

# LANDSCAPE AND VISUAL APPRAISAL

**Residential Adventure and Activity Centre**

**Ford Castle, Ford  
Berwick-upon-Tweed  
TD15 2PX**

Prepared for: PGL Travel Limited

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## 1.0 INTRODUCTION

### 1.1 Introduction and Objectives

SLR Consulting Ltd (SLR) was instructed by PGL Travel Limited (PGL) to undertake a Landscape and Visual Appraisal (LVA) of the proposed enhancement to the existing Ford Castle activity centre, Ford, Berwick-upon-Tweed, TD15 2PX. PGL is seeking detailed permission to enhance the residential activity centre for children, associated teachers and staff.

The main objectives of the appraisal are as follows:

- To identify the landscape character of the site and its context, as well as the nature of views towards and from the site, in order to inform the appraisal;
- To assess the potential landscape and visual effects which would be likely to occur if the proposed enhancement were to take place.

The proposed development illustrating the enhanced site facilities is included at NBDA Architects drawing 2035-AF-003 Proposed Layout, appended to this report.

### 1.2 Definitions

Landscape, as defined in the European Landscape Convention, is *“an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors”*, (Council of Europe, 2000). Landscape does not apply only to special or designated places, nor is it limited to countryside. Visual effects are the effects of change and development on the views available to people and their visual amenity. Visual receptors are the people whose views may be affected by the proposed development.

### 1.3 Methodology

This report identifies the potential landscape and visual receptors which could be affected by the proposed development, and then assesses the potential level of effects which could occur for these receptors if the development were to take place. In providing this assessment the report does not define whether these effects are likely to be significant or not, since this is not an EIA development. It is for this reason that this report is termed a landscape and visual appraisal (LVA) rather than a landscape and visual impact assessment (LVIA).

The terminology and principles of this appraisal are in accordance with the recommendations within the Guidelines for Landscape and Visual Impact Assessment (3rd Edition, 2013, also known as GLVIA3, produced by the Landscape Institute and Institute of Environmental Management and Assessment, 2013). Judgements on landscape value also follow guidance produced by the Landscape Institute in 2021 (*“Assessing Landscape Value outside National Designations”*, Landscape Institute Technical Guidance Note 02/21), and photographs have been prepared and presented in accordance with Landscape Institute guidance (*“Visual Representation of Development Proposals”*, Technical Guidance Note 06/19, 2019). A full method statement is included at Appendix A.

This appraisal is based upon a desk top assessment of relevant plans, guidance, and character assessments, as well as a site assessment carried out in November 2021.

### 1.4 The Site and Study Area

The application site is defined with a red line on drawing 2035-AF-001 Existing Location Plan; the wider study area for this appraisal is illustrated on Figure 2, both of which are appended to this report. At present the site comprises the following elements:

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- Two large mature sycamore trees (Category B) located in the south-west corner of the application site;
- A group of mature trees (Category A) comprising beech, oak, sycamore, horse chestnut and wellingtonia in the south-east corner of the site;
- Five individual immature trees located in the east of the site (4nr Category C and one Category U);
- One isolated tree located adjacent to the north site boundary (Category C); and
- A maintained grass field with isolated pieces of dated, timber-framed activity equipment in a poor state of repair.

A photographic record of the site is illustrated in Figures 3-1 to 5-2.

## 2.0 PLANNING CONTEXT

### 2.1 National Policy: The National Planning Policy Framework (NPPF)

Paragraph 11 sets out the fundamental principle of this document: that there is a presumption in favour of sustainable development. All development that is in accordance with the development plan should be approved *“without delay”* and that *“where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date”* permission should be granted for development *“unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.”*

In relation to landscape, the NPPF defines sustainability as including the protection and enhancement of the *“natural, built and historic environment”* (paragraph 8).

Paragraph 124 identifies that *“planning policies and decisions should support development that makes efficient use of land, taking into account: [inter alia] the desirability of maintaining an area’s prevailing character and setting”*.

Paragraph 130 states that developments should be *“visually attractive as a result of good architecture, layout and appropriate and effective landscaping”*, and are *“sympathetic to local character and history”*.

Paragraph 132 states that applicants should work closely *“with those directly affected by their proposals to evolve designs which take account of the views of the community”*.

Paragraph 174 of the NPPF states that the planning system, *“should contribute to and enhance the natural and local environment by [inter alia] ...protecting and enhancing valued landscapes”* and by *“recognising the intrinsic character and beauty of the countryside”*. Paragraph 175 states that the planning system should *“distinguish between the hierarchy of international, national and locally designated sites”*.

In paragraph 176 it is stated that *“great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty”*.

Paragraph 197 of the NPPF states that *‘local planning authorities should take account of [inter alia] ...the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation’*, and by the *‘positive contribution that conservation of heritage assets can make’*.

### 2.2 Designations

Landscape and landscape-related designations are set out on Figure 2. The application site and wider study area is not within or near to a national landscape designation, such as an AONB or National Park; however, the study area is located within the Kyloe Hills & Glendale Area of Landscape Value.

None of the trees within the site area or immediately adjacent to the site are covered by a Tree Preservation Order (TPO).

There are no public footpaths crossing the application site and no public access is permitted within Ford Castle grounds and associated activity field. The nearest public right of way is footpath 220/011 connecting the residential area of Ford to the east of the site, with Hay Farm north of the site; the footpath network leading north continues beyond Hay Farm towards Etal. To the south/south-east, footpath 220/022 leads from the B6353 towards Ford Hill located south-east of the site. There is an informal footpath (unmarked on OS mapping) passing through Dean Grove woodland immediately north of the site.

National Cycle Route 68 passes in a north-south orientation through the study area 0.63km to the west following the B6354.

## 2.3 Northumberland Consolidated Planning Framework (April 2009)

In April 2009 the former seven local planning authorities formed Northumberland County Council and as these authorities came together, planning policy documents relevant to the area formed the Consolidated Planning Framework for Northumberland comprising both statutory and non-statutory documents. The site is located within the former Berwick-upon-Tweed Borough and information relevant to this Appraisal from documents forming the Consolidated Planning Framework are set out below.

## 2.4 The Development Plan: Berwick-upon-Tweed Local Plan (adopted April 1999)

The Berwick-upon-Tweed Local Plan was adopted in April 1999, and in September 2007 a list of Saved Policies identified. A summary of saved policies relevant to this Appraisal is set out below.

Policy F3 Tweed Valley, Kylee Hills, Glendale identifies that *'Development will be permitted where it is compatible with the principle objective of conserving or enhancing the natural beauty of these areas'* and draws particular attention to development being *'located within or immediately adjacent to an existing settlement'*, and is *'compatible with the area's existing tourism role'*. The policy also requires that development *'accords with its surroundings by virtue of its scale, density, height, massing, layout, materials, hard and soft landscaping including indigenous species, means of enclosure and access'*.

Policy F11 Tree Preservation Orders identifies that the felling or pruning of protected trees will only be permitted when *'it is justified on the grounds of public safety'*, or where the *'amenity value of the tree has been severely reduced through age, damage or disease, and a replacement tree is planted in or near to the location of each tree felled'*, and *'where benefits of proposed development would clearly outweigh the benefits of safeguarding the tree or trees and, a replacement tree for each tree felled is planted'*.

Policy F12 Trees and Woodlands identifies that where a development may adversely affect trees or woodland, said trees may *'be protected by the making of a Tree Preservation Order'* or by *'imposing appropriate conditions to preserve and protect trees within the vicinity of the development'*.

Policy F13 Trees, Hedgerows and Woodlands states that the Council will encourage the planting of trees, hedgerows and woodland provided that *'the form and extent of the proposals take into account the character of the local landscape'*, that planting *'would not damage an important habitat for wildlife'*, and that *'it will enhance the wildlife value of the area'*.

## 2.5 Emerging Northumberland Local Plan - Publication Draft Plan (Regulation 19) January 2019

Policies contained within the emerging Northumberland Local Plan which are of relevance to this appraisal include the following:

- Policy QOP1 identifies policies will be supported where they make a *"positive contribution to local character and distinctiveness and contribute to a positive relationship between built and natural features"*; that the development *"integrates the built form of the development with the site overall, and the wider local area"*; and the design *"incorporates high quality aesthetics, materials and detailing"*; *"respects and enhances the natural environment, including heritage, environmental and ecological assets, and any significant views or landscape setting"*. The policy continues on to state that designs should *"protect general amenity"* and where possible incorporate *"green infrastructure and opportunities to support wildlife"*.

- Policy QOP2 identifies the requirement of developments to *“provide a high standard of amenity for existing and future users of the development itself and preserve the amenity of those living in, working in or visiting the local area”* and that *“development that would result in unacceptable adverse impact on the amenity of neighbouring uses,.....will not be supported”*. The policy continues to identify that developments will need to ensure that the character of the area is preserved and that development is not *“obtrusive or overbearing”*; that green and blue infrastructure are retained; and that the outlook resulting from the development (upon surrounding users) *“is not oppressive”*. Finally, the policy identifies that development should respond to the local environment in relation to building height; and form, scale and massing of the development.

## 2.6 Summary of Planning Context

There are no public rights of way crossing the site area; however, there are public footpaths leading north and south from Ford Village and a permissive route passes through Dean Grove woodland to the north of the site.

The site is not within or adjacent to a national landscape designation. However, within the Berwick-upon-Tweed Local Plan, the site is located within the Kyloe Hills & Glendale Area of Landscape Value.

There are no TPOs within or immediately adjacent to the site.



## 3.0 ASPECTS OF THE DEVELOPMENT WHICH HAVE THE POTENTIAL TO CAUSE LANDSCAPE AND VISUAL EFFECTS

### 3.1 Introduction

The existing site layout (drawing NBDA Architects drawing 2035-FC-001, 27/08/2021) and proposed site layout (drawing NBDA Architects drawing 2035\FC-020, 02/02/2021) illustrate the enhancements proposed as part of this application. Whilst there are proposals for the upgrading of Ford Castle to bring facilities in line with current expectations and standards, the works form part of a separate application. This assessment therefore focuses upon the external enhancements proposed within the existing activity field to the north-east of Ford Castle.

Key elements of the proposed development relevant to this LVA include the following:

- Formation of an activity pond within the north of the activity field with two associated areas of hardstanding and two activity shelters;
- Challenge course with overall dimensions of 56.018m x 24.124m, located in the east of the activity field;
- Zip line measuring approximately 137m long and a height of 8.2m at the start platform, passing east to west across the activity field;
- Two air rifle ranges measuring 15m x 20m enclosed with treated shiplap walling to a height of 2.2m and covered shooting/target area to a maximum height of 2.33m located in the south of the field;
- Two Aeroball courts measuring 5.5m x 5.5m and a height of 4.45m within the south-west of the field; and
- A Linear High Rope course with overall dimensions of 15.5m x 22.77m x 14m high located in the west of the field.

The proposed equipment is accompanied by activity shelters clad with tongue and groove timber. Each shelter has a footprint of 5m x 2.33m, and a height of approximately 2.5m; the shelters provide cover for activity participants whilst waiting. Locations of the shelters are shown the proposed site layout drawing appended to this report.

### 3.2 Location

As noted within section 3.1 above, this application includes enhancements within the existing activity field to the north-east of Ford Castle. As illustrated on Figures 3-1 to 5-2, the existing activity field comprises rough mown grassland with pieces of outdated timber framed activity equipment; some of which is in a poor state of repair. Areas of removed equipment are also evident by the presence of gravel areas set within the grass. Located within the north site boundary is an underground water treatment plant which is fenced off from the activity field by a timber post and rail fence.

The activity field is contained to the north by mature mixed woodland within Dean Grove, and to the west by mature deciduous trees and large shrubs located on the edge of Ford Castle formal gardens. The south site boundary is defined by the high stone wall of the disused Ford Castle walled gardens, and in the south-east corner mature trees and shrubs. The east boundary of the activity field is defined by a timber post and wire mesh fence; there are also five immature trees located just inside the east site boundary.

Beyond Dean Grove to the north the topography rises towards Hay Farm with the landcover primarily arable with scattered fields of pasture and frequent blocks coniferous woodland breaking up the agricultural landscape. Immediately south of the activity field is Ford Castle walled garden. Beyond the walled garden to the south and to the east is Ford village comprising residential properties and amenities nestled within numerous individual

and groups of mature trees. The extent of tree cover provides a sense of enclosure within the village which is also emphasised by the rising topography to the south along the localised ridge following the alignment of the B6353 road.

Immediately west of the site is Ford Castle formal gardens and to the south-west Ford Castle which are both largely screened from the site by the mature vegetation cover along the west site boundary, and the high stone walls of the walled gardens. To the south-west extending down into the Till Valley is the parkland landscape associated with Ford Castle.

### 3.3 Height and Density

The proposed development comprises the upgrading of the activities field with new equipment and the formation of a pond within the field to enable water-based activities to be carried out, primarily raft building on the banks of the pond.

The tallest item of equipment (linear high ropes) proposed within the activity field is 14m in comparison with the existing tallest piece measuring approximately 6m tall (see Figure 3-1 & 5-2). The additional provision of facilities for activities, alongside the formation of a pond for water-based activities would represent an intensification of the existing facilities within the activity field.

### 3.4 Access

Ford Castle and associated grounds, including the application site, are within private ownership and therefore public access is not permitted. Access for visitors to the activity centre would continue via the existing access and use of existing car parking.

### 3.5 Loss of Landscape Elements

The proposed development would result in an intensification of the existing use within the external activity field within the application site. Areas of rough mown grassland would be lost to accommodate the proposed activity equipment with associated safety surfacing materials where required, and the formation of the proposed activity pond.

A single Category C tree in the north of the site (T5) would be relocated to enable the formation of the activity pond; and a single Category C tree in the south-east corner of the site (T11) relocated to construct the zip line (refer to Drawing 211109-1.1-FCBUT-TPP-NC appended to this report). Both T5 and T11 would be relocated to another areas within the site. A third tree, Category U tree (T8), would also be removed and is recommended for replacement<sup>1</sup> in the same location as the existing tree.

### 3.6 Lighting

The proposed development would not introduce new lighting into the area and therefore there would be no change to the existing lighting context associated with Ford Castle or the associated adventure facilities. As shown on CPRE's dark skies map (see **Plate I**, below), the site and immediate surrounding area is within the third darkest band.

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<sup>1</sup> Treework Environmental Practice, Arboricultural Impact Assessment, Ref: 211116-1.0-AIA-FCBuT-MW, 16 November 2021

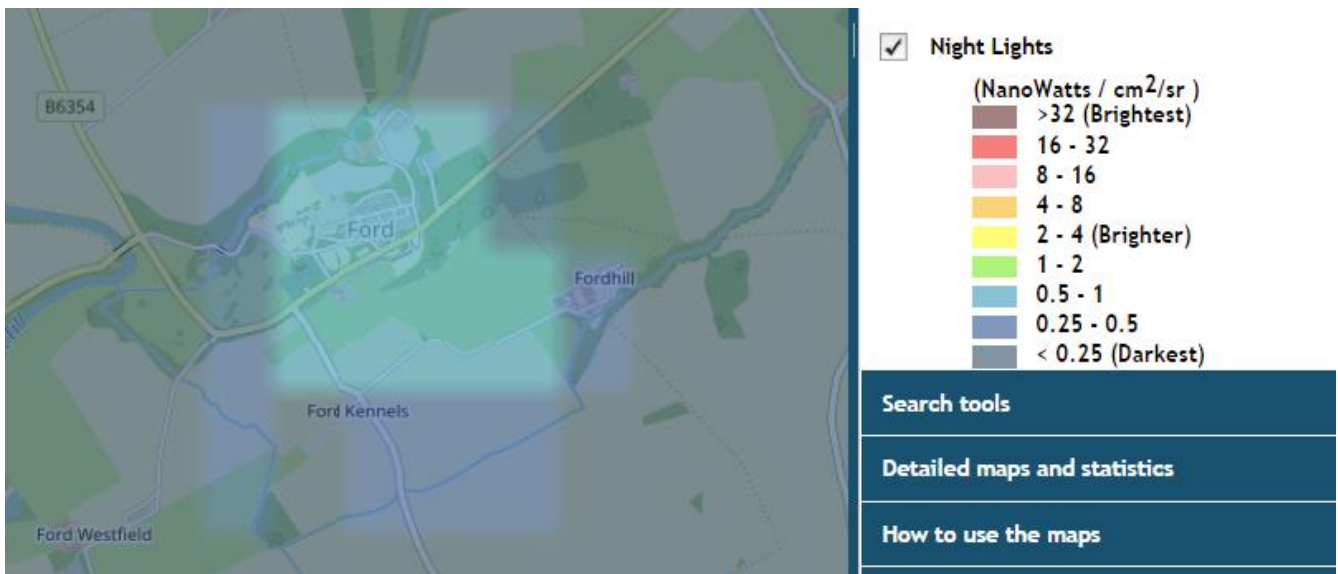


Plate I: Extract from CPRE Dark Skies Map showing the application site in the 4-8 nanowatts category.

### 3.7 Proposed Mitigation

There is no proposed landscape or visual mitigation associated with the proposed enhancement of the activity field. The north and east site boundaries are well defined by mature woodland and therefore visually enclosed; and the southern boundary enclosed by the high stone wall of the walled gardens. Whilst the east boundary is more open in contrast, there are five existing immature trees which provide an increasing degree of cover as they grow; the relocation of T5 and T11 (see section 3.5) along this boundary would also increase the screening provided.

