LANDARB SOLUTIONS

Landscape and Visual Appraisal

Leasowe House, Radford Semele

March 2022

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Contents

REVISIONS:

Date	Rev	Description	Initials
08.03.22	-	First Issue	DP

1 INTRODUCTION

1.1 This Landscape and Visual Appraisal (LVA) has been prepared by David Paginton who is a Chartered Member of the Landscape Institute and Practitioner Member of the Institute of Environmental Management and Assessment (IEMA). David is also a professional member of the Arboricultural Association (M.Arbor.A).

APPENDIX 1 – SITE LOCATION PLAN

1.2 This landscape and visual appraisal (LVA) is prepared in support of a planning application for a replacement dwelling and a new coachhouse.

1.3 In line with the guidelines of Guidelines for Landscape and Visual Impact Assessment (3rd Edition) GLVIA 3, this landscape appraisal takes a 'proportionate' approach, taking into consideration the scale, extent and nature of the proposals and the anticipated sphere of influence and effect the proposals are considered to have upon the surroundings.

1.4 The objective of the LVA is to assess the baseline landscape and visual character of the site and study area, and the potential landscape and visual effects that would arise from the proposals, including the proposed access and landscaping.

1.5 The LVA considers the potential effects of the proposals on:

- Landscape elements and features such as vegetation, topography and water bodies etc.,
- Landscape character; and
- Visual amenity.

1.6 The primary objectives of the LVA are as follows:

- To identify, describe and evaluate the current landscape character of the site and its surrounding area;
- To identify, describe and evaluate any notable individual landscape elements and/or features within the site;
- To determine the sensitivity of the landscape to the type of development proposed;

- To identify potential visual receptors (i.e. people who would be able to view the proposed development) and to evaluate their sensitivity to the type of changes proposed; and
- To identify and describe any effects of the proposals in so far as they affect the landscape and/or views and to evaluate the magnitude of change owing to those effects.

1.7 The visual assessment was undertaken in summer when foliage was fully present. Consideration has also been given to the effect on visibility a complete absence of foliage during winter months.

Caveats

1.8 It is acknowledged that by virtue of carrying out the 'visual' element of this assessment, the author has an inherent 'bias' against the proposals to which this report relates. When carrying out the site visit, and taking photos from the chosen viewpoint locations (from publicly accessible areas and vantage points), the report's author is actively and deliberately 'looking' for the 'site' within the local landscape.

1.9 In reality, visual receptors such as users of the public rights of way network and motorists alike will not 'actively' be 'looking' for the site whilst traversing the public rights of way and road network. Whilst each visual receptor will have a varying degree of appreciation for their surroundings, depending on what they are doing (playing sport, walking, driving), their efforts will typically not be concerned with 'actively' and 'deliberately' looking for any given 'site' or 'proposed development'.

1.10 The photoviews were accurate at the time they were taken. Site conditions can be subject to change, for example garden and field boundary hedgerows can be cut/trimmed by landowners/farmers, trees can be felled by land owners or blown over by adverse weather, and new trees can be planted. Therefore, the extent of visibility can potentially increase or decrease since the photoviews were taken. Such eventualities are not within the control of the report's author. The assessment of visibility within photoviews is accurate at the time of writing.

2 METHODOLOGY

2.1 This LVA has been undertaken with regard to the following best practice guidance:

- Guidelines for Landscape and Visual Impact Assessment (3rd Edition) – Landscape Institute/Institute of Environmental Management and Assessment (IEMA);
- TGN 06/19 Visual Representation of development proposals - Landscape Institute/Institute 2019

2.2 As recommended within the published guidance, landscape (elements and character) and visual effects are assessed separately.

APPENDIX 2 – METHODOLOGY

2.3 For the purposes of this assessment, unless otherwise stated, changes to landscape and visual amenity as a result of the proposed development are considered to be permanent and non-reversible.

3 PLANNING POLICY CONTEXT

3.1 It is typical for a landscape and visual appraisal to identify relevant national and local planning policies of relevance to the proposals in respect of landscape.

3.2 Considering the scale, nature and extent of the proposals, the following policies are considered most relevant to landscape:

Warwick District Council Local Plan 2011-2029

Policy H13: Replacement dwellings in the open countryside

'Any replacement dwelling must not be materially larger than the existing dwelling and have no greater impact on the character and openness of the rural area. The Council will consider whether it is necessary to remove permitted development rights by condition when determining these applications'.

Policy H15: Custom and self-build housing provision

'Proposals for custom and self-build housing in the district are encouraged and will be approved in suitable, sustainable locations:

a) sites to the south of Coventry

b) other major strategic housing sites

c) brownfield sites in built-up areas,

d) growth villages

e) appropriate locations within infill villages subject to compliance with all other relevant policy requirements in the Local Plan and national policy, including green belt, historic and environmental designations.

Neighbourhood plans are encouraged to identify sites for self / custom build. The neighbourhood plan may also establish a locally derived design code.

The Council will produce an SPD to assist in the delivery of self / custom build dwellings'.

Policy NE4 Landscape

'New development will be permitted that positively contributes to landscape character.

Development proposals will be required to demonstrate that they:

a) integrate landscape planning into the design of development at an early stage;

b) consider its landscape context, including the local distinctiveness of the different natural and historic landscapes and character, including tranquillity;

c) relate well to local topography and built form and enhance key landscape features, ensuring their long term management and maintenance;

d) identify likely visual impacts on the local landscape and townscape and its immediate setting and undertakes appropriate landscaping to reduce these impacts;

e) aim to either conserve, enhance or restore important landscape features in accordance with the latest local and national guidance;

f) avoid detrimental effects on features which make a significant contribution to the character, history and setting of an asset, settlement, or area;

g) address the importance of habitat biodiversity features, including aged and veteran trees, woodland and hedges and their contribution to landscape character, where possible enhancing these features through means such as buffering and reconnecting fragmented areas;

h) maintain the existence of viable agricultural units, and;

i) are sensitive to an area's capacity to change, acknowledge cumulative effects and guard against the potential for coalescence between existing settlements'.

4 LANDSCAPE AND VISUAL BASELINE

4.1 This report takes a considered and 'proportionate' approach to the assessment of likely landscape and visual effects associated with the proposals.

4.2 The proposals to which this report relates are in respect of two dwellings in the countryside, which are proposed to be removed and replaced with one large dwelling and a coachhouse. The site is enclosed on all sides by dense wooded belts.

4.3 Therefore, by the nature of the site's location, and considering the scale and extent of the proposals, the anticipated influence of the proposals will be extremely localised and well contained on all sides. By virtue of the sites well enclosed nature, visual amenity is likely to be limited and confined to the immediate areas enclosing the site.

4.4 Effects upon character will be limited to the immediate environs as this appraisal will confirm.

APPENDIX 7 – PHOTOVIEW LOCATION PLAN

4.5 Landscape character and visual amenity will be assessed as part of this appraisal. Given that the proposals are for replacement dwellings, the principle is already established for residential dwellings on the site.

4.6 Taking a proportionate approach, this report will not discuss the effects upon national and local character areas. The proposals are for replacement dwellings, set within a well enclosed site. Therefore, assessing the proposals in respect of national and local character areas is not considered proportionate nor appropriate.

4.7 The following section describes the individual elements, attributes, and key characteristics of the existing site and local landscape, which together contribute to an understanding of the landscape character.

APPENDIX 3 – LANDSCAPE FEATURES PLANS

4.8 The following physical landscape attributes will be described;

- Topography and Landform
- Hydrology and Water Features
- Land Use
- Landscape Framework – Tree and Vegetation Cover
- Public Rights of Way
- Public Highways and Transport Corridors
- Settlement Pattern and Built Form
- Landscape Designations
- Landscape Character

Topography/Landform

4.9 The existing dwellings are positioned at 89/90m AOD, within a plot of land which falls to 75m AOD on the northern boundary, and rises to 86m AOD on the southern boundary.

4.10 The land falls away to around 55m AOD to the north when it reaches the Grand Union Canal. The landform rises to around 88m AOD in the countryside to the south, with

the landform at around 75m AOD to the west and around 94m AOD to the immediate east.

4.11 The site is not located within a prominent location in respect its surroundings. There are several other undulations that are located on higher landform than the site.

Hydrology and Water Features

4.12 There are no water features within the site or within close proximity.

Landscape Framework – Tree and Vegetation Cover

4.13 The application site comprises two areas. Area 1 is the gardens enclosing the existing dwellings, which contains several trees within the garden area. Area 2 for the purposes of this report is the larger amenity space area to the west of the dwellings. This area doesn't contain any internal trees or areas of vegetation, with dense tree belts restricted to the boundaries of the site.

4.14 The landscape surrounding the site has a strong landscape framework, with mature individual trees, dense hedgerows, wooded blocks and groups of trees within the surrounding field systems.

Public rights of way

4.15 The site does not have any public access in terms of public rights of way.

4.16 Given the sites location, there are very few rights of way located within the immediate context of the site.

4.17 The photoview location plan (appendix 7) identifies other public rights of way in the immediate area.

APPENDIX 7 – PHOTOVIEW LOCATION PLAN

Public Highways and Transport Corridors

4.18 The site is located immediately north-east of the A425 Southam Road. This is the closest road to the site.

Settlement Pattern and Built Form

4.19 The site is located within the countryside, and as such the density of settlement is low, with scattered farm buildings, individual houses and housing clusters throughout the countryside.

4.20 The site is located to the east of Radford Semele, which contains several areas where new housing development has been recently built such as Bovis Homes Crown Hill Gardens.

Landscape Designations

4.21 The site is not located within a nationally designated landscape.

4.22 There are no other designations within close proximity to the site.

Landscape Character

4.23 Landscape character assessments are documented at national, regional and local levels, and vary greatly in their level of detail, dependant on the scale and complexity of the landscape to which each assessment relates.

4.24 Landscape character assessments at national level for example provide more high level and generic descriptions for much wider geographic areas, compared to more

local level assessments which provide more detailed descriptions and recommendations for much smaller local areas.

4.25 Therefore, to provide a robust assessment in respect of landscape character in relation to any proposal/development, it is of key importance to carry out a bespoke character assessment of any given project site and the local 'receiving' landscape within which the site is located and has the potential to affect as a result of the proposals being implemented.

4.26 The following have therefore been carried out to better understand the landscape character of the site and local landscape (appendix 6);

- Review of relevant national, regional, local landscape character assessments and identify characteristics of the site and local landscape;
- Complete a character field survey sheet, undertaken at the time of the site visit; and

Review of National, Regional and Local Landscape Character Assessments

4.27 The site and the surrounding landscape have previously been assessed as part of a number of published landscape character assessments. These published landscape character assessments form a hierarchy from the national level to the district/local level.

4.28 Whilst is it considered good practice and appropriate to consider national character assessments when considering the effects of proposals upon landscape character, the proposals to which this report relates are so small in nature, scale and extent that assessments against national character assessments are not considered appropriate.

4.29 It is also considered good practice to identify the local published landscape character assessment for the area and asses the potential impacts upon the local character area. Given the nature and scale of the proposals, it is not considered proportionate nor necessary to assess how 2 dwellings will impact the local character area in its entirety. The local character area is still a large geographic area in relation to the site,

and the proposals aren't large enough or visible enough to impact the local character area.

4.30 However, the key characteristics of the local area will be identified and set out, to provide a flavour of the local character, in which to judge and assess the proposals against. Whilst the proposals aren't large enough to affect the entire character area (in the same way a larger housing development might) the proposals must still reflect local character, and in that respect, local character areas descriptors will be useful in understanding what the local character is.

Site Character

4.31 The key characteristics of the site and its boundaries are;

- Large amenity space area;
- Very well enclosed on all sides by dense tree belts;
- Topography sloping from south to north;
- Very tranquil and no activity;
- Less tranquil towards southern boundary closest to Southam Road;
- Large buildings and swimming pool area with patios, retaining walls and garden areas;
- Out dated vernacular and perception of feeling old and poor quality;
- Swimming pool area, with patios and walling feel very urbanised and harsh for a countryside location;
- Secluded feel.

Completed Character Field Survey Sheet

4.32 During the site visit, a landscape character field survey sheet was filled in to record the observed characteristics of the site and the local landscape. A photographic record was prepared also, which identifies means of enclosure within and around the site,

existing materials and architectural styles, and examples of access and planting already present within close proximity to the site (appendix 6).

