield Unitary Development Plan (the "UDP") adopted in 1998. Many of the policies in the UDP were superseded when the Core Strategy adopted.

The primary document of Sheffield's Local Plan is the Core Strategy. It sets out the vision and objectives for the whole Local Plan and, its main purpose is to answer the question, 'At a strategic level, what is going to happen, where, and how is it going to happen?' It also sets out additional policies on issues of strategic importance needed to deliver its vision and objectives.

The Local Plan contains the following relevant Policies.

Adopted - Core Strategy

The Core Strategy was adopted in march 2009.

Core Strategy Policy CS71 Green Belt Protecting the Green Belt

Countryside and other open land around the existing built-up areas of the city will be safeguarded by maintaining the Green Belt, which will not be subject to strategic or local review. Exceptionally, changes may be made to remove untenable anomalies where the change would not undermine the purposes or objectives of Green Belt in that area. Development needs will be met principally through the re-use of land and buildings rather than through expansion of the urban areas and villages.

UDP

Green Belt Policy GE4

Development and the Green Belt

The scale and character of any development which is permitted in the Green Belt, or would be conspicuous from it, should be in keeping with the area, and wherever possible conserve and enhance the landscape and natural environment.

Area of High Landscape Value GE8

Areas of High Landscape Value and the Peak National Park

The proposal site falls within a locally designated Area of High Landscape Value (AHLV), which is protected through landscape policy GE8 of the UDP.

The Policy concerns areas that fall with the AHLV and land conspicuous from the AHLV and/or the Peak National Park. Development permitted must protect and where possible enhance, the appearance and character of the Area of High Landscape Value and Peak National Park.

THE GREEN BELT

Sheffield City Council have committed to undergoing a Green Belt review but to date this has not moved passed the planning stages. They have signalled an intention to use a fairly standard set of criteria in terms of this assessment (see Green Belt review a common approach -Aug2014)

The assessment will include judgement of selected sites or parcels against the recognised purposes of Green Belt: The description for each is followed by our (TPM Landscape) assessment of how the proposal site and proposals would impact upon these purposes:

Purpose 1: Check Unrestricted Sprawl of Large Built-up Areas

Assessment against this purpose considers how 'contained' each 'general area' is by one or more urban area. The function of the 'General Area' to check the unrestricted sprawl of large built-up areas

The introduction of a single dwelling onto the proposal site and the removal of existing garage structures will have no impact upon this purpose with no sprawl beyond the existing areas of developed land and a locally marked reduction in development spread over the site. **The purpose of Green Belt will be maintained in full should the proposed development come forward.**

Purpose 2: Prevent Neighbouring Towns Merging into One Another

It will be necessary to prevent development which would result in the merging of significant gaps between neighbouring towns.

The proposal site does not play a strategic or otherwise role in maintaining a gap between settlements with the site already subject to built form and the extent of development restricted to a single dwelling. **The purpose of Green Belt will be maintained in full should the proposed development come forward.**

Purpose 3: Assisting in safeguarding the countryside from encroachment

The extent to which a 'general area' assists in the safeguarding of the countryside from encroachment will be assessed by identifying the number of uses which positively contribute to the beneficial use of the Green Belt and those 'general areas' which protect the openness of the countryside

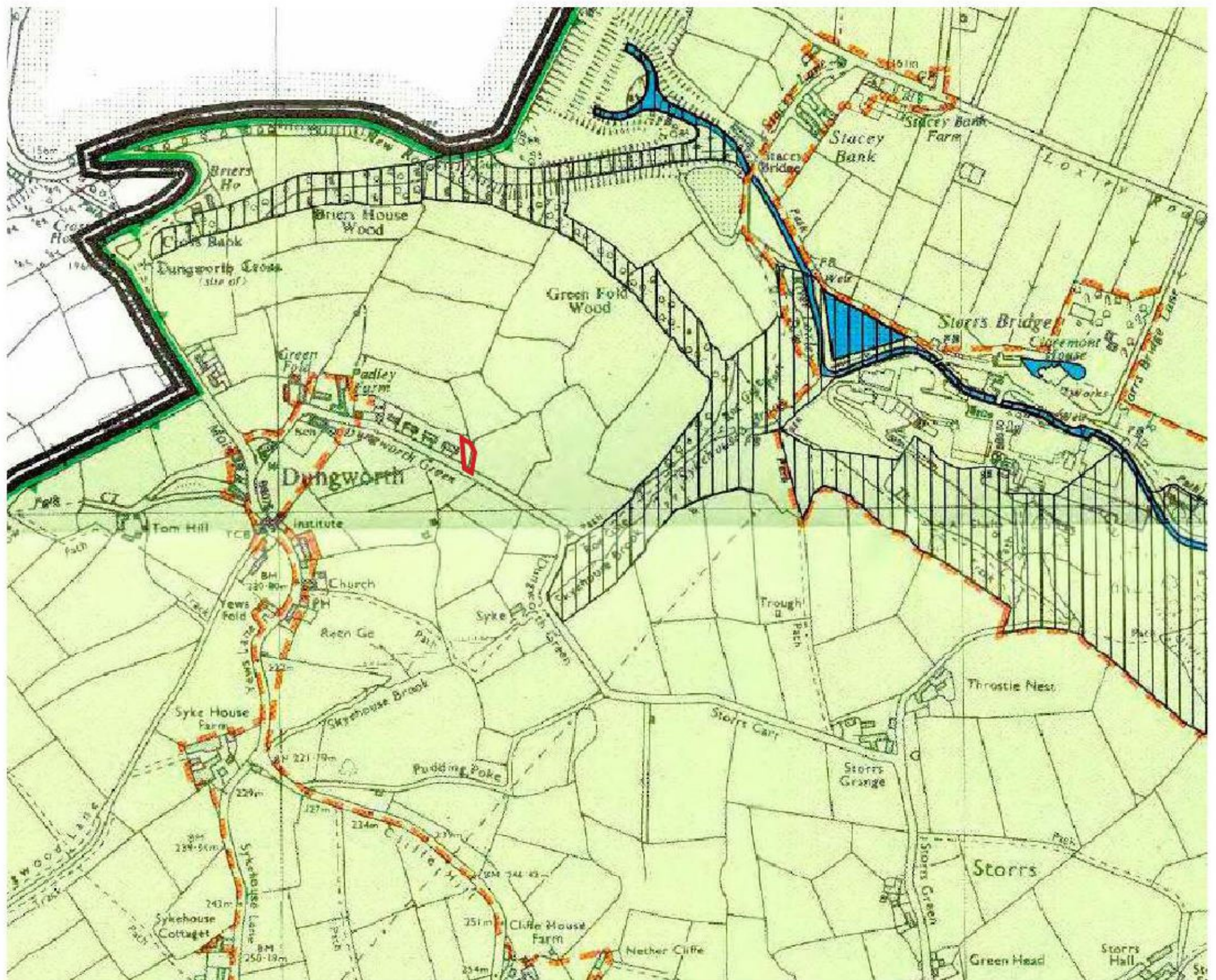


Figure 4. Policy Proposals Map, North-West, Area 2



The proposal site is already developed and the proposals will see a reduction in the spread of development over the site and the replacement of this with a single dwelling. In as much as this purpose is affected at all by such a modest proposal, the effect should be beneficial to the Green Belt, seeing a slight reduction in encroachment of built form. **The purpose of Green Belt will be maintained and/or improved should the proposed development come forward.**

Purpose 4 Preserving the setting and special character of historic towns

The extent to which a "General Area" will preserve the setting and special character of historic towns will be assessed by the positive contribution the area contributes to the setting of, or to protecting key views to and from a conservation area or other historic asset.

Dungworth does not include a Conservation Area and has a small number of listed buildings and structures within the village. The proposal site currently has a detracting influence at the end of an existing branch of the linear form of settlement. The proposals will improve the appearance and form of this site. **The purpose of the Green Belt will be maintained should the proposed development come forward.**

Purpose 5: Assist in urban regeneration by encouraging the recycling of derelict and other urban land

The overall restrictive nature of the Green Belt encourages regeneration and re-use at the strategic level, by channelling development activity into the urban area.

This purpose is often not included within review assessments. The proposal site is a detracting feature within the Green Belt and the proposals will encourage the re-use of this site to better effect with an improvement to the visual openness of Green Belt in this local area.

4.0 SITE CONTEXT

The proposed development site lies towards the eastern edge of the village of Dungworth. Dungworth Green is a linear extension of settlement and the proposal site lies to the southern tip of this on the edge of a ridge line at around 200m. The road then runs steeply southwards into the valley around 150m

The topography generally is rolling from highs 260+ to valleys at around 120M.

Woodland cover is found throughout and is most noticeable on steep valley sides, around river course in the valley bottom and occasionally as plantation blocks.

The land use is almost exclusively grazing pasture with fields typically divided by dry stone walls leading to a very distinctive appearance.

Settlement is small villages and hamlets and detached farmsteads. Buildings are commonly in local grit stone with stone roofs.