## 4.0 POTENTIAL LANDSCAPE EFFECTS

### 4.1 Introduction

The following landscape appraisal is based upon both a desk top assessment of existing character assessments and plans as well as a site-based survey. In accordance with GLVIA3 existing landscape character assessments are first reviewed, and then an independent landscape appraisal for the site and its context is provided. The main landscape receptors, (individual landscape elements, aesthetic characteristics, overall character), which have the potential to be affected by the proposed allocation are then identified and their sensitivity to residential development has been assessed by considering their value and susceptibility.

The potential landscape effects of the proposed outdoor activity development are then assessed by combining the sensitivity to development with the likely magnitude of effects.

This section should be read in conjunction with Appendix B, which sets out clearly how judgements regarding landscape value, susceptibility and magnitude have been determined based upon the criteria set out in GLVIA3 chapter 5.

### 4.2 Existing Landscape Character Assessments

There is a series of existing character assessments which provide a useful context to assessing and classifying the character of the site. Figure 1 Landscape Character summarises the classification provided by these assessments, with further details of each set out below.

#### 4.2.1 National Assessment: NCA 3, Cheviot Fringe

At a national scale the site is included within Natural England's National Character Area (NCA) 3, Cheviot Fringe. The key characteristics of NCA 3 Cheviot Fringe of relevance to the application site, include the following:

- *Many landscape features shaped by glacial deposition.*
- *Agricultural landscape of mixed farmland on good quality loamy soils, combining pasture with meadows for livestock with arable, and interspersed with parklands.*
- *Strong pattern of hedgerows, with many hedgerow trees within the undulating vales.*
- *Strong rectilinear pattern of small, coniferous woodland blocks and shelterbelts with deciduous woodland more prevalent along watercourses.*
- *Many meandering rivers and streams.*
- *Small, traditional villages strategically sited at river bridging points.*
- *Sandstone, either rubble or dressed, is the predominant building material, with blue-grey roof slates and orange pantiles.*
- *A wealth of heritage assets - .....upstanding defensive structures such as fortified castles.*
- *Tranquil, rural landscape with small, nucleated villages linked by minor roads; only one major road (A697) links to adjacent NCAs.*

#### 4.2.2 County Level: Northumberland Landscape Character Assessment (2010)

The Northumberland LCA further subdivides NCA 3 Cheviot Fringe into Landscape Character Types (LCT), and character areas as shown on Figure 2. The site is within the south-east extent of LCT 16 Open Rolling Farmland, and character area 16b Duddo and Lowick; and is adjacent to LCT 13 Broad Floodplain Valley, character area 13a

Till and Glen Valleys. East of the site, at approximately 1.5km is LCT 8 Outcrop Hills and Escarpments, character area 8a Doddington Ridge; and covering part of the study area north-west of the site is LCT 16 Open Rolling Farmland, character area 16c East Learmouth. A summary of landscape characteristics of relevance to this assessment is provided below.

#### Character Area 16b Duddo and Lowick

Generally, the *'land rises steadily from the Tweed towards the sandstone hills'*, before falling in the south to the settlement of Ford, located on the edge of the Till Valley. Ford Castle is identified as having a clear influence on the landscape and is noted as a key historic attraction.

#### Character Area 16c East Learmouth

The area is predominantly farmland and characterised by woodland blocks and shelterbelts, located between the River Till and River Tweed, with the former taking a twisting course through an incised gorge prior to converging with the River Tweed. The field pattern *'complements the undulations of the landform, accentuating slopes and rises'*. It is described as a varied area due to the changes in landscape scale, parkland, river valleys and historic villages.

#### Character Area 13a Till and Glen Valleys

The character area is described as a *'broad valley with flat floodplain and meandering river course'* with settlements clustered at the edge of the valley floor. The area is intensively farmed with large scale fields predominantly in arable use and bound in places by hedgerows with some hedgerow trees. The north-west of the character area possesses *'a strong pattern of geometric woodland blocks and coniferous plantations'*. The large-scale open valley floor landscape is described as providing a *'dramatic contrast'* to the Cheviot Hills located to the west of the study area.

#### Character Area 8a Doddington Ridge

The Doddington Ridge is described as a *'chain of low hills, rising no higher than 200m'*. Scarp slopes within the character area are in contrast with the flat Till Valley floor located to the west. Views to the Cheviot Hills to the west are available from the Doddington Ridge looking over the Till Valley.

## 4.3 The Landscape of the Site and its Context

### 4.3.1 Description of the Character of the Site and Landscape Receptors

GLVIA3 recommends that a landscape character assessment should be carried out as part of the baseline study (paragraph 5.4). This should consider:

- The elements that make up the landscape (physical, land cover and the influence of human activity);
- Aesthetic and perceptual aspects;
- The overall character of the area.

The activity field slopes gently from approximately 75m AOD on the south boundary with the walled garden, to 72m AOD on the north boundary with Dean Grove before the topography falls more steeply beyond the site boundary towards the watercourse. The application site comprises the existing activity field located north-east of Ford Castle. The site is largely influenced by the mature tree cover to the north and west, and the walled gardens immediately to the south. These features provide a sense of enclosure and contrast with views available to the east across an area of pasture towards residential properties nestled within the wooded context of the site.

At the time of survey, the activity centre was closed and therefore the site was relatively tranquil and absent of influence from external noise apart from occasional vehicles to the east of the site travelling to and from the

Ford & Etal Estate offices. It is however anticipated that when the centre is open the activity field would be less tranquil. Beyond the application site, Ford village is perceived as tranquil due to the sense of calm, and peace and quiet experienced. Fenced off within the north of the site, the existing underground water treatment plant can be heard although this does not notably distract from the overall tranquillity of the site. For a very short duration during the site walkover, a low flying Royal Air Force aeroplane passed over the site resulting in a temporary change in the tranquillity experienced within the site and wider study area.

The application site is characterised by the enclosure to the north by a belt of mature mixed woodland within Dean Grove. To the west, mature tree cover within Ford Castle formal gardens separates the activity field from the gardens. The southern boundary of the site is defined by Ford Castle Walled Gardens (Grade II Listed). The east site boundary is defined by a post and wire fence line. Beyond the fence is an area of pasture which was unused at the time of the site survey

Key landscape elements and features within the application site which would have the potential to be affected by the enhancement of the existing activity field include:

- Maintained rough grassland within the activity field;
- Immature trees located near the north, south and east boundaries of the activity field; and
- Existing activity equipment located within the field.

Immediately beyond the site area, Ford Castle and village have a '*clear influence on the landscape*' as identified within the landscape character assessment, and is characteristic of a parkland estate set within the slightly lower lying valley area with the topography falling towards the Till Valley. There are numerous Grade I, II and II\* listings associated with Ford Castle, castle walls and portcullis. To the south beyond Ford Castle, is St Michael & All Angels Church with associated graveyard and Parsons Tower Scheduled Monument. To the south beyond the Walled Garden, and to the east, is the village of Ford.

The character of the site itself, and the immediate site context of Ford Castle and village contrast with the surrounding rolling agricultural landscape within character area 16b Duddo and Lowick. The wider study area comprises a patchwork of large-scale fields defined in most areas by managed hedgerows and numerous hedgerow trees. Deciduous woodland and coniferous shelterbelts break up the arable landscape along the River Till valley.

#### 4.3.2 The Changing Landscape

GLVIA3 notes that LVIA's should consider not only the site as it is at present, but also how it will become, particularly in the context of local planning policy or land management practices.

As noted in section 2.0, the site is included within the Kyoie Hills and Glendale Area of Landscape Value which discourages development unless it has the '*principle objective of conserving or enhancing the natural beauty*'. The Northumberland County Council Public Access planning search identifies three planning applications within 1km of the site in past 2 years. These applications include the repairs to the Monument to Lord Waterford within Ford Village (21/01276/LBC, Permitted); a proposed farmhouse extension and outbuilding refurbishment at Fordhill House located to the south-east of Ford (21/01275/FUL, Permitted); and the enhancement of facilities associated with the Hay Farm Heavy Horse Centre including enhanced visitor facilities located to the north of the site (21/03402/FUL – Status registered).

Whilst the above applications (excluding the repairs of the Monument to Lord Waterford) represent changes within the surrounding landscape context, the scale of development is not anticipated to alter the perceived qualities of the site or immediate study area.

### 4.3.3 Susceptibility of the Landscape Receptors

Table B2 in the Appendices sets out the assessment of susceptibility for each of the landscape receptors. This assessment is summarised below.

The rough maintained grassland within the activity field would be susceptible to the introduction of new and additional activity equipment, and the formation of the proposed activity pond. However, the grassland would remain as the primary landcover in areas of the field and therefore has a low susceptibility to the proposed development.

The immature trees (T5 and T11) would be relocated to enable the installation of the activity equipment and formation of the pond; however, it is proposed to relocate the trees within the application site. As the trees would need to be relocated, they are considered of high susceptibility to the development.

The existing activity equipment has a low susceptibility to the proposed development as although it would require removal to facilitate development, it would be replaced with new equipment.

The perceived tranquillity of the application site would not alter from the baseline comprising times of relative tranquillity when not in use but contrasting when activities take place. The susceptibility is considered low. The tranquillity of the immediate site context within Ford village is considered to have a low/medium susceptibility. The enclosed, small-scale perception of the site formed by the mature tree cover on the site perimeter is likely to remain despite the relocation of the immature trees within the site; the introduction of additional activity equipment and formation of the activity pond is unlikely to alter the perceived enclosure and relatively small scale. The susceptibility is therefore medium.

The landscape context of the application site is identified as being of low susceptibility as the existing characteristics of the site would not alter through the replacement/enhancement of activity equipment.

Ford Castle and village are identified as medium susceptibility to the proposed development as there is a good degree of screening between the Ford Castle and Village, although the activity field enhancements would be experienced from the edge of the village to the east and south.

Due to the localised nature of the proposed development, it is unlikely to have a notable effect upon Character Area 16b Duddo and Lowick. The susceptibility of the character area is assessed as low/medium.

### 4.3.4 Value of the Landscape

In determining the value of landscapes, it is helpful to start with landscape and landscape-related designations. As identified above, the site is included within the Kyloe Hills and Glendale Area of Landscape Value, and despite the mature tree coverage on the site and within area of Ford village, the site is not covered by any TPOs.

As the Area of Landscape Value designation covers such a large area, an appraisal of landscape value at a site and immediate site context level has been carried out by consideration of factors which might confer value, such as those included in table 1 of Landscape Institute Technical Guidance Note 02/21<sup>2</sup>. In this context the application site does not have formally recognised natural or heritage conservation value, nor does it have any formal associations with art, literature or events. The immediate site context of Ford Castle and walled garden (forming the southern site boundary), and the distinctive character of Ford village does however contain many listed buildings and is noted throughout history due to its involvement in various battles. The condition of the site itself is average with rough mown grassland and post and wire fences often in need of repair; these contrasts significantly with the highly maintained immediate landscape context of the formal gardens of Ford Castle and

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<sup>2</sup> Technical Guidance Note 02/21 Assessing Landscape Designations Outside National Designations (Landscape Institute 2021)

the parkland landscape extending towards the River Till. The scenic quality of the site at present is detracted through the presence of the outdated activity equipment which is in a poor state of repair. There is no public recreational access permitted into the site area or the adjacent Ford Castle grounds, although the activity field can be viewed from the permissive footpath passing through Dean Grove to the north of the site.

In overview, the site is therefore of low/community value, and the immediate site context of local authority/national value.

#### 4.3.5 Sensitivity of the Landscape Receptors

The sensitivity of landscape receptors can be defined by combining susceptibility with value.

The rough grassland and immature trees within the site have a medium/low and medium sensitivity respectively to the proposed development, and the existing activity equipment, a low sensitivity.

In relation to aesthetic and perceptual receptors, the enclosed small scale of the site is of medium to low sensitivity, and tranquillity a low sensitivity.

In relation to the character of Ford Castle and village, a medium sensitivity is identified; and a low/medium sensitivity for character area 16b Duddo and Lowick.

#### 4.3.6 Potential Magnitude of Landscape Effects

GLVIA3 states that the magnitude of landscape change can be determined by assessing the size and scale, geographic extent and duration and reversibility of the proposed development.

The proposed development would result in a small scale of change upon the maintained grassland over a small geographical area as areas around the proposed equipment would be retained as grass. The change is long term and reversible and therefore the magnitude of effect would be **slight**.

The loss of immature trees within the site would represent a small size and scale of change over a negligible geographical extent. The loss of the trees within the site is considered permanent. The magnitude of effect upon the trees would be **slight/negligible**.

Existing activity equipment located within the field would be removed representing a small size and scale of change over a negligible geographical extent; this would represent a permanent change and therefore result in a **slight/negligible** magnitude of effect.

The magnitude of effect upon the tranquillity of the application site would be **negligible** as the past site use would continue. The magnitude of effect upon the immediate site context of Ford village is considered **slight/negligible** as there is potential for an increased degree of noise generated by users of the site. In relation to aesthetic and perceptual aspects, the enclosed and small scale of the site would experience a **negligible** magnitude of effect as the nature of the development would not alter the enclosure provided by existing vegetation around the site.

The magnitude of effect upon the character of the site would be **slight** as although the old activity equipment would be replaced with new equipment, there would be an increase in the quantity of equipment and the formation of an activity pond.

In relation to character, the immediate character of Ford Castle and Ford village would experience a small scale of change over a small geographical area with the development perceived from the edge of the village in isolated locations. The duration of the development is considered long term and reversible and therefore the magnitude of effect is assessed as **slight**.



Character area 16b Duddo and Lowick would experience a negligible size and scale of change over a negligible geographical extent which would be long term. The nature and scale of development is unlikely to be perceptible within the wider character area and therefore the magnitude of effect is assessed as **negligible**.

#### 4.4 Potential Landscape Effects of Development

As GLVIA3 notes, the potential landscape effects should be determined by combining the sensitivity of receptors with the potential magnitude of effects.

Considering the above, the proposed development would result in a **minor negative effect** upon the grassland within the site and a **minor/negligible neutral effect** upon the immature trees that would be relocated. The effect upon the existing activity equipment to be removed would be **negligible** and **neutral** as this would be replaced through the proposed development.

As the proposed development is in keeping with the existing/past land use, the effects upon aesthetical and perceptual aspects are considered **negligible** upon tranquillity of the site and **minor/negligible** upon the tranquillity of the immediate site context, and **minor/negligible** upon the perceived enclosure of the site.

The likely landscape effect experienced upon the application site is **minor/negligible** as although the change in activity equipment would be evident, it would not alter the landscape context of the application site. The likely effects upon the immediate character of Ford Castle and Ford village are assessed as **minor/moderate negative** due to the perceived intensification of the use which would be experienced from isolated areas of the village. The effect upon the Duddo and Lowick character area would be **minor/negligible negative** due to the isolated nature of the proposed development.

#### 4.5 Conclusions of the Landscape Appraisal

A landscape appraisal has been carried out by experienced landscape architects, using both a desk top assessment and site survey.

At a national scale the site is within NCA3 Cheviot Fringe, and at a county scale within the Northumberland Landscape Character Assessment (2010) as part of the Cheviot Fringe character area, and landscape character type 16b Duddo and Lowick which identifies the settlement of Ford as presenting a clear influence on the landscape and being a popular visitor attraction.

The site and wider study area is included within the Kylow Hills and Glendale Area of Landscape Value.

The assessment has identified that the potential effects upon landscape receptors would be both within the site itself and within the immediate landscape context of Ford village with a minor/moderate negative effect upon the village itself, and a minor/negligible effect upon the Duddo and Lowick character area.

Effects upon individual landscape elements and features within the site range from negligible to minor negative, primarily due to the loss of grassland within the application site area. There would also be negligible and minor/negligible negative effects upon aesthetic and perceptual aspects.

In summary, the negative landscape effects experienced would be focused upon individual site features within the site itself and within the immediate landscape context.

## 5.0 POTENTIAL VISUAL EFFECTS

### 5.1 Introduction

The following visual appraisal is based upon desk top review and a site-based assessment undertaken in clear conditions. Judgements have been made by an experienced Chartered Landscape Architect. The assessment was undertaken in the autumn/winter months, but estimates have been made of the degree to which the presence of foliage in the spring and summer months might change the nature and extent of views.

Overall visibility has been determined by desk top analysis of topographic surveys and maps, as well as site-based assessment. Seven viewpoints have been selected to represent the range of available views towards the site, focusing on those views which are most likely to be affected by the proposed development.

This section should be read in conjunction with Appendix C, which provides a detailed analysis of the sensitivity of receptors, the potential magnitude of visual effects and the overall level of visual effects which would be experienced at each of the representative viewpoints. A summary of the potential effects for each of the receptor groups is then provided in this section.

### 5.2 Overall Visibility

The overall visibility of the site is defined by existing mature woodland to the north, Ford Castle walled garden to the south and mature tree and shrub vegetation to the east within Ford Castle gardens. These physical features in combination with the lower lying context of the site in relation to higher ground to the north and south beyond the site boundaries largely influences the overall visibility. The visibility of the site can be summarised as follows:

- To the north views are contained by the mixed mature woodland following Dean Grove, although longer distance views from higher ground at Hay Farm are theoretically possible;
- To the east, views extend across an area of pasture to areas of mature woodland located around the Ford and Etal Estate Office and lining the local roads providing access to the village;
- To the south, views are largely contained by the stone wall of the walled garden and the presence of mature trees on the edge of the Ford village, although the upper elevation of some properties are visible between the tree cover; and
- To the west, views are contained by mature tree and shrub cover immediately beyond the site boundary within the formal gardens of Ford Castle.