4.33 Key characteristics identified in the landscape character assessments which can influence the design are considered in the landscape strategy for the proposed development, as described in section 5.

APPENDIX 6 – CHARACTER ARE EXTRACT, FIELD SURVEY CHARACTER SHEET AND PHOTOGRAPHIC RECORD

5 DEVELOPMENT PROPOSALS

5.1 This section describes the key components of the proposals, and the nature of the anticipated effects that are likely to occur. It then draws upon the landscape and visual baseline information and summarises key constraints and opportunities that need to be considered and incorporated within the proposals.

5.2 In summary, the proposals comprise;

- Removal of the existing dwellings from the eastern part of the site;
- Erection of a new dwelling located within the centre of the site;
- Erection of a new coach house to the east of the new larger dwelling.

APPENDIX 4 – SITE LAYOUT, ELEVATIONS

5.3 The following section will describe how the proposals respond to the following key considerations;

- Height and Massing
- Access and Parking (Patterns of Access)
- Landscaping Works

5.4 The architectural style and choice of materials used at this stage are to be confirmed as part of the pre-application enquiry and subsequent design evolution.

Height and Massing

5.5 The height of the larger dwelling will be 2 storeys with a pitched roof, compared to the existing dwellings which have their second storey within the pitched roof. The pool area will be 1 storey, giving the outline of a stepped profile to the building. The stepped profile which helps break up the massing is not too dissimilar to the stepped profiles seen with country farmhouses and ancillary barns and outbuildings.

5.6 The smaller coach house and detached garage will be single storey with a pitched roof.

5.7 Dwellings within the countryside are typically 2 – 3 storeys high, with single storey ancillary outbuildings, which include taller farm houses and larger country homes, and smaller detached cottages and the like which tend to be 2 storeys.

Access and Parking (Patterns of Access)

5.8 The proposals retain the same access point into the site, however there will be two new access points that serve the new larger dwelling and the coach house separately, and am access retained t a garden storage area.

Landscaping Works

5.9 At this stage, no landscape proposals are provided, however the site does contain more than enough space to replant any internal trees that are removed, and to create a landscaped garden to the proposals.

5.10 A Ha-Ha earthwork is proposed on the northern and eastern side of the property to delineate the garden from the existing amenity space area. Compared with the existing dwellings and external area, the large areas for parking and patios and walling would be removed and the area of hard surfacing greatly reduced as part of the proposals, respecting the countryside character more than the existing scenario. The proposed landscaping would include removing the large areas of hard surfacing, and replacing with lawn and soft landscaping, thus reducing the footprint of urbanising influences compared to the existing scenario. This is considered betterment.

6 EFFECTS UPON LANDSCAPE ELEMENTS AND CHARACTER

6.1 In the context of the proposals described within the previous section. This section sets out an assessment of the likely physical landscape effects upon the site and the anticipated landscape effects upon the character of the relevant landscape character area of the site and its immediate context.

Likely causes of effects

6.2 Although any landscape has some intrinsic sensitivity, different landscapes contain a range of components which will respond differently to change, subject to the type and nature of the proposals. Therefore, in order to inform the analysis of effects, judgements should be made with reference to the specific changes which arise from the type and nature of proposals being considered.

6.3 The following section sets out the likely causes of effects which would occur in relation to the proposals for the site.

Causes of temporary effects during construction

6.4 The temporary construction work which may give rise to effects on landscape and visual receptors are listed as follows:

- Demolition of the existing buildings;
- Movement and presence of associated demolition and construction vehicles;
- Presence of materials storage and machinery storage on site during demolition and construction;
- Installation of tree protection barriers to protect boundary vegetation;
- Ground profiling to the centre of the site;
- Installation of the new buildings and parking areas; and
- Installations of planting proposals and landscaping.

6.5 Tree protection measures (heras barriers) will be erected prior to site construction works. All of these measures will be temporary in nature.

Causes of effects at completion

6.6 The permanent components of the proposals which may give rise to effects on landscape and visual receptors are listed as follows;

- Installation of the new buildings and parking areas; and
- Installations of planting proposals and landscaping integrated into the proposals (i.e. trees, shrubs, grassland areas, native structure planting).

6.7 Effects at completion are concerned with the long-term alteration in the landscape from the current site context, to the future scenario with the proposals in place. The new buildings, new parking areas and associated planting will have been completed and will be a permanent component in the landscape.

6.8 In the long term, effects will be associated with the influence of mitigation measures upon landscape character. This establishes the changes to landscape character as a result of proposed mitigation measures/planting fully established and performing their intended function. The effects are considered to be long term and not reversible.

6.9 In terms of physical landscape resources, the direct changes will be restricted to the site only.

6.10 Overall, the physical landscape effects are considered to be direct and will be limited to the extent of the site. There will be no additional direct effects on the wider areas around the site or to the wider landscape context of the local character area.

Effects Upon Landscape Elements

6.11 This section assesses the effect of the proposals on the elements and features that currently characterise the site.

6.12 In the following paragraphs (apart from land use), effects will be assessed at;

Year 1 - when built form has been completed, and any earthworks and landscape has been installed (but not yet established or grown); and

Year 15 – When sufficient time has gone by to allow the built form elements to have weathered, and for any landscaping interventions such as trees, shrubs and grassland to have established, and grown sufficiently to provide any screening, filtering, landscape/ecological enhancements.

APPENDIX 3 – LANDSCAPE FEATURES PLANS

Topography

6.13 Topographically, the proposals will not alter the grain of the existing topography of the wider amenity space area, however the centre of the site will alter to accommodate the new larger dwelling. A HA-HA earthwork is proposed on the northern and eastern boundary of the garden area, with the existing levels being remodelled once the existing dwellings are removed.

6.14 The ground remodelling will be localised to the area of the existing dwellings and for the new footprint of the new dwellings and garden. The wider site will remain unchanged.

Value and Sensitivity

6.15 The topography of the site is assessed as having a low susceptibility to the type of development proposed, with a low value. The sensitivity is therefore low.

Magnitude of Change

6.16 The magnitude of change for the footprint of the existing and proposed dwellings is considered to be low. Whilst there will be remodelling, there are no major cut and fill activities, and most of the site will remain unchanged. The existing ground beneath the existing dwellings will be returned to amenity space and blended in with the surrounding landform. The ground closest to the new larger dwelling will be slightly remodelled. The nature of the change is considered to be adverse.

Scale of Effect Year 1 and 15

6.17 With a low sensitivity, and a low adverse magnitude of change, the proposals would give rise to a minor adverse scale of effect at year 1 and at year 15.

Trees and Vegetation

6.18 Trees are considered highly susceptible to development if they aren't protected as part of any site works.

6.19 The trees on the site's boundaries are being retained and aren't being impacted by the proposals.

6.20 The trees that currently enclose the side garden would need to be removed to facilitate the proposals.

6.21 As the character photos show, the trees in this area relate to several birch trees, purple leaved plum, cypress and fruit trees, with garden shrubs.

Magnitude of Change

6.22 It is anticipated that the removals of the trees in this area would amount to a low adverse scale magnitude of change for the site as a whole.

Scale of Effect Year 1 and 15

6.23 At year 1, there would be a moderate adverse scale of effect which reflects the initial tree loss. The site is large enough, and the applicant willing to plant replacement trees within the grounds to replace the anticipated removals.

6.24 Any new tree planting is considered to be betterment and very much beneficial in natures. As the tree planting establishes and grows, they will continue to contribute more positively to the area over the coming years. It is anticipated that this would amount to a minor beneficial scale of effect, which would increase to moderate beneficial over time.

Public rights of way (PRoW)

6.25 There are no rights of way running through the site, and the proposals do not directly require the alteration of any rights of way. There would therefore be no direct effect to any public rights of way.

6.26 Any potential effects on users of the local PRoW network are considered under section 8 'Effects on Visual Amenity'.

Watercourses and waterbodies

6.27 There are no watercourses or waterbodies within or close to the site, and therefore no affects.

Effects Upon Landscape Character

Surrounding Environs

Value and Sensitivity

6.28 The Surrounding Environs are considered to be highly valued and highly sensitive. Neighbours and visitors to the area would consider the countryside around the site of great value and be highly sensitive to development.

Magnitude of Change

6.29 The outward effects of the proposals are prevented by the dense tree belts on all sides of the site that prevent outward visibility. The proposals therefore can't visually alter the surrounding area nor detract from it.

6.30 Physically, the proposals are confined to the site only, and do not physically alter the surrounding environment. Therefore, there can't be any effects.

6.31 With the proposals being completely enclosed visually, and not being physically large enough to effect anywhere other than the site, the local character cannot be negatively impacted. Only the site itself can be affected in terms of character. The merit of the proposals will therefore fall down to the quality of the design and architectural merit of the buildings.

Scale of Effect

Year 1 and 15

6.32 No effects.

Site Itself

Value and Sensitivity

6.33 The site is considered to be medium value and medium sensitivity. The site is not within a recognised designated sensitive landscape. The enclosing trees are not subject to TPO, the site is not within a conservation area, and there are no features or characteristics that would be considered to uplift the sites value.

Magnitude of change

6.34 The current site features two dwellings which form one large building, with external patio, swimming pool, gardens and parking. The large areas of parking and patios, swimming pool, retaining walls and surfacing would be removed. The new dwellings will include areas of lawn and soft landscaping to replace the existing hard surfacing. This will essentially reduce the footprint of urbanising elements and the perception of

surfacing and urbanising features within the site. The site itself will become simpler and the external areas to the new dwellings being be perceived as more natural.

6.35 The new dwellings are of a different style than the existing scenario, however by removing the large areas of hard surfacing and replacing with soft landscaping, the quality and condition of the site will be improved.

6.36 The existing dwellings will be removed from the eastern boundary and built in the centre and to the south of the existing dwellings. This will serve to have a vegetated backdrop on either side of the new larger dwelling which will become more centrally located within the wider amenity space area. New tree planting and garden landscaping will also include trees and shrubs to help soften the approach to the new larger dwelling from the new access spur.

6.37 On balance, a medium magnitude of change is considered proportionate to the proposals.

Scale of Effect Year 1 and 15

6.38 As with any development, at year 1 the site will be in its most raw form and the planting at its youngest. Any proposals will therefore look very new and obvious and won't have settled into their host environment. On balance, when factoring in the improved building quality and landscaping, the reduction in external hard surfacing, and the new landscaping, these positive interventions help offset the adverse effects of the disturbance to the site caused by implementing the proposals. With a medium magnitude of change and a medium sensitivity, the proposals would bring about a medium adverse scale of effect. On balance, considering the positive and negative changes, the scale of effect should be reduced to a minor adverse effect, which is considered proportionate to the proposals.

6.39 By year 15, when the building has weathered slightly, the landscaping isn't as new and raw, and any tree planting and grassland has had time to establish and grow, the proposals will improve the condition and quality of the site, and appear less cluttered

and more balanced than the existing scenario. The new larger house will be more centred within the site, as opposed to on one side, and the prominent pool area and hard surfacing removed and replaced with areas of lawn and the Ha-Ha, which by its nature assimilates into a landscape discreetly. By year 15, the scale of effect will reduce to neutral.

Summary

6.40 A summary of the landscape effects is tabulated in appendix 9.

7 ASSESSMENT OF VISUAL EFFECTS

7.1 A broad visual assessment of the proposals has been undertaken to determine how the proposals would likely have a bearing on the visual amenity of the surrounding landscape/countryside and the Green Belt beyond. This assessment was undertaken in August 2021 when foliage was fully present and visibility at its minimum. Consideration has also been given to winter months when there is an absence of foliage on deciduous species, and when visibility is at a maximum.

7.2 A number of representative viewpoints have been identified (refer to Appendix 7 – Photoview Location Plan) on which to base a visual assessment. The detailed assessment of these representative viewpoints is given in Appendix 8.

Effects Upon Visual Amenity

Viewpoints

7.3 The summary table in appendix 9 sets out the initial visual effects and the effects at year 15.

7.4 The viewpoints that were taken as part of the visual assessment have been assessed at;

Year 1 - when the new dwellings have been built, and the landscaping has been installed (but not yet established or grown); and

Year 15 – When sufficient time has gone by to allow the planting to have established, and grown sufficiently to provide any softening, filtering, landscape/ecological enhancements.

7.5 The photoviews are formatted on A3, such that if you were to hold them up at arm's length, they would be a 100% representation of the view you would see.