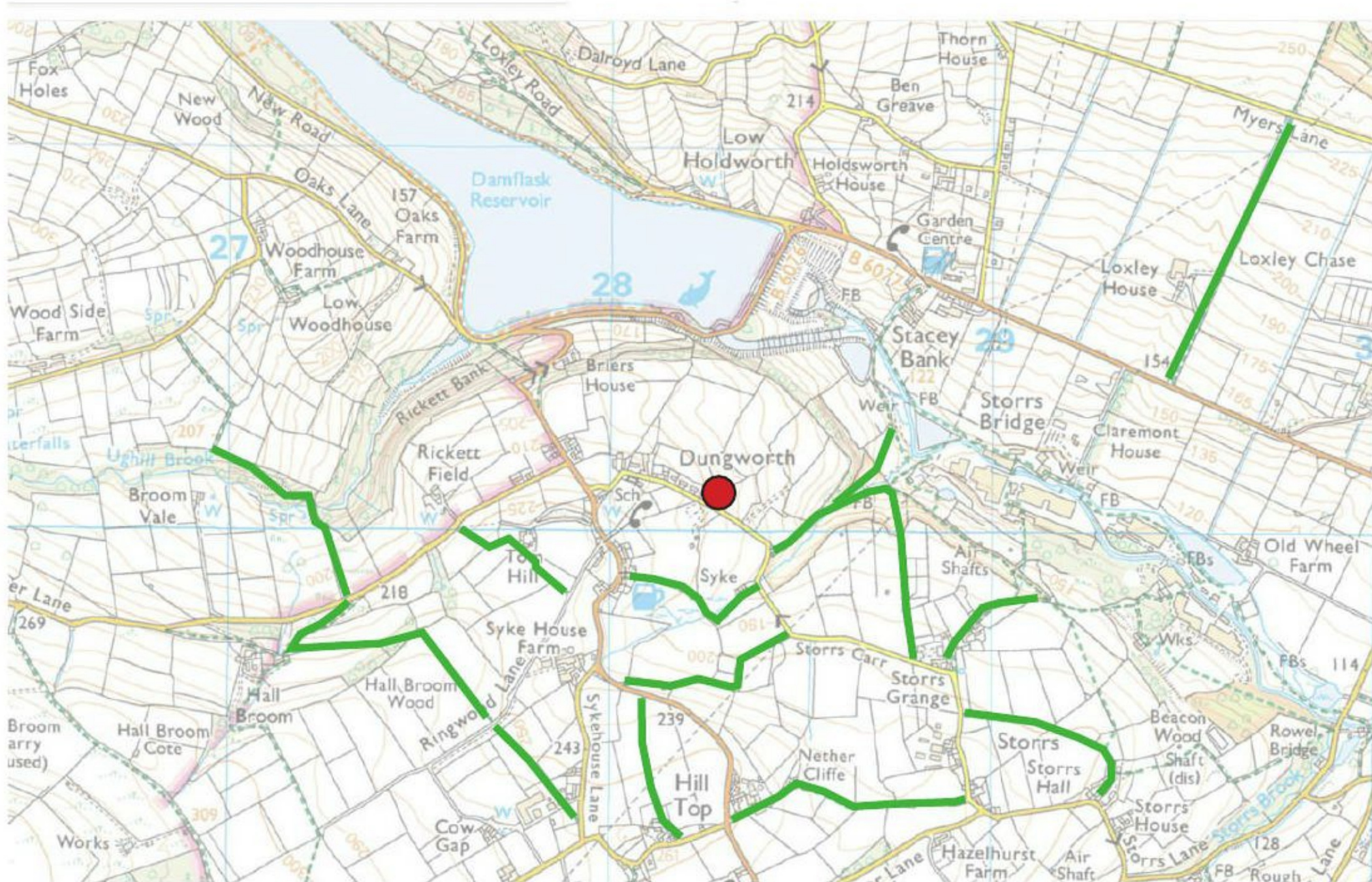


Figure 5. Public Access with potential inter-visibility with site

 The proposal site

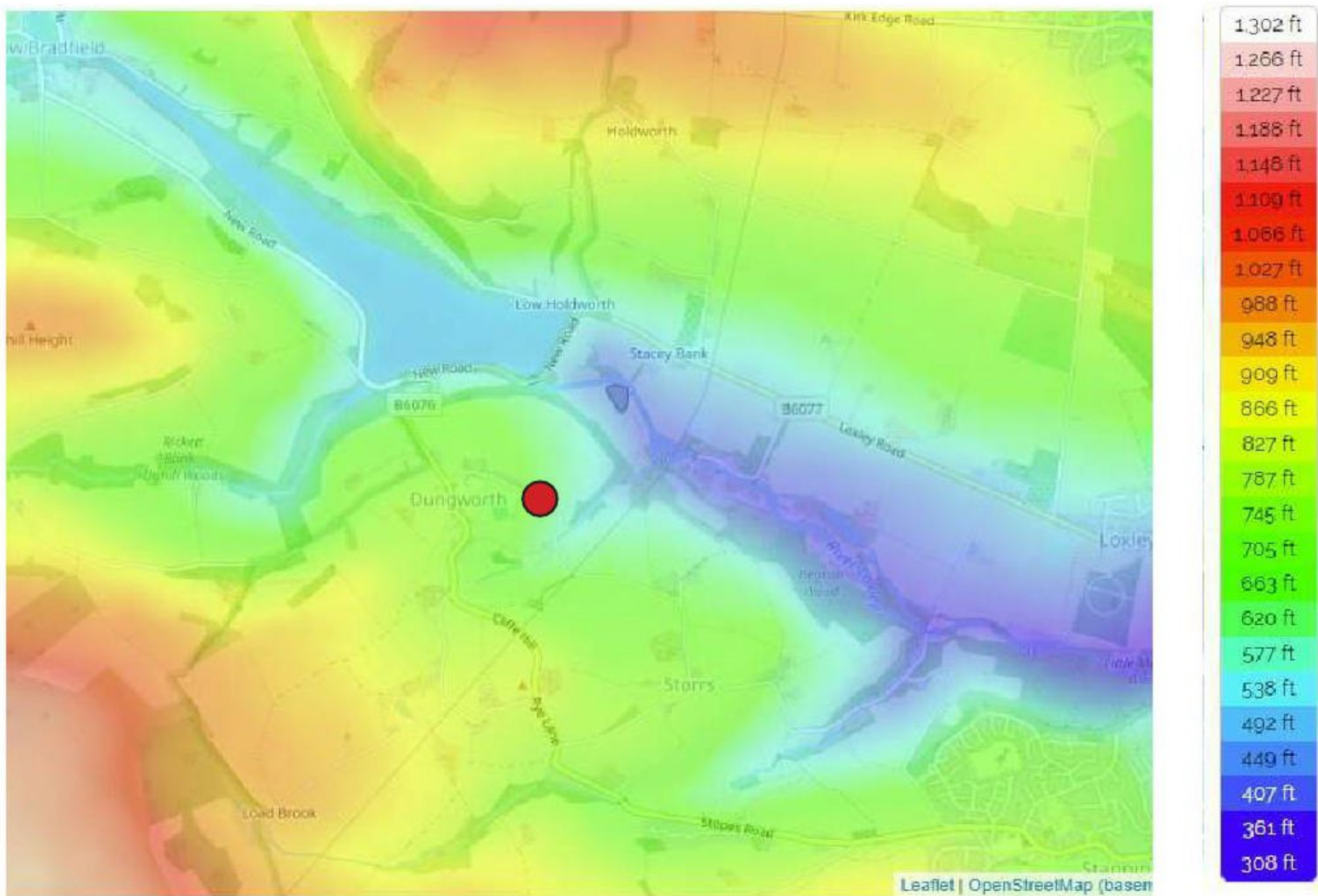


Figure 6. Topography

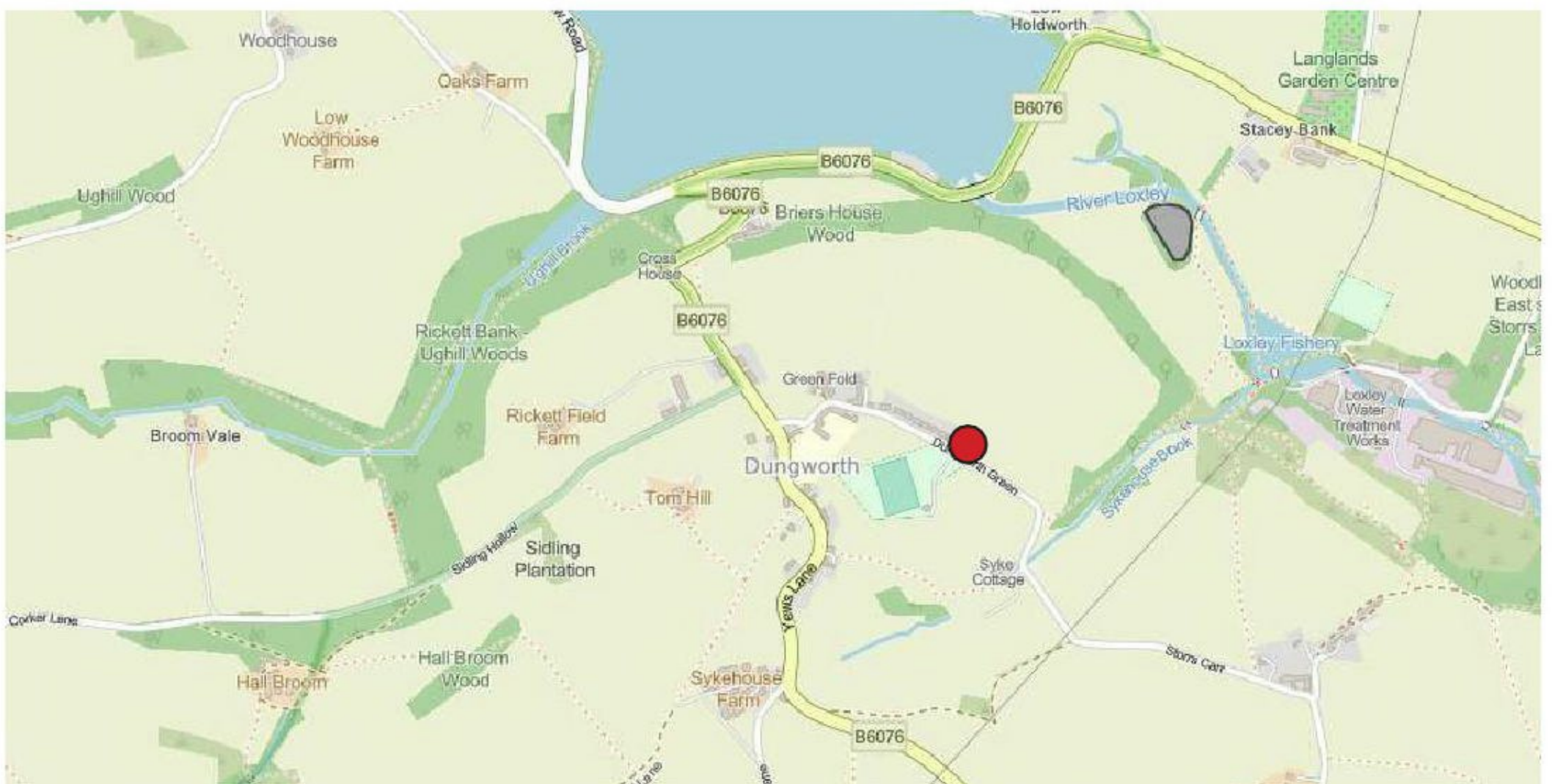


Figure 7. Vegetation Cover

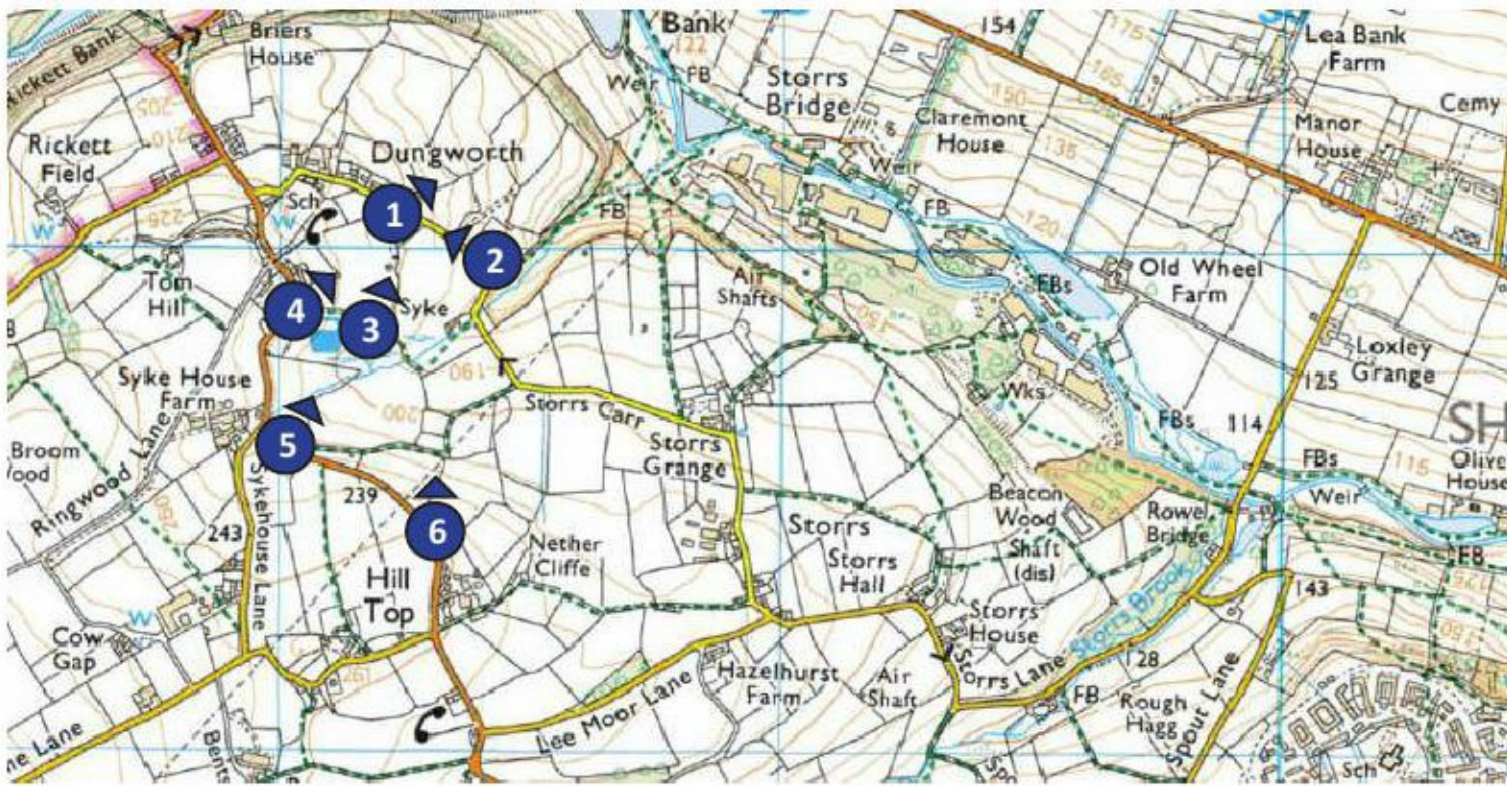


Figure 8 - Site Context Photos - Location Plan



Photo opposite the site



Photo looking towards the site from Dungworth Green (Road)



Photo looking east along public footpath (to the east) towards the proposal site



Photo looking east towards to proposal site



Photo looking from the edge of Dungworth village



Photo looking across the valley from the B6076

5.0 LANDSCAPE CHARACTER BASE LINE

5.1 EXTRACT OF NATIONAL CHARACTER AREA

Natural England's National Character Area (NCA) divide England into 159 distinct natural areas. Each is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. The proposal site area falls within National Character Area 37, Yorkshire Southern Pennine Fringe and close to area 51 Dark Peak. The text is extracted from the National Character Area assessment to understand the characteristics of the NCA and whether the character area descriptions are relevant in the context of the proposal site.

5.2 EXTRACT OF NATIONAL CHARACTER AREA : NCA37

The Yorkshire Southern Pennine Fringe National Character Area (NCA) is a transitional landscape from the upland areas of the Southern Pennines NCA in the west through to the low-lying land of the Nottinghamshire, Derbyshire and Yorkshire Coalfield NCA to the east. The most striking aspect of the landscape is the mingling of predominantly 'gritstone' industrial towns and villages with the strong valley forms and pastoral agriculture of the Pennine foothills. The gritstone industrial buildings and settlements bring a sense of visual unity to the landscape. The landscape is dominated by industrial buildings and structures such as factories, chimneys, railways and canals. Travellers crossing the NCA from west to east experience a change from pastoral treeless hill tops, where drystone walls are the predominant field boundary, to wooded valleys, where large urban settlements such as Bradford, Huddersfield and Sheffield are focused in the valleys and were built up around the former industries such as coal mining, steelmaking and the woollen industry.

In places there are extensive views out to the east over the adjacent towns and agricultural land of the Nottinghamshire, Derbyshire and Yorkshire Coalfield NCA. The steep slopes of the NCA, together with the tops of the Southern Pennines NCA and Dark Peak NCA including the Peak District National park, provide a dramatic backdrop and views from lower-lying NCAs to the east.

Sense of place/inspiration:

Sense of place is provided by the strong landform of hills, ridges and broad valleys dominated by the distinct backdrop of the Pennines to the west, with extensive urban and industrial development contained within the steep-sided valleys. This creates a dramatic interplay of views between settlements and the surrounding hillsides. This is supported by a strong local vernacular of gritstone and sandstone, used extensively throughout the NCA for field boundaries and traditional buildings, bringing a sense of visual unity to the landscape.

Recreation:

Recreation is supported by 1,315 km of rights of way (equivalent to a relatively high density of 2.25 km per km²), including the Trans Pennine Trail and the Calderdale Way long-distance routes, as well as small areas of open access land, which covers 1.3 per cent of the NCA. The mix of urban settlements within the Pennine fringe rural landscape makes opportunities for recreation development high in this NCA

Key Characteristics include:

- *A transitional landscape dissected by steep-sided valleys, dropping from the high gritstone hills in the west to lower land in the east, and thus creating an important backdrop to the many industrial towns and villages within and beyond the NCA.*
- *Rivers creating a deeply dissected landscape, with high plateaux cut by steep-sided valleys, and fanning out in 'fingers' across valleys of the NCA.*
- *Treeless hill tops with tracts of rough grazing and extensive areas of enclosed pasture to the west, but with broadleaved woodland on steeper valley sides, giving the impression of a well-wooded landscape, especially to the north and west of Sheffield.*
- *Predominantly pastoral farming, especially in western areas, with a shift to more arable land in the drier eastern areas.*
- *Boundary features that change from distinctive patterns of drystone walls on the upland hills, to hedgerows becoming the predominant field boundary in the east.*
- *Close conjunction between rural landscapes and the rich industrial heritage of the urban areas, including settlements associated with the textile industry, with large mills and tall chimneys, and large factories and forges associated with the iron, steel and manufacturing industries.*
- *Urban development constrained within valley floors and up side slopes, with location and layout strongly influenced by the landform.*
- *Evidence of bronze-age and Roman habitation still present on uplands, and old pack-horse routes that once joined settlements across the Pennines still in place, or now forming modern major road routes.*
- *Extensive and dramatic views from higher land out over lower-lying land to the east, even from within urban areas.*
- *Several reservoirs contained within narrow valleys contributing a distinct character as well as providing popular places to visit.*
- *In places a dense network of roads and urban development, with many road, rail and canal*

Statements of Environmental Opportunity

SEO 3: Protect the distinctive landscape character with its contrasts between open pastures on hill tops, woodland on valley sides and the settlements nestled in the valley bottoms. Manage the arable and pastoral farmland and the areas of woodland to improve their contribution to biodiversity, food provision and landscape character, to improve soil and water quality, and reduce soil erosion.

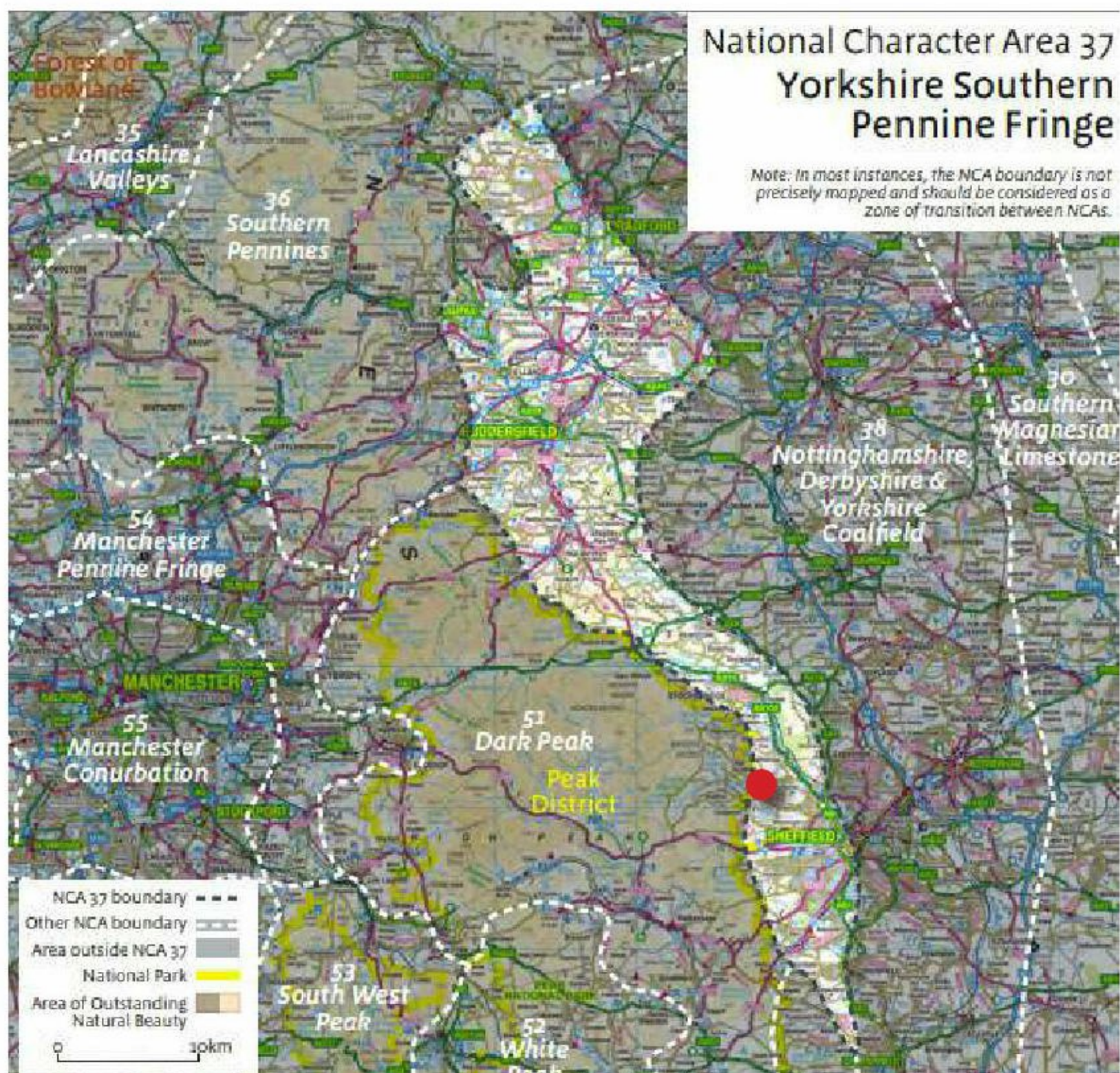


Figure 9. Extract of NCA 37

5.3 SUMMARY OF NCA 37 IN THE CONTEXT OF THE PROPOSAL SITE

The character of the study area is typical of the wider NCA description including upland pasture, gritstone buildings and walls, wooded valleys and views from upland areas. The landscape of and surrounding the proposal site also has some of the key characteristics described in the NCA description including:

- *A transitional landscape;*
- *Treeless hill tops with tracts of rough grazing and extensive areas of enclosed pasture;*
- *Predominantly pastoral farming;*
- *Boundary features that include distinctive patterns of drystone walls on the upland hills;*
- *Urban development constrained within valley floors and up side slopes, with location and layout strongly influenced by the landform;*
- *Extensive and dramatic views from higher land;*

The proposal site and its surroundings are an example of the upland landscapes within the NCA and are well described. Development, industry and human activity play a major role in the NCA as a whole and the scale of the proposed development is very small in the context of this wider landscape. The susceptibility for this NCA area is judged as low in relation to the proposals. The landscape value varies between moderate and good reflecting good access and areas of local value and distinctiveness.

5.4 SHEFFIELD GREEN BELT AND COUNTRYSIDE AREAS 2010

Sheffield City Council Environmental Planning team have been commissioned to undertake a Landscape Character Assessment (LCA) covering the Green Belt and Countryside areas identified on the draft Sheffield Development Framework Proposals Map (2010)

UPLAND CHARACTER AREA

The site lies within an upland character area. These upland areas are generally divided by river valleys of the valley character type and are distinct as tongues of elevated land radiating out of the high hills surrounding Sheffield in the west, north and north-east.

The visual character is one of both moorland edge and ridges and rolling slopes and valleys. It is in part heavily wooded. In the more western areas, the views are dominated by pastoral farm land whereas in the north, woodland is more dominant, interspersed with and enclosing areas of both pastoral and arable farm land. Other than in the more heavily wooded areas, views across and beyond these areas can be extensive as are those views into these character areas from outside due to the generally open nature of the land

The proposal site lies within a further subdivision of the upland areas described as:

UP3 UPLAND ROLLING SLOPES AND VALLEYS TO THE WEST

Located to the south-west, west and north of Sheffield, these Pennine foothills have an undulating and, in places, steeply sloping topography with an interlocking pattern of fields, including blocks of woodland. There are patches of semi-improved and acid grasslands on steeper slopes with permanent pasture in small fields enclosed by dry stone walls.

Key Characteristics Include:

- Rolling slopes dominate, valleys tend to be incised and narrow
- Often steeply sloping
- Sometimes located immediately below and adjacent to moorland
- Upland settled rural character
- Sometimes views of moorland and/or industry in valley bottoms
- Often distant views of the city and/or middle distance views of suburban areas
- Pastoral farmland with some arable areas
- Usually includes areas of woodland
- Stone boundary walls
- Includes traditional farm buildings, hamlets and churches.

Landform

Rolling slopes dominate which are often dissected by small wooded brooks. Occasionally there are steeper sloping hill sides especially in the more northern areas.