### 5.3 Potential Visual Receptors

Within the overall potential area of visibility defined above the following types of visual receptors have the potential to experience changes in their views:

- Residents, Hay Farm visitors, footpath users and vehicle users within the area of Hay Farm.
- Residents, office works, and permissive footpath users located to the north-east of the site at the Ford & Etal Estate offices.
- Residents and road users to the east of the site within Ford village.
- Residents and Lady Waterford Hall museum visitors within Ford village to the south.
- Users of Ford Castle activity centre.
- Visitors to Ford Castle (at the Portcullis gate entrance).

Seven viewpoints were selected to represent the potential views within and around the site. The viewpoint locations are illustrated on Figure 2, and photographs from these viewpoints are shown on Figures 6-1 to 8-2. Individual viewpoint assessments are included at Appendix C.

Viewpoint 4 is not represented by viewpoint photography as the property frontage is not publicly accessible. The potential change in view has therefore been appraised based upon available views near to the property and the visibility of the property frontage available from within the site shown on Figure 4-1.

## 5.4 Sensitivity of Visual Receptors

As Appendix A notes, the sensitivity of visual receptors is determined by combining the value of the viewpoints with the susceptibility of the receptor. Table C1 analyses the value of each of the viewpoint locations, as well as the susceptibility of each of the receptor groups that might use these locations.

For viewers on public footpaths, the value of the view is medium, whereas the value of viewpoints along footways on roads is low. The susceptibility of walkers to changes in views is generally high, since they tend to be focused on the countryside. It follows that viewers on the local footpath network are generally of medium to high sensitivity, and walkers on footways are of medium sensitivity.

Residential properties are of low value, depending upon the precise location of the viewpoint. However, residents are particularly susceptible to changes in their views. It follows that residents around the site are mostly of medium sensitivity.

Viewpoints on roads around the site are generally of low value, as these roads provide local access only and are not intended as scenic routes, and the roads do not have footways. The susceptibility of vehicle users on the roads around the site is generally medium since traffic moves at moderate speeds and therefore passengers will have the opportunity to take in views of the landscape. As a result, the sensitivity of viewers in vehicles on roads within the study area to the north at Hay Farm, and to the east within Ford village is medium/low.

## 5.5 Potential Magnitude of Visual Effects for Receptor Groups

As Appendix A explains, the magnitude of visual effects can be defined by determining the size/scale of effect, the geographical extent over which those effects would be experienced, and the duration of the effect. Table C2 assesses the potential magnitude of effects for each of the representative viewpoints. This assessment is focused upon the effects of the development immediately following installation of the proposed activity equipment.

The following sections analyses these potential effects for each of the main receptor groups, with reference to some of the viewpoints.

### 5.5.1 Walkers

Walkers using footpath 220/011 at Hay Farm gain southerly views towards Dean Grove located immediately north of the site as illustrated in Figure 6-1, which screens views into the site area. Users of the route would potentially see the top of the proposed high ropes course at 14m tall to be located in the east of the site rising above the tree canopy. Whilst the upper section of one piece of equipment is likely to be visible, the majority of the view and context of the view available would not alter and therefore the magnitude of effect would be **negligible/slight**.

For walkers using the permissive route passing through Dean Grove there would be filtered views available through the woodland vegetation into the site area when passing along the route, see Figure 6-2; the degree of visibility is considered greater during autumn and winter months when vegetation is not in leaf. Users would gain

views towards the proposed pond, activity equipment and associated shelters within the activity field and whilst this is currently experienced, there would be an increase in the quantity of equipment. The magnitude of effect is therefore assessed as **slight/medium** due to the intensification of equipment within the field.

Walkers passing along the road east of the site would gain views across the field in the foreground towards the activity area with the challenge course appearing along the east site boundary and the remainder of the equipment beyond. Whilst the existing view contains activity equipment (Figure 7-1), the proposed development would result in more equipment in the view, and whilst not changing the context of the view, the additional equipment would be perceived within the view. The magnitude of effect would therefore be **slight/medium**.

### 5.5.2 Residents

The views of residents to the north are represented by viewpoint 2 from Hay Farm, Figure 6-1. The property associated with the farm is orientated to the south with direct views south towards Ford. Clear views from the property are anticipated to enable views of the high ropes course at 14m tall to be visible rising just above the tree canopy of Dean Grove woodland. Whilst a view of the equipment is anticipated, it would be at approximately 0.6km and form a very small part of the view, with the remainder of the proposed development not visible. The magnitude of effect is assessed as **negligible/slight**.

Views from the east are represented by viewpoints 3 and 4, Figure 7-1. Residents within the properties orientated towards the application site would gain direct views into the site area, and at viewpoint 4, elevated views down into the application site. The presence of activity equipment would be more noticeable due to the increased quantity within the view, and the location of the pond within the north of the application site would be more noticeable by residents at viewpoint 4 than viewpoint 3 due to the elevated viewpoint location. The magnitude of effect at viewpoints 3 and 4 are assessed as **slight/medium** and **medium** respectively.

Residents located to the north-east of the application site at viewpoint 2, Figure 6-2, are partially filtered by the mature tree and understory vegetation within Dean Grove. Filtered views through the vegetation would be greater during autumn and winter months with views towards the activity equipment and pond in the north of the site. During summer months a greater degree of screening is anticipated. The magnitude of effect is assessed as **slight/medium**.

Residents at properties located to the south within/on the edge of Ford village are represented by viewpoint 5, Figure 7-2. At ground level, most of the properties have dense garden vegetation which along with outbuildings within the gardens and garages beyond the wall in the left of the view, provides a high degree of screening towards the site. There are however locations (e.g. rear of Lady Waterford Hall) where views between structures and vegetation are possible enabling views into the site area. This is illustrated in Figure 7-2 showing a view towards the north-east corner of the application area where the north end of the challenge course would be located. Whilst glimpsed views are likely, it is anticipated that most properties would not gain direct views into the site resulting in a **negligible/slight** magnitude of effect.

### 5.5.3 Vehicle Users

The views of vehicle users to the north are represented by viewpoint 1 at Hay Farm, Figure 6-1. Due to the mature hedgerows along the south roadside verge, views to the site would be largely screened although glimpsed views may be possible of the high ropes course rising above the tree line when passing field gates. The magnitude of effect is assessed as **negligible/slight**.

Vehicle users passing along the minor access road to the east of the site represented by viewpoint 3 would experience a change in the view for a short duration when passing along the road. The presence of additional activity equipment would be noticeable within the application area resulting in a **slight/medium** magnitude of effect.

#### 5.5.4 Visitors/Recreational Users

Recreational users of Ford Castle (viewpoint 6) are unlikely to perceive a change in the views available from within the formal gardens of the castle located to the west of the site as illustrated in Figure 8-1. Dependent upon the location within the gardens and the presence of intervening planting, the top of the high ropes course may be visible. The magnitude of effect is assessed as **negligible**.

Although Ford Castle is not publicly accessible, the Castle is a popular visitor attraction with visitors looking and taking photographs through the portcullis gates at the castle entrance as represented by viewpoint 7, Figure 8-2. Due to the higher ground at the castle east entrance and associated castle walls, views towards the site are not available and the proposed activity equipment would be screened. It is considered that there would be **no change** in the view.

### 5.6 Potential Visual Effects of Development

By combining the sensitivity of receptors with the potential magnitude of effect it is possible to determine the likely level of visual effect which would result from the proposed development (see table C3, Appendix C). These effects on the different receptor groups are summarised in the following paragraphs.

The potential exists for **moderate/major effects** for residents located to the east of the site at viewpoint 4 due to the elevated nature of the property enabling views down into the site area. All other effects would be moderate or less.

**Moderate effects** would be experienced by residents at viewpoint 2 to the north-east of the site and at viewpoint 3 to the east.

The relatively enclosed nature of the site area by mature vegetation enables only filtered or partial views of the proposed development beyond the immediate vicinity of the site resulting in **minor/moderate, minor, and negligible effects**.

### 5.7 Summary of Visual Effects

A visual appraisal of the potential visual effects of the proposed development has been carried out by an experienced landscape architect following the approach advocated in GLVIA3.

The proposed development would be visible from a number of receptors to the north, east and south of the site; with clear views to the site only afforded from the east from residential properties on the edge of Ford village which would experience moderate/major and moderate effects.

All other receptors assessed would experience effects less than moderate which is due to the enclosed, partially screened nature of the application site.

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## 6.0 DISCUSSION AND CONCLUSIONS

SLR Consulting Ltd was instructed by PGL Travel Limited to undertake a Landscape and Visual Appraisal ) of the proposed enhancement to the existing Ford Castle Adventure Centre activity field, Ford, Berwick-upon-Tweed, TD15 2PX. PGL is seeking detailed permission to enhance the adventure facilities within the field to offer an enhanced visitor experience.

The main objectives of the study were to assess the potential landscape and visual effects which would be likely to occur if the proposed development were to take place.

This assessment has been carried out by an experienced Chartered Landscape Architect following the principles within GLVIA3.

### Summary of Planning Context

The site is within an Area of Landscape Value as identified within the Local Plan. There are no formal rights of way crossing or adjacent to the site although a permissive route passes through Dean Grove to the north of the site. The site is not covered by any Tree Preservation Orders.

There are no other developments identified within the study area that would alter the baseline landscape or visual context.

### Conclusions of the Landscape Appraisal

A landscape appraisal has been carried out by experienced landscape architects, using both a desk top assessment and site survey.

At a national scale the site is within NCA3 Cheviot Fringe, and at a county scale within the Northumberland Landscape Character Assessment (2010) as part of the Cheviot Fringe character area, and landscape character type 16b Duddo and Lowick which identifies the settlement of Ford as presenting a clear influence on the landscape and being a popular visitor attraction.

The site and wider study area is included within the Kylow Hills and Glendale Area of Landscape Value.

The assessment has identified that the potential effects upon landscape receptors would be both within the site itself and within the immediate landscape context of Ford village with a minor/moderate negative effect upon the village itself, and a minor/negligible effect upon the Duddo and Lowick character area.

Effects upon individual landscape elements and features within the site range from negligible to minor negative, primarily due to the loss of grassland within the application site area. There would also be negligible and minor/negligible negative effects upon aesthetic and perceptual aspects.

In summary, the negative landscape effects experienced would be focused upon individual site features within the site itself and within the immediate landscape context.

### Conclusions of the Visual Appraisal

A visual appraisal of the potential visual effects of the proposed development has been carried out by an experienced landscape architect following the approach advocated in GLVIA3.

The proposed development would be visible primarily to residential receptors to the east and south of the site, with those to the east experiencing the greatest degree of effects due to the open nature of the views towards the site. Moderate and moderate/major visual effects are identified for residents to the east, and minor/moderate effects for residents to the south and north-east.

All other visual effects upon walkers, road users and recreational users/visitors would be less than moderate.

## Overall Conclusions

The proposed development seeks to enhance the existing outdoor activity facilities associated with Ford Castle Activity Centre through the provision of new, additional equipment, within the field currently used for outdoor activities.

The appraisal identifies that the landscape effects of the proposed development would be localised and predominantly contained within the application site itself. Landscape effects further from the site are identified as being minor/negligible.

The site is visually contained by mature tree cover to the north and west, and Ford Castle walled gardens to the south with several mature trees also to the south. The visual envelope extends to the east to approximately 0.25km from the site boundary and includes two properties which are assessed as experiencing moderate-major and moderate effects. All other visual effects are assessed as less than moderate.

## APPENDIX A

# Criteria and Definitions Used in Assessing Landscape and Visual Effects



## Introduction

Landscape and Visual Impact Assessment (LVIA) is a tool used to identify the effects of development on “*landscape as an environmental resource in its own right and on people’s views and visual amenity*” (GLVIA3, paragraph 1.1). GLVIA3<sup>3</sup> (paragraph 2.22) states that these two elements, although inter-related, should be assessed separately. GLVIA3 is the main source of guidance on LVIA.

Landscape is a definable set of characteristics resulting from the interaction of natural, physical and human factors: it is a resource in its own right. Its assessment is distinct from visual assessment, which considers effects on the views and visual amenity of different groups of people at particular locations. Clear separation of these two topics is recommended in GLVIA3.

As GLVIA3 (paragraph 2.23) states, professional judgement is an important part of the LVIA process: whilst there is scope for objective measurement of landscape and visual changes, much of the assessment must rely on qualitative judgements. It is critical that these judgements are based upon a clear and transparent method so that the reasoning can be followed and examined by others.

Impacts can be defined as the action being taken, whereas effects are the changes result from that action. This method of assessment assesses landscape and visual effects.

Landscape and visual effects can be positive, negative or neutral in nature. Positive effects are those which enhance and/or reinforce the characteristics which are valued. Negative effects are those which remove and/or undermine the characteristics which are valued. Neutral effects are changes which are consistent with the characteristics of the landscape or view

In LVIAs which form part of an EIA, it is necessary for identify significant and non-significant effects. In non-EIA LVIAs, also known as appraisals, the same principles and process as LVIA may be applied but, in so doing, it is not required to establish whether the effects arising are or are not significant given that the exercise is not being undertaken for EIA purposes (see GLVIA3 statement of clarification 1/13 10-06-13, Landscape Institute).

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<sup>3</sup> Landscape Institute and Institute of Environmental Management and Assessment ‘Guidelines for Landscape and Visual Impact Assessment’ (Third Edition, April 2013)

## Landscape Effects

Landscape, as defined in the European Landscape Convention, is defined as “*an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors*”, (Council of Europe, 2000). Landscape does not apply only to special or designated places, nor is it limited to countryside.

GLVIA3 (paragraph 5.34) recommends that the effect of the development on landscape receptors is assessed. Landscape receptors are the components of the landscape that are likely to be affected by the proposed development, and can include individual elements (such as hedges or buildings), aesthetic and perceptual characteristics (for example sense of naturalness, tranquillity or openness), or, at a larger scale, the character of a defined character area or landscape type. Designated areas (such as National Parks or Areas of Outstanding Natural Beauty (AONBs) are also landscape receptors.

This assessment is being undertaken because the proposed development has the potential to remove or add elements to the landscape, to alter aesthetic or perceptual aspects, and to add or remove characteristics and thus potentially change overall character.

Judging landscape effects requires a methodical assessment of the sensitivity of the landscape receptors to the proposed development and the magnitude of effect which would be experienced by each receptor.

### Landscape Sensitivity

Sensitivity of landscape receptors is assessed by combining an assessment of the susceptibility of landscape receptors to the type of change which is proposed with the value attached to the landscape. (GLVIA3, paragraph 5.39).

#### Value Attached to Landscape Receptors

Landscape receptors may be valued at community, local, national or international level. Existing landscape designations provide the starting point for this assessment, as set out in Table A1 below.

The table sets out the interpretation of landscape designations in terms of the value attached to different landscape receptors. As GLVIA3 (paragraph 5.24) notes, at the local scale of an LVIA study area it may be found that the landscape value of a specific area may be different to that suggested by the formal designation.

Table A1: Interpretation of Landscape Designations

Designation	Description	Value
World Heritage Sites	Unique sites, features or areas identified as being of international importance according to UNESCO criteria. Consideration should be given to their settings especially where these contribute to the special qualities for which the landscape is valued.	International

National Parks, Areas of Outstanding Natural Beauty, National Scenic Areas	Areas of landscape identified as being of national importance for their natural beauty (and in the case of National Parks the opportunities they offer for outdoor recreation). Consideration should be given to their settings especially where these contribute to the special qualities for which the landscape is valued.	National
Registered Parks and Gardens of Special Historic Interest	Gardens and designed landscapes included on the Register of Parks and Gardens of Special Historic Interest as Grade I, II* or II.	National
Local Landscape Designations (such as Special Landscape Areas, Areas of Great Landscape Value and similar) included in local planning documents	Areas of landscape identified as having importance at the local authority level.	Local Authority
Undesignated landscapes of community value	Landscapes which do not have any formal designation but which may possess some/several indicators of value.	Local Authority/Community
Landscapes of low value	Landscapes in poor condition or fundamentally altered by presence of intrusive man-made structures. Landscapes which possess few or no indicators of value.	Low

Where landscapes are not designated and where no other local authority guidance on value is available, an assessment is made by reference to criteria in the Table A2 below. This is based on Table 1 of Landscape Institute Technical Guidance Note 2/21. These factors are not fixed, and should be reviewed on a case by case basis. When assessing landscape value of a site it is important to consider not only the site itself but also its context.

Landscapes may be judged to be of local authority or community value on the basis of one or more of these factors. There may also be occasional circumstances where an undesignated landscape may be judged to be of national value, for example where it has a clear connection with a nationally designated landscape, or is otherwise considered to be of equivalent value to a national designation. Similarly, on occasions there may be areas within designated landscapes that do not meet the designation criteria, or demonstrate the key characteristics/special qualities in a way that is consistent with the rest of the designated area.

An overall assessment is made for each landscape receptor, based on an overview of the above criteria, to determine its value - whether for example it is comparable to a local authority landscape designation or similar, or whether it is of value to local people and communities. For example, an intact landscape in good condition, where scenic quality, tranquillity, and/or

conservation interests make a particular contribution to the landscape, or where there are important cultural or historical associations, might be of equivalent value to a local landscape designation. Conversely, a degraded landscape in poor condition, with no particular scenic qualities or natural or cultural heritage interest is likely to be considered of limited landscape value.