7.6 As illustrated within the visual assessment in appendix 8, the site is well enclosed on account of the dense tree belts on either side of the site with no views of the site from the surroundings. By virtue of this enclosure, the proposed new replacement dwellings will also be hidden from the surroundings. The site visit and viewpoints illustrate just how well the site is hidden, such that no viewpoints were identified as having any views of the site and proposals.

7.7 The receptors in all instances are considered to be high sensitivity, apart from motorist on Southam Road who are considered medium sensitivity. The site is hidden from all viewpoints.

Residential Properties

7.8 The site is so well hidden from public view that there are no residential properties that will be affected by the proposals.

Public Highways

7.9 Southam Road is the only road in close proximity to the site. The site is hidden behind a dense belt of trees which delineate Southam Road and the site as shown in viewpoint 9. There are no public paths or rights of way along Southam Road, and therefore the only receptor using Southam Road are motorists travelling at high speed. The dense tracery of tree stems and branches in winter, and foliage in summer prevent views internally to the site. With the proposals in place, there will be no noticeable change to any motorists' views from Southam Road.

Summer and Winter Views

7.10 Given the countryside nature of the site and how well it is contained, there will be little difference between summer and winter views.

7.11 The main fluctuation in visibility will be in viewpoint 9 experienced from the site entrance. The intervening trees hide the site in summer when foliage is fully present. In winter, a dense tracery of stems and branches will still conceal the site from view. The proposals will not be more widely visible between summer and winter months than the existing site.

Summary

7.12 A summary of the visual effects is tabulated in appendix 9.

8 SUMMARY AND CONCLUSION

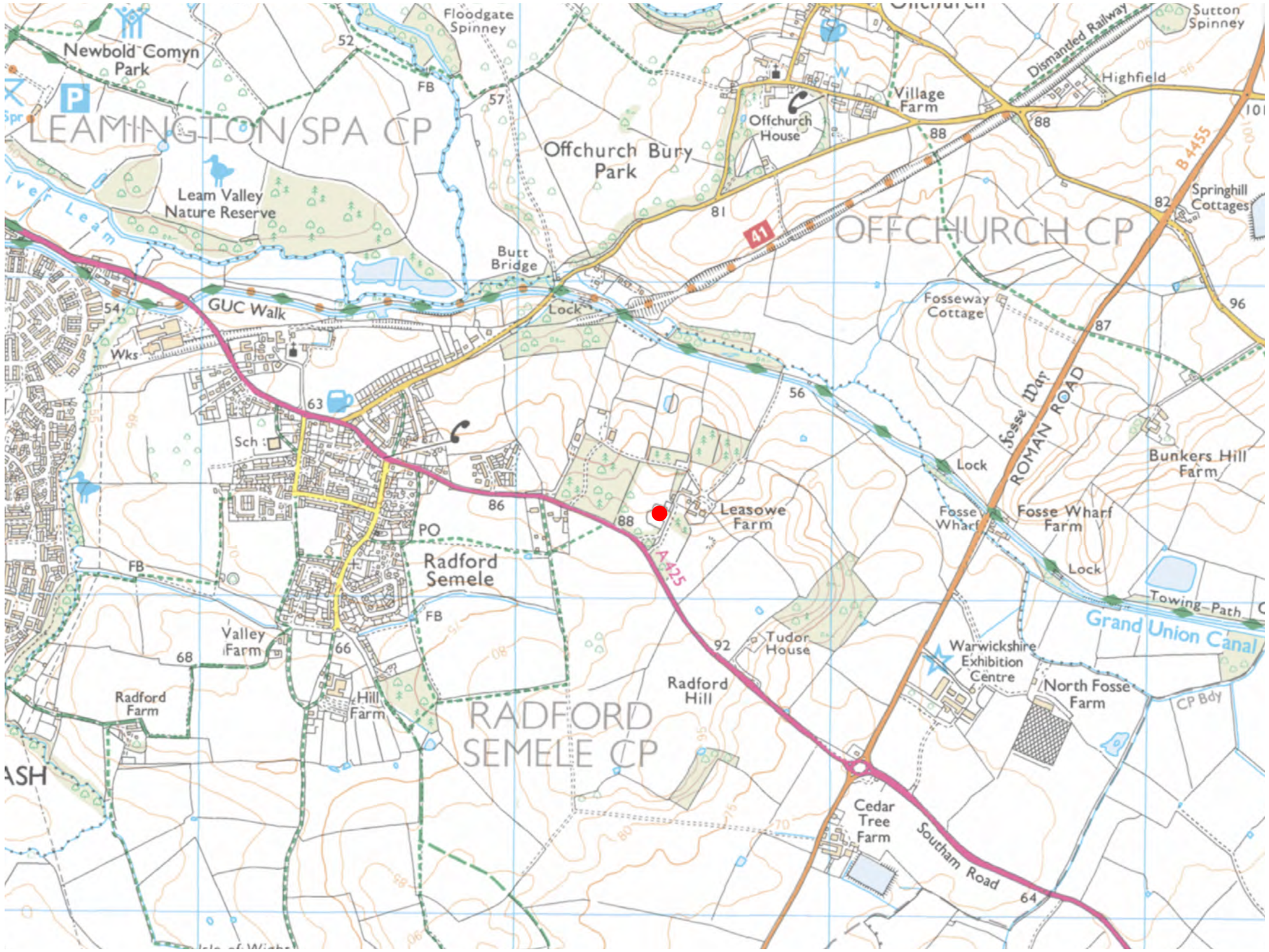
8.1 This Landscape and Visual Appraisal has assessed the landscape and visual effects of the proposals and associated landscaping.

8.2 It is evident from this assessment that the visual envelope associated with the proposals is extremely localised. The majority of the surrounding landscape would be completely unaffected visually should the proposals for the site take place.

8.3 This appraisal did not find any significant concerns regarding the anticipated landscape and visual effects arising from the proposals.

8.4 The proposals include removing large amounts of prominent walling and hard surfacing associated with the pool area, and replacing with lawn area and soft landscaping. The perceived condition and quality of the site will be improved as part of the proposals, and the new larger dwelling being more centrally located and perceived as taking ownership of its wider grounds as opposed to being hidden to one side.

APPENDIX 1: SITE LOCATION



KEY

- Site

Revision	Description	Date
-	First issue	17/8/21

LANDARB SOLUTIONS

Project:
Leasowe House, Radford Semele

Description:
Site Location Plan

Status:
For Planning

Scale:	Drawn I Checked		Date:
1:NTS @A3	**DP**	**MP**	**17/08/2021**

Job Number:	Drawing Number:	Revision:
LAS 293	**01**	**-**

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APPENDIX 2: METHODOLOGY

Introduction

1. The Landscape and Visual Appraisal has been undertaken with reference to best practice, as outlined in the following published guidance:

    - Guidelines for Landscape and Visual Impact Assessment (3rd edition) - Landscape Institute/ Institute of Environmental Management and Assessment (2013)

    - GLVIA3 Statement of Clarification 1/13

    - Landscape Character Assessment Guidance for England and Scotland - (2002) Countryside Agency / Scottish Natural Heritage

    - An Approach to Landscape Character Assessment (2014) Natural England

Professional Judgement

2. LVIAs differ from other specialist studies because they are generally undertaken by professionals who are also involved in the design of the landscape and the preparation of subsequent management proposals. This allows the landscape assessment to proceed as an integral part of the overall scheme design rather than a discrete study carried out once the proposals have been finalised.

3. Professional judgement is a very important part of the LVIA process. Whilst there is scope for quantitative measurement of some interrelating elements (e.g. the loss of trees), much of the landscape assessment will rely on qualitative judgements that involve a degree of subjective opinion (e.g. the assessment of landscape values or what effect proposals will have on visual amenity).

4. Professional judgements are therefore based on both training/qualification and experience and are supported by clear evidence and a reasoned judgement. Accordingly, it is recommended that suitably qualified and experienced professionals carry out the LVIAs.

5. The assessment of landscape and visual effects is based on the professional judgement of a chartered landscape architect with over 14+ years' experience of undertaking landscape and visual impact assessments for projects at varying scales at complexities.

Landscape Baseline

6. The initial step in the landscape assessment is to establish the baseline landscape conditions, to determine the current elements and character of the landscape within and surrounding the site. This involved an initial desktop study of but not necessarily limited to:

    - The review of published Landscape Character Assessments;
    - The review of planning policies relevant to landscape;
    - Use of Ordnance survey maps at 1:50,000, 1:25,000 scales;
    - Use of Aerial photographs of the site and surrounding area;
    - Review of and use of datasets for rural designations from the MAGIC website (Multi Agency Geographic Information for the Countryside);
    - Describing the existing landscape elements that contribute to landscape character, such as trees and vegetation, topography, settlement pattern, public rights of way, land use, waterbodies; and
    - Visual observations in the field – completing a character sheet during the site visit to note any visual detractors or visual qualities, the unity, level of activity, key characteristics, sense of enclosure, tranquillity etc.

Identification of Receptors

7. Once the landscape and visual baseline information about the receiving landscape has been collated this can be understood and described with an understanding of the details of the proposed change or development that is to be introduced into the receiving landscape to identify and describe the landscape effects.

8. The first step is to identify the elements and components of the landscape that are likely to be affected by the proposals referred to as landscape receptors. Potentially sensitive landscape receptors may include:

    - Physical influences on the constituent elements of the landscape (e.g. landform, topography and waterbodies);
    - Land cover of the landscape (e.g. the different types of trees and vegetation and patterns/types of tree cover);

- Influences of human activity on the landscape (e.g. the land use and its management, the character of settings and buildings and the patterns and types of fields and enclosures);

- Aesthetic or perceptual qualities of the landscape (e.g. its scale, its complexity, its openness, its tranquillity or its wildness); and

- The character of the landscape (i.e. any distinctive landscape character types or areas that can be identified), which may include published character assessment reports and / or defined character areas identified as part of the assessment process.

Identification of likely landscape effects

9. The second step is to identify interactions between the landscape receptors and the different elements/components of the development at the different stages, such as construction and operational stages.

10. Potential landscape effects that could occur during the construction and operational periods may include, but are not restricted to, the following;

    - Changes to landscape elements: the addition of new elements or the removal of existing landscape elements;

    - Changes to landscape qualities: degradation or erosion of landscape elements and patterns and perceptual characteristics, particularly those that form key characteristic elements of defined landscape character types or areas, or contribute to the landscape value; and

    - Changes to landscape character: landscape character may be affected through the incremental effect on characteristic elements, landscape patterns and qualities and the cumulative addition of new features, the magnitude of which is sufficient to alter the overall landscape character of a particular area.

Sensitivity of the receptor likely to be affected

11. For each of the landscape and visual effects identified the susceptibility of the landscape receptor to a specific change is to be judged as to is the value attached to the landscape and visual receptor. These two judgements are combined to determine the sensitivity of the landscape and visual receptor. The sensitivity and the judgements on susceptibility and value will be fully described for each of the receptors.

Landscape Effects

Landscape Susceptibility

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

13. In this context, the term landscape receptors can be expanded to cover character areas, particular landscape character types or an individual landscape element (such as trees/vegetation and topography) or feature. Landscape susceptibility will vary in response to the specific landscape that is being considered and to the nature or type of change that may occur.

14. Judgements about the susceptibility of a landscape receptor to change will be recorded as being high, medium or low.

Trees/vegetation

15. Trees are considered **highly susceptible** to development if they aren't protected as part of any site works.

Topography

Table 1: Topography Susceptibility –

Low	Flat land/ slightly undulating topography Many references to the type of topography within the local area Topography can easily accommodate the type of development proposed
Medium	Gently undulating/undulating land Some references to the type of topography within the local area Topography can accommodate the type of development proposed with minor regrading or localised cut and fill exercises

High	Steep/very steep topography in a hilly/mountainous area Few or no references to the type of topography within the local area Topography cannot easily accommodate the type of development proposed with major cut and fill exercises

The following table sets out the criteria that have been considered for determining overall landscape susceptibility.