Vegetation

Characterised by productive use, vegetation in these areas is mainly permanent grass pasture with some arable farming areas in the north. Woodland is in the form of wooded cloughs and some blocks of mainly deciduous woodland appear across the whole area. Occasionally there are larger wooded plantations. Some small areas of rough scrubby grassland are present at the extreme west end of some clough heads

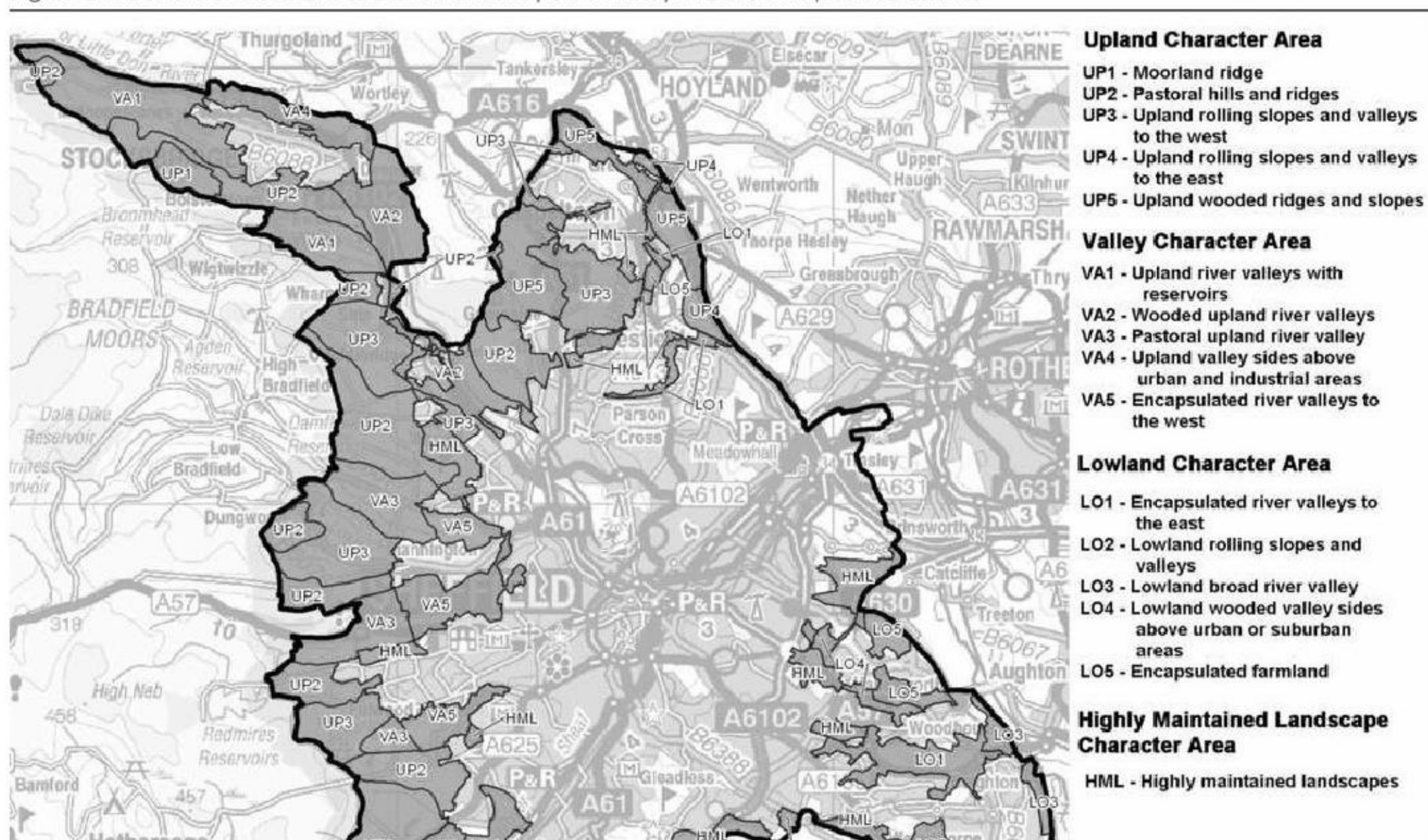
Tree Cover

This landscape has a strongly wooded character, particularly defined by woodlands on steeper slopes, wooded cloughs and scattered trees along field boundaries and watercourses. There is a mixture of broadleaved woodland and coniferous plantations.

Land Use

Pastoral farmland with some arable areas and includes areas of woodland plantation. Fields are small to medium in size.

Figure 10. Extract of Sheffield Green Belt and Open Countryside Landscape Assessment



Settlement and Buildings

Traditional stone farm buildings are the dominant built form. There are also hamlets and churches and some small villages

Parts of Dungworth village also fall within an adjoining character area **UP2 PASTORAL HILLS AND RIDGES**

This character type appears exclusively along the western fringes of Sheffield bordering the Peak District. These areas are characterised by an enclosed upland landscape with wide views. Landform consists of high, gently undulating uplands and broad ridge summits extending from the Dark Peak and sloping up to higher ground in places. Isolated stone farmsteads, straight roads and regular fields enclosed by dry stone walls are characteristic features. The dominant land use is pastoral farmland but includes some arable areas

Key Characteristics Include:

- Upland rural character.
- Often exposed, gently rolling landform on high crest of ridge.
- Wide, open views.
- Some moorland views, giving some moorland influence.
- Often distant views of the city and/or middle distance views of suburban areas.
- Mainly pastoral farmland with little woodland (occasional plantation woodland, arable, amenity areas and managed playing fields and sports grounds).
- Some derelict/abandoned areas.
- Stone boundary walls.
- Isolated farms and villages, with predominantly stone buildings

5.6 SUMMARY OF SHEFFIELD GREEN BELT AND COUNTRYSIDE AREAS-PRELIMINARY LANDSCAPE ASSESSMENT (2010)

This landscape study considers areas of Green Belt and countryside to assess landscape character and inform decision makers with regard to the landscape features and elements that create a distinct landscape character.

The proposal site lies within UP3 Upland Rolling Slopes and valleys to the west and close to UP2 Pastoral Hills and Ridges. Both character areas share a number of characteristics common to the site and its surroundings, and although different in some respects, both areas demonstrate similar sensitivities in their landscape.

The key characteristics for both upland areas that appear susceptible to change brought about by the type of development proposed are:

- Rolling slopes dominate, valleys tend to be incised and narrow both areas have upland rural character;
- Often steeply sloping, gently rolling on higher ground;
- Upland settled rural character;
- Sometimes views wide and open;
- Pastoral farmland with some arable areas
- Usually includes areas of woodland
- Stone boundary walls
- Includes traditional farm buildings, hamlets and churches.

Important considerations include:

- Maintaining views and openness;
- Maintaining rural character and appearance;
- Conserve the traditional features such as stone wall boundaries;
- Ensure new development fits into the established pattern of residential housing within the village;

The pastoral landscape and its open and upland characteristics make both areas susceptible to large scale development of any kind. Smaller scale development could be accommodated without affecting its distinctive character if care is taken to consider the affected views and to develop with materials and forms appropriate to the setting.

The susceptibility to development is assessed as Medium-High for both upland character areas.

6.0 LANDSCAPE APPRAISAL

6.1 LOCAL LANDSCAPE CHARACTER AREA APPRAISAL

The existing landscape character assessments available are detailed assessments of the landscape ranging from a National level assessment down to a local landscape assessment. These do not include assessments of sensitivity or capacity for the landscapes studied but do provide detail as to the character, quality and value of the landscapes and the distinctive characteristics and elements which create this.

The landscape appraisal considers these factors in determining the susceptibility of the landscape of the proposal site and the sensitivity to the development proposed. A statement on the effect the proposals will have on the landscape surrounding the proposal site is made considering the change brought about through the proposals as set against the sensitivity to this change.

6.2 LANDSCAPE SUSCEPTIBILITY

Having assessed the local landscape character and the broader landscape some conclusions can be drawn as to the relative sensitivity of the identified character areas to change within the study area, and their potential capacity to accommodate development such as that proposed at the proposal site.

At a National scale the landscapes around the site and Dungworth represent the upland pasture descriptions of NCA37 and the susceptibility of the landscape reflects the fact that even at a National scale large scale development may be inappropriate. The proposals however are for a single dwelling adjacent to the existing settlement and the susceptibility is set at **Low**.

The proposal site appears to fall within area UP3 but close to area UP2. Both landscape areas are upland character areas where the primary land use is pastoral grazing. Both landscapes are notable for their openness and views from upland areas and are rural locations with small, vernacular settlements as part of this. Change in such areas is generally small scale and appropriate to the location and rural economy.

The proposals are for a single dwelling and the removal of existing garage units. The scale of development is small and the location is adjacent to the existing settlement. The susceptibility is assessed as **medium-high** reflecting that only small scale and vernacular approaches to development will sit within this landscape without harm.

6.3 LANDSCAPE VALUE

The landscape value is assessed as **Good** for the local landscape areas. This reflects the strong representativeness of the landscapes surrounding the proposal site to the overall landscape character descriptions. It also reflects the good access to this landscape and its proximity to the National Park landscapes. At a National level the value considers a wider experience and so ranges from moderate-good within the areas of upland landscapes that are of relevance to the proposal site and Dungworth.

6.4 LANDSCAPE SENSITIVITY

The landscape sensitivity is assessed a **Medium-Low** for the National landscape, reflecting the value of this wider landscape visually and recreationally. It is assessed as **Medium High** for the local landscapes surrounding the proposal site.

6.5 LANDSCAPE EFFECTS - NATIONAL LANDSCAPES

The proposals will see the removal of detracting and un characteristic features in the garage structures and will introduce a new single dwelling at the end of an existing terrace of housing as part of the existing settlement. The change will be **low-negligible** and characteristic to the village.

The landscape effect is assessed as **Slight-Negligible adverse**.

6.6 CHANGE AND LANDSCAPE EFFECTS TO LOCAL LANDSCAPE CHARACTER AREAS

The proposed development will have a direct effect on the UP3 Upland Rolling Slopes and valleys to the west but is so close to UP2 Pastoral Hills and Ridges that both areas are considered as if the potential landscape effects are direct. The physical change will include the removal of detracting garages that currently cover the proposal site and their replacement with a single dwelling that will be two storeys as compared to the single storey garages but will take up a significantly smaller footprint.

Visually the change will be primarily seen from locations to the east and south but with some changes that have beneficial results through the removal of garages as well as adverse effects. The new dwellings in all cases will be seen directly against the backdrop of the existing housing on Dungworth Green.

Hard standing areas will be reduced significantly with areas currently under hard paving and garages returned to soft landscape.

The change is assessed as **low** leading to a **Slight-Moderate adverse** change with some beneficial elements.

6.7 LANDSCAPE CHARACTER MITIGATION

Certain direct interventions and/or management techniques can be employed to assist in reducing the proposed impact on the landscape and integrating the development into the landscape context. The following mitigation measures would be expected to further reduce the impacts on the proposal site and the wider landscape and meet objectives in the National and Regional landscape character assessments:

- Retain the boundary stone wall
- Provide tree planting over some areas of the land released from garage development to provide character elements and screening from views south and east.

6.8 SUMMARY ASSESSMENT OF LANDSCAPE EFFECTS

The following assessment has been made with the assumption that the proposed layout is similar to the illustrative layout in Figure 1 and adopts the mitigation measures described . Table 1 illustrates the assessment criteria to determine landscape effects and whether the receptor is at a local, regional or national importance. There are no landscape receptors assessed as experiencing notable or significant effects.

The Wider Landscape

The wider landscape is described by the NCA37 and includes both upland, valley and urban landscape areas. The proposal site and its surroundings appear consistent with the description for upland areas . The sensitivity is assessed as Medium-Low. The change to this large landscape area is Low-Negligible leading to a Slight-Negligible adverse effect.

The Local Landscape

The local landscape character areas are upland, pastoral descriptions which are assessed as being of Medium-High sensitivity. The change is assessed as low leading to a Slight-Moderate adverse effect which includes some beneficial aspects. With the development of mitigation measures this effect is expected to reduce to Slight.

Table 1 - SUMMARY OF LANDSCAPE EFFECTS

Landscape Receptor	Hierarchy of Importance	Sensitivity	Change to Landscape (Impact)	Landscape Effect	
				Year 1 pre-mitigation	Year 15 with mitigation
NCA 37	National	Medium-Low	Low-Negligible	Slight-Negligible	Slight-Negligible
UP2 Pastoral Hills	Local	Medium-High	Low	Slight-Moderate	Slight
UP3 Upland Rolling Slopes	Local	Medium-High	Low	Slight-Moderate	Slight

7.0 VISUAL APPRAISAL

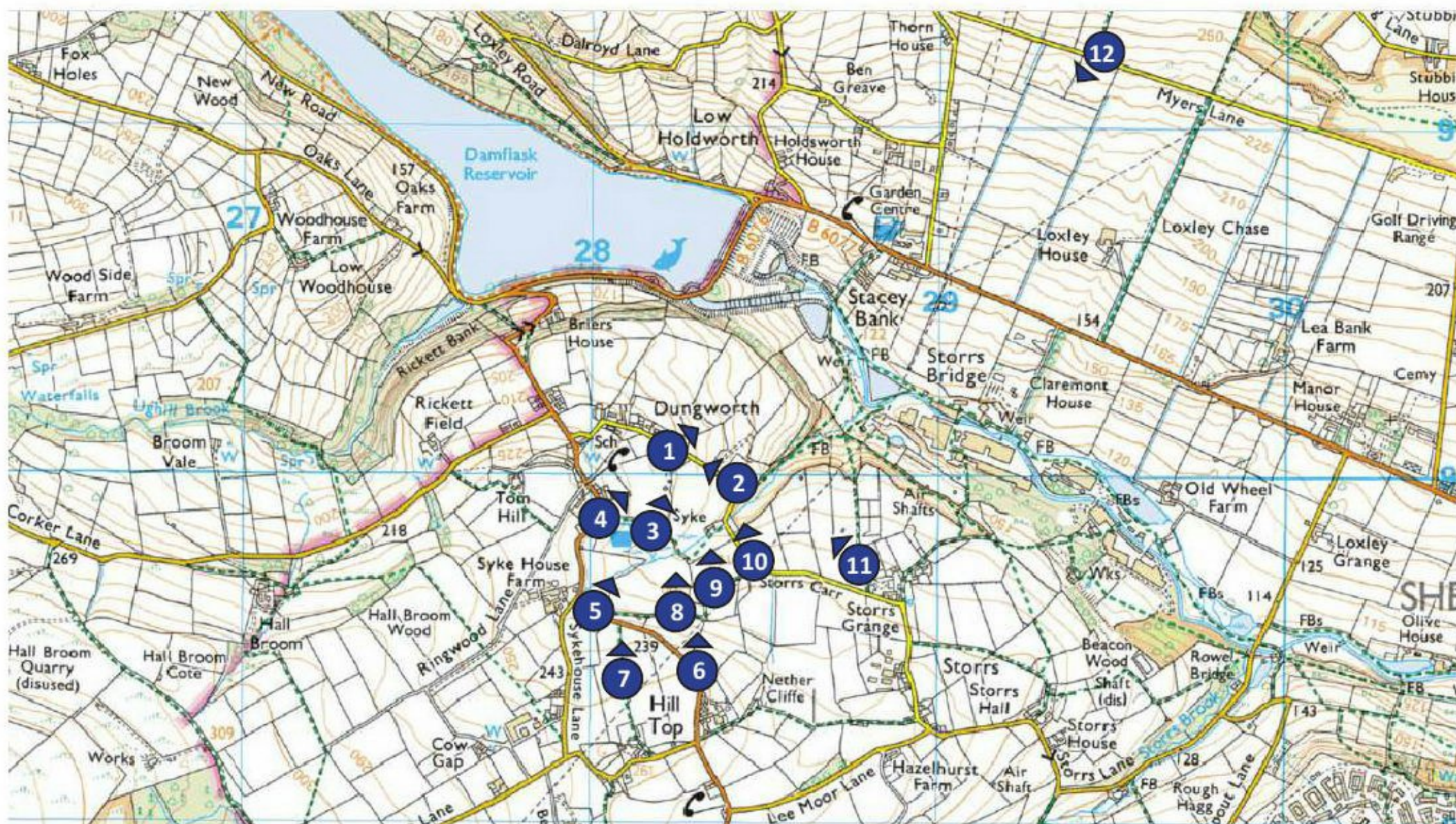


Figure 11. Viewpoint / Receptor Location Plan

Please refer to Appendix 1.0 for Visual Receptor Figures

7.0 VISUAL APPRAISAL

7.1 VISUAL APPRAISAL - RECEPTORS

Viewpoints have been selected from various locations and possible vantage points identified through site visits and analysis. Views for the appraisal have been chosen to be both representative of the range of differing receptors (public, community, residents and visitors) within the study areas and of the visual amenity available at points north, south, east and west of the proposal site.

7.2 SENSITIVITY (refer to table 2.9)

The sensitivity of each receptor is considered as part of the appraisal, with views from the principle rooms of residential properties and those from footpaths when the site forms a prominent part of the experience being described as having High Sensitivity. Residential with secondary rooms, together with people engaged in outdoor recreation where the focus is not on the landscape or view are described as having Medium Sensitivity. Low Sensitivity receptors are typically those where the experience of the view is not of great importance such as people at their place of work and journeys through a landscape within cars, trains or other forms of transport (transient) when the view is not considered part of the experience. The viewpoints have then been categorised into the type of receptors and views selected which are representative of a typical view of that type of receptor. A selected view may be representative of more than one receptor type (e.g. residential property and public footpath). The viewpoints have then been

categorised into the type of receptors and views selected which are representative of a typical view of that type of receptor.