**Table A2: Factors Considered in Assessing the Value of Non-Designated Landscapes**

Factor	Definition (with Examples for Clarification)
<b>Natural Heritage</b>	Landscape with clear evidence of ecological, geological, geomorphological or physiographic interest. Presence of wildlife and habitats that contribute to the sense of place. Landscape which contains valued natural capital assets that contribute to ecosystem services.
<b>Cultural Heritage</b>	Landscape with clear evidence of archaeological, historical or cultural interest. Landscape which contributes to the significance of heritage assets. Landscape which offers a dimension of time depth.
<b>Landscape Condition</b>	Landscape which is in a good physical state both with regard to individual elements and overall landscape structure. Absence of detracting/incongruous features.
<b>Associations</b>	Landscape which is connected with notable people, events and the arts.
<b>Distinctiveness</b>	Landscape that has a strong sense of identity or place. Presence of distinctive features that are characteristic of a place, or presence of rare/unusual features that confer a strong sense of place. Includes landscape that makes an important contribution to the character or identity of a settlement.
<b>Recreational</b>	Landscape offering recreational opportunities where experience of landscape is important. Includes open access areas, common land and rights of way where appreciation of the landscape is an important element of the experience. Landscape that forms part of a view that that is important to the enjoyment of a recreational activity.
<b>Perceptual (Scenic)</b>	Landscape that appeals to the senses, primarily the visual sense. Distinctive features, or distinctive combinations of features. Strong aesthetic qualities. Visual diversity or contrasts. Memorable/distinctive views or landmarks, or landscape that contributes to these.
<b>Perceptual (Wildness and Tranquillity)</b>	Landscape with a strong perceptual value notably remoteness, wildness, tranquillity and/or dark skies.
<b>Functional</b>	Landscape which performs a clearly identifiable and valuable function, particularly in the healthy functioning of the landscape. Natural hydrological systems, important parts of the green infrastructure network, pollinator rich habitats. Landscapes that have strong physical or functional links with an adjacent national landscape designation, or are important to the appreciation of the designated landscape and its special qualities.

### Susceptibility of Landscape Receptors to Change

As set out in GLVIA3, susceptibility refers to the ability of the landscape receptor to “*accommodate the proposed development without undue adverse consequences for the baseline situation and/or the achievement of landscape planning policies and strategies*”. Judgement of susceptibility is particular to the specific characteristics of the proposed development and the ability of a particular landscape or feature to accommodate the type of change proposed, and makes reference to the criteria set out in Table A3 below. Aspects of the character of the landscape that may be affected by a particular type of development include landform, skylines, land cover, enclosure, human influences including settlement pattern and aesthetic and perceptual aspects such as the scale of the landscape, its form, line, texture, pattern and grain, complexity, and its sense of movement, remoteness, wildness or tranquillity.

For example, an urban landscape which contains a number of industrial buildings may have a low susceptibility to buildings of a similar scale and character. Conversely a rural landscape containing only remote farmsteads is likely to have a high susceptibility to large scale built development.

Table A3: Landscape Receptor Susceptibility to Change

Susceptibility	Criteria
High	The landscape receptor is highly susceptible to the proposed development because the key characteristics of the landscape have no or very limited ability to accommodate it without transformational adverse effects, taking account of the existing character and quality of the landscape.
Medium	The landscape receptor is moderately susceptible to the proposed development because the relevant characteristics of the landscape have some ability to accommodate it without transformational adverse effects, taking account of the existing character and quality of the landscape.
Low	The landscape receptor has low susceptibility to the proposed development because the relevant characteristics of the landscape are generally able to accommodate it without transformational adverse effects, taking account of the existing character and quality of the landscape.

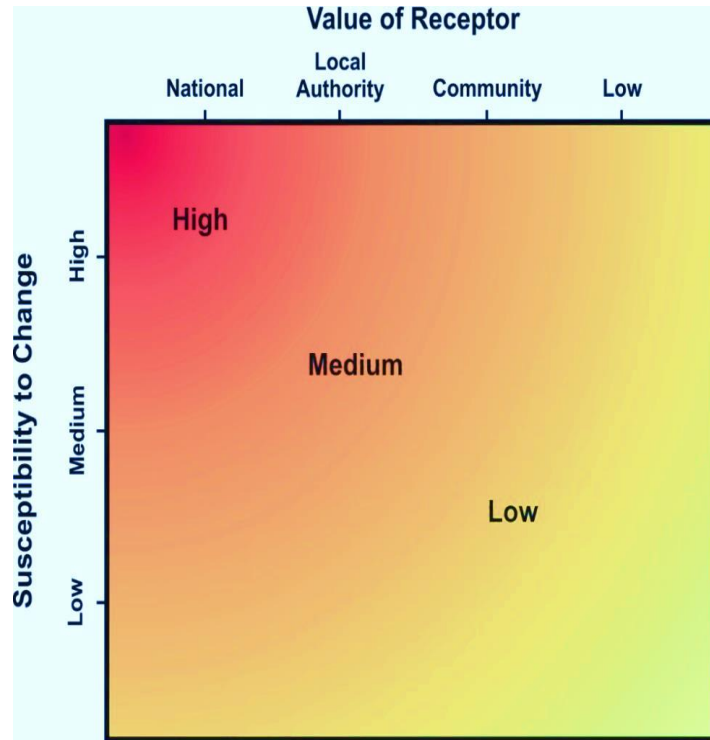
### Defining Sensitivity

As has been noted above, the sensitivity of landscape receptors is defined in terms of the relationship between value and susceptibility to change as indicated in Figure A1 below. This summarises the general nature of the relationship but it is not formulaic and only indicates general categories of sensitivity. Professional judgement is applied on a case by case basis in determining sensitivity of individual receptors with the diagram only serving as a guide.

Table A4 below summarises the nature of the relationship but it is not formulaic and only indicates general categories of sensitivity. Judgements are made about each landscape receptor, with the table serving as a guide.

Where, taking into account the component judgements about the value and susceptibility of the landscape receptor, sensitivity is judged to lie between levels, an intermediate assessment of high/medium or medium/low is adopted. In a few limited cases a category of less than low (very low) may be used where the landscape is of low value and susceptibility is particularly low.

**Figure A1: Levels of Sensitivity defined by Value and Susceptibility of Landscape Receptors**



**Table A4: Levels of Sensitivity defined by Value and Susceptibility of Landscape Receptors**

Sensitivity	Criteria
High	The landscape receptor is of international or national value and is considered to have high susceptibility to the effects of the proposed development OR The landscape receptor is of national value and is considered to have medium susceptibility to the effects of the proposed development.

Sensitivity	Criteria
Medium	<p>The landscape receptor is of international or national value and is considered to have low susceptibility to the effects of the proposed development</p> <p>OR</p> <p>The landscape receptor is of local authority value and is considered to have high susceptibility to the effects of the proposed development</p> <p>OR</p> <p>The landscape receptor is of local authority value and is considered to have medium susceptibility to the effects of the proposed development.</p> <p>OR</p> <p>The landscape receptor is of community value and is considered to have high susceptibility to the effects of the proposed development</p>
Low	<p>The landscape receptor is of local authority value and is considered to have low susceptibility to the effects of the proposed development</p> <p>OR</p> <p>The landscape receptor is of community value and is considered to have medium susceptibility to the effects of the proposed development</p> <p>OR</p> <p>The landscape receptor is of community value and is considered to have low susceptibility to the effects of the proposed development.</p>

### Magnitude of Landscape Change

The magnitude of landscape change is established by assessing the size or scale of change, the geographical extent of the area influenced and the duration and potential reversibility of the change.

### Size and Scale of Change

The size and/or scale of change in the landscape takes into consideration the following factors:

- the extent/proportion of landscape elements lost or added; and/or
- the degree to which aesthetic/perceptual aspects are altered; and
- whether this is likely to change the key characteristics of the landscape.

The criteria used to assess the size and scale of landscape change are based upon the amount of change that will occur as a result of the proposed development, as described in Table A5 below.

Table A5: Magnitude of Landscape Change: Size/Scale of Change

Category	Description
Large level of landscape change	<p>There would be a large level of change in landscape character, and especially to the key characteristics if, for example, the proposed development:</p> <ul style="list-style-type: none"> <li>• becomes a dominant feature in the landscape, changing the balance of landscape characteristics; and/or</li> <li>• would dominate important visual connections with other landscape types, where this is a key characteristic of the area.</li> </ul>
Medium level of landscape change	<p>There would be a medium level of change in landscape character, and especially to the key characteristics if, for example:</p> <ul style="list-style-type: none"> <li>• the proposed development would be more prominent but would not change the overall balance or composition of the landscape; and/or</li> <li>• key views to other landscape types may be interrupted intermittently by the proposed development, but these views would not be dominated by them.</li> </ul>
Small level of landscape change	<p>There would be a small level of change in landscape character, and especially to the key characteristics if, for example:</p> <ul style="list-style-type: none"> <li>• there would be no introduction of new elements into the landscape and the proposed development would not significantly change the composition/balance of the landscape.</li> </ul>
Negligible/no level of landscape change	<p>There would be a negligible or no level of change in landscape character, and especially to the key characteristics if, for example, the proposed development would be a small element and/or would be a considerable distance from the receptor.</p>

#### Geographical Extent of Change

The geographical extent of landscape change is assessed by determining the area over which the changes will influence the landscape, as set out in Table A6. For example this could be at the site level, in the immediate setting of the site, or over some or all of the landscape character types or areas affected.



Table A6: Magnitude of Landscape Change: Geographical Extent

Category	Description
Large extent of landscape change	Affects a wider area further from the site itself.
Medium extent of landscape change	Landscape change extends beyond the site boundaries
Small extent of landscape change	The change will affect a small geographical area. A localised change, often focused on the site itself.
Negligible extent of landscape change	Change affects only a very small geographical area

#### Duration and Reversibility of Change

The duration of the landscape change is categorised in Table A7 below, which considers whether the change will be permanent and irreversible or temporary and reversible.

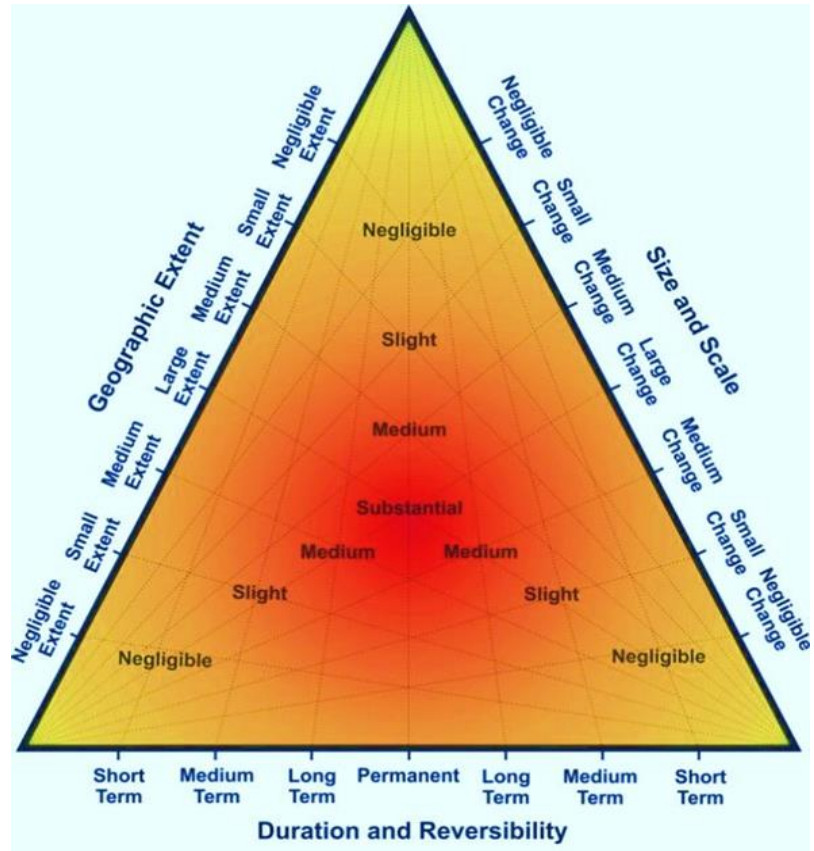
Table A7: Magnitude of Landscape Change: Duration and Reversibility

Category	Description
Permanent/Irreversible	Magnitude of change that will last for 25 years or more is deemed permanent or irreversible.
Long term reversible	Effects that are theoretically reversible but will endure for between 10 and 25 years.
Medium term reversible	Effects that are reversible and/or will last for between 5 and 10 years.
Temporary/Short term reversible	As above that are reversible and will last from 0 to 5 years - includes construction effects.

#### Deciding on Overall Magnitude of Landscape Change

The relationships between the three factors that contribute to assessment of the magnitude of landscape effects are illustrated graphically, as a guide, in Diagram A2 below. Various combinations are possible and the overall magnitude of each effect is judged on merit rather than by formulaic application of the relationships in the diagram.

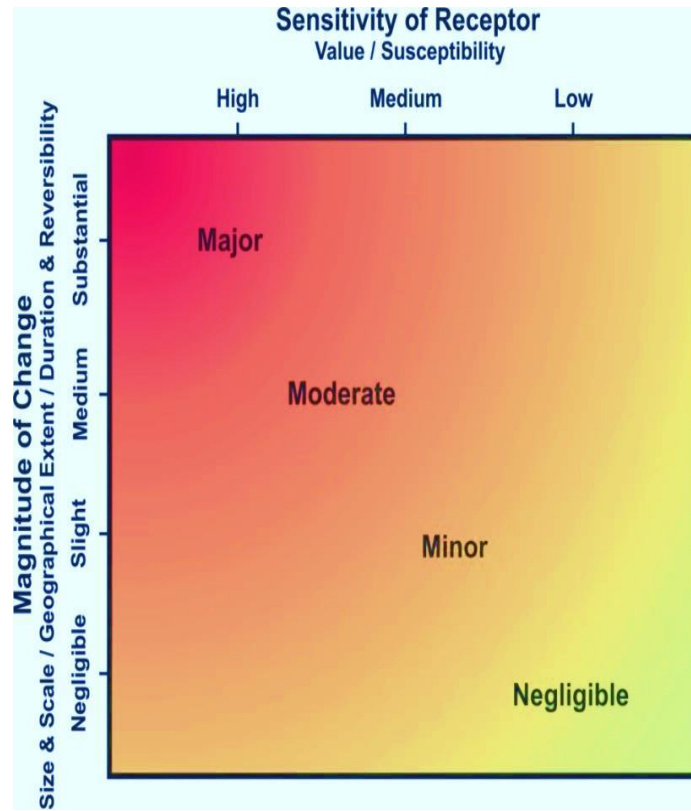
Figure A2: Determining the magnitude of landscape change



### Assessment of Landscape Effects

The assessment of overall landscape effects is defined in terms of the relationship between the sensitivity of the landscape receptors and the magnitude of the change. The diagram below (Figure A3) summarises the nature of the relationship but it is not formulaic. Judgements are made about each landscape effect using this diagram as a guide.

Fig A3: Assessment of Landscape Effects



## Visual Effects

Visual effects are the effects of change and development on the views available to people and their visual amenity. Visual receptors are the people whose views may be affected by the proposed development. They generally include users of public rights of way or other recreational facilities or attractions; travellers who may pass through the study area because they are visiting, living or working there; residents living in the study area, either as individuals or, more often, as a community; and people at their place of work.

- Communities within settlements (i.e. towns, villages and hamlets);
- Residents of individual properties and clusters of properties;
- People using nationally designated or regionally promoted footpaths, cycle routes and bridleways and others using areas of Open Access Land agreed under the Countryside and Rights of Way Act 2000;
- Users of the local public rights of way (PRoW) network;
- Visitors at publicly accessible sites including, for example, gardens and designed landscapes, historic sites, and other visitor attractions or outdoor recreational facilities where the landscape or seascape is an important part of the experience;
- Users of outdoor sport and recreation facilities;
- Visitors staying at caravan parks or camp sites;
- Road users on recognised scenic or promoted tourist routes;
- Users of other roads;
- Rail passengers;
- People at their place of work.

Judging visual effects requires a methodical assessment of the sensitivity of the visual receptors to the proposed development and the magnitude of effect which would be experienced by each receptor.

Viewpoints are chosen, in discussion with the competent authority and other stakeholders and interested parties, for a variety of reasons but most commonly because they represent views experienced by relevant groups of people.

### Visual Sensitivity

Sensitivity of visual receptors is assessed by combining an assessment of the susceptibility of visual receptors to the type of change which is proposed with the value attached to the views. (GLVIA3, paragraph 6.30).

### Value Attached to Views

Different levels of value are attached to the views experienced by particular groups of people at particular viewpoints. Assessment of value takes account of a number of factors, including:

- Recognition of the view through some form of planning designation or by its association with particular heritage assets; and
- The popularity of the viewpoint, in part denoted by its appearance in guidebooks, literature or art, or on tourist maps, by information from stakeholders and by the evidence of use including facilities provided for its enjoyment (seating, signage, parking places, etc.); and

- Other evidence of the value attached to views by people including consultation with local planning authorities and professional assessment of the quality of views.

The assessment of the value of views is summarised in Table A9 below. These criteria are provided for guidance only.