Table 2: Landscape Susceptibility –

Low	Scale of enclosure – landscapes with a high capacity to accommodate the type of development proposed due to the interactions of topography, vegetation cover and built form. The landscape is small scale and / or has a high level of containment, resulting in only a slight degree of interaction between landform, topography, vegetation cover, field pattern and built form. Nature of land use – landscapes with extensive existing reference or context to the type of proposed development. Nature of existing elements – landscapes with few / no landscape characteristics / elements / features of value are present or, where they are present, they can easily be replaced / substituted and / or loss could be satisfactorily compensated for. Nature of existing features – landscapes where detracting features or major infrastructure is present and the influence of these on the landscape is dominant. Several detractors present which have a negative influence on the character and / or experience of the landscape. Very good opportunities for mitigation and enhancement.
Medium	Scale of enclosure – landscapes with a medium capacity to accommodate the type of development proposed due to the interactions of topography, vegetation cover and built form. The landscape is of a medium scale and / or there is a moderate level of containment, resulting in a moderate degree of interaction between landform, topography, vegetation cover, field pattern and built form. Nature of land use – landscapes with some existing reference or context to the type of proposed development. Nature of existing elements – Existing landscape characteristics / elements / features of limited value and could potentially be replaced / substituted, and / or loss satisfactorily compensated for. Nature of existing features – Some detracting features and / or major infrastructure are present in the area, and these have a noticeable influence on the character and experience of the landscape. Good potential for mitigation and enhancement.

High	Scale of enclosure – landscapes with a low capacity to accommodate the type of development proposed due to the interactions of topography, vegetation cover and built form. The landscape is of a large scale and / or there is a low level of containment, resulting in a high degree of interaction between landform, topography, vegetation cover, field pattern and built form. Nature of land use – landscapes with no or very little existing reference or context to the type of proposed development. Nature of existing elements – Many of the existing landscape characteristics / elements / features of value would not be easy to replace or substitute, and it is unlikely that loss could be compensated for. Nature of existing features – Few detracting features in the area and where present, these have little influence on the character and experience of the landscape Some potential for mitigation and enhancement.

Landscape Value

16. Landscape value is the relative value attached to a potentially affected landscape. Landscape value will vary in relation to the different stakeholders and different parts of society that use or experience a landscape.

17. Landscape value is not solely indicated by the presence of formal designations and a range of factors influence landscape value. Factors that have been considered in making judgements on landscape value include designations (both national and local), local planning documents, status of features (e.g. TPO's or Conservation Areas) and local community and interests (for example local green spaces, village greens or allotments).

18. Landscape value will vary in response to the specific landscape that is being considered in relation to its condition, sense of seclusion or isolation, the presence or absence of detracting features and the presence or absence of rare or distinctive elements and features and to what degree these form key characteristics.

19. Judgements about the value of a landscape receptor will be recorded as being High, Medium, or Low based on the information gathered in the landscape baseline (such as landscape quality (condition), scenic quality, rarity, representativeness, conservation interests, recreation value, perceptual aspects and associations.

The following table sets out the criteria that have been considered for determining landscape value.

Table 3: Landscape Value –

Low	Ones that have no or little rarity make no and/or make only a limited contribution to the character and local visual and amenity value and/or be of such poor condition that it has lost its ability to contribute effectively to the character of the landscape. Fair to poor representation of landscape area / type / characteristics and common. No formal designations but a landscape of local relevance (including, but not limited to, public or semi-public open spaces, village greens or allotments) and also green infrastructure and open paces within residential areas likely to be visited and valued by the local community. Landscape condition is poor and components are generally poorly maintained or damaged. Several detractors present. The quality / qualities of, and / or features in, the landscape are unlikely to be a reason for visiting. Little or no contribution to public amenity, access and recreation. In terms of seclusion, enclosure by land use, traffic and movement, light pollution and presence / absence of major infrastructure, the landscape has limited levels of tranquility. Rare or distinctive elements and features are not a notable component that contribute to the character of the area.
Medium	Designated areas at a Regional or County level (including, but not limited to, green belt, regional scale parks, designated as open space or a Conservation Area in local planning documents) and also considered a distinctive component or the region/county character experienced by a large proportion of its population. Good to fair representation of landscape area / type / characteristics but common. Landscape condition is fair and components are generally relatively well maintained. In terms of seclusion, enclosure by land use, traffic and movement, light pollution and presence / absence of major infrastructure, the landscape has moderate levels of tranquility. Rare or distinctive elements and features are a notable component that contribute to the character of the area. Some detractors present. The quality / qualities of, and / or features in, the landscape are unlikely to be one of the main reasons for the visit, but make a positive contribution to the experience. Important contribution to local public amenity, access and recreation e.g. well-used public rights of way, green open spaces, common land. Ones that are notable in the landscape, with some visual and/or amenity interest but that do not make a particularly strong or important contribution to the character of the landscape or ones that are an intrinsic element of landscape but in poor condition.

High	Designated areas at an International or National level (including, but not limited to, World Heritage Site, National Parks, AONB's) and also considered an important component of the country's character, experienced by high numbers of tourists. Very good representation of landscape area / type / characteristics and / or uncommon. Landscape condition is good and components are generally regularly maintained to a high standard. In terms of seclusion, enclosure by land use, traffic and movement, light pollution and presence / absence of major infrastructure, the landscape has an elevated level of tranquility. Rare or distinctive elements and features are a key component that contribute to the character of the area. Negligible / few detractors present. The quality / qualities of, and / or features in, the landscape are likely to be one of the main reasons for the visit. Important contribution to wider public amenity, access and recreation e.g. long-distance / themed trails, well-used public rights of way, Heritage Coast, Public Open Space / Local Green Space. May be protected by / subject of planning policy.

Table 4: Value of Topography –

Low	Topography that is typical of the immediate and wider area with many references to the same type of topography Topography that doesn't have any historic or cultural associations Topography that doesn't feature any associated features such as depressions, undulations, ridge and furrow, watercourses, waterbodies Topography that isn't noted as being a prominent or notable feature within the published character area
Medium	Topography that is typical of the immediate and wider area with some references to the same type of topography Topography that does have some historic or cultural associations Topography that does feature some/localised associated features such as depressions, undulations, ridge and furrow, watercourses, waterbodies Topography that has several notable features within the published character area
High	Topography which is not typical of the immediate and wider area with few references to the same type of topography Topography which is typical of the immediate and wider area with many references to the same type of topography and does have additional attributes and associations

	Topography that does have many historic or cultural associations Topography that does feature many associated features such as depressions, undulations, steep terrain, ridge and furrow, watercourses, waterbodies Topography that is noted as being prominent or key features within the published character area

Note: the presence of ridge and furrow is considered high value, but will be assessed separately from overall landform of a site.

Table 5: Value of Trees and areas of vegetation –

Low	Trees and vegetation are either all or **mostly** categorized as **Low quality** (Category C and U) in line with BS: 5837; and Site contains **very few Medium** quality (Category B) trees/vegetation and/or Trees and vegetation **not designated** as part of a SSSI, wildlife site or TPO – no planning or ecological designations
Medium	Trees and vegetation are **either all or mostly** categorized as **Medium** quality (Category B) in line with BS: 5837; and Site contains **some Low Quality** (Category C) trees/vegetation and **very few High** quality (Category A) trees/vegetation and/or Trees and vegetation are **partly or wholly designated** as part of a SSSI, wildlife site or TPO
High	Trees and vegetation are **either all or mostly** categorized as **High quality** (Category A) in line with BS: 5837; and Site contains **some Low Quality** (Category C) trees/vegetation and **some Medium quality** (Category B) trees/vegetation and/or Trees and vegetation **are designated** as part of a SSSI, wildlife site or TPO

Sensitivity

20. The sensitivity attributed to a landscape element, a view, or character is determined by a combination of;

    - the value that is attached to a particular landscape element feature; and

- and the susceptibility of the landscape element/feature to changes that would arise as a result of the Proposed Development as outlined in pages 88-90 of GLVIA3.

21. Therefore, landscape sensitivity is assessed combining judgements on the value attached to a landscape and the susceptibility to the type of change and nature of the development proposed.

Landscape Sensitivity

22. Landscape sensitivity is a term applied to specific receptors, combining judgements of the susceptibility of the receptor to the specific type of change or development proposed and the value related to that receptor. Receptors can include specific elements or features or may be judged at a wider scale and include landscape character parcels, types or areas.

23. Having considered in detail the contributing factors to landscape value and the susceptibility of the site and surrounding area to the type of the development proposed, conclusions on landscape sensitivity can be drawn by balancing the judgements on value and susceptibility.

Table 6: Sensitivity of Topography -

	VALUE			
SUSCEPTIBILITY		**HIGH**	**MEDIUM**	**LOW**
	HIGH	High	High	Medium
	MEDIUM	High	Medium	Low
	LOW	Medium	Low	Low

Table 7: Sensitivity of Trees and Vegetation -

	VALUE			
SUSCEPTIBILITY		**HIGH**	**MEDIUM**	**LOW**
	HIGH	High	High	Medium
	MEDIUM	High	Medium	Low
	LOW	Medium	Low	Low

Table 8: Sensitivity of Landscape Character

	VALUE			
SUSCEPTIBILITY		**HIGH**	**MEDIUM**	**LOW**
	HIGH	High	High	Medium
	MEDIUM	High	Medium	Low
	LOW	Medium	Low	Low

Magnitude of Change

24. The magnitude of change is determined through a range of considerations particular to each effect receptor and effect. In line with the GLVIA, the main attributes considered are:

Size/Scale of Change

The considerations set out in GLVIA 3 are summarised as follows:

- The extent to which the removal or addition of landscape features alters the existing landscape character;
- The degree to which aesthetic or perceptual aspects of the landscape are altered by removal of features e.g. hedgerows and/or the introduction of new features e.g. buildings; and

- Consideration of whether the effect changes the key characteristics of the landscape which are critical to its distinctive character.

Geographical Extent

25. This is distinct from the size or scale of effect and a range of scales that typically apply are listed below:

    - Large scale effects influencing several landscape types or character areas;
    - Effects at the scale of the landscape type or character areas within which the proposal lies;
    - Effects within the immediate landscape setting of the site;
    - Effects at the site level (within the development site itself); and
    - Effects only experienced on parts of the site at a very localised level.

Duration and reversibility

26. These are separate but linked considerations. Duration is judged according to the defined terms set out in below. Reversibility is a judgement about the prospects and practicality of the particular effect being reversed in, for example, a generation. The categories used in this assessment are set out below.

Duration:

- Long term (20 years+)
- Medium to long term (10 to 20 years)
- Medium term (5 to 10 years)
- Short term (1 year to 5 years)
- Temporary (less than 12 months)

Reversibility:

- Permanent with unlikely restoration to original state e.g. major road corridor, power station, urban extension etc;

- Permanent with possible conversion to original state e.g. agricultural buildings, retail units;
- Partially reversible to a different state e.g. mineral workings;
- Reversible after decommissioning to a similar original state e.g. wind energy development; and
- Quickly reversible e.g. temporary structures.

27. With regard to Reversibility, GLVIA 3 explains that where developments have a limited life and could eventually be removed and/or the land reinstated the effects could be considered reversible. The reversibility and consideration of temporary effects is however linked to the duration of that effect such as short term (0-5yrs), medium term (5-10 yrs) and long term (20yrs).

28. For the purpose of this assessment impacts that would be considered permanent are those typically occurring over the long term, such as the construction of buildings and reprofiling of land as these cannot practicably be reversed. Vegetation removal is also considered to be permanent where it cannot be planted in the same location and reach maturity over the short or medium term. Mitigation planting has the potential to compensate for the loss of existing vegetation if similar types and species are planted and could provide similar benefits over the medium to long term. There are instances where mitigation planting could not compensate for the loss of existing vegetation such as the removal of Ancient Woodland or instances where there are rare species which form a unique habitat.

29. Temporary effects would typically occur over a short to medium term duration and would mainly occur during the construction period. Development that may result in temporary effects would typically include the introduction of temporary site security fencing, temporary hard standing areas, construction machinery, temporary buildings and compounds, haul roads, earthmoving and stockpiles, lighting etc.

30. The characteristics of the proposals and the nature of landscape and visual effects arising will vary throughout the different phases of the lifecycle of the project. LVIA undertaken as part of an Environmental Impact Assessment (EIA) is required to include an assessment of effects at different stages of the life-cycle of the development, and commonly includes:

- Construction effects; and

- Operational Effects (often including Year 1 and Year 15 effects such that mitigation is considered).

31. Year 1 considers the effects of the development upon completion of the construction phase. The assessment of landscape and visual effects at Year 15 takes into account any proposed mitigation measures, including planting. The assessment undertaken at Year 15 assumes that planting proposals have established and grown sufficiently to become effective. For the purposes of LVIAs Year 15 effects are also considered to be the 'residual effects' of the proposals.