Residential Receptors

One representative residential receptor has been identified and assessed:

VIEW 4 - Representative view from residential properties within Dungworth village, specifically those around the Royal Hotel with views to the south east towards the site. -Medium sensitivity for residential receptors where the majority of views are expected from upper floor windows

Pedestrian Receptors - Public Footpaths

Six pedestrian receptors have been identified and assessed:

VIEW 3 - Representative view for footpath west of the proposal site running north towards Dungworth. -High Sensitivity

VIEW 4 - Representative view from footpath to the rear of the Royal Hotel - High Receptor Sensitivity

VIEW 5, 8 & 9 - Representative view from public footpath running from the B6076 across the valley opposite site towards Dungworth Green and Storrs Carr - High sensitivity

VIEW 11- Representative view from footpath running east from Storr Grange- High Receptor Sensitivity

The proposal site has no public footpaths running through it. Paths run around the landscape allowing views towards the site and across the valley from a number of locations. Footpaths over 2km distance on the other side of the valley will have views towards the site but these are reduced in significance by the distance. Views from these locations are considered from a vantage point illustrated in View 12.

Travel Receptors

Four representative travel receptors have been identified and assessed:

VIEW 1 & 2 - Representative view from Dungworth Green from opposite the site to further down the road on the approach into the village. -A range for highway users from medium for cyclists to low for vehicular use.

VIEW 6 - Representative view from B6076 from elevated location - Low-Medium Receptor Sensitivity

VIEW 10 - Representative view from Storrs Carr - Low-Medium Receptor Sensitivity.

VIEW 12 - Representative view from Myers Lane. - Low-Medium Receptor Sensitivity

The proposal site lies on Dungworth Green road.

7.3 VISUAL QUALITY AND VALUE

The value of a particular area or view in terms of what is seen.

The quality of the views of the surrounding landscape vary as some of the view locations include aspects which are important to the wider landscape character descriptions and include viewing points of local importance. Views dominated by the road network with few view opportunities out from this are assessed as Ordinary-Poor, Views where open countryside and farmed fields play a part in the view, including footpaths and road routes are assessed as Moderate. Views from noted view locations of special value judged to be High quality and value. All the views assessed were judged as Moderate.

7.4 VISUAL SENSITIVITY SUMMARY

There are a limited number of residential receptors with views from a section of the village towards the site possible from upper floor windows. Properties on Dungworth Green, other than the immediate neighbouring property to the site, are not likely to have any view affected as a result of the proposals.

Public footpaths run throughout the landscape and connect sections of the village and road network. Views of the site vary but topography and vegetation play a major part in screening views from many locations along the network.

The proposal site is visible from a number of locations on the highway network, both on the approaches to the village from the south and from across the valley from the east and west.

7.5 CHANGE AND VISUAL EFFECTS

Twelve representative viewpoints were assessed with further description of the assessed change in Appendix 1. A summary of the considered change for all twelve receptors is below:

Vehicle Receptor View 1 - High Change

Vehicle Receptor View 2 - Medium Change

Pedestrian Receptor View 3 - Low Change

Pedestrian Receptor View 4 - Low -Negligible Change

Pedestrian Receptor View 5 - No Change

Vehicle Receptor View 6 - Negligible Change

Pedestrian Receptor View 7 - Low -Negligible Change

Pedestrian Receptor View 8 - Low Change

Pedestrian Receptor View 9 - Low Change

Vehicle Receptor View 10 - Medium Change

Pedestrian Receptor View 11 - Medium Change

Vehicle Receptor View 12 - Low Change

7.6 ASSESSMENT OF VISUAL EFFECTS

The following assessment has been made with the assumption that the proposed layout is similar to the illustrative layout in Figure 1 and adopts the mitigation measures described in Figure 12. Table 2 illustrates the assessment criteria to determine visual effects and whether the receptor is at local, regional or national importance.

Residential Receptors

One residential receptor has been assessed which is representative of views from some properties within Dungworth facing towards the proposal site (view 4) The visual effect is slight negligible adverse.

Pedestrian Receptors

Six representative pedestrian receptors have been identified (V3,4,5,8,9 & 11) public rights of way. The sensitivity of these receptors is High and the change to views varies with views to the west often screened through a combination of topography and vegetation which views from the south and east are typically more open. The visual effects vary from Moderate-Substantial (neutral) to none with most views demonstrating a combination of adverse effects and beneficial change from the removal of garages and the consequent opening up of the landscape to the east of the proposal site boundaries.

Vehicle Receptors

Four representative travel receptors have been identified and assessed (1,2,6,10 & 12). The view locations are from immediately adjacent to the site and from locations to the south and north east. The effects range from Moderate-Substantial for users of the highway other than vehicles (V1) to negligible.

Table 2 - SUMMARY OF VISUAL EFFECTS					
View	Hierarchy of Importance	Sensitivity	Change to view (Impact)	Visual Effect	Visual Effect
				Year 1 pre-mitigation	Year 15 with mitigation
1	local	Low-Medium	High	Moderate-Substantial~Moderate	Moderate-Substantial ~Moderate
2	local	Low-Medium	Medium	Moderate	Moderate
3	local	High	Low	Moderate	Moderate
4	local	High-Medium	Low-Negligible	Slight-Negligible	Slight-Negligible
5	local	High	None	None	None
6	local	Low-Medium	Negligible	Negligible	Negligible
7	local	High	Low-Negligible	Slight	Slight
8	local	High	Low	Moderate-neutral	Moderate-neutral
9	local	High	Low	Moderate-neutral	Moderate-neutral
10	local	Low	Medium	Slight-Moderate	Slight
11	local	High	Medium	Moderate-Substantial neutral	Moderate neutral
12	local	Low	Low	Slight	Slight

7.7 MITIGATION OF VISUAL EFFECTS

The following measures are recommended for inclusion within the design and layout of the proposal site to minimise and reduce the identified visual effects:

- 1 Retain the existing stone wall boundary
- 2 Boundary planting to screen and reduce views from the east and south.

8.0 MITIGATION

8.1 MITIGATION PROPOSALS

The proposal site is small in scale with relatively little space to develop mitigation strategies. The removal of detracting garage units plays an important beneficial role to both landscape visual receptors. The retention of the stone boundary wall also plays an important role in maintaining the character and setting of the site. Other elements identified as important are to include tree planting internally to the site to develop some screening to the settlement edge and to ensure the new development is built in an appropriate style and with materials that are in keeping with the area.

Figure 12. Landscape Framework Plan



9.0 SUMMARY & CONCLUSION

9.1 LANDSCAPE RESOURCE SUMMARY

The landscape and visual appraisal has been assessed and concluded from desk top based research, site visits and in consideration of the most recent national and local character assessment guidelines. The following summary has been made with the assumption that the proposed layout is similar to the illustrative layout in Figure 1 and adopts the mitigation measures described in Figure 12.

The proposal site is within Green Belt

Landscape Character

The wider landscape is described at National level through NCA37 Yorkshire Southern Pennine Fringe. At a more local level but still covering the wider landscape within which the study area falls the Sheffield Green Belt and Open Countryside Landscape Character Assessment also considers the landscape of the study area with the most relevant landscape character area being: UP2 and UP3 . All of these character types and areas demonstrate a varied mix of features, elements and characteristics, some of which are represented within the study area. The overall sensitivity for the type of development proposed is assessed as is Medium-Low for the National character area and Medium-High for the two Local character areas.

The change to the study area at a National Level is Low-Negligible and Low at Local Level.

The landscape effect of the proposals will see the removal of garage units which are un-characteristic and detracting elements for both the National and Local character areas. The development will include the retention of a boundary stone wall and the introduction of a new dwelling on an alignment with the existing row of housing. The proposals lie within an existing developed piece of land and as such is within what visually and physically appears as part of the settlement of Dungworth Green.

The landscape effects are assessed considering the physical change to the site which is a combination of beneficial elements (removal of detracting structures) and the introduction of a two storey dwelling. The landscape effect is assessed as Slight-Negligible adverse at National level and Slight-Moderate for the Local level areas. This is expected to reduce to Slight adverse at the local level once mitigation planting offers some screening and softening of views.

9.2 VISUAL RESOURCE SUMMARY

The proposed development has been considered from twelve representative viewpoint locations. The study area is contained to approximately 1km where views of or towards the proposals site are assessed as possible. The edge of settlement location, the wooded character, and the undulating nature of the topography restricts the visual envelope to the north and west. Elevated views from the east, and south are possible but are always in the context of existing built form on the proposal site and within the adjacent settlement.

Mid to Long Distance Views

The proposal site is open to views from the east from the ridge line rising up out of the valley directly below the proposal site. There are both highway and footpath receptors but the distance is 1km or more and the low level of visual effect reflects this.

Residential Properties

There is a group of residential properties within the village considered to the west of the proposal site. Views are elevated, but other than from upper floor windows are largely screened by topography and vegetation. Due to the angle of view and location of the proposed dwelling on the end of an existing terrace of houses, properties on Dungworth Green are not expected to be affected by the proposals other than by oblique views from garden areas.

Footpaths Users

Footpaths cross the landscape throughout the study area. The proposal site is potentially visible from path routes to the west and south and from locations to the east from more distant and elevated locations. To the north the topography quickly prevents views and to the west both topography and vegetation play a strong role in reducing views of the proposal site.

To the south where views of the site are most pronounced the removal of the garage units will be a noticeable improvement to the view and the overall extent of development across the site will visually reduce.

Vehicle Users

Receptors travelling by road have views towards the proposals from the south, from Storrs Carr and Dungworth Green and from across the valley on the B6076.

Mitigation Measures

The site layout leading to the new dwelling sitting in alignment with the existing houses will lead to an overlapping of view where the proposals sit in front of existing development. The removal of the garage units will improve the visual aspect of the site and reduce the overall spread of development. The retention of the stone boundary wall and tree planting will help screen and soften views of the proposals where they occur.

Green Belt

The site lies within Green Belt. The proposal site already has development on the site in the form of garage units. The proposals have been considered with regard to how they might impact or otherwise affect the existing Green Belt and its purposes. The conclusions are that the Green Belt would be maintained should the proposals come forward with no adverse effect on its function.

9.3 CONCLUSION

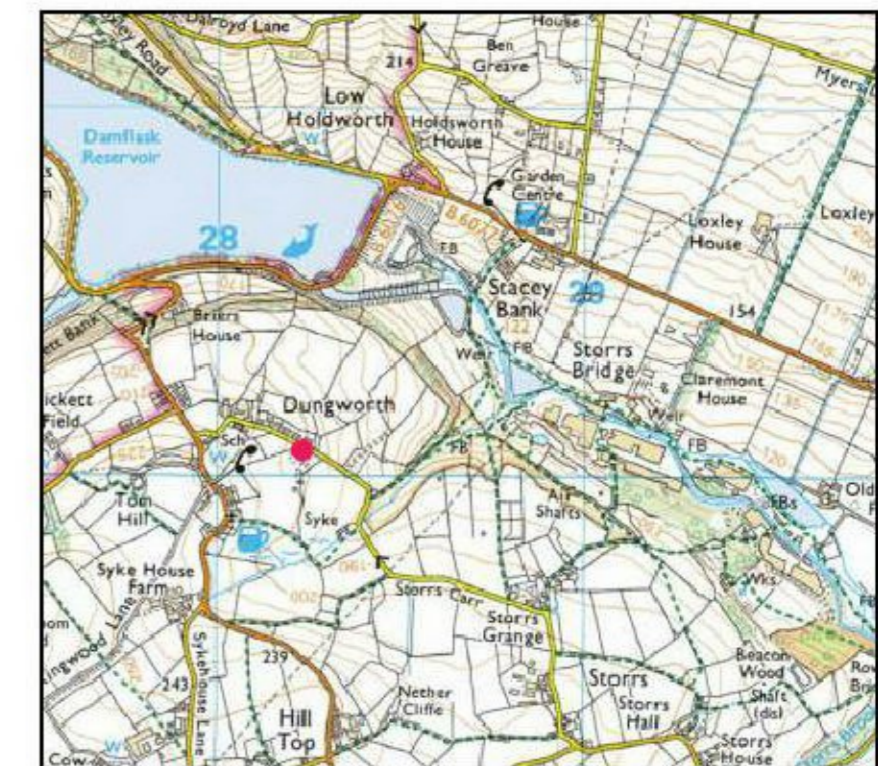
The proposed development will introduce a single dwelling in place of garage units on a site adjacent to the existing settlement of residential dwellings on Dungworth Green. The proposal site appears already developed within the landscape and the removal of garages from most angles will lead to beneficial visual change.

The introduction of a dwelling on the site will not be clearly visible from the majority of assessed locations and will not lead to any notable landscape effects.

The Green Belt would remain unchanged with no alteration to its existing purposes or influence.

APPENDIX 1.0

VISUAL RECEPTORS - SEPARATE A3 DOCUMENT



Representative Viewpoint	VP1
Visual Receptor	Highway and Footpath
Location	N-282 E-900 Looking north west.
Receptor description	Highway and highway footpath on Dungworth Green
View and orientation	Views with open vistas to the east and more constrained views along road.
View elevation	201.5M
Proximity to proposals	5M
Extent of Visibility	proposals will be visible in 60% of view
Receptor Susceptibility	Low-Medium

Description of View	The view is opposite the end terrace on Dungworth Green and opposite the proposed entrance to the site. The existing site is populated with a number of dilapidated garage units which are visible from the road and appear as detracting features. There is also a transition from suburban terraces along Dungworth Green to open countryside, the site being the last developed over area before the land becomes open pasture. The elevated location allows views to the east over the valley and to the south along the road.
Change to View	The proposed dwelling will be prominent in this view and will remove some of the view to the ridgeline to the east. The nature of change however will be in keeping with the existing housing and will replace less characteristic and attractive features in the garages. The change is a large and a balance of both beneficial and adverse elements.

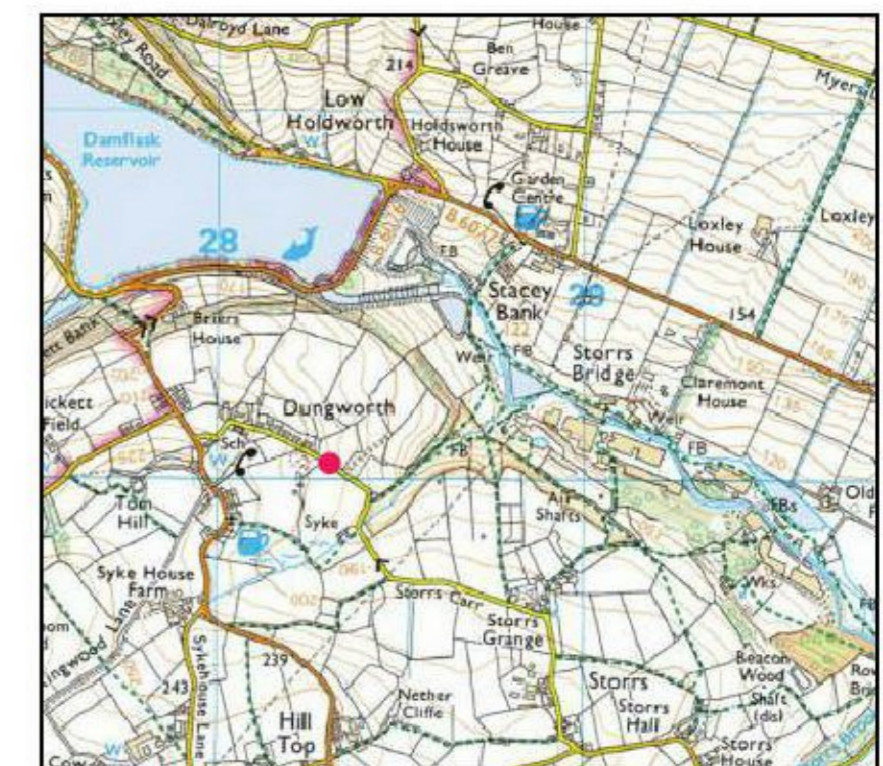
Value and Quality of view	Moderate
Susceptibility of receptor	Low-Medium
Sensitivity of receptor	Low-Medium
Magnitude of Change	High
Hierarchy of receptor	Local
Summary - Visual Effects	
Moderate-Substantial-Moderate - The development will remove some views to distance from a short section of road. The change is adverse but includes beneficial aspects	
Mitigation	
A vernacular architectural approach and sensitive treatment to boundaries will assist in integrating the development into the existing urban terrace.	

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Figure: 7.1 Viewpoint 1

Project: Dungworth

Client:



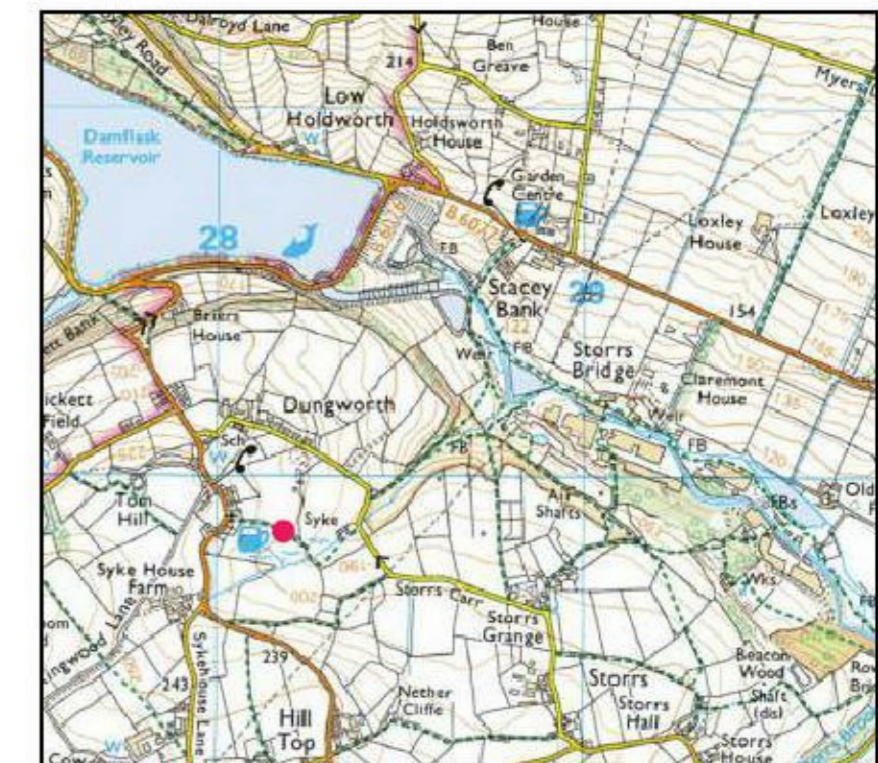
Representative Viewpoint	VP2
Visual Receptor	Highway and Footpath
Location	N-283 E-900 Looking north
Receptor description	Highway and highway footpath on Dungworth Green
View and orientation	Views with open vistas to the east and more constrained views along road.
View elevation	191M
Proximity to proposals	25M
Extent of Visibility	proposals will be visible in 20% of view
Receptor Susceptibility	Low-Medium

Description of View	The view looks up Dungwoerth Green towards the existing housing on the right and the site and its garages are prominent at the end of this urban grouping. To the east the valley open out allowing distance views to the opposing ridgelines, to the west trees and vegetation partial screen views over open fields. The road approach into the village is marked by the visibility of the housing and the sites existing structures.
Change to View	The change will include the introduction of a new dwelling on the end of the existing housing and the removal of garage structures across the site. Built form will be reduced in the east with the new dwelling being concentrated towards the west of the plot leaving the eastern side more open. The change will be medium but neutral with no loss of views and a reduction of built form to the east.