Table A9: Factors Considered in assessing the Value Attached to Views

Value	Criteria
High	<p>Views from nationally (and in some cases internationally) known viewpoints, which:</p> <ul style="list-style-type: none"> <li>• have some form of planning designation; or</li> <li>• are associated with internationally or nationally designated landscapes or important heritage assets; or</li> <li>• are promoted in sources such as maps and tourist literature; or</li> <li>• are linked with important and popular visitor attractions where the view forms a recognised part of the visitor experience; or</li> <li>• have important cultural associations.</li> </ul> <p>Also may include views judged by assessors to be of high value.</p>
Medium	<p>Views from viewpoints of some importance at regional or local levels, which:</p> <ul style="list-style-type: none"> <li>• have some form of local planning designation associated with locally designated landscapes or areas of equivalent landscape quality; or</li> <li>• are promoted in local sources; or</li> <li>• are linked with locally important and popular visitor attractions where the view forms a recognised part of the visitor experience; or</li> <li>• have important local cultural associations.</li> </ul> <p>Also may include views judged by the assessors to be of medium value.</p>
Low	<p>Views from viewpoints which, although they may have value to local people:</p> <ul style="list-style-type: none"> <li>• have no formal planning status; or</li> <li>• are not associated with designated or otherwise high quality landscapes; or</li> <li>• are not linked with popular visitor attractions; or</li> <li>• have no known cultural associations.</li> </ul> <p>Also may include views judged by the assessors to be of low value.</p>

#### Susceptibility of Visual Receptors to Change

The susceptibility of different types of people to changes in views is mainly a function of:

- The occupation or activity of the viewer at a given viewpoint; and

- The extent to which the viewer's attention or interest be focussed on a particular view and the visual amenity experienced at a given view.

The susceptibility of different groups of viewers is assessed with reference to the guidance in Table A10 below. However, as noted in GLVIA3 *“this division is not black and white and in reality there will be a gradation in susceptibility to change”*. Therefore the susceptibility of each group of people affected is considered for each project and assessments are included in the relevant text in the report.

Table A10: Visual Receptor Susceptibility to Change

Susceptibility	Criteria
High	Residents; People engaged in outdoor recreation where their attention is likely to be focused on the landscape and on particular views; Visitors to heritage assets or other attractions where views of the surroundings are an important part of the experience; Communities where views contribute to the landscape setting enjoyed by the residents.
Medium	Travellers on scenic routes where the attention of drivers and passengers is likely to be focused on the landscape and on particular views. People engaged in outdoor sport or recreation, which may involve appreciation of views e.g. users of golf courses.
Low	People engaged in outdoor sport or recreation, which does not involve appreciation of views; People at their place of work whose attention is focused on their work Travellers, where the view is incidental to the journey.

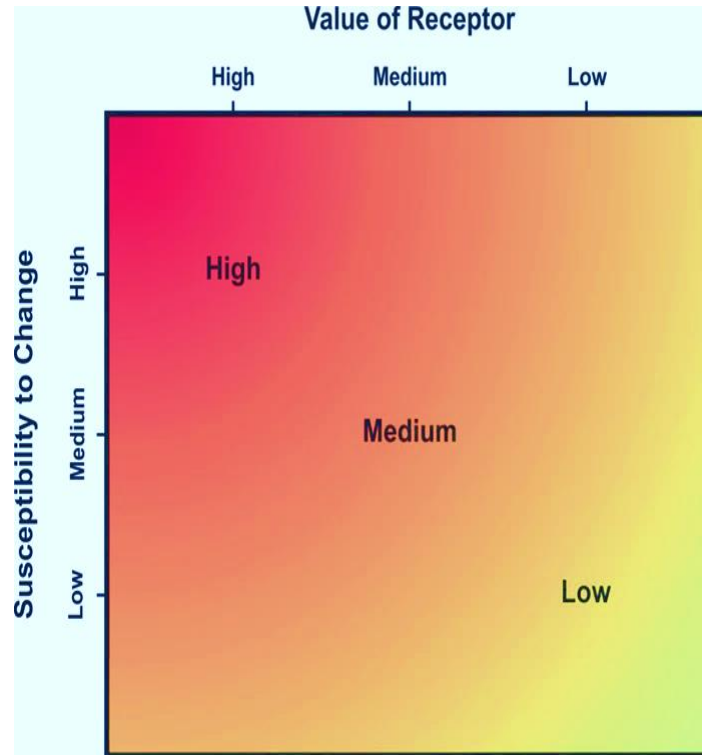
### Defining Sensitivity

The sensitivity of visual receptors is defined in terms of the relationship between the value of views and the susceptibility of the different receptors to the proposed change. Figure XX below summarises the nature of the relationship; it is not formulaic and only indicates general categories of sensitivity. Judgements are made on merit about each visual receptor, with the table below only serving as a guide. Table A11 sets down the main categories that may occur but again it is not comprehensive and other combinations may occur.

Table A11: Levels of Sensitivity defined by Value and Susceptibility of Visual Receptors

Sensitivity	Criteria
High	<p>The visual receptor group is highly susceptible to changes in views and visual amenity and relevant views are of high value</p> <p>OR</p> <p>The visual receptor group has a medium level of susceptibility to changes in views and visual amenity and relevant views are of high value.</p>
Medium	<p>The visual receptor group is highly susceptible to changes in views and visual amenity and relevant views are of value at the medium level</p> <p>OR</p> <p>The visual receptor group is highly susceptible to changes in views and visual amenity and relevant views are of value at the low level</p> <p>OR</p> <p>The visual receptor group has a medium level of susceptibility to changes in views and visual amenity and relevant views are of value at the medium level</p> <p>OR</p> <p>The visual receptor group has a low level of susceptibility to changes in views and visual amenity and relevant views are of value at the high level.</p>
Low	<p>The visual receptor group has a medium level of susceptibility to changes in views and visual amenity and relevant views are of value at the low level</p> <p>OR</p> <p>The visual receptor group has a low level of susceptibility to changes in views and visual amenity and relevant views are of value at the medium level</p> <p>OR</p> <p>The visual receptor group has a low level of susceptibility to changes in views and visual amenity and relevant views are of value at the low level.</p>

Figure A4 Levels of Sensitivity Defined by Value and Susceptibility of Visual Receptor Groups



#### Magnitude of Visual Change

The magnitude of visual change is established by assessing the size or scale of change, the geographical extent of the area influenced and the duration and potential reversibility of the change.

#### Size and Scale of Change

The criteria used to assess the size and scale of visual change at each viewpoint are as follows:

- the scale of the change in the view with respect to the loss or addition of features in the view, changes in its composition, including the proportion of the view occupied by the proposed development and distance of view;
- the degree of contrast or integration of any new features or changes in the landscape with the existing or remaining landscape elements and characteristics in terms of factors such as form, scale and mass, line, height, colour and texture; and
- the nature of the view of the proposed development, for example whether views will be full, partial or glimpses or sequential views while passing through the landscape.

The above criteria are summarised in the Table A12 below.



Table A12: Magnitude of Visual Change: Size/Scale of Change

Category	Criteria
Large visual change	The proposed development will cause a complete or large change in the view, resulting from the loss of important features in or the addition of significant new ones, to the extent that this will substantially alter the composition of the view and the visual amenity it offers.
Medium visual change	The proposed development will cause a clearly noticeable change in the view, resulting from the loss of features or the addition of new ones, to the extent that this will alter to a moderate degree the composition of the view and the visual amenity it offers. Views may be partial/intermittent.
Small visual change	The proposed development will cause a perceptible change in the view, resulting from the loss of features or the addition of new ones, to the extent that this will partially alter the composition of the view and the visual amenity it offers. Views may be partial only.
Negligible visual change	The proposed development will cause a barely perceptible change in the view, resulting from the loss of features or the addition of new ones, to the extent that this will barely alter the composition of the view and the visual amenity it offers. Views may be glimpsed only.
No change	The proposed development will cause no change to the view.

### Geographical Extent of Change

The geographical extent of the visual change identified at representative viewpoints is assessed by reference to a combination of the Zone of Theoretical Visibility (ZTV), where this has been prepared, and field work, and consideration of the criteria in Table A13 below. Representative viewpoints are used as 'sample' points to assess the typical change experienced by different groups of visual receptors at different distances and directions from the proposed development. The geographical extent of the visual change is judged for each group of receptors: for example, people using a particular route or public amenity, drawing on the viewpoint assessments, plus information about the distribution of that particular group of people in the Study Area.

The following factors are considered for each representative viewpoint:

- the angle of view in relation to the main activity of the receptor;
- the distance of the viewpoint from the proposed development; and
- the extent of the area over which changes would be visible.

Thus, low levels of change identified at representative viewpoints may be extensive or limited in terms of the geographical area they are apparent from: for example, a view of the proposed development from elevated Access Land may be widely visible from much or all of the accessible area, or may be confined to a small proportion of the area. Similarly, a view from a public footpath may be visible from a single isolated viewpoint, or over a prolonged stretch of the route. Community views may be experienced from a small number of dwellings, or affect numerous residential properties.

Table A13: Magnitude of Visual Change: Geographical Extent of Change

Category	Description
Large extent of visual change	The proposed development is seen by the group of receptors in many locations across the Study Area or from the majority of a linear route and/or by large numbers of viewers; or the effect on the specific view(s) is extensive.
Medium extent of visual change	The proposed development is seen by the group of receptors from a medium number of locations across the Study Area or from a medium part of a linear route and/or by a medium number of viewers; or the effect on the specific view is moderately extensive.
Small extent of visual change	The proposed development is seen by the group of receptors at a small number of locations across the Study Area or from only limited sections of a linear route and/or by a small number of viewers; or the effect on a specific view is small.
Negligible extent of visual change	The proposed development is either not visible in the Study Area or is seen by the receptor group at only one or two locations or from a very limited section of a linear route and/or by only a very small number of receptors; or the effect on the specific view is barely discernible.

#### Duration and Reversibility of Change

The duration of the visual change at viewpoints is categorised in Table A14 below, which considers whether views will be permanent and irreversible or temporary and reversible.

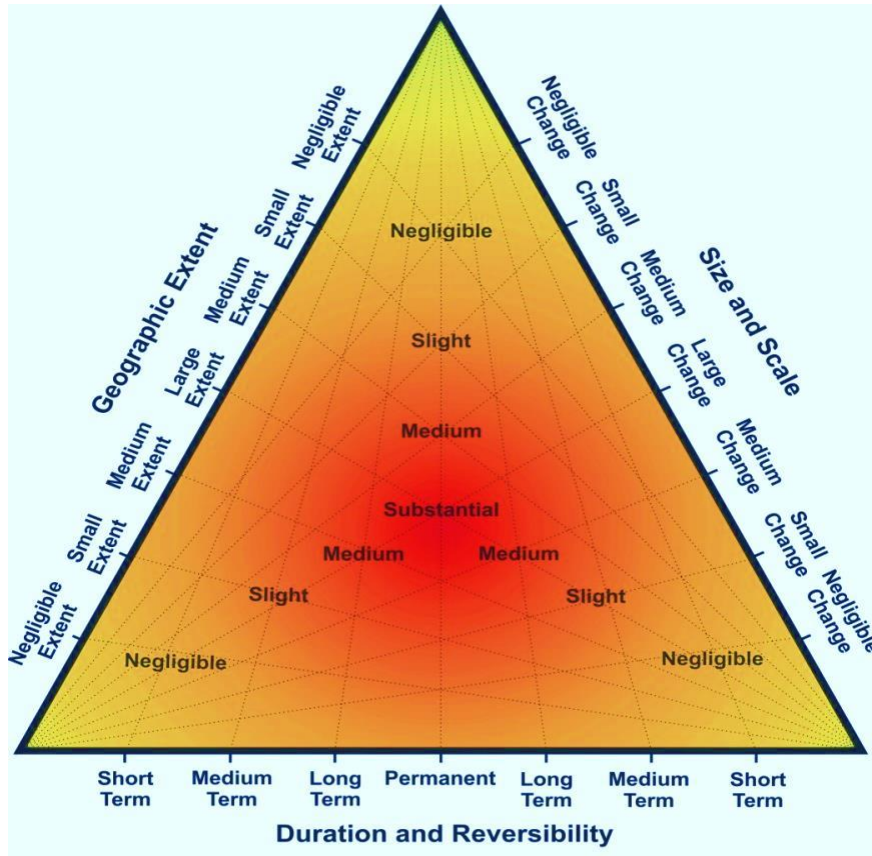
Table A14: Magnitude of Visual Change: Duration and Reversibility

Category	Description
Permanent/ Irreversible	Change that will last for over 25 years and is deemed irreversible.
Long term reversible	Change that will endure for between 10 and 25 years and is potentially, or theoretically reversible.
Medium term reversible	Change that will last for up to 10 years and is wholly or partially reversible.
Temporary/ Short term reversible	Change that will last from 0 to 5 years and is reversible - includes construction effects.

#### Deciding on Overall Magnitude of Visual Change

The relationships between the three factors that contribute to assessment of the magnitude of visual effects are illustrated graphically, as a guide, in Figure A5, below. Various combinations are possible and the overall magnitude of each effect is judged on merit rather than by formulaic application of the relationships in the diagram.

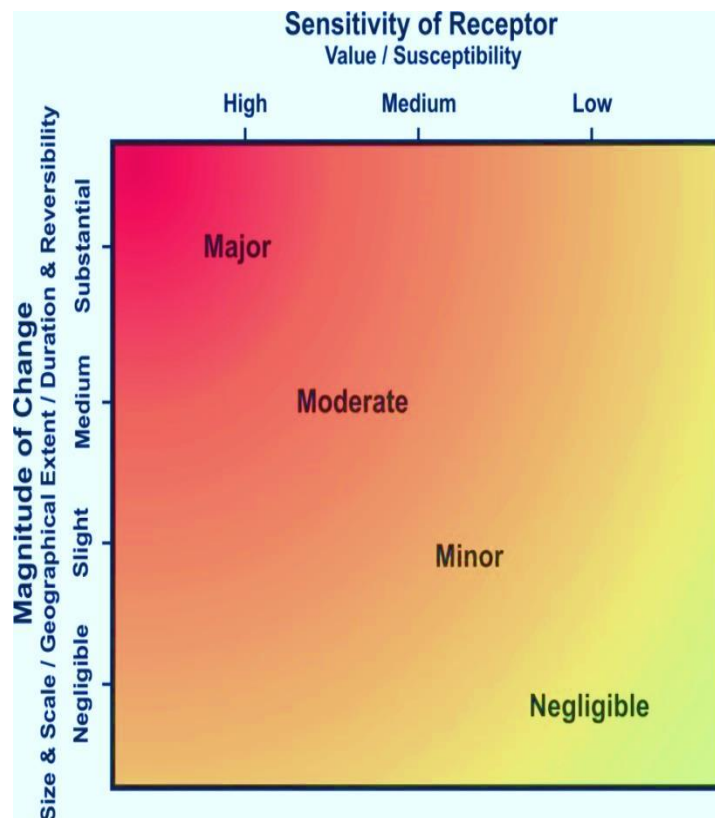
Figure A5: Determining the magnitude of visual change



Assessment of Visual Effects

The assessment of visual effects is defined in terms of the relationship between the sensitivity of the visual receptors (value and susceptibility) and the magnitude of the change. The diagram below (Figure A6) summarises the nature of the relationship but it is not formulaic and only indicates broad levels of effect. Judgements are made about each visual effect using this diagram as a guide.

Figure A6: Assessment of Visual Effects



## APPENDIX B

# Assessment of Potential Landscape Effects

The following tables set out the sensitivity of the landscape receptors to the proposed development, and the magnitude of landscape effects that those receptors would experience as a result of the proposed development. A commentary on the significance of landscape effects is also included in this section.

These tables should be read in conjunction with section 4.0 of the report, which provides a narrative explanation of the potential landscape effects of the development.