32. Judgements about the magnitude of impact on landscape receptors will identify whether the impact will be negative (adverse) or positive (beneficial) and will be recorded as being large, medium, small, negligible or no change, based on the criteria set out in Table 3.

Magnitude of Change on Landscape Elements and Features

33. Professional judgement has been used to determine the magnitude of direct physical impacts on individual existing landscape elements and features as follows:

Table 9: Criteria for magnitude of change for topography and landform

No change	No change to existing topography of the site
Negligible	**Very small** change to existing site topography across a small part of the site **Very small** change to existing site topography across the entire site Development within a **very small** part of the site on the whole **Very few small/no** SuDS basins/ very few/no swales **No cut and fill exercises** **Unnoticeable change** to baseline topography
Low	**Small** change to existing site topography across a small part of the site **Small** change to existing site topography across the entire site **Multiple** small sized SuDS basins/ few swales **No cut and fill exercises** Development within a **small part** of the site on the whole **Small change** to baseline topography

Medium	**Medium** change to existing site topography across the entire site Development within a **half of** the site on the whole **Multiple** medium sized SuDS basins/ multiple swales **Localized cut and fill exercises** **Medium change** to baseline topography
High	**Large** change to existing site topography across the entire site Development within a **majority** the site on the whole **Multiple** large sized SuDS basins/ lots of swales **Major cut and fill exercises** **Major change** to baseline topography
Very high	**Very large** change to existing site topography across the entire site Development within a **vast majority** of the site on the whole **Lots of** large sized SuDS basins/ lots of swales **Major cut and fill exercises** **Major change** to baseline topography

Table 10: Criteria for magnitude of change for existing trees and vegetation

No change	**No** trees removed **All** existing trees/areas of vegetation retained and protected
Negligible	Quantities of existing trees/areas of vegetation proposed to be removed are considered **very low** **Very small loss** of existing trees/ areas of vegetation overall Geographical extent of removals would substantially influence the landscape of the site only The nature and scale of change to key characteristics which are critical to character is considered very small A very small amount of new tree planting and native shrub planting (hedges and structure mix) proposed throughout the site

Low	Quantities of existing trees/areas of vegetation proposed to be removed are considered l**ow** **Small loss** of existing trees/ areas of vegetation overall Geographical extent of removals would influence the landscape in the immediate setting of the site, i.e. limited to the influence of part of a single landscape character area/type The nature and scale of change to key characteristics which are critical to character is considered small A small amount of new tree planting and native shrub planting (hedges and structure mix) proposed throughout the site
Medium	Quantities of existing trees/areas of vegetation proposed to be removed are considered **moderate** **Moderate loss** of existing trees/ areas of vegetation overall Geographical extent of removals would influence the landscape at a local scale, i.e. a single landscape character area/type (or potentially multiple areas/types where a site is located on the boundary between areas) The nature and scale of change to key characteristics which are critical to character is considered moderate A medium amount of new tree planting and native shrub planting (hedges and structure mix) proposed throughout the site
High	Quantities of existing trees/areas of vegetation proposed to be removed are considered **high** **Majority loss** of existing trees/ areas of vegetation overall The nature and scale of change to key characteristics which are critical to character is considered large A large amount of new tree planting and native shrub planting (hedges and structure mix) proposed throughout the site
Very high	Quantities of existing trees/areas of vegetation proposed to be removed are considered **very high** **Total loss** of existing trees/ areas of vegetation overall

	Geographical extent of removals would have a substantial influence on the landscape at a regional scale, i.e. across several landscape character areas/types The nature and scale of change to key characteristics which are critical to character is considered very large Significant new tree planting and native shrub planting (hedges and structure mix) proposed throughout the site

Table 11: Criteria for magnitude of change for landscape character

High	Major alteration to, or complete loss of, key elements, features, characteristics and functions of the baseline condition The size, scale and / or geographical extent of change is considered very large due to the extent and proportion of loss of, or change to, existing landscape components Effects likely to be experienced at a very large scale, influencing several character areas or types Major alteration to, or complete loss of, key elements, features, characteristics and functions of the baseline condition, and / or the addition of highly uncharacteristic, conspicuous elements, features and / activities, would result in major alteration to, or complete loss of, aesthetic and / or perceptual qualities
Medium	Partial alteration to, or loss of, key elements, features, characteristics and functions of the baseline condition The size, scale and / or geographical extent of change is considered medium due to the extent and proportion of loss of, or change to, existing landscape components Effects likely to be experienced at a moderate scale, influencing the character type within which the change is proposed but at a local level within the immediate setting of the site Partial alteration to, or loss of, key elements, features, characteristics and functions of the baseline condition, and / or the addition of elements, features and / activities which are not uncharacteristic in the area, would result in partial alteration to, or loss of, aesthetic and / or perceptual qualities
Low	Minor alteration to key elements, features, characteristics and functions of the baseline condition The size, scale and / or geographical extent of change is considered small due to the extent and proportion of loss of, or change to, existing landscape components Effects likely to be experienced at a small scale, influencing the landscape within which the change is proposed at the site level (within the site itself) and localized within the immediate setting

	Minor alteration to, or loss of, key elements, features, characteristics and functions of the baseline condition, and / or the addition of elements, features and / activities which are characteristic in the area, would result in minor alteration to aesthetic and / or perceptual qualities
Negligible	Barely discernible alterations to key elements, features, characteristics and functions of the baseline condition The size, scale and / or geographical extent of change is considered very small due to the extent and proportion of loss of, or change to, existing landscape components Effects likely to be experienced at a very small scale, experience on parts of the site with no influence beyond the site on the landscape within which the change is proposed Barely discernible alterations to key elements, features, characteristics and functions of the baseline condition, and / or the addition of elements, features and / activities which are entirely characteristic in the area, would result in barely discernible alteration to aesthetic and / or perceptual qualities
Neutral	No change to the baseline condition

Table 12: Scale of effects

		Magnitude of Change			
Sensitivity		**High**	**Medium**	**Low**	**Negligible**
	High	Major	Major	Moderate	Minor
	Medium	Major	Moderate	Minor	Negligible
	Low	Moderate	Minor	Negligible	Negligible

Nature of Effects

34. It is a requirement of the EIA Regulations to state whether effects are adverse, beneficial or neutral. The landscape effects will be considered against the landscape baseline, which includes published landscape strategies or policies if they exist.

35. Visual effects are more subjective in terms of their valency as people's perception of the proposals varies through the spectrum of negative, neutral and positive attitudes. In the assessment of visual effects, the assessor will exercise objective professional judgement in

assessing the significance of effects and will assume, unless otherwise stated, that all effects are adverse, thus representing the worst-case scenario.

Table 13: Nature of landscape/character effects

Major adverse	Be at considerable variance with the character of the receiving landscape. Degrade or diminish the integrity of a range of characteristic elements or features. Damage the sense of place. Such effects would be incapable of full mitigation and would degrade the integrity of the landscape.
Moderate Adverse	Show some variance or inconsistency with the character of the receiving landscape. Have an adverse impact on characteristic elements or features. Detract from the sense of place. Proposals are likely to be out of scale with the existing topography, grain, scale and patter of the landscape.
Minor Adverse	Not quite fit in with the character of the receiving landscape. Be at variance with characteristic elements or features. Have a limited influence on the sense of place. Proposals may not logically complement the existing topography, grain, scale and patter of the landscape and constitute an unsympathetic outcome.
Neutral/Negligible	Maintain the character of the receiving landscape. Blend in with the characteristic elements or features. Very minor levels of planting of native species as part of the proposals. Enable the sense of place to be retained.
Minor Beneficial	Complement the character of the receiving landscape. Maintain or enhance characteristic elements or features. Minor levels of planting of native species as part of the proposals. Enable some sense of place to be restored.
Moderate Beneficial	Improve the character of the receiving landscape. Enable the restoration of characteristic elements and features partially lost or diminished as a result of changes from the absence of or inappropriate management or development.

	Moderate levels of planting of native species as part of the proposals. Enable the sense of place to be restored.
Major Beneficial	Enhance the character of the receiving landscape. Enable the restoration of characteristic elements and features lost as a result of changes from absence of or inappropriate management or development. Major levels of planting of native species as part of the proposals. Enable the sense of place to be enhanced.

Visual Assessment Methodology

36. The visual assessment considers the potential effect of the proposals on visual amenity; as experienced by people within the study area. They relate to changes that arise in the composition of available views as a result of changes to the landscape, to people's responses to the changes, and to the overall effects with respect to visual amenity.

37. The effects on visual amenity will be assessed through the consideration of potential effects on receptors. Visual receptors include people in their homes, at work, undertaking recreational activities or when travelling through and area i.e. using roads, footpaths etc, where they would be likely to experience a change in the existing view as a result of the construction and operation of the proposals.

38. The visual effects may include a change to an existing view, sequential views, or wider visual amenity as a result of development or the loss of particular elements or features already present in the view. Cumulative visual effects may result when receptors gain views of similar types of development, which combine to have a cumulative visual effect.

39. It is generally accepted that the two criteria that combine to determine the scale of visual effect are the sensitivity of the receptor and the magnitude of impact.

40. The assessment of the visual baseline within the study area will take into consideration the following:

    - The area within which the proposals may be visible;
    - The different groups of people within the study area who may experience views of the proposals;
    - The identification of specific viewpoints; and

- The nature of views at the viewpoints.

Viewpoints

41. The selection of viewpoints will be based on the following criteria:

    - The requirement to provide an even spread of representative viewpoints within the visual envelope, and around all sides of the Proposed Development;
    - From locations which represent a range of near, middle- and long-distance views;
    - Whilst private views are relevant, public viewpoints i.e. from roads and public rights of way and other area of open public access, will be selected since they are the most significant in term of the number of receptors affected;
    - Views from sensitive receptors within designated landscapes

42. In accordance with the GLVIA3, the viewpoints that will be selected take account of:

    - The potential number and sensitivity of viewers who may be affected;
    - The viewing direction, distance (i.e. short, medium and long-distance views) and elevation;
    - The nature of the viewing experience (for example static views, views from settlements and views from sequential points along routes);
    - The view type (for example panoramas, vistas, glimpses); and
    - The potential for cumulative views of the proposed development in conjunction with other developments.

43. The findings and conclusion of this assessment assume that all existing vegetation located outside the site would be retained unless otherwise identified for removal.

44. The assessment of visual effects was undertaken on the basis of viewpoint analysis as recommended in best practice guidelines. The viewpoints which are in different directions from the site and are at varying distances and locations were selected to represent a range of views and visual receptor types.

45. The viewpoints are representational and not exhaustive. They are taken from publicly accessible land and not from any third party, private, land.

46. The viewpoints were used as the basis for determining the effects of visual receptors within the entire study area. The viewpoints were photographed at 1.6 metres above ground level.

47. The photos were taken using a Canon EOS 5d Mark IV full frame camera using a fixed 50mm lens.

Sensitivity of Visual Receptors

48. Sensitivity is determined by a combination of the value that is attached to a view and the susceptibility of the receptor to changes in that view that would arise as a result of the Proposed Development as outlined in pages 113-114 of GLVIA3. Both value and susceptibility are assessed as high, medium or low.

49. GLVIA3 says a judgement should be made as to the value of a particular view being experienced. In making a professional judgement as to the value attached to a view, the following criteria have helped guide the process. Not all the criteria have to apply to a particular view and the criteria are not in a hierarchy.