Value and Quality of view	Moderate
Susceptibility of receptor	Low-Medium
Sensitivity of receptor	Low-Medium
Magnitude of Change	Medium
Hierarchy of receptor	Local
Summary - Visual Effects	
Moderate - a neutral change with beneficial reductions in built form opening up views and an overlapping of built form against a backdrop of existing built form.	
Mitigation	
A vernacular architectural approach and sensitive treatment to boundaries will assist in integrating the development into the existing urban terrace.	

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Figure: 7.2 Viewpoint 2
Project: Dungworth
Client:



Representative Viewpoint	VP3
Visual Receptor	PROW
Location	N-281 E-898 Looking east
Receptor description	Public footpath to the west of the proposal site running north towards village
View and orientation	Open views east and west and south from an elevated location
View elevation	206.2M
Proximity to proposals	200M
Extent of Visibility	proposals will be visible in 10% of view
Receptor Susceptibility	High

Description of View	The view is over a field boundary across pasture fields towards properties on Dungworth Green and the proposal site. Distance views are possible to ridgeline further east and south over open countryside. The linear form of the village along Dungworth Green is partially screened by trees and vegetation but clearly visible. The site and its garage structures are screened by the agricultural building in the fore-ground and the dropping topography.
Change to View	The change along this section of path will be limited as the site only becomes visible from short sections and gaps in the boundary. To the casual observer the removal of garages and introduction of a new dwelling would not be noticeable. Low change.

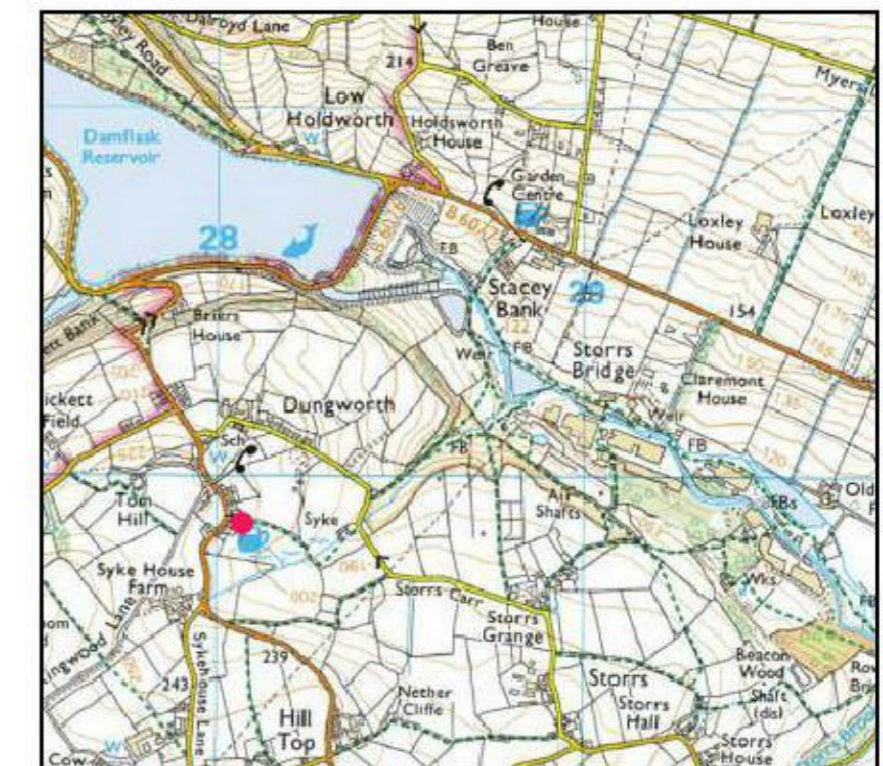
Value and Quality of view	Moderate
Susceptibility of receptor	High
Sensitivity of receptor	High
Magnitude of Change	Low
Hierarchy of receptor	Local
Summary - Visual Effects	
Moderate - the impact will be adverse but not seen from many positions along the path.	
Mitigation	
A vernacular architectural approach and sensitive treatment to boundaries will assist in integrating the development into the existing urban terrace.	

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Figure: 7.3 Viewpoint 3

Project: Dungworth

Client:



Representative Viewpoint	VP4
Visual Receptor	Residential and footpath
Location	N-280 E-898 Looking south-west
Receptor description	footpath east of site and the northern section of the village
View and orientation	Views to the south and east are open and from the path and rear of properties within the village
View elevation	217.8M
Proximity to proposals	250M
Extent of Visibility	proposals will be visible in 5% of view
Receptor Susceptibility	High-Medium

Description of View	The view from the rear of the Royal Hotel is heavily screened by vegetation and views from the footpath, car park and some ground floor residential areas will have limited or no views of the proposal site. From upper floor locations the wider landscape to the east, south and west from this high point will be visible with wide ranging views. The proposal site may be visible but will be a small part of the landscape and closely associated with the existing residential properties.
Change to View	The change will be limited to upper floor views from residential properties and for the majority of receptors there will be no change. Where visible the change to the view will be negligible-low.

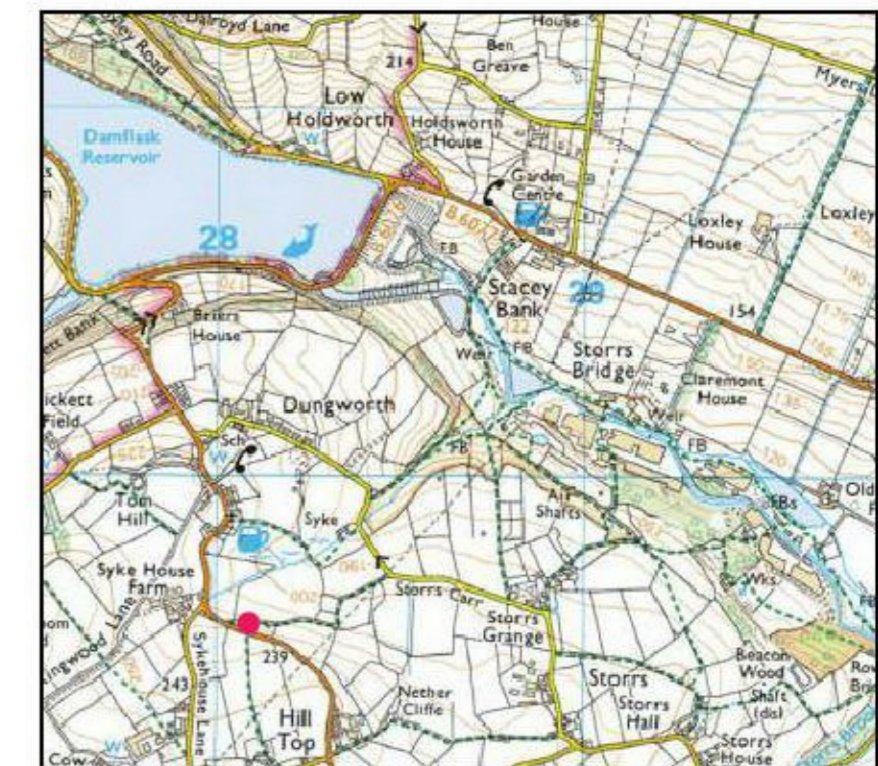
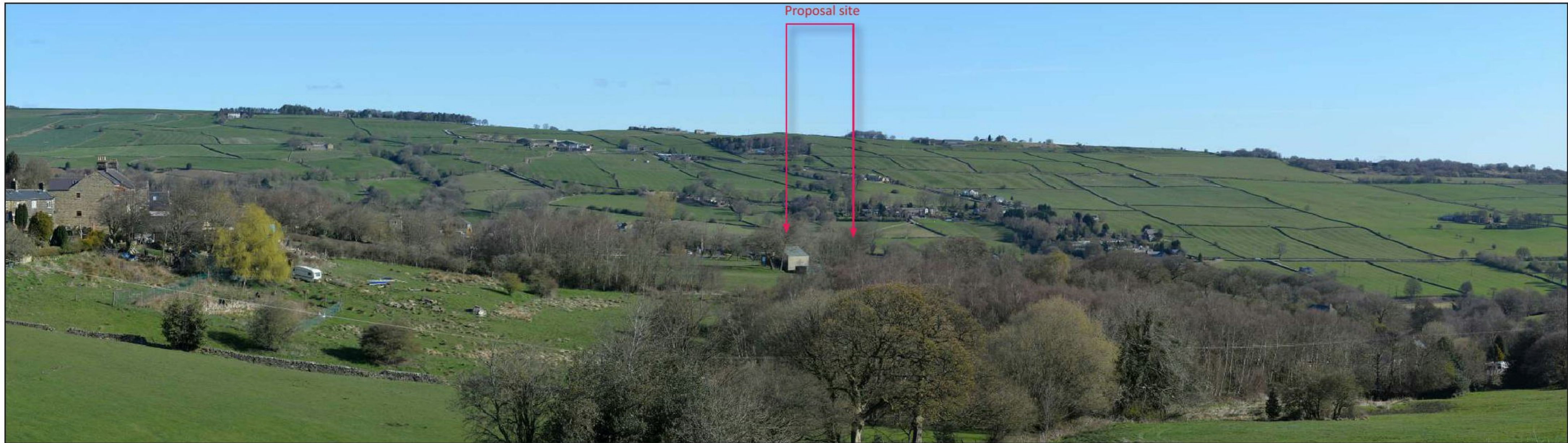
Value and Quality of view	Moderate
Susceptibility of receptor	High-Medium
Sensitivity of receptor	High-Medium
Magnitude of Change	Low-negligible
Hierarchy of receptor	Local
Summary - Visual Effects	
Slight-Moderate adverse as the largest effect but for most receptors and locations the effect will be Slight-Negligible	
Mitigation	
N/A	

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Figure: 7.4 Viewpoint 4

Project: Dungworth

Client:



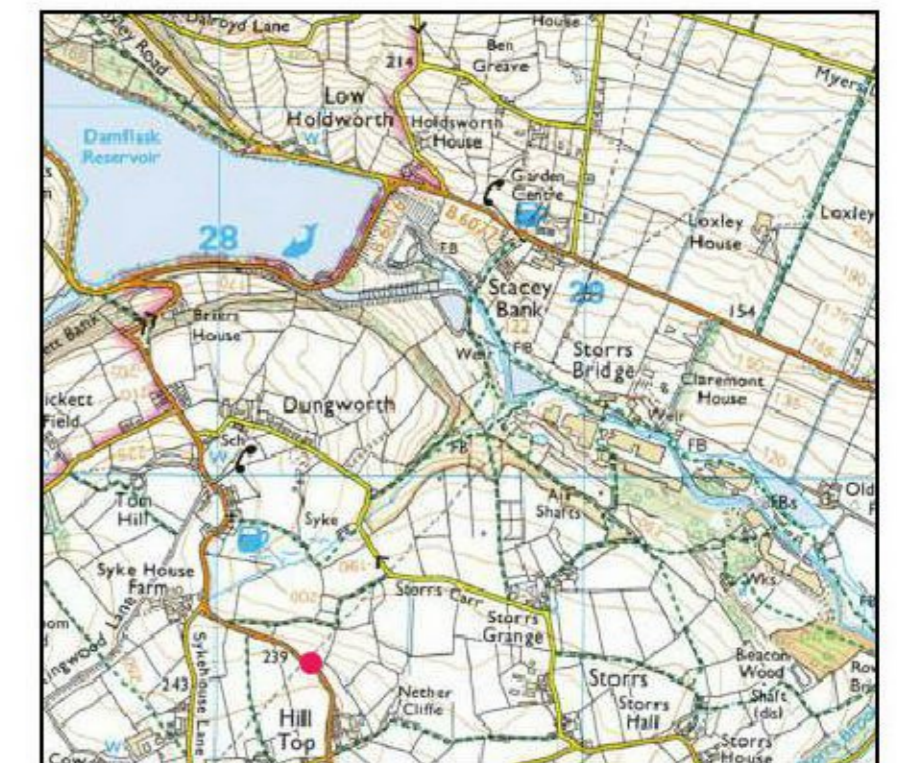
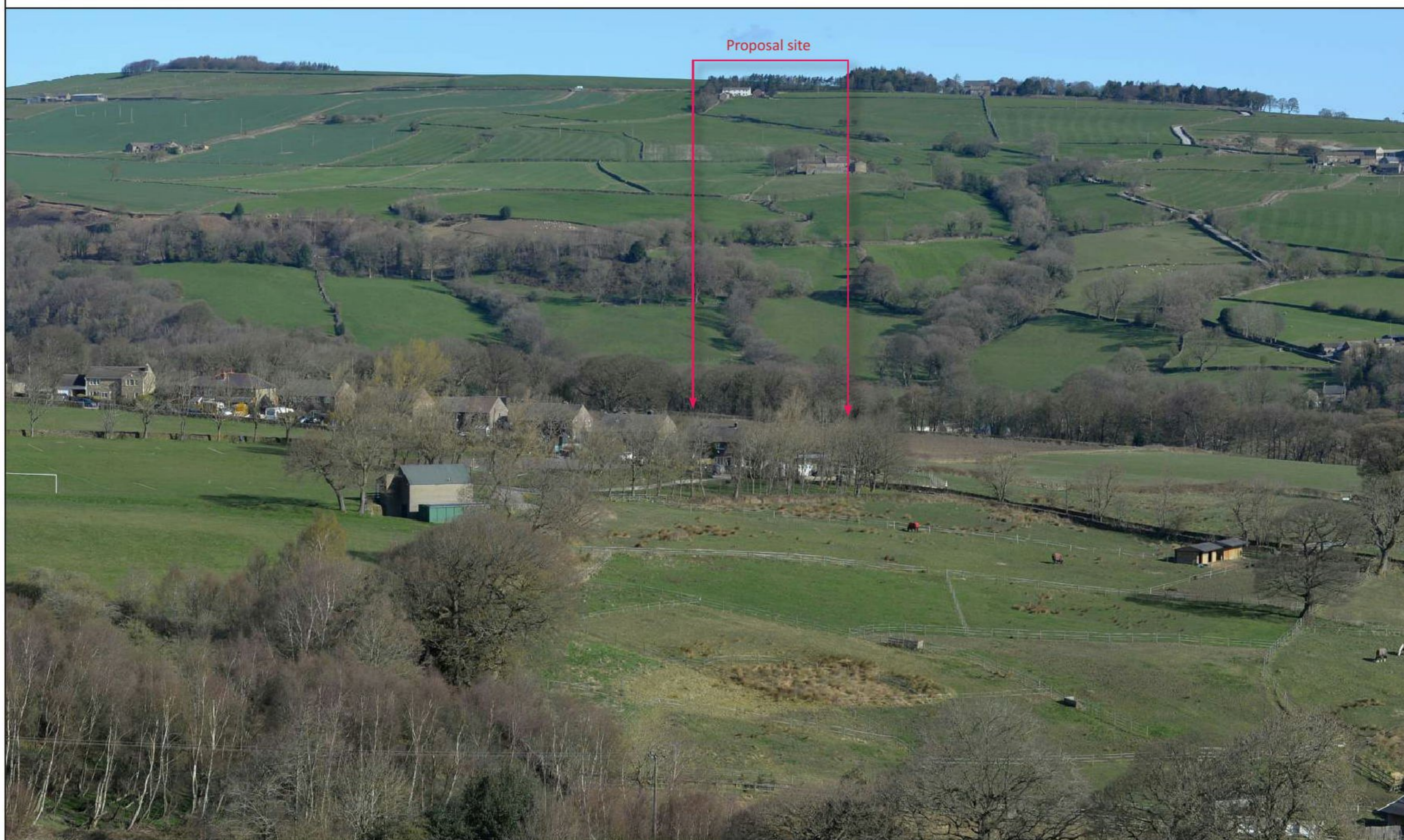
Representative Viewpoint	VP5
Visual Receptor	PROW
Location	N-279 E-889 Looking east
Receptor description	public footpath from B6076
View and orientation	Views over open pasture land from elevated location to distant ridgeline.
View elevation	232.1M
Proximity to proposals	300M
Extent of Visibility	proposals will be visible in 0% of view
Receptor Susceptibility	High

Description of View	This elevated view from the start of the footpath takes in the village and pastoral landscape to the east and south rising to the ridgeline in the distance. Properties along Dungworth Green can be seen behind boundary vegetation but the proposal site is not visible falling behind existing agricultural buildings and topography.
Change to View	No change to the view is anticipated from this upper section of path.