**Table B1: EVALUATION OF THE VALUE OF THE SITE AND ITS IMMEDIATE CONTEXT IN ACCORDANCE WITH TABLE 1 of TGN 02/21**

Factor	Assessment	Notes
<b>Natural Heritage</b>	Local Authority	<p>The site and study area is included within the Kyloe Hills and Glendale Area of Landscape Value.</p> <p>The trees within the application area, and trees and woodland on the boundaries/immediately adjacent to the area are not covered by TPO's. The site is not within or adjacent to any local or national ecological designations.</p>
<b>Cultural Heritage</b>	<p>Application site – Low/community</p> <p>Immediate site context - National</p>	<p>The application site has no clear evidence of archaeological, historical or cultural interest within the boundary; however, the southern site is defined by the stone wall of Ford Castle Walled Garden (Grade II)</p> <p>Beyond the application site to the south and south-west are the following listed buildings associated with Ford Castle:</p> <ul style="list-style-type: none"> <li>• Ford Castle – Grade I</li> <li>• Ford Castle Portcullis Gate – Grade I</li> <li>• Ford Castle Flagpole Tower – Grade I</li> <li>• Ford Castle Terrace Walls (north and north-west) – Grade II</li> <li>• Ford Castle Game Tower &amp; Walls – Grade II</li> <li>• Ford Castle North Forecourt Wall – Grade II*</li> <li>• Ford Castle East Gateway – Grade II*</li> </ul> <p>There are numerous Listed structures within Ford village, and one Scheduled Monument located to the south-west of the site at Parsons Tower.</p>
<b>Landscape Condition</b>	<p>Application site - Low/community</p> <p>Immediate site context – Community/ local authority</p>	<p>The rough maintained grassland of the activity field is in an average condition and boundaries primarily comprise post and rail and/or wire fences in poor condition. There are two broadleaf trees and one tree group within the south of the site which are Category B and A respectively.</p> <p>Within the immediate site context, the grounds of Ford Castle and the areas of amenity grassland within Ford village are well maintained by Ford &amp; Etal Estates. The landscape condition with the site context of Ford Castle and village noticeably differs, being of a much higher quality</p>
<b>Associations</b>	Application site - Low/Community	The application site has no noted formal associations; however, Ford Castle has varied history with the castle forming part of the Nation's

	Immediate Site context - National	defences since the 13 <sup>th</sup> century. The castle has changed ownership numerous times and played important roles in a number of battles. The Castle remains in the ownership of the Joicey family since circa 1907, although has been leased to Northumberland County Council since the 1950s.
<b>Distinctiveness</b>	Local Authority	The site area and immediate context is distinctive within the study area as identified within the landscape character assessment. The site and village form a notable break in the rolling agricultural landscape of the wider study area. The formal portcullis leading to Ford Castle and stone walls forming some boundaries and entrances to the village are distinctive features.
<b>Recreational</b>	Low/community	The application site is not open to the public with views into the application site available from the village road east of the activity field. A permissive footpath passes through Dean Grove woodland immediately north of the site which enables views into the application site. Whilst the application site is not open to the public as a recreational facility, it does have a recreational value associated with the users of the activity centre.
<b>Perceptual (Scenic)</b>	Application site - Low  Immediate site context – Local authority	The application site is enclosed by mature woodland and high stone walls on three site boundaries and influenced by the existing poor quality play equipment resulting from it being distinctly separate from the immediate landscape context. The enclosure and absence of distinctive landscape features does not result in a landscape with scenic qualities.  The presence of Ford Castle is prominent within the immediate site context and upon approach to Ford village from the west (the primary north-south road corridor along the A697). Although not open to the public, the Castle and village are popular with visitors to the area. Within this context,
<b>Perceptual (Wildness and Tranquillity)</b>	Local Authority	CPRE National Tranquillity Mapping (CPRE Revised Edition 2007) broadly identifies the site and study area being towards the 'Most tranquil' end of the tranquillity mapping scale; and CPRE Dark Skies mapping (2016) identifies the site within Colour band 2; the second darkest.  Although the activity centre is currently closed, the past end proposed use would result in the tranquillity within the site area and immediate surrounding area being affected by users engaged in the activities.  There is limited external noise influence from the minor roads, the B6353 and access roads within Ford village. The site is susceptible to low flying RAF aircraft on training exercises although this is not frequent.
<b>Functional</b>	Low	Whilst the application site is part of the local authority Area of Landscape Value, it does not perform a notable landscape function at a localised level. It is not an important part of the green infrastructure network within the study area. Mature trees within the application site areas do perform a role as a carbon sink.

In summary the value of the application site is assessed as **low/community** value and its immediate context is assessed as being of **local authority/national** value.



**Table B2: Assessment of Sensitivity of Landscape Receptors on the Application Site and its Context**

Landscape Receptors	Value	Susceptibility	Sensitivity	Notes
<b>Individual Elements and Features</b>				
Maintained rough grassland within activity field	Low/ Community	Low	Low	Whilst the grassland within the activity field is susceptible to the development of the activity structures, the primary landcover of grass would remain within the field.
Immature trees within activity field	Low/ Community	High	Medium	Construction of the Challenge Course, zip line and pond would result in the removal of the trees from the activity field however they would be replanted elsewhere on the applicant's land.
Existing activity equipment within activity field	Low/ Community	Low	Low	Whilst highly susceptible to the proposed development, the equipment is outdated and would be replaced as part of the proposed development.
<b>Aesthetic and Perceptual Aspects</b>				
Tranquillity of the site	Community	Low	Low	Tranquillity within the site would not be affected by the proposed development as the past use would continue.
Tranquillity of the immediate site context	Community	Low/Medium	Low/Medium	The intensification of use within the activity area has the potential to alter the perceived tranquillity within the immediate site context.
Enclosed, small scale of activity field perceived due to enclosure of mature vegetation	Low/ Community	Medium	Medium/Low	The relocation of immature trees is unlikely to affect the perception of enclosure experienced within the activity field.
<b>Overall Character</b>				
Application Site	Low /Community	Low	Low	The proposed land use within the site would remain as existing, albeit with an increased quantity of equipment.
Ford Castle and Village	Local Authority/ National	Medium	Medium	The proposed development is unlikely to affect the perceived character of the village as there is a high degree of screening present.

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Landscape Receptors	Value	Susceptibility	Sensitivity	Notes
Character Area 16b Duddo and Lowick	Local Authority/ National	Low	Low/Medium	The proposed development would not alter the existing localised land use; although there would be an intensification of the use, however this would not be experienced beyond the immediate landscape context.

**Table B3: Assessment of Magnitude of Landscape Change**

Landscape Receptors	Size and Scale	Geographical Extent	Duration/ Reversibility	Magnitude	Notes
<b>Individual Elements and Features</b>					
Maintained rough grassland within activity field	Small	Small	Long Term	Slight	Primary land cover would remain as grass however areas would be lost to implement the proposed activity equipment and for the activity pond. The development is considered long term and theoretically reversible.
Immature trees within activity field	Small	Negligible	Permanent	Slight/Negligible	Although removed from the site, these are proposed to be replanted in an alternative location by the landowner. The development is considered long term and theoretically reversible.
Existing activity equipment within activity field	Small	Negligible	Permanent	Slight/Negligible	Existing equipment would be replaced with new pieces of equipment and there would be an increase in the amount of equipment within the area. The development is considered long term and theoretically reversible.
<b>Aesthetic and Perceptual Aspects</b>					
Tranquillity of the site	Negligible	Negligible	Long Term	Negligible	The proposed development would result in an increased quantity of activity equipment, although the application site is already used as an activity area and therefore the overall tranquillity of the site is not anticipated to notably change.
Tranquillity of the immediate site context	Small	Negligible	Long term	Slight/Negligible	The increased activity facilities have the potential to generate additional influence upon the peaceful site context experienced within Ford village.
Enclosed, small scale of activity field perceived due to enclosure of mature vegetation	Negligible	Negligible	Long Term	Negligible	The existing boundary features of the site would be retained post development and therefore the perceived enclosure would not be affected.
<b>Overall Character</b>					
Application Site	Small	Small	Long Term	Slight	The existing activity equipment would be removed and replaced with new equipment alongside the formation of an activity pond.

Landscape Receptors	Size and Scale	Geographical Extent	Duration/ Reversibility	Magnitude	Notes
Ford Castle and Village	Small	Small	Long Term	Slight	The development would result in the intensification of the existing land use which would be perceived from the edge of the village to the east of the site. Whilst the change would be noticeable, it is considered there would not be a change in character.
Character Area 16b Duddo and Lowick	Negligible	Negligible	Long Term	Negligible	The extent and nature of development experienced within the Duddo and Lowick character area would not be perceived as the effects would be localised.

**Table B4: Assessment of Landscape Effects**

Landscape Receptors	Sensitivity	Magnitude	Landscape Effects	Nature of Effect (Positive, Neutral or Negative)
<b>Individual Elements and Features</b>				
Maintained rough grassland within activity field	Low	Slight	Minor	Negative
Immature trees within activity field	Medium	Slight/Negligible	Minor/Negligible	Neutral
Existing activity equipment within activity field	Low	Slight/Negligible	Negligible	Neutral
<b>Aesthetic and Perceptual Aspects</b>				
Tranquillity of the site	Low	Negligible	Negligible	Neutral
Tranquillity of the immediate site context	Low/Medium	Slight/Negligible	Minor/Negligible	Negative
Enclosed, small scale of activity field perceived due to enclosure of mature vegetation	Medium/Low	Negligible	Minor/Negligible	Negative
<b>Overall Character</b>				
Application Site	Low	Slight	Minor	Neutral
Ford Castle and Village	Medium	Slight	Minor/Moderate	Negative
Character Area 16b Duddo and Lowick	Low/Medium	Negligible	Minor/Negligible	Negative

## APPENDIX C

# Assessment of Potential Visual Effects

The following tables set out the sensitivity of visual receptors to the proposed development and the magnitude of visual effects that those receptors would experience as a result of the proposed development

In assessing the magnitude, the effects immediately following completion of construction have been assessed, since this is the worst case in terms of visual effects.

These tables should be read in conjunction with section 5.0 of this report, which provides a full explanation of the potential visual effects of the development.

**Table C1: Analysis of Sensitivity of Viewpoints/Visual Receptors**

Viewpoint	Value Attached to View	Potential Receptors	Susceptibility of Receptors	Overall Sensitivity	Notes
<b>1. Minor road at west end of public footpath, north of the application site</b>	Medium	<ul style="list-style-type: none"> <li>Walkers</li> <li>Residents</li> <li>Vehicle Users</li> </ul>	<ul style="list-style-type: none"> <li>High</li> <li>High</li> <li>Medium</li> </ul>	<ul style="list-style-type: none"> <li>Medium/ High</li> <li>Medium/ High</li> <li>Low/ Medium</li> </ul>	Represents views from residents at Hay Farm and from public footpath 220/011 leading south from Hay Farm towards Ford.
<b>2. Ford &amp; Etal Estate office and adjacent residential property</b>	Low	<ul style="list-style-type: none"> <li>Walkers</li> <li>Residents</li> <li>Office workers</li> </ul>	<ul style="list-style-type: none"> <li>High</li> <li>High</li> <li>Low</li> </ul>	<ul style="list-style-type: none"> <li>Medium</li> <li>Medium</li> <li>Low</li> </ul>	Represents views from informal footpath passing north of the application site through the area of mature mixed woodland.
<b>3. Residential property east of the application site</b>	Low	<ul style="list-style-type: none"> <li>Residents</li> <li>Vehicle Users</li> <li>Walkers</li> </ul>	<ul style="list-style-type: none"> <li>High</li> <li>Medium</li> <li>Medium</li> </ul>	<ul style="list-style-type: none"> <li>Medium</li> <li>Low/ Medium</li> <li>Medium</li> </ul>	Residential property with direct views into the proposed activity field.
<b>4. Residential property east of the application site</b>	Low	<ul style="list-style-type: none"> <li>Residents</li> </ul>	<ul style="list-style-type: none"> <li>High</li> </ul>	<ul style="list-style-type: none"> <li>Medium</li> </ul>	Frontage of property orientated towards the site not publicly accessible. Professional judgement used in assessment based upon views towards the site from the surrounding area and view to the property from within the application site.



Viewpoint	Value Attached to View	Potential Receptors	Susceptibility of Receptors	Overall Sensitivity	Notes
<b>5. Rear of Lady Waterford Hall</b>	Medium	<ul style="list-style-type: none"> <li>• Museum Visitors</li> <li>• Residents</li> </ul>	<ul style="list-style-type: none"> <li>• Medium</li> <li>• High</li> </ul>	<ul style="list-style-type: none"> <li>• Medium</li> <li>• Medium/ High</li> </ul>	View from rear of Lady Waterford Hall represents views available towards the site from adjacent residential properties.
<b>6. Ford Castle gardens</b>	High	<ul style="list-style-type: none"> <li>• Activity Centre visitors</li> </ul>	<ul style="list-style-type: none"> <li>• Medium</li> </ul>	<ul style="list-style-type: none"> <li>• Medium/ High</li> </ul>	Although not publicly accessible, views from within the Castle grounds are appreciated by activity centre visitors.
<b>7. Ford Castle approach/Courtyard</b>	High	<ul style="list-style-type: none"> <li>• Activity Centre visitors</li> <li>• General Public</li> </ul>	<ul style="list-style-type: none"> <li>• Medium</li> <li>• High</li> </ul>	<ul style="list-style-type: none"> <li>• Medium/ High</li> <li>• High</li> </ul>	Represents views gained from the main gates on the approach to Ford Castle.

**Table C2: Analysis of Magnitude of Visual Change**

Viewpoint	Size and Scale of Change	Geographical Extent	Duration and Reversibility	Magnitude of Change (Year 1 unless stated)	Notes
<b>1. Minor road at west end of public footpath, north of the application site</b>	Negligible	Negligible	Long Term	Negligible/ Slight	The proposed development would be located beyond the mature mixed woodland, beyond the fields in the foreground of the view, with the potential of the linear high ropes course at 14m tall being visible rising above the tree line. However, it is anticipated that users of the equipment would not be visible.
<b>2. Ford &amp; Etal Estate office and adjacent residential property</b>	Medium	Small	Long Term	Slight/ Medium	The foreground of the view would continue to be the existing mature woodland in the foreground of the view. Partial views would be experienced through the mature vegetation from the residential property and offices, and from the permissive footpath passing through the woodland. Filtered views towards the site would change from an area of grassland/ football pitch with isolated activity equipment, to the proposed activity pond with associated hardstanding and shelters, and 'challenge course' closest to the viewpoint location; zip lines passing left to right through the view, and other activity areas beyond.
<b>3. Residential property east of the application site</b>	Small	Small	Long Term	Slight	The proposed activity equipment would be located beyond the field in the foreground and replace the equipment currently present within the view. The Challenge Course would be viewed adjacent to the the west site boundary with the remaining equipment seen beyond.

Viewpoint	Size and Scale of Change	Geographical Extent	Duration and Reversibility	Magnitude of Change (Year 1 unless stated)	Notes
<b>4. Residential property east of the application site</b>	Small	Small	Long Term	Slight	The view experienced would be similar in nature to that experienced at viewpoint 3 with the Challenge Course viewed adjacent to the west site boundary with the remaining equipment seen beyond; however, the elevated location of the property would increase the potential for views into the site area.
<b>5. Rear of Lady Waterford Hall</b>	Negligible	Small	Long Term	Negligible/ Slight	The view represents views available from the rear of properties located either side of Lady Waterford Hall. Filtered views through vegetation on property boundaries; views also screened in some locations by outbuildings/garages.
<b>6. Ford Castle gardens</b>	Negligible	Negligible	Long Term	Negligible	Filtered views are available from within the formal garden area when looking directly east along the existing pathway. The mature trees and shrubs provide a high degree of screening to the activity field to the east.
<b>7. Ford Castle approach/Courtyard</b>	No change	--	--	No change	The Ford Castle East Gateway and East Forecourt Wall screen views towards the proposed activity field beyond.

**Table C3: Assessment of Visual Effects**

Viewpoint	Receptors	Sensitivity	Magnitude of Change	Visual Effects	Nature of Effect (Negative, Positive, Neutral)
<b>1. Minor road at west end of public footpath, north of the application site</b>	<ul style="list-style-type: none"> <li>Walkers</li> <li>Residents</li> <li>Vehicle Users</li> </ul>	<ul style="list-style-type: none"> <li>Medium/High</li> <li>Medium/ High</li> <li>Low/ Medium</li> </ul>	Negligible/ Slight	<ul style="list-style-type: none"> <li>Minor</li> <li>Minor/Moderate</li> <li>Negligible/Minor</li> </ul>	Negative
<b>2. Ford &amp; Etal Estate office and adjacent residential property</b>	<ul style="list-style-type: none"> <li>Walkers</li> <li>Residents</li> <li>Office workers</li> </ul>	<ul style="list-style-type: none"> <li>Medium</li> <li>Medium</li> <li>Low</li> </ul>	Slight/ Medium	<ul style="list-style-type: none"> <li>Minor/Moderate</li> <li>Minor/Moderate</li> <li>Minor</li> </ul>	Negative
<b>3. Residential property east of the application site</b>	<ul style="list-style-type: none"> <li>Residents</li> <li>Vehicle Users</li> <li>Walkers</li> </ul>	<ul style="list-style-type: none"> <li>Medium</li> <li>Low/ Medium</li> <li>Medium</li> </ul>	Slight	<ul style="list-style-type: none"> <li>Moderate/Minor</li> <li>Minor</li> <li>Minor/Moderate</li> </ul>	Negative
<b>4. Residential property east of the application site</b>	<ul style="list-style-type: none"> <li>Residents</li> </ul>	<ul style="list-style-type: none"> <li>Medium</li> </ul>	Slight	<ul style="list-style-type: none"> <li>Moderate/Major</li> </ul>	Negative
<b>5. Rear of Lady Waterford Hall</b>	<ul style="list-style-type: none"> <li>Museum Visitors</li> <li>Residents</li> </ul>	<ul style="list-style-type: none"> <li>Medium</li> <li>Medium/ High</li> </ul>	Negligible/ Slight	<ul style="list-style-type: none"> <li>Minor</li> <li>Minor/Moderate</li> </ul>	Negative
<b>6. Ford Castle gardens</b>	<ul style="list-style-type: none"> <li>Activity Centre visitors</li> </ul>	<ul style="list-style-type: none"> <li>Medium/ High</li> </ul>	Negligible	<ul style="list-style-type: none"> <li>Minor/Negligible</li> </ul>	Negative
<b>7. Ford Castle approach/Courtyard</b>	<ul style="list-style-type: none"> <li>Activity Centre visitors</li> <li>General Public</li> </ul>	<ul style="list-style-type: none"> <li>Medium/ High</li> <li>High</li> </ul>	No change	<ul style="list-style-type: none"> <li>None</li> </ul>	--

## DRAWINGS



Existing Activity Field  
1.47ha

Wall Garden

— Site Location

B	Red-line boundary updated	12.11.21
A	Dean Bridge and Zip Wire added	07.09.21
Revision	Description	Date

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Client PGL HOLIDAYS

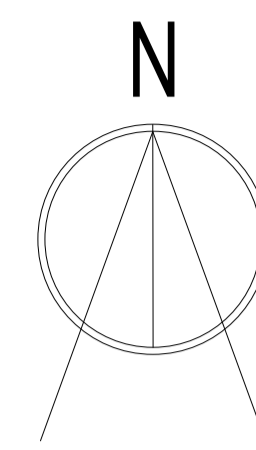
Project FORD CASTLE

Drawing SITE LOCATION PLAN

Drawing No. 2035-AF-001 Revision B  
Scale 1250@A3 Date 27.08.21 Drawn HY

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A3 Drawing



Site Boundary



C	Drawing updated to show new activity shelter locations	23.11.21
B	Ancoballs and Air Rifle updated	26.11.21
A	Drawing revised to suit Zip Wire alterations	26.11.21
Revision	Description	Date