Table 14: Criteria for judging levels of visual value

Low	Views from within, or towards, undesignated landscapes and / or features of site-wide importance View is of low scenic beauty View makes a very limited contribution to understanding of landscape function / contribution Views from landscapes / viewpoints which are not particularly popular or recognised as being destinations in their own right, including infrequently used rights of way Views with no social / cultural / historic associations
Medium	Views from within, or towards, undesignated landscapes and / or features of local importance View is of moderate scenic beauty View makes a moderate contribution to understanding of landscape function / contribution Views from locally-popular recreation areas / green open spaces / public rights of way, but not used by many visitors Views with social / cultural / historic associations of local importance

High	Views from within, or towards, designated landscapes and / or features of regional or countywide importance e.g. Areas of Great Landscape Value (AGLV), Country Parks, Conservation Areas, Grade II listed buildings, National Trust land etc., especially where contributing to the significance of an asset / feature View is of high scenic beauty View makes an important contribution to understanding of landscape function / contribution Views from well-used and popular visitor attractions / tourist destinations, including long-distance / themed trails, Heritage Coasts, Public Open Spaces / Local Green Spaces, used by relatively large numbers of people Views with social / cultural / historic associations of countywide importance

Table 15: Visual Receptors Susceptibility to Change

Low	Receptors in commercial and industrial premises, schools, playing fields etc. where the view is not central to the use People using main roads, rail corridors, infrequently used / inaccessible public rights of way and likely to be travelling for a purpose other than to enjoy the view People moving past the view often at high speed (e.g. on motorways and main line railways) and with little or no focus on or interest in the landscape through which they are travelling Motorists and passengers on main roads People working in premises where the views are not likely to make an important contribution to the setting, and / or to the quality of working life People engaged in outdoor sport and recreation which does not involve or depend on appreciation of views of the landscape Communities where views do not contribute to the landscape setting enjoyed by residents in the area
Medium	Receptors within, or looking towards, undesignated landscapes, areas and features of local importance, and in places where the landscape / feature is not necessarily part of the reason for the visit People engaged in outdoor recreation whose attention is unlikely to be focused on the landscape and / or particular views, and / or for whom the view is not necessarily a factor in the enjoyment of the activity Users of public rights of way where attention is not focused on the landscape/and/or views (for example in densely vegetated or built up areas) People staying in hotels and healthcare institutions who are likely to appreciate and / or benefit from views of their surroundings

	People working in premises where the views are likely to make an important contribution to the setting, and / or to the quality of working life Motorists and passengers on rural lanes Residential properties (upper stories/less use in daylight hours) Communities where views partly contribute to the landscape setting enjoyed by residents in the area
High	Receptors (tourists / visitors) within, or looking towards, internationally- or nationally-designated landscapes, areas and features such as World Heritage Sites, National Parks, Areas of Outstanding Natural Beauty, Registered Historic Parks and Gardens, Scheduled Ancient Monuments, Grade I and II* listed buildings and other places where the landscape / feature is the main reason for the visit People using national trails and other designated routes where the view is likely to be the focus of attention Residents at home, although thus will depend on the rooms occupied during waking hours People, whether residents or visitors, engaged in outdoor recreation, including users of public rights of way, e.g. walkers, riders, cyclists, boat users, motorists, whose attention may be focused on the landscape and / or particular views, and / or for whom the view is a factor in the enjoyment of the activity People travelling through the landscape on roads, rail or other routes on recognised scenic routes or where there is a distinct awareness of views of their surroundings and their visual amenity Residential properties (lower stories and gardens) Communities where views contribute to the landscape setting enjoyed by residents in the area

Table 16: Sensitivity of Visual Receptors

	VALUE			
SUSCEPTIBILITY		**HIGH**	**MEDIUM**	**LOW**
	HIGH	High	High	Medium
	MEDIUM	High	Medium	Low
	LOW	Medium	Low	Low

Magnitude of Change on Visual Impact

50. The Magnitude of Visual Impact experienced by visual receptors as a result of the development proposals will be described by reference to the:

- Scale of change in the view in respect of the loss or addition of features and changes in the visual composition, including the proportion of view occupied by the proposed development;
- Geographical extent – This is likely to reflect the orientation/ angle of view in relation to the main activity of the receptor; The distance of the viewpoint from the main development and the extent of the area over which the changes would be visible;
- Duration of the effect - (short 0-5yrs/ medium 5-10yrs/ long term 20yrs, temporary, permanent, intermittent/ continuous and whether the views will be full, partial or glimpses.)
- Reversibility - the ability of the proposed development to be reversed.

51. The criteria which will be used to guide the assessment of the magnitude of impact that would be experience by visual receptors as a result of the proposals are outlined below;

Table 17: Criteria for magnitude of change for visual receptors

High	The proposals will be clearly noticeable and the view would be fundamentally changed by its presence. Direct or oblique views with changes over a notable horizontal and/or vertical extent.
Medium	The proposals will form a new element within the view which is likely to be recognised by the receptor. Direct or oblique views with a moderate horizontal and/or vertical extent of the view affected.
Low	The proposals will form a new and recognisable element within the view which is likely to be recognised by the receptor. The proposals will form a minor constituent of the view being partially visible or at sufficient distance to be a small component.
Negligible	The proposals will form a barely noticeable component of the view, and the view whilst slightly changed would be similar to the baseline situation.
No Change	No change to the existing view.
Neutral	The changes to the view are not apparent if they are positive or negative. There may be some adverse **and** some beneficial changes perceived in equal measure, but the nature of the changes only effect a small part of the view on the whole in a close proximity view, or a larger proportion of the view at a further distance.

Scale of Effects

52. The scale of the landscape and visual effects is determined by;

    - cross referencing the sensitivity of the landscape feature, landscape character or view with;

    - the magnitude of change. The scale of effects is described as major, moderate, minor, negligible, neutral or no change.

Table 18: Scale of effects

		Magnitude of Change				
Sensitivity		**High**	**Medium**	**Low**	**Negligible**	**Neutral**
	High	Major	Major	Moderate	Minor	Neutral
	Medium	Major	Moderate	Minor	Negligible	Neutral
	Low	Moderate	Minor	Negligible	Negligible	Neutral

Nature of Effects

53. Development results in varying degrees of visual changes to the existing landscape, and also generates pressures upon highly valued natural and built environments. The landscape is an environment that we perceive, recognise and appreciate. Protecting and enhancing the visual attributes of an existing host landscape setting is regulated by a range of policies and design guidance recommendations.

54. Development proposals often give rise to conflicts between local authorities, developers, and the public. Visual relationships between a proposed development and the existing host landscape setting are increasingly controversial. Currently, conflict resolution, based upon local authorities' policies, relies on an expert's interpretation and professional judgement on whether development proposals give rise to visual effects which are either beneficial, adverse or on occasion neutral.

55. It is a requirement of the EIA Regulations to state whether effects are adverse, beneficial or neutral. GLVIA3 states an informed professional judgement should be made as to whether visual effects can be described as positive or negative (or in some cases neutral) in their consequences for views and visual amenity. This will need to be based on a judgement about

whether the changes will affect the quality of the visual experience for those groups of people who will see the changes, given the nature of the existing views.

56. Visual effects are more subjective in terms of their valency as people's perception of the proposals varies through the spectrum of negative, neutral and positive attitudes.

57. Although appropriately qualified landscape experts aim to provide an impartial and objective assessment of visual effects of development proposals, their evaluations are regularly combined with personal judgments. It is important to be able to arrive at a conclusion in respect of the nature of a visual effect that is reliable, measurable and repeatable, so that all parties arrive at a point of mutual interest in aiding high quality, well designed and appropriate development proposals which respect and minimise harm to the host landscape. A higher level of objectivity and quantification would facilitate a more rigorous evaluation of development proposals and the visual changes that arise from them. This would help ensure the preservation and enhancement of the primary visual attributes that contribute to the overall landscape character of the host landscape.

58. Using the methodology set out in GLVIA 3, Sensitivity x Magnitude of change = Scale of effect.

59. High sensitivity x High magnitude of change would give rise to a major effect, which is either adverse or beneficial.

60. The report's author is of the opinion that this method results in a scale of effect that does not accurately reflect the real-world scenario and take into consideration a well-balanced scale of effect, considering all of the positive and negative changes to a view.

61. In order to come to a professional opinion as to whether the nature of effect is neutral, adverse or beneficial, the following table has been created by the reports author to aid the decision making, taking into consideration the visual elements of the proposals and how these inter relate to character and design objectives in planning policy. The following table is based upon the authors experience, informed by objectives and criteria set out in local authority design guides and planning policy requirements. The table provides an indication in the types of criteria that could help inform the decision making. It is the intention to use the GLVIA 3 Sensitivity x Magnitude of change to arrive at a scale of effect, and then use the following table to inform a well-balanced consideration of the changes to the views brought about by the proposals. The overall nature of effect will be the result of the Sensitivity x Magnitude of Change, and the balance of positive and negative changes to the visuals from the following table, that will increase or reduce that scale off effect to result in a final scale of effect.

62. Positive and Negative visual changes will be itemised so that the decision making is transparent and clear for the LPA landscape officer to understand how the overall scale of visual effect has been arrived at.

63. The following table aims to move away from the assumption that all development is adverse in nature, and to create a balanced and transparent method that can be used to arrive at the professional judgement as to whether changes to existing views, brought about by development proposals, are considered adverse or beneficial in nature. If the resulting scores are equal, a neutral nature of effect would be justifiable.

Table 19: Nature of visual effects – Beneficial or Adverse

	Beneficial	**Adverse**
Perception of appropriate visual character	Building style and materials used are in character with local context	Building style and materials used not in character with local context
	Built form elements of proposals are of high architectural merit and include the use of high-quality materials	Built form elements of proposals are of poor architectural merit and poor choice of materials used not characteristic of the local context
	The height and massing emulate the local context	The height and massing appear incongruous to the local context
	The extent of development is proportionate to the site and emulates settlement patterns in the local context	The extent of development is disproportionate and an overdevelopment of the site and incongruous to local settlement patterns
Sense of Place	Proposals help create a sense of place and/or make a positive visual statement	Proposals do not help create a sense of place and/or make a negative visual statement
	Proposals include visual elements which are recommended in LPA design guides and considered visually pleasing I.e., solar panels, green roofs, innovative/sustainable design features	Proposals include elements which are not recommended in LPA design guides and not considered visually pleasing I.e., in appropriate surfacing materials, planting, building materials
	Proposals do not give rise to any over bearing visual effects upon visual receptor	Proposals do give rise to over bearing visual effects upon visual

	I.e., overshadowing, apprehension	receptor I.e., overshadowing, apprehension
Views	Proposals are well enclosed and largely hidden from receptors	Proposals are exposed and/or largely visible from receptors
	The view is improved as a result of the proposals	The view is degraded as a result of the proposals
	Proposals are not considered a visual eye sore, blot on landscape or a visual detractor/visually contentious	Proposals are considered a visual eye sore, blot on landscape or a visual detractor/visually contentious
	Proposals maintain any published important existing views and do not erode or obscure important views	Proposal's block, erode or obscure existing published important views
	Proposals do not detract from another element/feature/landmark of visual significance within the view	Proposals do detract from an element/feature/landmark of visual significance within the view
	Proposals are appropriate for the site and local area I.e., not alien land use or features and would be considered as an evolution/progression for the location	Proposals are not appropriate for the site and local area I.e., are alien or not considered as an evolution/ progression for the location
	Proposals look visually attractive and would be perceived as aesthetically pleasing and enhance the visual environment	Proposals do not look visually attractive and would not be perceived as aesthetically pleasing and not enhance the visual environment
	Proposals improve or enhance the visible condition or perception of quality of the site or any element of it I.e., enhance the surfacing of a right of way or improve the landscape framework	Proposals do not improve or enhance the visible condition or perception of quality of the site or any element of it I.e., enhance the surfacing of a right of way or improve the landscape framework
	Proposals not considered bad neighbor development I.e., proposals that do not attract large numbers of people gathering and increased activity that detracts from the baseline view	Proposals are considered bad neighbor development I.e., proposals that do attract large numbers of people gathering and increased activity that detracts from the baseline view

	Existing built form removed from the view is not an important visual element within the view	Existing built form removed from the view is an important visual element within the view
	Proposals do not adversely affect the night time sky above/immediately adjacent the proposals	Proposals do adversely affect the night time sky above/immediately adjacent the proposals
	Proposals lead to changes to view that are easy for people to understand and appreciate	Proposals lead to changes to view that are hard for people to understand and appreciate
	The proposals do not result in a significant degree of visual modification within the view	The proposals do result in a significant degree of visual modification within the view
	New planting and fencing paraphernalia is not visible/not visually prominent and does not clutter the view	New planting and fencing paraphernalia is highly visible/visually prominent and does clutter the view
Existing Vegetation and Planting Mitigation	Proposals reinstate visually characteristic features which have become eroded or lost as a result of lack of management, damage or intensive land management or agricultural practices	Proposals do not reinstate visually characteristic features which have become eroded or lost as a result of lack of management, damage or intensive land management or agricultural practices or exacerbate the baseline scenario
	Proposals include the removal of only limited quantities of existing trees/vegetation which are mostly poor/low quality that doesn't lead to a visual deterioration in the view	Proposals include the removal of medium/high quantities of poor-quality existing trees/vegetation and/ or medium/high quality trees/vegetation that leads to a visual deterioration in the view
	Trees/Vegetation removed from the view are not key/important visual elements within the view	Trees/Vegetation removed from the view are key/important visual elements within the view
	Planting is characteristic in assemblage using species appropriate for the context	Planting is incongruous in assemblage or planting species not appropriate for the context
	Proposals include significant mitigation planting that reduce outward visual effects and improve the visual environment	Proposals include token/limited mitigation planting that reduce outward visual effects and does not improve the visual environment

	Foliage on vegetation (existing and proposed improves the view of proposals	Foliage on vegetation (existing and proposed does not improve the view of proposals

Mitigation

64. The purpose of the mitigation is to prevent/ avoid, reduce and where possible remedy or offset any negative (adverse) effect on the environment arising from the proposals. Mitigation is not solely concerned with 'damage limitation' but may also consider measures that could compensate for unavoidable residual effects.