Value and Quality of view	Moderate
Susceptibility of receptor	High
Sensitivity of receptor	High
Magnitude of Change	None
Hierarchy of receptor	Local
Summary - Visual Effects	
None	
Mitigation	
N/A	

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Figure: 7.5 Viewpoint 5
Project: Dungworth
Client:



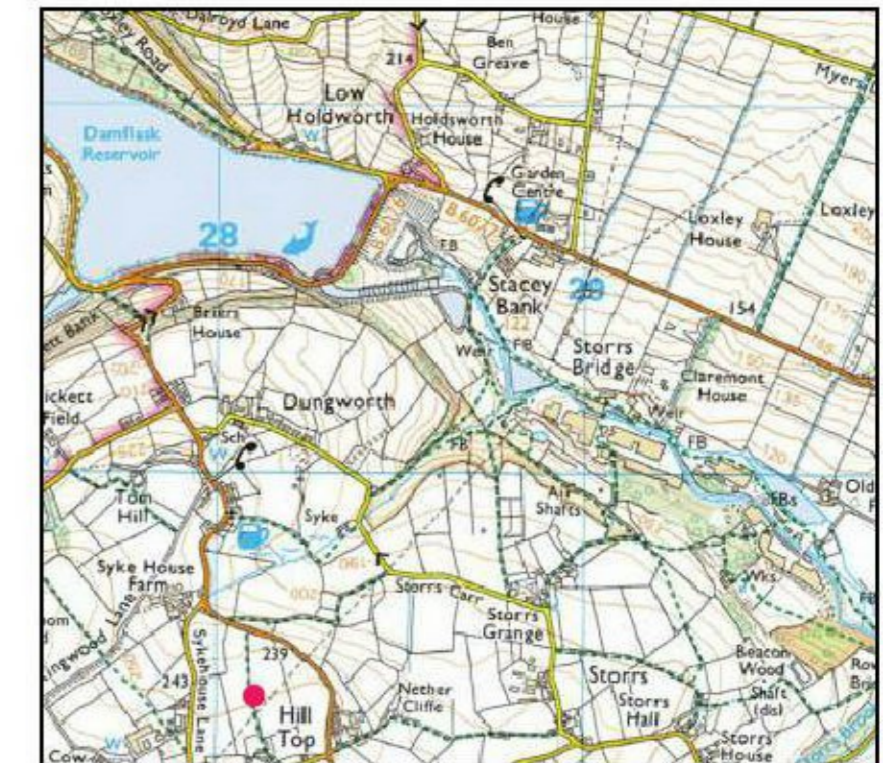
Representative Viewpoint	VP6
Visual Receptor	Highway and Footpagth
Location	N-282 E-895 Looking north east
Receptor description	Highway and highway footpath on B6076
View and orientation	Elevated views out over valley
View elevation	240.1M
Proximity to proposals	500M
Extent of Visibility	proposals will be visible in 10% of view
Receptor Susceptibility	Low-Medium

Description of View	This elevated view looks down on Dungworth and Dungworth Green with the exisrting residential properties sitting on a mid riddle line as the topography falls into the valley before rising again in the east. The landscape is grassland with tree lined boundaries with stone walls and hedgerows also playing a prominent role. Scattered farmsteads and small settlement is common. The site is visible behind mature trees.
Change to View	The introduction of a dwelling on the end of the existing terrace of properties and the removal of garage structures will be barely noticeable as the screening of vegetation largely prevents views. The change is assessed as negligible with possible no view during summer months.

Value and Quality of view	Moderate
Susceptibility of receptor	Low-Medium
Sensitivity of receptor	Low Medium
Magnitude of Change	Negligible
Hierarchy of receptor	Local
Summary - Visual Effects	
Negligible - very limited visibility screened by treesd	
Mitigation	
N/A	



Figure: 7.6 Viewpoint 6
Project: Dungworth
Client:



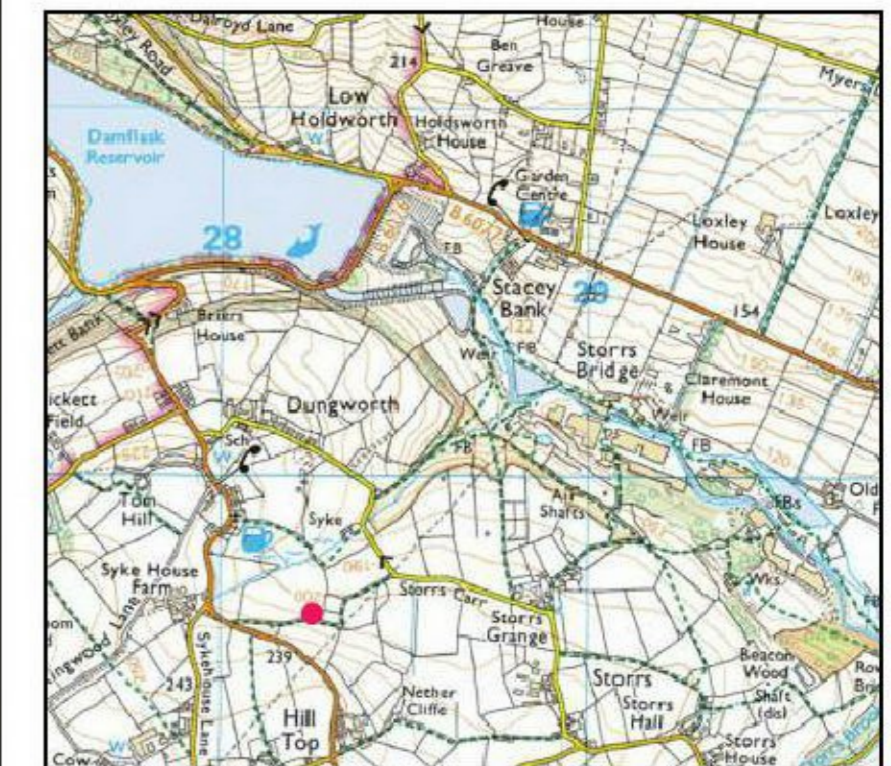
Representative Viewpoint	VP7
Visual Receptor	PROW
Location	N-281 E-893 Looking north east
Receptor description	public footpath
View and orientation	Elevated and open views to the east
View elevation	252.1M
Proximity to proposals	750M
Extent of Visibility	proposals will be visible in 5% of view
Receptor Susceptibility	High

Description of View	The view looks out from close to a local high point with panoramic views to the north, east and south. Dungworth village sits in the lower sections of the valley winding its way down in a linear fashion. The landscape is grazing pasture fields of medium size divided by stone walls and hedgerows and with mature trees and woodland forming substantial blocks. The proposal site lies behind trees and in this winter view can just be made out.
Change to View	The change will be barely noticeable as the removal of garages and the introduction of a single dwelling will not be clearly visible and may disappear altogether in summer months.

Value and Quality of view	Moderate
Susceptibility of receptor	High
Sensitivity of receptor	High
Magnitude of Change	Low-negligible
Hierarchy of receptor	Local
Summary - Visual Effects	
Slight -the visual impact will be less in summer with glimpsed views only possible during winter months	
Mitigation	
N/A	

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Figure: 7.7 Viewpoint 7
Project: Dungworth
Client:



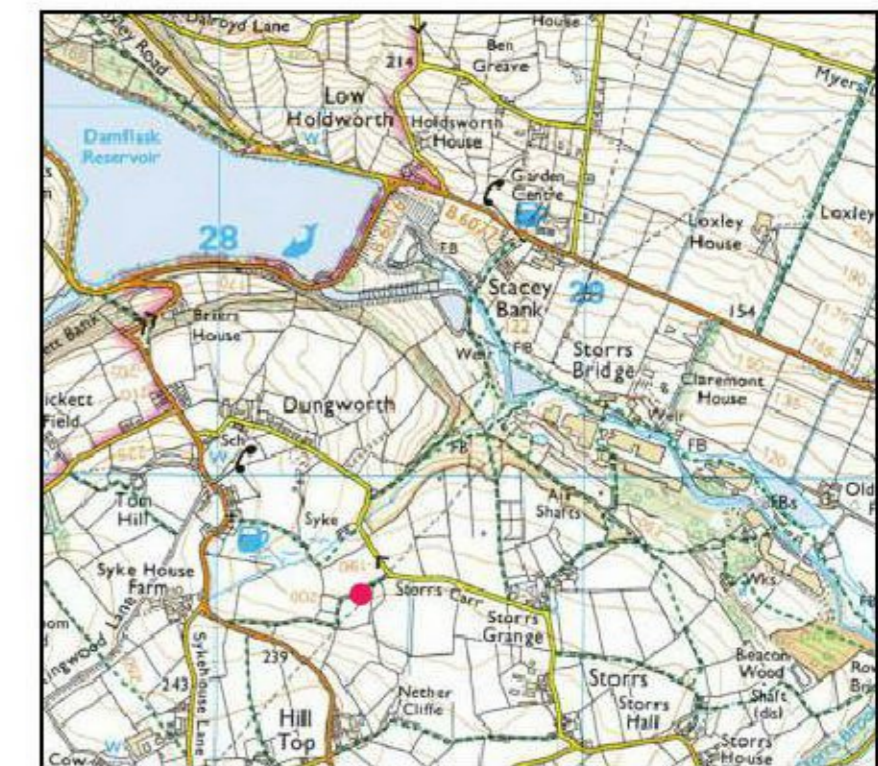
Representative Viewpoint	VP8
Visual Receptor	PROW
Location	N-283 E-896 Looking north
Receptor description	Footpath running from B6076 towards Dungworth Green
View and orientation	Views between boundary vegetation towards site
View elevation	204.1M
Proximity to proposals	350M
Extent of Visibility	proposals will be visible in 5% of view
Receptor Susceptibility	High

Description of View	The topography dips before rising again towards the ridgeline of Dungworth Green. The site can be made out behind boundary trees with the existing garages appearing as an incongruous grouping at the end of a more predicatable residential terrace. The land inbetween is grazing pasture with scrub and woodland on steeper ground.
Change to View	The change will be small with the removal of the garages and their replacement with a residential development. This change will be in keeping with the existing character and remove a visibly detracting element. The nature of change leans towards being neutral in nature.

Value and Quality of view	Moderate
Susceptibility of receptor	High
Sensitivity of receptor	High
Magnitude of Change	Low
Hierarchy of receptor	Local
Summary - Visual Effects	
Moderate-Neutral. The change will vary between winter and summer but boundary vegetation will screen views throughout the year.	
Mitigation	
N/A	



Figure: 7.8 Viewpoint 8
Project: Dungworth
Client:



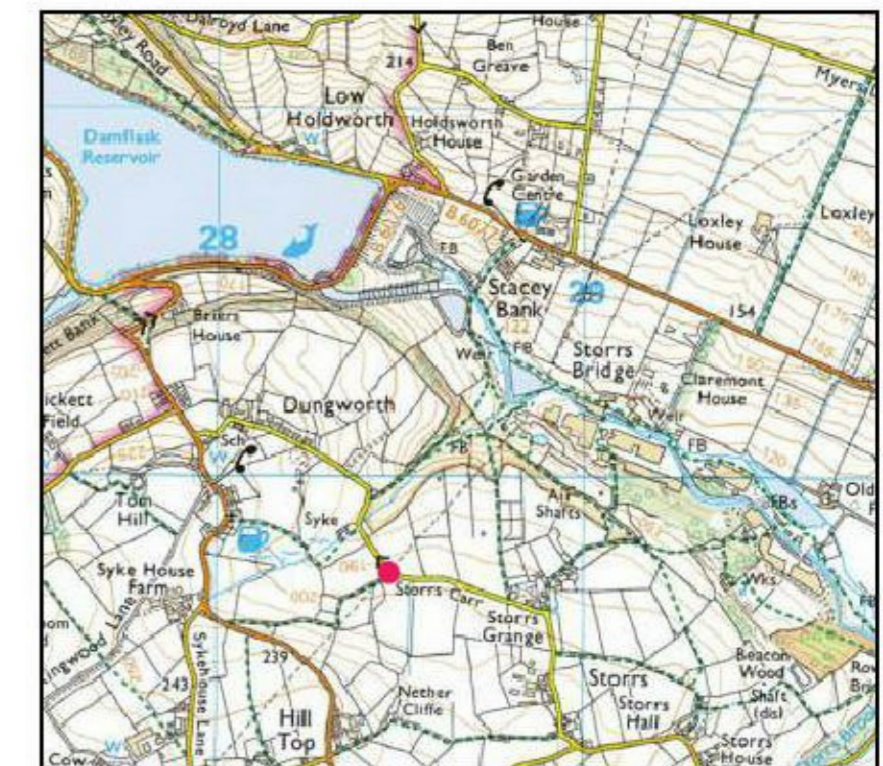
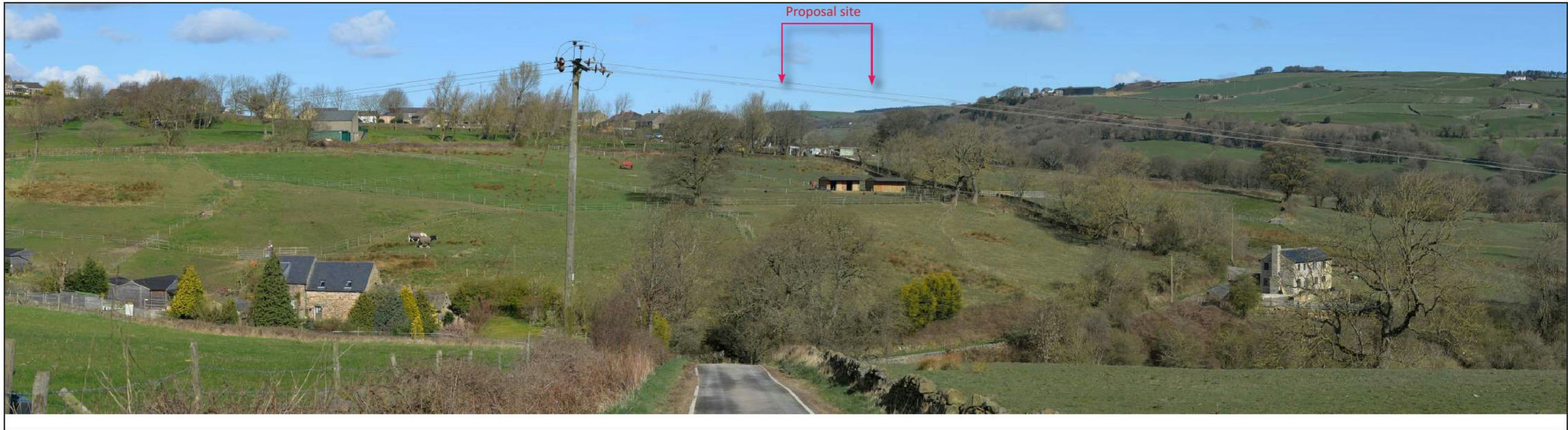
Representative Viewpoint	VP9
Visual Receptor	PROW
Location	N-283 E-896 Looking north.
Receptor description	Footpath running from B6076 towards Dungworth Green
View and orientation	Views between boundary vegetation to- wards site
View elevation	204.1M
Proximity to proposals	350M
Extent of Visibility	proposals will be visible in 5% of view
Receptor Susceptibility	High

Description of View	As view 8 but the garages appear more prominent and out of place and the proposal site appears slightly more open from this angle
Change to View	The change is a combination of the removal of detracting garages and the introduction of a new dwelling towards the west of the site opening up a section of the view as clear of development. The introduction of new built form will be adverse but in keeping with the location. The removal of garages and reduction of built spread on the site are beneficial. The change is assessed as Low and Neutral. Trees continue to screen the site.

Value and Quality of view	Moderate
Susceptibility of receptor	High
Sensitivity of receptor	High
Magnitude of Change	Low
Hierarchy of receptor	Local
Summary - Visual Effects	
Moderate-Neutral. The changes will be small in the context of the existing view and a balance of adverse and beneficial.	
Mitigation	
A vernacular architectural approach and sensitive treatment to boundaries will assist in integrating the development into the existing urban terrace.	

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Figure: 7.9 Viewpoint 9
Project: Dungworth
Client:



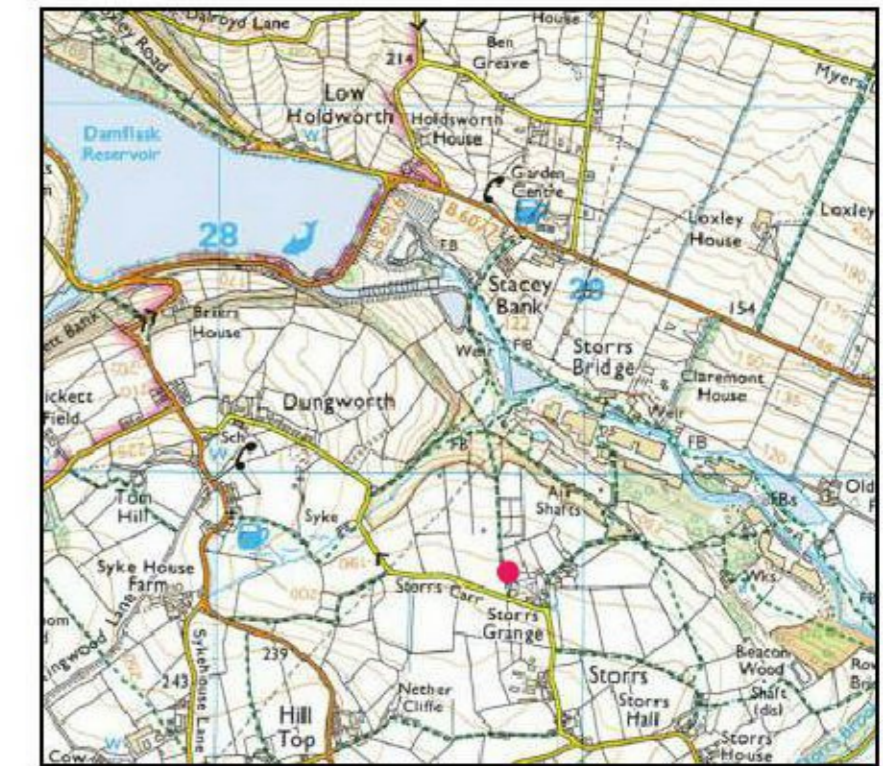
Representative Viewpoint	VP10
Visual Receptor	Highway
Location	N-284 E-897 Looking north
Receptor description	Storrs Carr road rising up from valley bottom
View and orientation	Views with open vistas to the north
View elevation	196.9M
Proximity to proposals	300M
Extent of Visibility	proposals will be visible in 10% of view
Receptor Susceptibility	Low

Description of View	View from the highway on the approaches to Dungworth Green. The road drops down into the valley before climbing up towards the proposal site. Open fields on either side of the road are grazing pasture with wider views to ridgelines beyond. The site is visible as an unattractive spread of garages which notably spreads to the east away from the alignment of residential dwellings.
Change to View	The change will be noticeable with the removal of detracting structures and the introduction of a 2 storey residential dwellings. The change is adverse but balanced by beneficial factors: removal of garages; the concentration of built form to the west. The clearance of built form to the east of the site.