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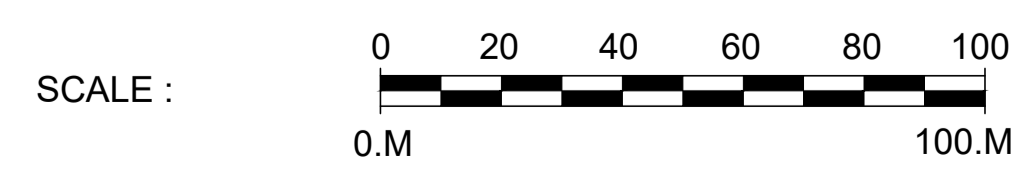
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Project FORD CASTLE  
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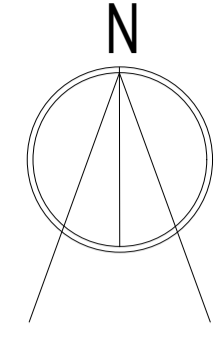
Drawing PROPOSED LOCATION PLAN




Drawing No 2035\AF-002 Revision C  
Scale 1:1250@A1 Date 02.09.21 Drawn JWH

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A1 Drawing



KEY		
	Site Boundary Line	
	Line of Tree Route Protection	
	Activity Shelter	

C	Drawing updated to show new activity shelter locations	29.11.21
B	Updated to suit Zip Wire alterations	29.11.21
A	ISSUED FOR PLANNING	15.11.21
Revision	Description	Date



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Client PGL HOLIDAYS

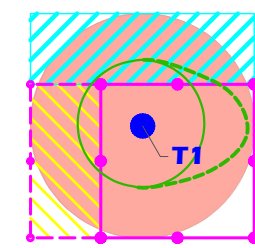
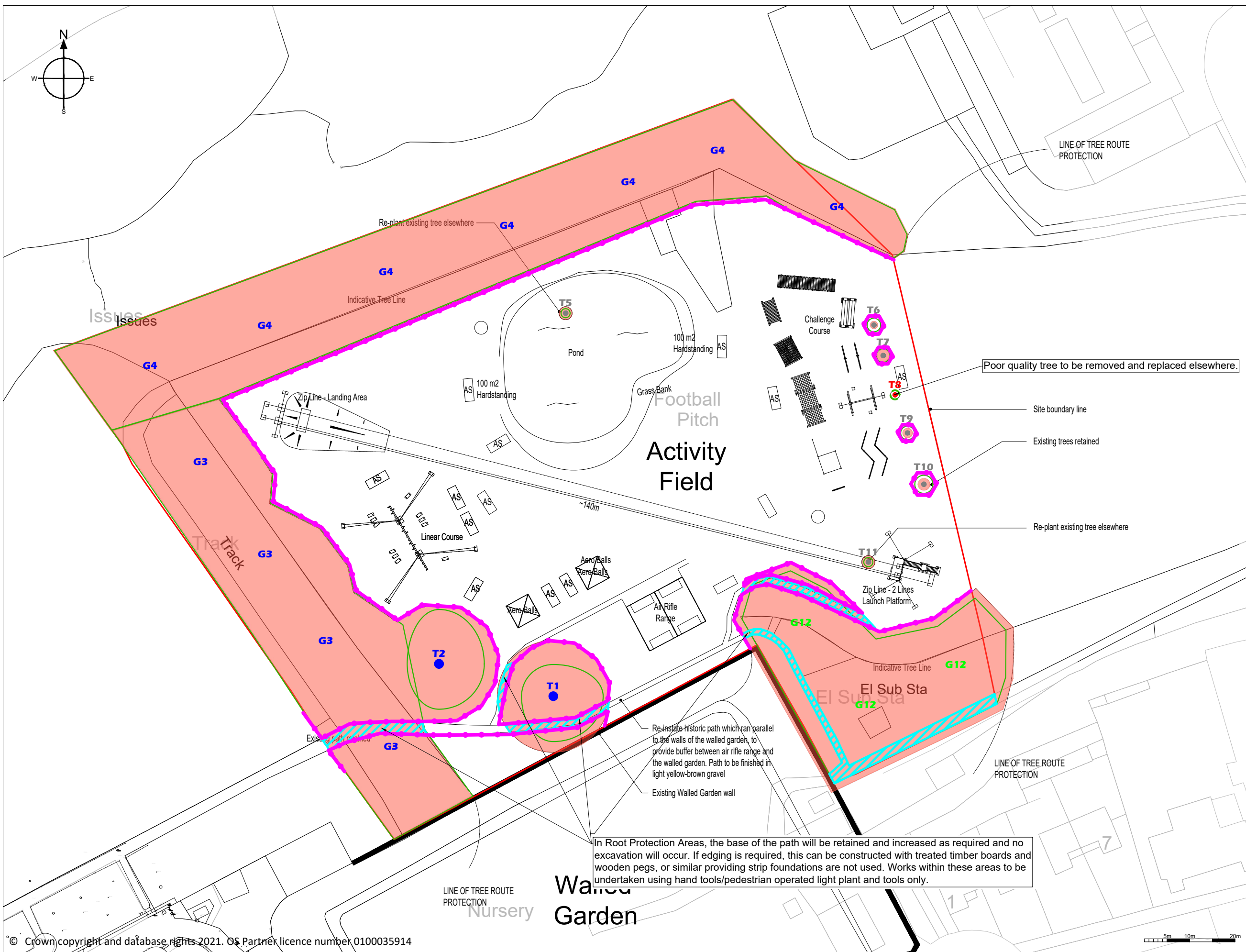
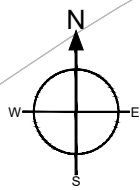
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Drawing PROPOSED ACTIVITY FIELD














Drawing No 2035\AF-003 Revision C  
Scale 1:500@A1 Date 04.08.21 Drawn JWH

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A1 Drawing





-  Tree or Group Reference Number
-  Tree Stem Position A Category Tree
-  Tree Stem Position B Category Tree
-  Tree Stem Position C Category Tree
-  Tree Stem Position U Category Tree
-  Tree Crown
-  No dig construction in this area  
Retain existing base material where available
-  Tree Protection Fencing
-  Initial Tree Protection Fencing
-  Special Engineering /Supervised Excavations
-  Pruning/Tree Removal
-  Site Boundary
-  Root Protection Area

Date:	December 2021
Scale:	1:800 @ A3
Project Name:	Ford Castle, Berwick-upon-Tweed
Drawing Title:	Tree Protection Plan
Drawing Number:	211201-1.2-FCBUT-TPP-NC



**Treework Environmental Practice**  
 Monarch House  
 1-7 Smyth Road  
 Bedminster  
 Bristol  
 BS3 2BX

Tel: 0117 244 0012  
 Web: www.treeworks.co.uk  
 Email: info@treeworks.co.uk

Re-plant existing tree elsewhere

Indicative Tree Line

100 m<sup>2</sup> Hardstanding

Grass Bank

Activity Field

Football Pitch

Challenge Course

Pond

Zip Line - Landing Area

Linear Course

Aero Balls

Air Rifle Range

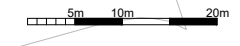
Zip Line - 2 Lines Launch Platform

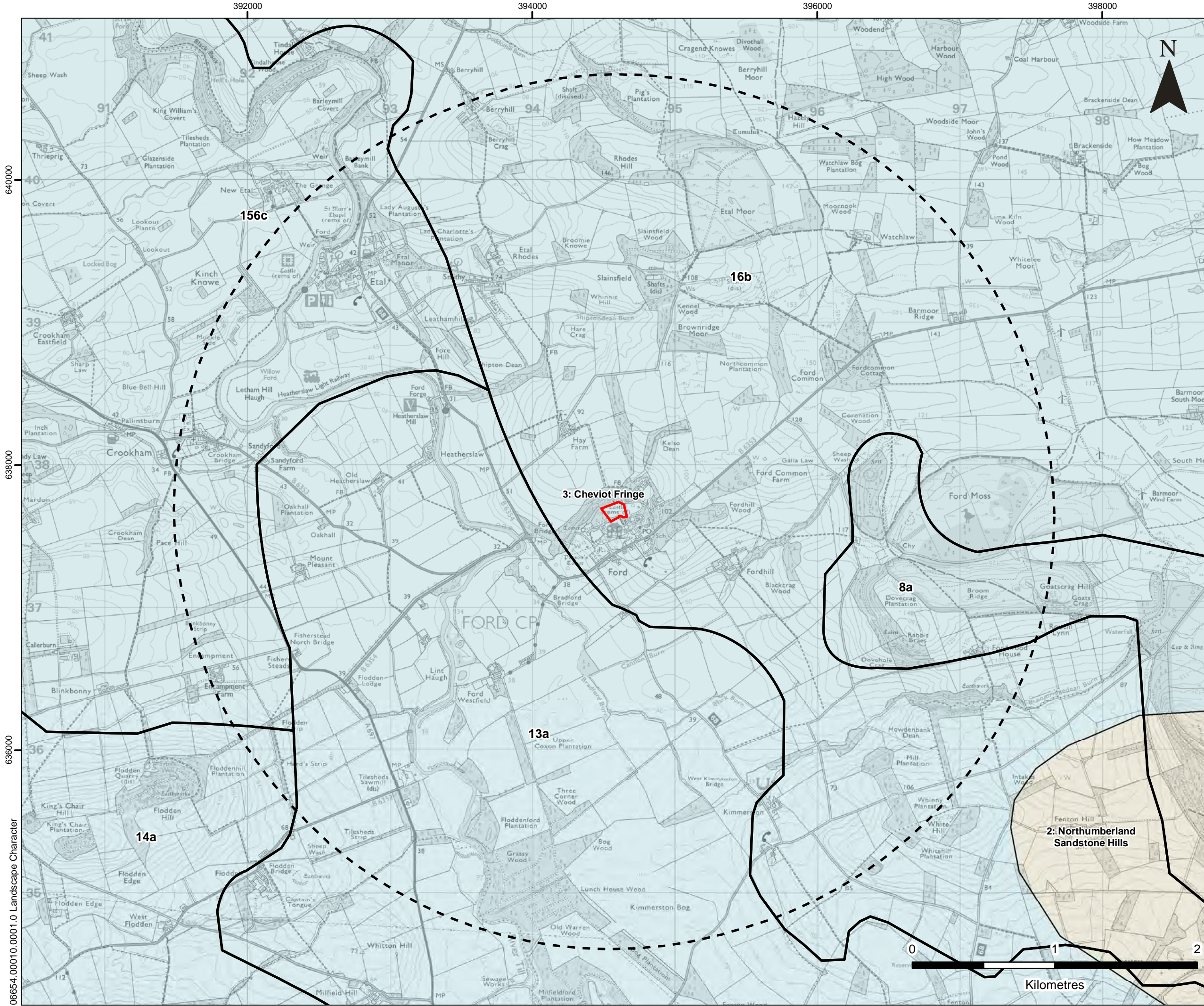
Re-plant existing tree elsewhere

Re-instate historic path which ran parallel to the walls of the walled garden, to provide buffer between air rifle range and the walled garden. Path to be finished in light yellow-brown gravel

Existing Walled Garden wall




In Root Protection Areas, the base of the path will be retained and increased as required and no excavation will occur. If edging is required, this can be constructed with treated timber boards and wooden pegs, or similar providing strip foundations are not used. Works within these areas to be undertaken using hand tools/pedestrian operated light plant and tools only.



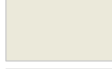



**NOTES**  
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**LEGEND**

-  Site Boundary
-  Site Boundary 3km Buffer
-  Landscape Character Assessment Type

**National Landscape Character Areas**

-  2: Northumberland Sandstone Hills
-  3: Cheviot Fringe

**Landscape Character Assessment Types**

- 8a: Northumberland Sandstone Hills (NCA 2), Outcrop Hills and Escarpments, 8a Doddington Ridge
- 13a: Cheviot Fringe (NCA 3), Broad Floodplain Valley, 13a Till and Glen Valleys
- 14a: Cheviot Fringe (NCA3), Igneous Foothills, Valley, 14a Moneylaws and Coldside
- 16b: Cheviot Fringe (NCA 3), Open Rolling Farmland, 16b Duddo & Lowick
- 16c: Cheviot Fringe (NCA 3), Open Rolling Farmland, East Learmouth

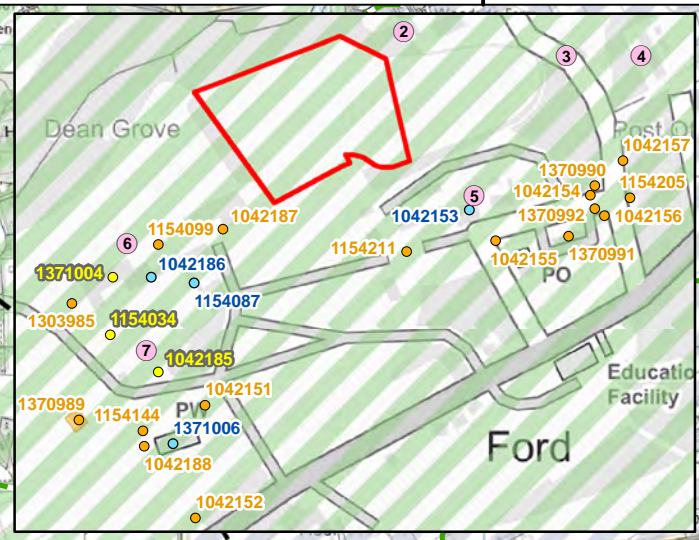
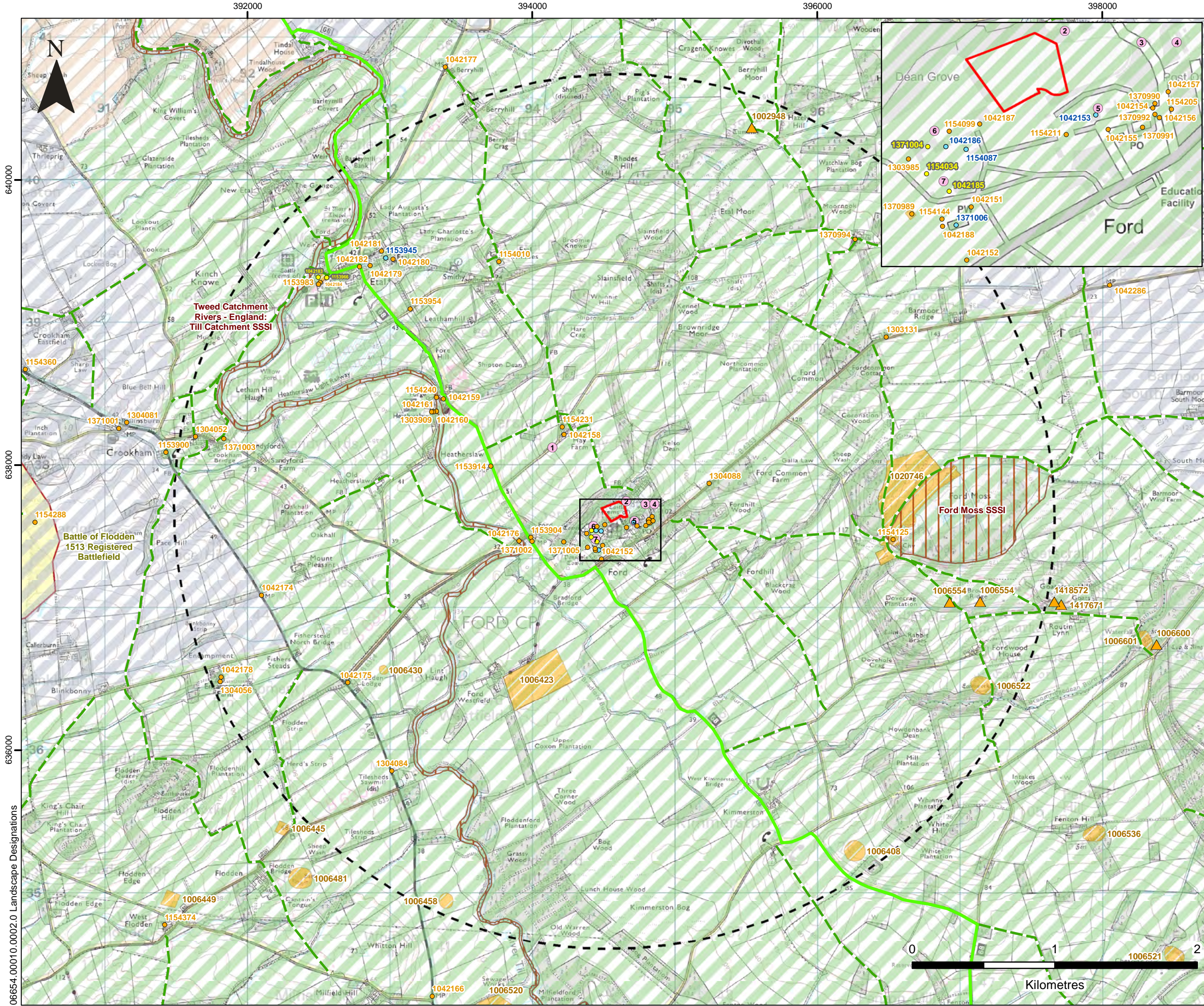


**SLR** 4/5 LOCHSIDE VIEW  
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**FORD CASTLE PRE-APPLICATION  
 LANDSCAPE AND VISUAL APPRAISAL  
 LANDSCAPE CHARACTER**

**Figure 1**

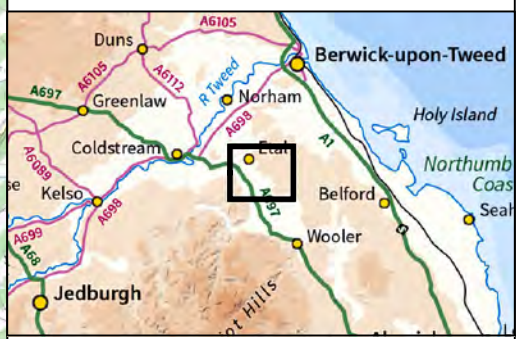
Scale 1:25,000 @ A3 Date NOVEMBER 2021



**NOTES**

1. Contains National Cycle Route data supplied by Sustrans and contains Ordnance Survey data © Crown copyright and database right (2021). Also contains data © OpenStreetMap contributors in Northern Ireland. Contains data © Natural England copyright and © Historic England 2021. Both contain Ordnance Survey data © Crown copyright and database right 2021. Contains information derived from Berwick-Upon-Tweed Local Plan Adopted 1999

- LEGEND**
- Site Boundary
  - Site Boundary 3km Buffer
  - View Point
  - National Cycle Route (68)
  - Public Right of Way
  - Site of Special Scientific Interest (SSSI)
  - Scheduled Monument
  - Scheduled Monument Point Location
  - Registered Battlefield
  - Listed Building (Grade)**
  - I
  - II
  - II\*
  - Berwick Upon Tweed Local Plan (1999)**
  - Intermediate Area of Landscape Value
  - Kylee Hills & Glendale Area of Landscape Value
  - Tweed Valley Area of High Landscape Value



**SLR**

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**FORD CASTLE PRE-APPLICATION  
LANDSCAPE AND VISUAL APPRAISAL  
LANDSCAPE DESIGNATIONS**

**Figure 2**

Scale 1:25,000 @ A3 Date NOVEMBER 2021

06654.00010.0002.0 Landscape Designations

## FIGURES



SITE CONTEXT 1-1: LOCATED IN THE SOUTH-WEST CORNER OF ACTIVITY FIELD LOOKING NORTH.