65. Mitigation measures are generally considered to fall into three categories:

- Primary measures, developed through the iterative design process, which have become integrated or embedded in to the project design;
- Standard construction and operational management practices for avoiding and reducing environmental effects;
- Secondary measures designed to address any residual adverse remaining after primary measures and standard construction practices have been incorporated into the scheme.

66. Strategies to address likely negative (adverse) effects include:

- Avoid impact by changing the proposal;
- Reduce the impact by changing the proposals;
- Remediation of the impact by screen planting for example;
- Compensation for the impact, for example replacement of removed trees with new tree planting; and
- Enhancement, for example creation of a new landscape or habitat.

<u>Guidelines for mitigation</u>

- Landscape mitigation measures should be designed to suit the existing landscape character and needs of the locality, respecting and building on local landscape distinctiveness and helping to address any relevant existing issues in the landscape.

- It must be recognised than many mitigation measures, especially planting, are not immediately effective. Where planting is intended to provide a visual screen for the development, it may also be appropriate to assess the effects for different seasons and periods of time, such as day of opening and Year 15 and potentially other periods in line with phasing. In such projections the assumptions made about growth rates should be clearly stated on the proposed landscape plans;

- Use of appropriate form, material and design of buildings. It is not always practical or desirable to screen buildings and associated development. In these cases, the scale, design, colour and texture of buildings/ structures should be carefully considered to aid integration with the surroundings;

- Alterations to landforms (including creation of bunds or mounds) together with structure planting and/ or off-site planting;

- Minimising light pollution and avoiding or reducing obtrusive light; and

- Planting: Structural planting can help to integrate and 'soften' development as well as being of potential value as a wildlife habitat. Offsite planting should also be considered where it could be of benefit to screen the proposed development from sensitive landscape and visual receptors.

67. The following assumptions for tree and scrub planting are made when assessing the visual effects upon the identified views.

- Year 1 – This is the stock size at the time of planting.

- Year 15 – This is a timescale used in visual assessment, when planting is widely accepted to have established and grown to a sufficient height to provide a good level of filtering/screening for proposals.

- Year 8 – This is a halfway point of measurement that illustrates incremental growth for proposed planting.

Type of planting	**Year 1**	**Year 8**	**Year 15**
Extra Heavy Standard Trees	4-4.5m	6-6.5m	8.5m
Scrub Planting/Native Transplants	60-90 cm	3.5m	5-7m

APPENDIX 3: LANDSCAPE FEATURES PLANS

Site

N

Revision	Description	Date
-	First issue	17/8/21

LANDARB SOLUTIONS

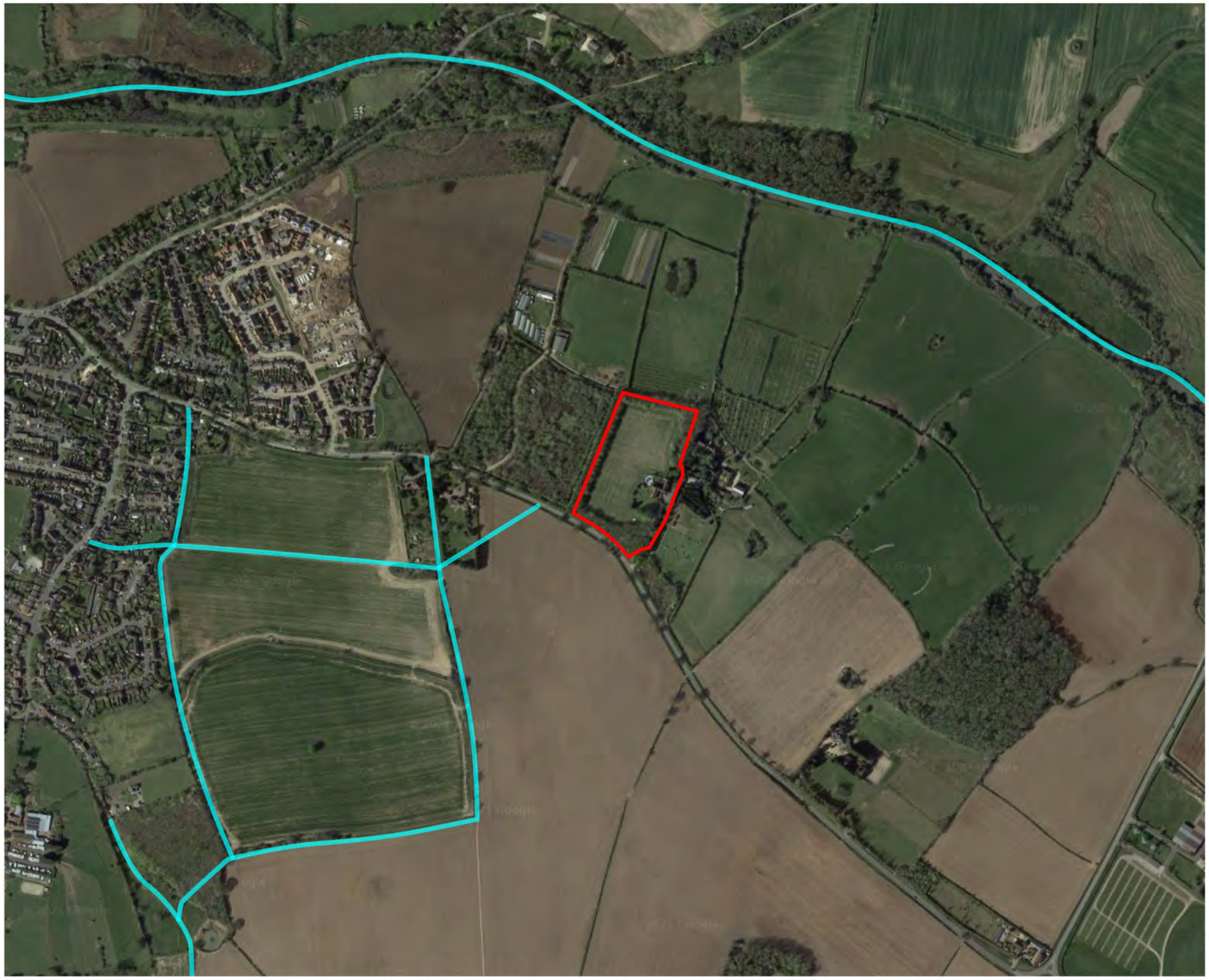
Project:
Leasowe House, Radford Semele

Description:
Landscape Features Plan - Site Level

Status:
For Planning

Scale:	Drawn I Checked	Date:
1:NTS @A3	**DP MP**	**17/08/2021**

Job Number:	Drawing Number:	Revision:
LAS 293	**03**	**-**



Site

PRoW

Main areas of built form which limits outward visibility of the site

Main areas of woodland blocks, trees, roadside and field boundary vegetation which limits outward visibility of the site

N

Revision	Description	Date
-	First issue	17/8/21

LANDARB SOLUTIONS

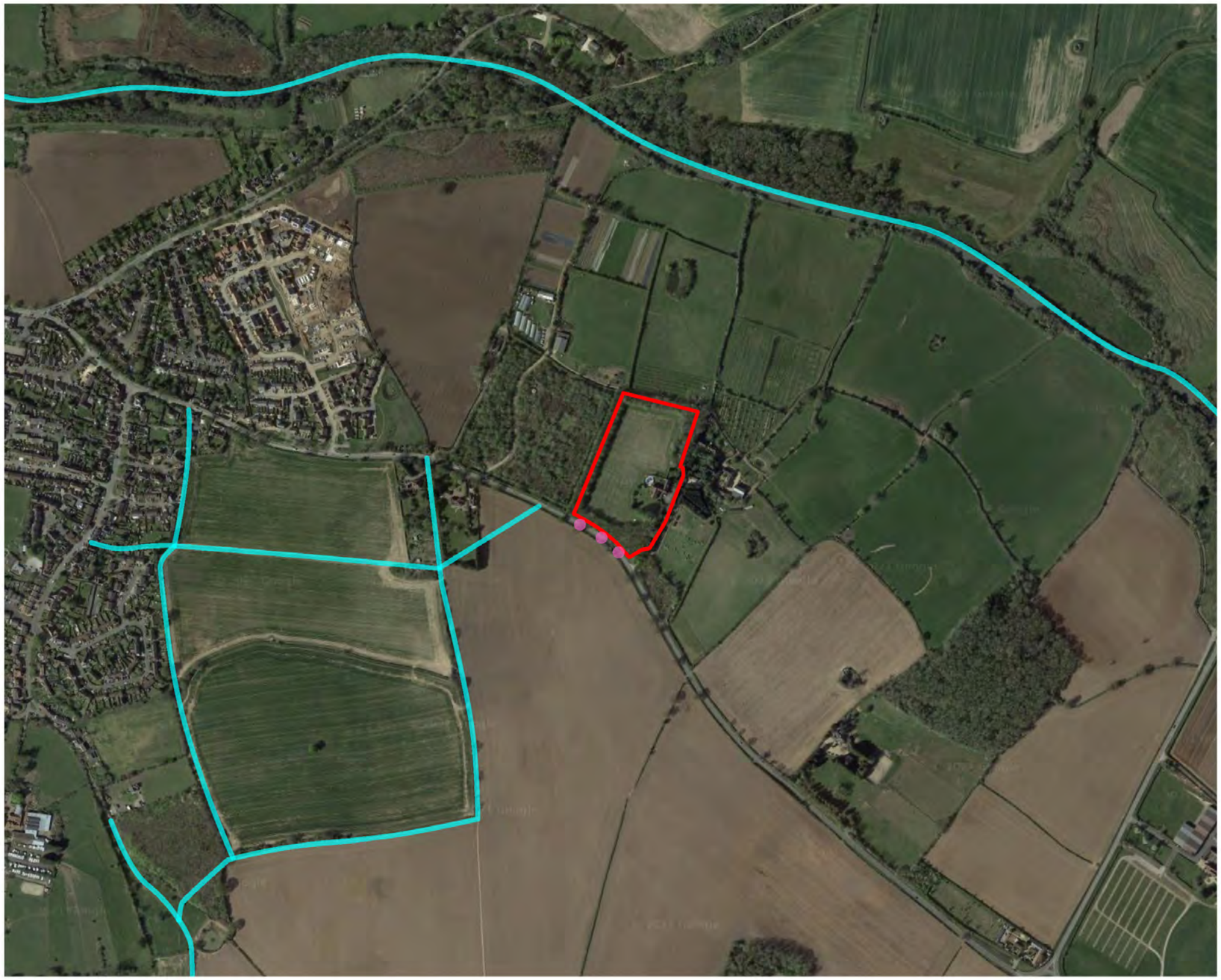
Project:
Leasowe House, Radford Semele

Description:
Landscape Features Plan - Immediate Environs

Status:
For Planning

Scale:	Drawn I Checked	Date:
1:NTS @A3	**DP MP**	**17/08/2021**

Job Number:	Drawing Number:	Revision:
LAS 293	**03**	**-**



Site

PRoW

Sphere of Influence of Proposals

Greatest Visibility

Heavily Filtered Glimpse Views

N

Revision	Description	Date
-	First issue	17/8/21

LANDARB SOLUTIONS

Project:
Leasowe House, Radford Semele

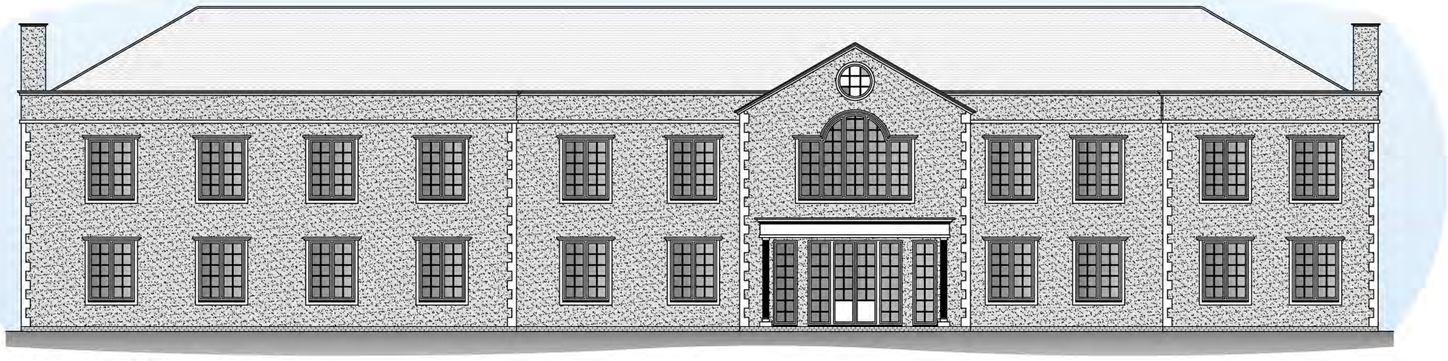
Description:
Landscape Features Plan - Extent of Visibility