Value and Quality of view	Moderate
Susceptibility of receptor	Low
Sensitivity of receptor	Low
Magnitude of Change	Medium
Hierarchy of receptor	Local
Summary - Visual Effects	
Slight-Moderate Adverse	
Mitigation	
A vernacular architectural approach and sensitive treatment to boundaries will assist in integrating the development into the existing urban terrace.	

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Figure: 7.10 Viewpoint 10
Project: Dungworth
Client:



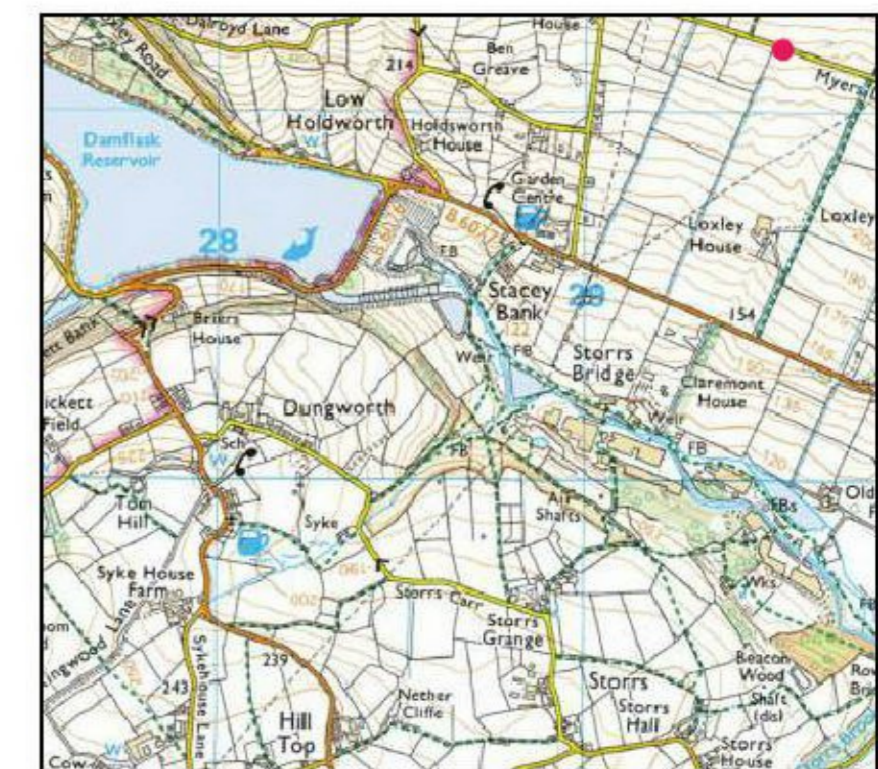
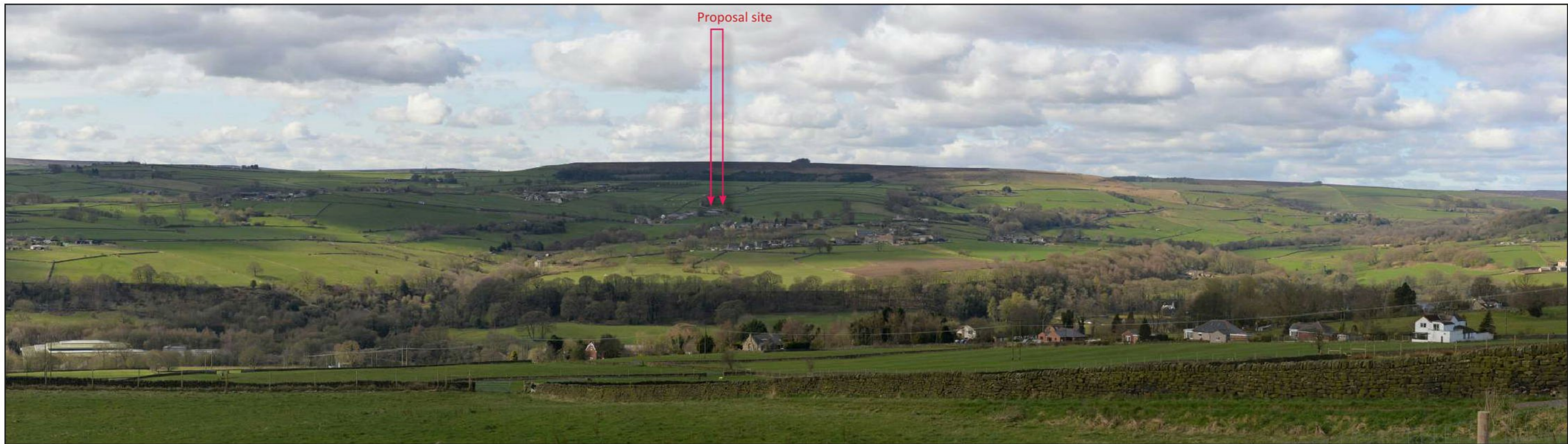
Representative Viewpoint	VP11
Visual Receptor	PROW
Location	N-287 E-897 Looking north west
Receptor description	Footpath out of Storr's Grange
View and orientation	Views with open vistas to the east and more constrained views along road.
View elevation	195.3M
Proximity to proposals	800M
Extent of Visibility	proposals will be visible in 5% of view
Receptor Susceptibility	High

Description of View	The view looks directly towards the proposal site and the end of the Dungworth Green properties over grazing pasture. The site is open and not screened by trees and the existing garages are prominent, detracting features which spread eastward away from the existing line of built form that follows the road.
Change to View	The change will see the removal of the garages and a marked improvement to the view. The proposed property will sit broadly within the line of the existing dwellings and align with the road. The overall change will be medium but neutral in nature as any adverse effects of new built form in balanced with the clear benefits of removing detracting structures.

Value and Quality of view	Moderate
Susceptibility of receptor	High
Sensitivity of receptor	High
Magnitude of Change	Medium
Hierarchy of receptor	Local
Summary - Visual Effects	
Moderate-Substantial Neutral. Adverse effects balanced by removal of garages and clearance of land to east.	
Mitigation	
A vernacular architectural approach and sensitive treatment to boundaries will assist in integrating the development into the existing urban terrace.	

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Figure: 7.11 Viewpoint 11
Project: Dungworth
Client:



Representative Viewpoint	VP12
Visual Receptor	Highway
Location	N-294 E-914 Looking west.
Receptor description	Myers Lane
View and orientation	Views over valley.
View elevation	241.5M
Proximity to proposals	1.8KM
Extent of Visibility	proposals will be visible in 2% of view
Receptor Susceptibility	Low

Description of View	The view across the valley from the east looking west towards Dungworth see the village following a local ridgeline beneath high ground in the far distance. The landscape is pastoral with woodland prominent in the valleys. The proposal site is visible as are the garages but at this distance oticeable rather than prominent
Change to View	The change would be small at this distance and would include the extention of built form to the south by one dwelling and the removal of visible detracting elements.

Value and Quality of view	Moderate
Susceptibility of receptor	Low
Sensitivity of receptor	Low
Magnitude of Change	Low
Hierarchy of receptor	Local
Summary - Visual Effects	
Slight -Adverse. Visible change with both adverse and beneficial aspects	
Mitigation	
Boundary treatments to the east arfe important to soften and screen effects	

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Figure: 7.13 Viewpoint 13
Project: Dungworth
Client:

APPENDIX 2.0

LVIA METHODOLOGY

LANDSCAPE BASELINE AND SENSITIVITY

i CRITERIA FOR DESCRIBING LANDSCAPE SUSCEPTIBILITY

Landscape Sensitivity is a combination of judgements of susceptibility to the type of change proposed and the value attached to the landscape.

Susceptibility to change *the ability of the landscape receptor (whether it be the overall character or quality/condition of a particular landscape type or area, or an individual element and/or feature, or a particular aesthetic and perceptual aspect) to accommodate the proposed development without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies.*

Baseline studies for assessing landscape effects require a mix of desk study and field work to identify and record the character of the landscape and the elements, features and aesthetic and perceptual factors which contribute to it.

Following this each aspect of the assessment should be judged for its susceptibility to change from the proposed development and the value attached to this aspect of the landscape. Value can apply to areas of landscape as a whole, or to individual elements and feature.

Table 1 illustrates the aspects of landscape character used to inform the susceptibility of a landscape, or elements of the landscape to change.

Table 1 CRITERIA FOR DESCRIBING LANDSCAPE SUSCEPTIBILITY

Landscape	High	Medium	Low
Landscape designation	A landscape of distinctive character susceptible to relatively small changes. Includes national or regionally designated landscapes. e.g. National Scenic Area; Historic Gardens and Designed Landscapes on the National Register; AONB; National Parks	A landscape of moderately valued characteristics. Including local landscape designations.	A landscape of relative unimportance, the nature of which is tolerant to substantial change. No landscape designation.
Landscape resource and/or habitats	Important landscape resources or landscapes of particularly distinctive character and therefore likely to be subject to national designation or otherwise with high values to the public. Is susceptible to minor changes that would alter access or the character and experience of the resource.	Moderately valued characteristics reasonably tolerant of change. Susceptible to changes that would remove access and fundamentally change the nature of the existing resource.	Relatively unimportant/immature or damaged landscapes tolerant of substantial change.
Scale and enclosure	Small intimate landscape susceptible to changes that alter scale, form and enclosure. Large scale landscapes susceptible to the introduction of uncharacteristic elements which impose enclosure or development at a scale inappropriate to the setting.	Medium scale landscape susceptible to changes that introduce elements which alter the scale or understanding of landscape context.	Large scale open landscapes susceptible to changes that introduce elements that are of an appropriate scale and/or landscape context. Small scale landscapes susceptible to changes that introduce intimate and contained development appropriate to the context.
Landform and topography	Mountainous or large dominating hills and valleys. Intimate small scale landscapes defined through easily identifiable elements in the immediate landscape.	Rolling landform with small hills and valleys. Some intimacy and human scale through landscape elements such as hedgerows and woodland copses.	Large scale open landscape. Little intimacy or human scale, few character elements or features.

Settlement and Urban landscapes	Organic land cover pattern, urban forms that follow a <u>recognisable</u> historical growth over time which is retained with the layout, building fabric or through other elements. Urban grain and layout that define character and give a sense of place. Conservation Areas or areas with a high collection of listed buildings or notable features.	Urban form with some <u>recognised</u> form and structure that defines a character for the settlement or urban area. An area with noted buildings or form may include listed buildings.	Urban form that is degraded or creates a limited sense of place or character through either its grain, layout, building fabric or other elements. 20th and 21st century suburban layouts and industrial and commercial areas may fall into this category.
Historical and Cultural Landscapes	Landscapes with important historical or cultural associations notable either through physical structures, landmarks or features or else through association with literature, historical events or cultural significance. Registered park or gardens, landscape with a national cultural significance susceptible to small change.	Landscapes with notable historical and cultural associations at Regional or Local level. Landscape susceptible to change that would alter or remove the elements or features important to the association.	Landscape with no <u>recognised</u> individual features or elements
Remoteness and tranquillity	Remote location, little evidence of human activity. Landscape susceptible to small changes.	Landscapes with aspects of tranquillity and remoteness but where human activity and presence is notable. Susceptible to changes that would further <u>urbanise</u> or bring activity to areas where this is only partially present.	Highly developed countryside areas with continuous evidence of human activity. Susceptible only to very high levels
Visual and Sensory	A landscape with wide ranging and open views to distance which are part of the character. Susceptible to change that leads to enclosure or loss of notable views or view points. High quality views.	A landscape with open aspects or views but moderate or low visual connections to distance. Susceptible to change that remove views or fundamentally alters the visual amenity.	An enclosed landscape with little or no visual connection to distant locations. A landscape where view quality is low and/or degraded in character.

Table 2 CRITERIA FOR DESCRIBING LANDSCAPE QUALITY

Landscape Quality	Definition	Typical Example
Exceptional	Strong landscape structure, characteristics, patterns, and/or clear urban grain identifiable with a historic period or event; Appropriate management for land use and land cover and/or a well maintained urban environment of distinction; intact and good landscape condition; Distinct features worthy of conservation, historic architectural grain; Sense of place exceptional local distinctiveness; No detracting features.	Internationally or nationally recognised. World Heritage Sites, National Parks, National Scenic Area, AONB
High	Strong landscape structure, characteristic patterns and/or clear urban grain; Appropriate management for land use and land cover, but potentially scope to improve; Distinct features worthy conservation; Sense of place; Occasional detracting features.	Nationally, regionally recognised e.g. parts of National Scenic Area, notable Conservation Area or Listed status; Registered Historic Gardens and Designed Landscapes; Special Landscape Area;
Good	Recognisable landscape structure and/or urban grain Scope to improve management for land use and land cover; Some features worthy of conservation; Sense of place; Some detracting features.	Regionally or locally recognised e.g. localised areas within National Park, Regional Parks, Village Greens, Special Landscape Areas, Conservation Areas.
Ordinary	Distinguishable landscape structure, characteristics, patterns of landform and land cover often masked by land use; Fractured urban grain with patterns of use difficult to distinguish; Scope to improve management of vegetation; Some features worthy of conservation; Some detracting features	Locally recognised landscape without specific designation.
Poor	Weak landscape structure, characteristic patterns of landform and land cover are missing, little or no recognisable urban grain; Mixed land use evident; Lack of management and intervention has resulted in degradation; Frequent detracting features.	A landscape without note or one singled out as being degraded or requiring improvement.
Very Poor	Degraded landscape structure, characteristic patterns and/or urban grain missing; Mixed land use or dereliction dominates; Lack of management/ intervention has resulted in degradation; Extensive detracting features.	A Landscape likely to be singled out as needing intervention or regeneration.

iii **Table 3 CRITERIA FOR DESCRIBING LANDSCAPE VALUE**

Value can apply to areas of landscape as a whole, or to individual elements, features and aesthetic or perceptual dimensions which contribute to the character of the landscape.

The range of factors that can help in the identification of valued landscapes may include:

- **Landscape Quality** (see table 2) - a measure of the physical state of the landscape;
- **Scenic Quality** - landscapes that appeal primarily to the senses
- **Rarity** - the presence of rare elements or features in the landscape;
- **Representativeness** - whether the landscape contains particular characters and or features or elements which are considered particularly important examples;
- **Conservation Interests** - the presence of features of wildlife, earth science, archaeological, historical and cultural interest;
- **Recreation Value** - evidence that the landscape is valued for recreational activity;
- **Perceptual Aspects** - e.g. wilderness and/or tranquility;
- **Associations** - Some landscape are associated with particular people, such as artists or writers, or events in history.

Landscape Value	Definition	Typical Example
High	An iconic landscape or <u>element(s)</u> held in high regard both nationally, regionally and by the local community; A landscape or <u>element(s)</u> widely used by both the local community and a broader visiting community; Features of particular historical protected significance ; Landscape or space which defines or is closely associated with a community and its life and livelihood; A landscape that defines a particular character area being both representative but also definitive in terms of its elements, features or characteristics.	Nationally, regionally <u>recognised</u> e.g. parts of National Park; National Scenic Area; AONB; Registered Historic Garden and Designed Landscape; World Heritage Sites. Village Green/Park or Community Recreational Space with strong and varied use by the whole community over a period of 20 years or more. Regional Parks and Country Parks. An area with good and varied access and high visual amenity.
Good	A landscape or <u>element(s)</u> <u>recognised</u> regionally and locally as important ; A landscape widely used by the local community; Features or elements widely used or visited and held in association with the area or community; A landscape that is particularly representative of the character descriptions and assessments available for the study area including some key aspects or features that if lost would effect the overall landscape description.	Conservation or Listed status; Village Greens/Parks; , Culturally important sites. Access via PROW and permissive paths other <u>routeways</u> . An area of good access and good visual amenity.
Moderate	A landscape of local importance ; A landscape used by the local community through PROW; A sense of place <u>recognisable</u> and associated with the local area.	Area of local landscape importance with limited access and some visual amenity
Low	A landscape without particular noted significance; A landscape or elements infrequently used by the local community; A landscape which is not distinct and does not add to the overall context of the area.	A landscape with little or no access and no visual amenity

Table 4 LANDSCAPE SENSITIVITY

Landscape Sensitivity	Definition	Typical Examples
High	A landscape that demonstrates a high level of susceptibility to the nature and level of change proposed across the majority of criteria assessed. A landscape of high or moderate value that includes key aspects, elements or features of the recognised landscape character. The proposal is likely to change the nature and description of the receiving landscape character.	Internationally or Nationally recognised. World Heritage Sites, National Parks, National Scenic Area, AONR. Nationally, Regionally recognised e.g. parts of National Scenic Area, notable Conservation Area or Listed status; Registered Historic Gardens and Designed Landscapes; Special Landscape Areas; Valued landscapes of good quality or above which define or have definite characteristics of a landscape character type or area.
Medium - High	A landscape that demonstrates a medium to high level of susceptibility to the change proposed. A landscape of medium to high level value where care is required to consider the aspects of landscape value and how these might be retained or mitigated if affected by the proposals.	Regionally recognised e.g. areas within National Park, Regional Parks, Special Landscape Areas, Conservation Areas. Valued and/or good landscapes that are representative of a broader landscape character type or area.
Medium	A landscape that demonstrates a medium level of susceptibility to the change proposed but that can accommodate some of this change without altering or affecting the principle characteristics of the receiving landscape. A landscape of medium level value where some care is required to consider the aspects of landscape value and how these might be retained or mitigated if affected by the proposals.	Regionally or locally recognised e.g. Regional Parks, Village Greens, Locally recognised landscape without specific designation. Locally valued and/or good or ordinary landscapes that are representative of a broader landscape character type or area.
Low - Medium	A landscape of low susceptibility to change where the proposals will only affect or alter the key characteristics, features or elements of the receiving landscape in a very limited way, whilst predominantly maintaining the same landscape character description and definition as before. A landscape of moderate to low value.	A landscape without note or one singled out as being predominantly degraded or requiring some improvement. A Landscape likely to be singled out as needing intervention or regeneration. A landscape of ordinary quality with few recorded value characteristics. A landscape that includes limited key characteristics, elements or features and is partially representative of a landscape character type or area.
Low	A landscape of low susceptibility to change where the proposals will not affect or alter the key characteristics, features or elements of the receiving landscape and where the landscape would be left essentially within the same landscape character description and definition as before. A landscape of moderate to low value.	A landscape without note or one singled out as being degraded or requiring improvement. A Landscape likely to be singled out as needing intervention or regeneration. A landscape of ordinary or poor quality with few or no recorded value characteristics. A landscape that does not include key characteristics, elements or features and is only partially representative of a landscape character type or area.