E: 394551 N: 637620  
 DIRECTION OF VIEW: NORTH  
 DISTANCE FROM SITE: WITHIN APPLICATION BOUNDARY

PROJECTION: CYLINDRICAL DATE AND TIME OF PHOTOGRAPHY: 08/11/2021 AT 10:49  
 ENLARGEMENT FACTOR: 96% AT A1 MAKE AND MODEL OF CAMERA: CANON EOS 5D  
 VIEW AT COMFORTABLE ARM'S LENGTH MAKE AND FOCAL LENGTH OF LENS: CANON 50MM  
 HORIZONTAL FIELD OF VIEW: 90°  
 TO BE PRINTED AT A1 FOR ASSESSMENT PURPOSES


  
 PROJECT NAME: FORD CASTLE ADVENTURE  
 NAME: SITE CONTEXT PHOTOGRAPHY  
 JOB NO: 435-0554-00010 REV NO: 0  
 DATE: NOV 2021 DRAWN: MA CHECKED: JS APPROVED: JS  
 SITE CONTEXT 1-1 FIGURE NO: 3-1



SITE CONTEXT 1-2: LOCATED IN THE SOUTH-WEST CORNER OF ACTIVITY FIELD LOOKING EAST.

E: 394551 N: 637620  
 DIRECTION OF VIEW: EAST  
 DISTANCE FROM SITE: WITHIN APPLICATION BOUNDARY

PROJECTION: CYLINDRICAL DATE AND TIME OF PHOTOGRAPHY: 08/11/2021 AT 10:49  
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 TO BE PRINTED AT A1 FOR ASSESSMENT PURPOSES


  
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 JOB NO: 435-0554-00010 REV NO: 0  
 DATE: NOV 2021 DRAWN: MA CHECKED: JS APPROVED: JS  
 SITE CONTEXT 1-2 FIGURE NO: 3-2



SITE CONTEXT 2-1: LOCATED IN THE NORTH-WEST CORNER OF ACTIVITY FIELD LOOKING EAST.

E: 394525 N: 637677  
 DIRECTION OF VIEW: EAST  
 DISTANCE FROM SITE: WITHIN APPLICATION BOUNDARY

PROJECTION: CYLINDRICAL DATE AND TIME OF PHOTOGRAPHY: 08/11/2021 AT 10:54  
 ENLARGEMENT FACTOR: 96% AT A1 MAKE AND MODEL OF CAMERA: CANON EOS 5D  
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 HORIZONTAL FIELD OF VIEW: 90°  
 TO BE PRINTED AT A1 FOR ASSESSMENT PURPOSES

PROJECT NAME: FORD CASTLE ADVENTURE  
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 JOB NO: 436-0654-00010 REV NO: 0  
 DATE: NOV 2021 DRAWN: MA CHECKED: JS APPROVED: JS  
 SITE CONTEXT 2-1 FIGURE NO: 4-1



SITE CONTEXT 2-2: LOCATED IN THE NORTH-WEST CORNER OF ACTIVITY FIELD LOOKING SOUTH-EAST.

E: 394525 N: 637677  
 DIRECTION OF VIEW: SOUTH-EAST  
 DISTANCE FROM SITE: WITHIN APPLICATION BOUNDARY

PROJECTION: CYLINDRICAL DATE AND TIME OF PHOTOGRAPHY: 08/11/2021 AT 10:54  
 ENLARGEMENT FACTOR: 96% AT A1 MAKE AND MODEL OF CAMERA: CANON EOS 5D  
 VIEW AT COMFORTABLE ARM'S LENGTH MAKE AND FOCAL LENGTH OF LENS: CANON 50MM  
 HORIZONTAL FIELD OF VIEW: 90°  
 TO BE PRINTED AT A1 FOR ASSESSMENT PURPOSES

PROJECT NAME: FORD CASTLE ADVENTURE  
 NAME: SITE CONTEXT PHOTOGRAPHY  
 JOB NO: 436-0654-00010 REV NO: 0  
 DATE: NOV 2021 DRAWN: MA CHECKED: JS APPROVED: JS  
 SITE CONTEXT 2-2 FIGURE NO: 4-2



SITE CONTEXT 3-1: LOCATED IN THE NORTH-EAST CORNER OF ACTIVITY FIELD LOOKING SOUTH.

E: 394637 N: 637721  
 DIRECTION OF VIEW: SOUTH  
 DISTANCE FROM SITE: WITHIN APPLICATION BOUNDARY

PROJECTION: CYLINDRICAL DATE AND TIME OF PHOTOGRAPHY: 08/11/2021 AT 11:01  
 ENLARGEMENT FACTOR: 96% AT A1 MAKE AND MODEL OF CAMERA: CANON EOS 5D  
 VIEW AT COMFORTABLE ARM'S LENGTH MAKE AND FOCAL LENGTH OF LENS: CANON 50MM  
 HORIZONTAL FIELD OF VIEW: 90°  
 TO BE PRINTED AT A1 FOR ASSESSMENT PURPOSES


  
 PROJECT NAME: FORD CASTLE ADVENTURE  
 NAME: SITE CONTEXT PHOTOGRAPHY  
 JOB NO: 435-0654-00010 REV NO: 0  
 DATE: NOV 2021 DRAWN: MA CHECKED: JS APPROVED: JS  
 SITE CONTEXT 3-1 FIGURE NO: 3-1



SITE CONTEXT 3-2: LOCATED IN THE NORTH-EAST CORNER OF ACTIVITY FIELD LOOKING SOUTH-WEST.

E: 394637 N: 637721  
 DIRECTION OF VIEW: SOUTH-WEST  
 DISTANCE FROM SITE: WITHIN APPLICATION BOUNDARY

PROJECTION: CYLINDRICAL DATE AND TIME OF PHOTOGRAPHY: 08/11/2021 AT 11:01  
 ENLARGEMENT FACTOR: 96% AT A1 MAKE AND MODEL OF CAMERA: CANON EOS 5D  
 VIEW AT COMFORTABLE ARM'S LENGTH MAKE AND FOCAL LENGTH OF LENS: CANON 50MM  
 HORIZONTAL FIELD OF VIEW: 90°  
 TO BE PRINTED AT A1 FOR ASSESSMENT PURPOSES




  
 PROJECT NAME: FORD CASTLE ADVENTURE  
 NAME: SITE CONTEXT PHOTOGRAPHY  
 JOB NO: 435-0654-00010 REV NO: 0  
 DATE: NOV 2021 DRAWN: MA CHECKED: JS APPROVED: JS  
 SITE CONTEXT 3-2 FIGURE NO: 3-2

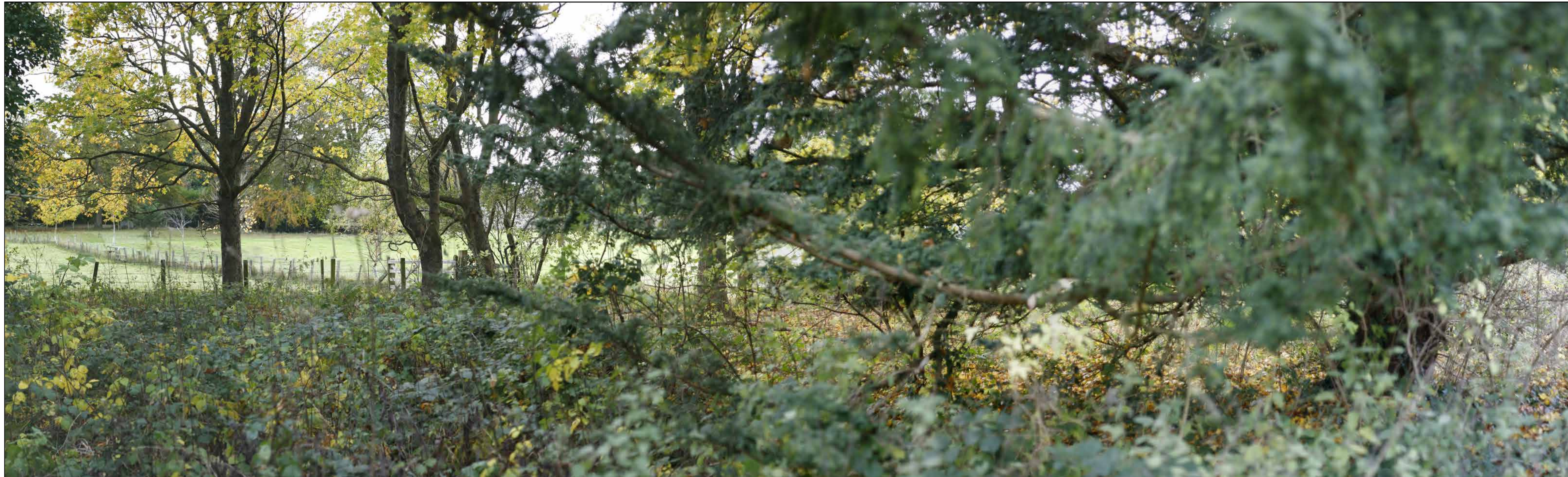


VIEWPOINT 1: Looking south east from minor road immediately west of Hay Farm Heavy Horse.

E: 394138 N: 638120  
 DIRECTION OF VIEW: SOUTH-EAST  
 DISTANCE FROM SITE: 0.57KM

PROJECTION: CYLINDRICAL DATE AND TIME OF PHOTOGRAPHY: 08/11/2021 AT 12:53  
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 TO BE PRINTED AT A1 FOR ASSESSMENT PURPOSES




  
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 DATE: NOV 2021 DRAWN: MA CHECKED: JS APPROVED: JS  
 REV NO: 0  
 VIEWPOINT 1 FIGURE NO: 6-1



VIEWPOINT 2: Looking south west from Ford & Etal Estate office and residential property towards the activity field.

E: 394655 N: 637748  
 DIRECTION OF VIEW: SOUTH-WEST  
 DISTANCE FROM SITE: 30M

PROJECTION: CYLINDRICAL DATE AND TIME OF PHOTOGRAPHY: 08/11/2021 AT 12:02  
 ENLARGEMENT FACTOR: 96% AT A1 MAKE AND MODEL OF CAMERA: CANON EOS 5D  
 VIEW AT COMFORTABLE ARM'S LENGTH MAKE AND FOCAL LENGTH OF LENS: CANON 50MM  
 HORIZONTAL FIELD OF VIEW: 90°  
 TO BE PRINTED AT A1 FOR ASSESSMENT PURPOSES


  
 PROJECT NAME: FORD CASTLE ADVENTURE  
 NAME: VIEWPOINT PHOTOGRAPHY  
 JOB NO: 406/0554/00010  
 DATE: NOV 2021 DRAWN: MA CHECKED: JS APPROVED: JS  
 REV NO: 0  
 VIEWPOINT 2 FIGURE NO: 6-2

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VIEWPOINT 3: Looking west from a single residential property.

E: 394795 N: 637735  
 DIRECTION OF VIEW: WEST  
 DISTANCE FROM SITE: 150M

PROJECTION: CYLINDRICAL DATE AND TIME OF PHOTOGRAPHY: 08/11/2021 AT 12:43  
 ENLARGEMENT FACTOR: 96% AT A1 MAKE AND MODEL OF CAMERA: CANON EOS 5D  
 VIEW AT COMFORTABLE ARM'S LENGTH MAKE AND FOCAL LENGTH OF LENS: CANON 50MM  
 HORIZONTAL FIELD OF VIEW: 90°  
 TO BE PRINTED AT A1 FOR ASSESSMENT PURPOSES

SLR PGL  
 PROJECT NAME: FORD CASTLE ADVENTURE  
 NAME: VIEWPOINT PHOTOGRAPHY  
 JOB NO: 406-0554-00010 REV NO: 0  
 DATE: NOV 2021 DRAWN: MA CHECKED: JS APPROVED: JS  
 VIEWPOINT 3 FIGURE NO: 7-1



VIEWPOINT 5: Looking west from the rear of Lady Waterford Hall towards the site.

E: 394716 N: 637608  
 DIRECTION OF VIEW: NORTH-WEST  
 DISTANCE FROM SITE: 60M

PROJECTION: CYLINDRICAL DATE AND TIME OF PHOTOGRAPHY: 08/11/2021 AT 11:25  
 ENLARGEMENT FACTOR: 96% AT A1 MAKE AND MODEL OF CAMERA: CANON EOS 5D  
 VIEW AT COMFORTABLE ARM'S LENGTH MAKE AND FOCAL LENGTH OF LENS: CANON 50MM  
 HORIZONTAL FIELD OF VIEW: 90°  
 TO BE PRINTED AT A1 FOR ASSESSMENT PURPOSES

SLR PGL  
 PROJECT NAME: FORD CASTLE ADVENTURE  
 NAME: VIEWPOINT PHOTOGRAPHY  
 JOB NO: 406-0554-00010 REV NO: 0  
 DATE: NOV 2021 DRAWN: MA CHECKED: JS APPROVED: JS  
 VIEWPOINT 5 FIGURE NO: 7-2



VIEWPOINT 6: Looking east from the rear of Ford Castle within the Castle grounds.

E: 394427 N: 637566  
 DIRECTION OF VIEW: EAST  
 DISTANCE FROM SITE: WITHIN APPLICATION BOUNDARY

PROJECTION: CYLINDRICAL DATE AND TIME OF PHOTOGRAPHY: 08/11/2021 AT 10:43  
 ENLARGEMENT FACTOR: 96% AT A1 MAKE AND MODEL OF CAMERA: CANON EOS 5D  
 VIEW AT COMFORTABLE ARM'S LENGTH MAKE AND FOCAL LENGTH OF LENS: CANON 50MM  
 HORIZONTAL FIELD OF VIEW: 90°  
 TO BE PRINTED AT A1 FOR ASSESSMENT PURPOSES


  
 PROJECT NAME: FORD CASTLE ADVENTURE  
 NAME: VIEWPOINT PHOTOGRAPHY  
 JOB NO: 406/0554/00010 REV NO: 0  
 DATE: NOV 2021 DRAWN: MA CHECKED: JS APPROVED: JS  
 VIEWPOINT 6 FIGURE NO: 8-1



VIEWPOINT 7: Looking north-east from within Ford Castle courtyard on the approach to the main castle building.

E: 394445 N: 637472  
 DIRECTION OF VIEW: NORTH-EAST  
 DISTANCE FROM SITE: WITHIN APPLICATION BOUNDARY

PROJECTION: CYLINDRICAL DATE AND TIME OF PHOTOGRAPHY: 08/11/2021 AT 11:12  
 ENLARGEMENT FACTOR: 96% AT A1 MAKE AND MODEL OF CAMERA: CANON EOS 5D  
 VIEW AT COMFORTABLE ARM'S LENGTH MAKE AND FOCAL LENGTH OF LENS: CANON 50MM  
 HORIZONTAL FIELD OF VIEW: 90°  
 TO BE PRINTED AT A1 FOR ASSESSMENT PURPOSES


  
 PROJECT NAME: FORD CASTLE ADVENTURE  
 NAME: VIEWPOINT PHOTOGRAPHY  
 JOB NO: 406/0554/00010 REV NO: 0  
 DATE: NOV 2021 DRAWN: MA CHECKED: JS APPROVED: JS  
 VIEWPOINT 7 FIGURE NO: 8-2

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