LANDSCAPE EFFECTS

v Table 5 MAGNITUDE OF CHANGE (LANDSCAPE)

Magnitude of Change	Examples
High	The development would result in a prominent change to the landscape character type or area (enhance or degrade). Major alteration to significant elements or features or the removal/introduction of substantial elements. The alteration of a landscape to substantially increase/decrease both the landscape value and quality.
Medium	The development would result in a noticeable change to the landscape character or part of a landscape character type or area (enhance or degrade). Alteration to elements or features or partial removal/introduction. The alteration of a landscape to increase/decrease both the landscape value and quality.
Low	The development would result in a slight change to the landscape character (enhance or degrade). Alteration to minor elements or features or the removal/introduction. The alteration of a landscape to increase/decrease both the landscape value and quality.
Negligible	A very minor change which is not uncharacteristic and maintains the quality and value of the landscape.

vi Table 6 SUMMARY TABLE TO DETERMINE LANDSCAPE EFFECTS

		Magnitude of Change			
		High	Medium	Low	Negligible
Sensitivity	High	Substantial	Moderate - Substantial	Moderate	Negligible
	Med - High	Moderate - Substantial	Moderate - Substantial	Slight - Moderate	Negligible
	Medium	Moderate - Substantial	Moderate	Slight - Moderate	Negligible
	Low - Med	Moderate	Slight - Moderate	Slight	Negligible
	Low	Moderate	Slight - Moderate	Slight	Negligible
	Negligible	Negligible	Negligible	Negligible	None

The summary of effects on landscape can be expressed as an adverse or beneficial effect depending on the assessor's view regarding the nature and quality of the existing resource and how this has been changed. In some circumstances the change may be described as a neutral change if the expectation of the viewer or the fundamental nature and characteristics of a landscape appear unaffected.

Table 7 SUMMARY TABLE TO DETERMINE NATURE OF LANDSCAPE EFFECTS

Landscape Effect	Nature of the Effect
Substantial Moderate - Substantial	<p>Adverse effects may include the loss or removal of elements or features that are characteristic or otherwise determine value or importance, the degradation of landscape quality, the loss or reduction of value and/or a perception of change that is negative. Change that is against recommended management and maintenance proposals or other landscape objectives.</p> <p>Beneficial effects may include the introduction of elements or features that are characteristic or otherwise will create value. The improvement of landscape quality and change that is recommended as part of management and maintenance proposals or other landscape objectives.</p> <p>Neutral effects would represent change that is neither adverse or beneficial or is a combination of both leading to a balance in terms of how the change is perceived. A change that is accepted into the existing landscape character type or is assimilated into an associated landscape character type through the introduction of beneficial mitigation measures , the shift of a landscape character type/ area into another existing character type/ area.</p>
Moderate	<p>Adverse effects may include the loss or removal of some of the elements or features that are characteristic or otherwise determine value or importance, the degradation of landscape quality, the loss or reduction of aspects of value and/or a perception of change that is negative. Change that is against recommended management and maintenance proposals or other landscape objectives.</p> <p>Beneficial effects may include the introduction of elements or features that are characteristic or otherwise may create value. The improvement of landscape quality and change that is recommended as part of management and maintenance proposals or other landscape objectives.</p> <p>Neutral effects would represent change that is neither adverse or beneficial or is a combination of both leading to a balance in terms of how the change is perceived. A change that is accepted into the existing landscape character type or is assimilated into an associated landscape character type through the introduction of beneficial mitigation measures , the shift of a landscape character type/ area into another existing character type/ area.</p>
Slight - Moderate Slight	<p>Adverse effects may include the loss or removal of some of the elements or features that are characteristic or otherwise determine value or importance, the further degradation of landscape quality, the loss or reduction of aspects of value and/or a perception of change that is negative or re-asserts the existing negative aspects of the site. Change that is against recommended management and maintenance proposals or other landscape objectives or that fails to halt identified failings of land management.</p> <p>Beneficial effects may include the introduction of elements or features that are or were historically characteristic for the site or otherwise may create value. The improvement of landscape quality and change that is recommended as part of management and maintenance proposals or other landscape objectives.</p> <p>Neutral effects would represent change that is neither adverse or beneficial or is a combination of both leading to a balance in terms of how the change is perceived. A change that is accepted into the existing landscape character type or is assimilated into an associated landscape character type through the introduction of beneficial mitigation measures , the shift of a landscape character type/ area into another existing character type/ area.</p>
Negligible - None	<p>A very minor change which is not uncharacteristic and maintains the quality and value of the landscape.</p>

VISUAL BASELINE AND SENSITIVITY

viii CRITERIA FOR DESCRIBING VISUAL SUSCEPTIBILITY

The susceptibility of different visual receptors to changes in views and visual amenity is mainly a function of:

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

Table 8

Receptor Susceptibility	Description
High	Occupiers of residential properties with views from principle rooms or outdoor spaces Users of outdoor recreational facilities, including public rights of way, whose attention may be focused on the landscape Elevated panoramic viewpoints Communities where the development results in changes in the landscape setting or valued views enjoyed by the community
Medium	Residential properties with restricted views or views from non principle rooms where the focus is not on the landscape or view People engaged in outdoor recreation where enjoyment of the landscape is incidental rather than the main interest People travelling through the landscape where the views involved are transient and sporadic but have a special significance in either the journey or the expression of the landscape or community being visited. Users of highway footpath routes, cyclists or horse riders where the speed of travel may allow for consideration and enjoyment of the view
Low	People at their place of work, industrial facilities. People travelling through the landscape in cars, trains or other transport such that the speed and nature of the views involved are short lived and have no special significance

ix Table 9 CRITERIA FOR DESCRIBING VISUAL QUALITY AND VALUE

View Quality and Value	Description
High	Iconic views or skylines which are individual character elements in their own right. Protected views through Supplementary Planning Guidance or development framework. View mentioned in the listing for a conservation area, listed building or scheduled monument as being important with regard to its setting. Wide panoramic distant views of a valued landscape(s). Views that are acknowledged or recorded in guide books or other publications and/or with references in culture such as literature or art.
Moderate	Views with strong and distinctive features. Uninterrupted views. Views over a landscape of recognised character and quality
Ordinary	A view typical of the locality. Generally attractive, some detracting features
Poor	Restricted views or views over a landscape of low value and quality.

x Table 10 MAGNITUDE OF CHANGE (VISUAL)

Magnitude of Change	Examples
High	The development would result in a prominent change to the existing view and would change the quality of the view. The development would be easily noticed by the observer. The development may break the skyline or form some other substantial change to the view.
Medium	The development would result in a noticeable change in the existing view that may change the character and quality of the view. The change would be readily noticed by the observer but would not dominate the view.
Low	The development would result in a perceptible change in the existing view but this would not affect its character or quality. The development will appear as a small element in the wider landscape which may be missed by the casual observer. The view may be at such a distance as to reduce the appearance of the development.
Negligible	Only a small part of the development will be discernible and this may be for only part of the year or be a filtered view. The view may be at such a distance as to render the change virtually indiscernible without aid or reference. The quality and character of the view will remain unchanged.

xi Table 11 SENSITIVITY (VISUAL)

Visual Sensitivity	Description	Typical Examples
High	A view or visual receptor that demonstrates a high level of susceptibility to the nature and level of change proposed. A view of high or moderate value that includes views or vistas of recorded value or quality or with some specific cultural significance. The proposal is likely to change the nature and quality of view.	Protected views or vistas through planning policy or published guidance. Notable viewpoints or vistas recorded in maps, publications or other public record. Culturally significant views within noted areas of landscape value or through art, painting or literature. Views from residential properties where change to views from principle rooms could be anticipated. Views from public footpaths where change would affect the visual amenity of the route.
Medium - High	A view or visual receptor that demonstrates a medium to high level of susceptibility to the change proposed. A view of medium to high level value where care is required to consider aspects of view and how these might be protected if affected by the proposals.	Regionally recognised view locations e.g. areas within National Park, Regional Park, Special Landscape Areas, Conservation Areas where views or visual amenity is recorded as being one of the characteristics of value. Views from residential properties where change to principle rooms may not be typical or where views of the proposal are oblique. Views from public footpath routes where the direction of the route and focus of the view is not towards the proposal site.
Medium	A view or visual receptor that demonstrates a medium level of susceptibility to the change proposed but that can accommodate some of this change without altering or affecting the quality and value of the view. A view of medium level value where some care is required to consider aspects of view and how these might be protected if affected by the proposals.	View locations within Parks, Village Greens, or locally recognised landscapes. Views from residential properties where principle rooms or outdoor amenity areas will not be affected. Views from public footpaths where the quality and value is such (low) that the proposals may not alter the visual amenity.
Low - Medium	A view or visual receptor of low susceptibility to change where the proposals are able only to affect the view in a very limited way, whilst predominantly maintaining the same visual amenity as before. A view of moderate to low value.	Views from vehicular routes or roadways for traffic that may have some appreciation of the view due to the speed of travel such as cyclists, horse riders and pedestrians. Views from transport routes where the view is a noted part of the journey experience such as rail routes through National Parks or AONB.
Low	A view of low susceptibility to change where the proposals will not affect or alter the key characteristics, features or elements of the view and where the proposals are only able to affect the view in a very limited way. A view of moderate to low value.	A view without note or one singled out as being degraded or requiring improvement. Views from vehicular routes where the nature and speed of travel dictates a low level of engagement with the view.

xii Table 12 SUMMARY TABLE TO DETERMINE VISUAL EFFECTS

		Magnitude of Change			
		High	Medium	Low	Negligible
Sensitivity	High	Substantial	Moderate - Substantial	Moderate	Negligible
	Med - High	Moderate - Substantial	Moderate - Substantial	Slight- Moderate	Negligible
	Medium	Moderate - Substantial	Moderate	Slight - Moderate	Negligible
	Low - Med	Moderate	Slight - Moderate	Slight	Negligible
	Low	Moderate	Slight - Moderate	Slight	Negligible
	Negligible	Negligible	Negligible	Negligible	None

The summary of effects can be expressed as an adverse or beneficial effect depending on the assessor’s view regarding the nature and quality of the existing resource and how this has been changed. In some circumstances the change may be described as a neutral change if the expectation of the viewer or the fundamental nature and characteristics of a view appear unaffected.

xiii Table 13 SUMMARY TABLE TO DETERMINE NATURE OF VISUAL EFFECTS

Visual Effect	Nature of the Effect
Substantial Moderate - Substantial	<p>Adverse effects may include the loss of key views, the removal of long distance views, the degradation of quality and/or value of the view. The introduction of elements or features that are perceived as negative.</p> <p>Beneficial effects may include the introduction of key views, vistas or views to long distance where this is seen as advantageous. The introduction of elements that are perceived as positive and/or the screening off of negative aspects of a view.</p> <p>Neutral effects would represent change that is neither adverse or beneficial or is a combination of both leading to a balance in terms of how the change is perceived. A change that is accepted into the existing landscape or is assimilated into the existing view.</p>
Moderate	<p>Adverse effects may include the loss of notable views, the removal of views to distance , the degradation of quality and/or value of the view. The introduction of some elements or features that are perceived as negative.</p> <p>Beneficial effects may include the introduction of new views or vistas or views. The introduction of elements that are perceived as positive and/or the screening off of negative aspects of a view.</p> <p>Neutral effects would represent change that is neither adverse or beneficial or is a combination of both leading to a balance in terms of how the change is perceived. A change that is accepted into the existing landscape or is assimilated into the existing view.</p>
Slight Moderate Slight	<p>Adverse effects may include the loss of views, the removal or change of existing views, the degradation of quality and/or value of the view. The introduction of elements or features that are perceived as negative.</p> <p>Beneficial effects may include the introduction of new views or vistas. The introduction of elements that are perceived as positive and/or the screening off of negative aspects of a view.</p> <p>Neutral effects would represent change that is neither adverse or beneficial or is a combination of both leading to a balance in terms of how the change is perceived. A change that is accepted into the existing landscape or is assimilated into the existing view.</p>
Negligible - None	A very minor change which is not uncharacteristic and maintains the quality and value of the view.

Table 14 IMPORTANCE LEVEL OF EFFECTS (LOCAL, REGIONAL, NATIONAL)

Magnitude of Change	Examples
International	World Heritage Sites, Scheduled Monuments of exceptional quality, or assets of acknowledged international importance or can contribute to International research objectives. Grade I Listed Buildings and built heritage of exceptional quality Grade I Registered Parks and Gardens and historic landscapes and townscapes of international sensitivity.
National	Scheduled Monuments, or assets of national quality and importance or than can contribute to national research objectives. Grade II* and Grade II Listed Buildings, Grade II* and II Registered Parks and Gardens, Registered Battlefields, historic landscapes and townscapes of outstanding interest, quality and importance, with exceptional coherence, integrity, time-depth, or other critical factor(s)
Regional	Designated or undesignated assets of regional quality and importance that contribute to regional research objectives. Conservation Areas with very strong character and integrity, other built heritage that can be shown to have exceptional qualities in their fabric or historical association. Designated or undesignated special historic landscapes and townscapes which are well preserved and exhibiting considerable coherence, integrity time-depth or other critical factor(s)
County	Undesignated archaeological remains of county importance with the potential to contribute to research objectives and understanding at a County level. Conservation Areas with very strong character and integrity, other built heritage that can be shown to have exceptional qualities in their fabric or historical association. Designated or undesignated historic landscapes and townscapes with reasonable coherence, integrity, time-depth or other critical factor(s)
Borough	Undesignated assets of borough importance with the potential to contribute to borough and local research objectives. Locally Listed Buildings, other Conservation Areas, historic buildings that can be shown to have good qualities in their fabric or historical association. Assets that form an important resource within the community, for educational or recreational purposes.
Local	Assets compromised by poor preservation and/or poor survival of contextual associations and with limited potential to contribute to research objectives. Historic (unlisted) buildings of modest quality in their fabric or historical association. Historic landscapes and townscapes with limited sensitivity or whose sensitivity is limited by poor preservation, historic integrity and/or poor survival of contextual associations. Assets that form a resource within the community with occasional utilisation for educational or recreational purposes.
Negligible	Assets with very little or no surviving cultural heritage interest. Buildings of no architectural or historical note. Landscapes and townscapes that are badly fragmented and the contextual associations are severely compromised or have little or no historical interest.

PHOTOGRAPHY METHODOLOGY

Our LVIA uses a range of photographic processes and techniques in reference to Technical Guidance Note 06/19 Visual Representation of Development Proposals (2019) by the Landscape Institute (LI). Contextual panoramic photographs have also been used that follow a less rigorous format.

The Technical Guidance Note (2019) by the LI recommends Visualisation Types 1-4

- Type 1 Annotated Viewpoint Photograph
- Type 2 3D Wireline / Model
- Type 3 Photomontage / Photowire
- Type 4 Photomontage / Photowire (survey / scale verifiable)

TPM Landscape have considered Type 1 visualisations as being appropriate for this LVIA based on the purpose and users.

Type 1 - Annotated Viewpoint Photograph

Type 1 visualisations are simple, annotated photographic illustrations that focus on the baseline information with annotation of the location of the site.

Photography has been carried out using a Full Frame Sensor camera with 50mm lens. Photography has been stitched where necessary by using Image Composite Editor software. The visualisations have been appropriately sized, scaled and templated using Adobe Photoshop and Indesign software.

Single images that capture the site at 39.6° HFoV wide and 27° VFoV in planar projection are presented at A3. Two baseline panorama at 60° HFoV and 27° VFoV are generated in cylindrical projection and are presented on A3 sheets to help show the location of the full-size single image frame in its context and, as such, are noted as being 'for context only'.

Additional context photographs have also been included to illustrate specific visual receptors or provide a wide contextual panoramic view which follows a less rigorous format.

Viewpoint locations have been recorded using a Garmin GPS 60 unit and locations are illustrated on insets with OS mapping and aerial photography.

The following information has provided for each Type 1 visualisation

- Viewpoint Description
- Visualisation Type
- Projection
- Enlargement factor for intended sheet size
- Date and Time of Captured Photography
- Make and Model of Camera, sensor format
- Focal length of Camera Lens used
- Horizontal field of View (HFoV)
- Description of view