Status:
For Planning

Scale:	Drawn I Checked		Date:
1:NTS @A3	**DP**	**MP**	**17/08/2021**

Job Number:	Drawing Number:	Revision:
LAS 293	**03**	**-**

APPENDIX 4: SITE LAYOUT AND ELEVATIONS



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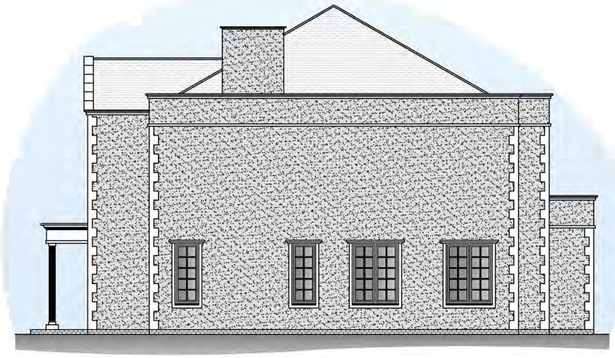

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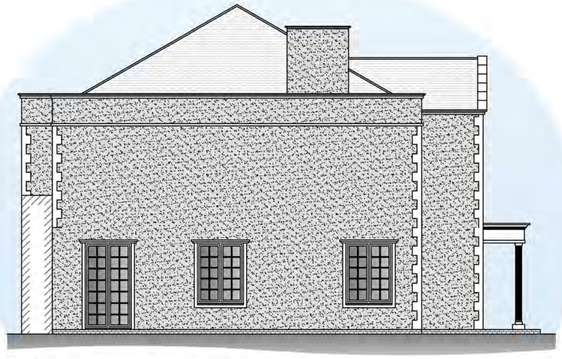
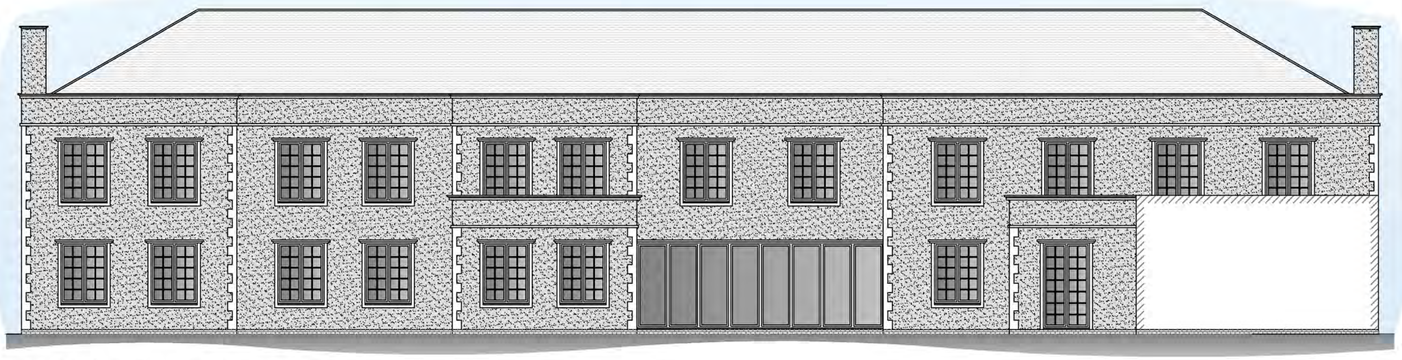


SIDE ELEVATION (SCALE 1:100)



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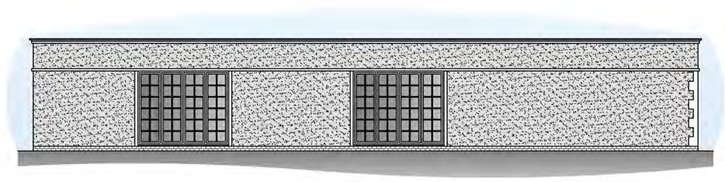

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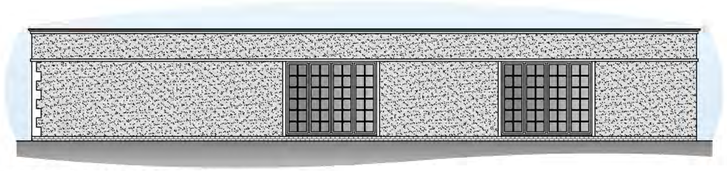

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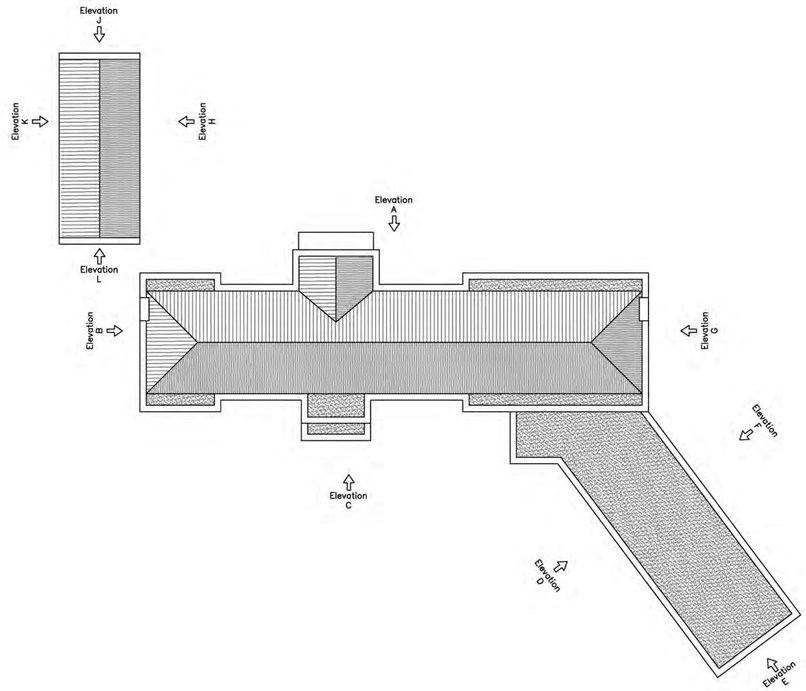
PROPOSED ELEVATION E (SCALE 1:100)



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STATUS: FOR PLANNING

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DATE: 25 Jun 21	DATE:	DATE:	

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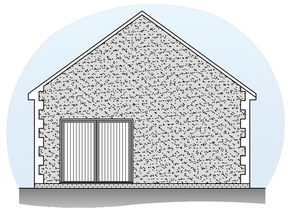
CLIENT: Mr & Mrs Bains

PROJECT: Leasowe House, Southam Road
Radford Semele, Leamington Spa
Warwickshire, CV31 1TZ

DRAWING TITLE: Proposed Elevations Drawing 1 of 2

DRAWING NUMBER: 2212-001



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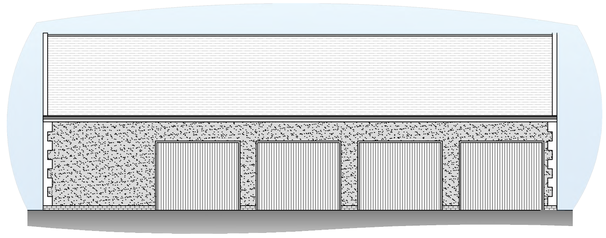

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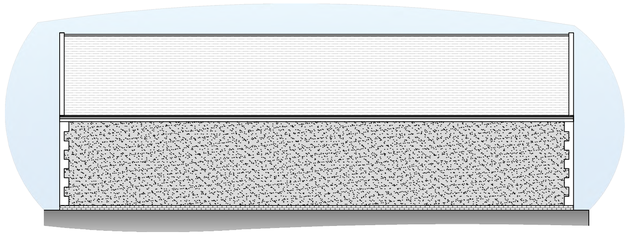

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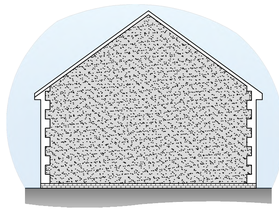

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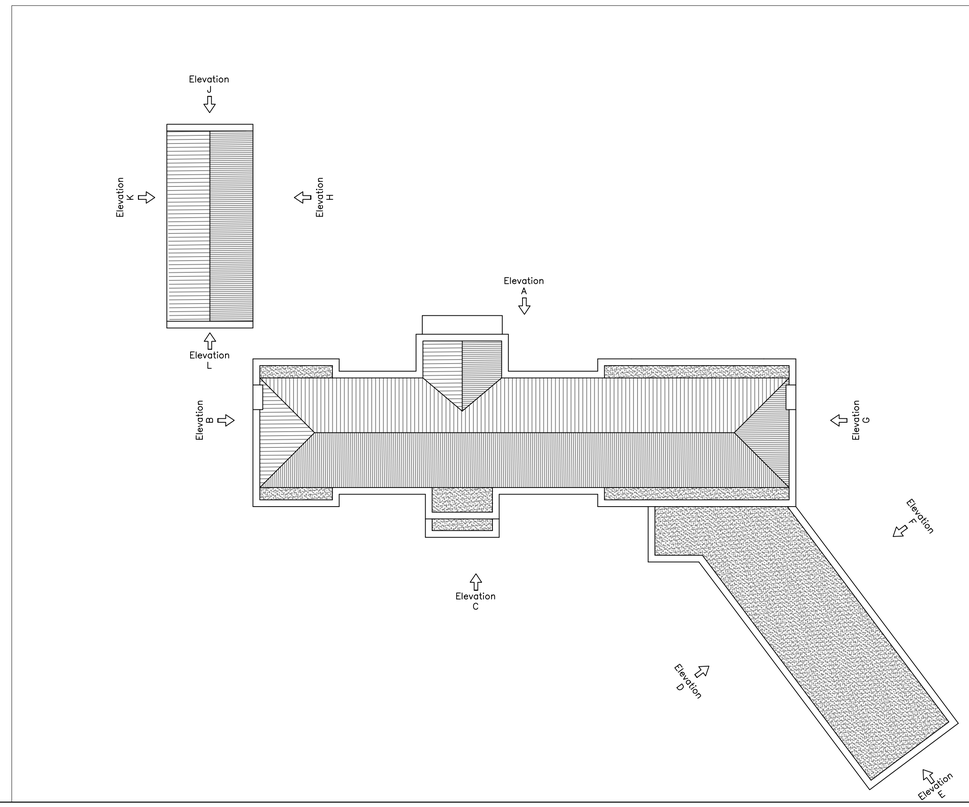

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STATUS: FOR PLANNING

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DATE: 25 Jun 21	DATE:	DATE:	

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DRAWING TITLE: Proposed
Elevations
Drawing 2 of 2

DRAWING NUMBER: 2212-002

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STATUS:
FOR PLANNING

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Leasowe House, Southam Road
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DRAWING TITLE:
Proposed
Site
Plan

DRAWING NUMBER:
2212-005

REV.	AMENDMENTS:	DRN.	CHK.	APP.	DATE:

STATUS:

FOR PLANNING

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RGG			N.T.S
DATE: 29 Oct 21	DATE:	DATE:	

ORIGINAL DRAWING SIZE 841 x 594 (A1)

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CLIENT:

Mr & Mrs Bains

PROJECT:

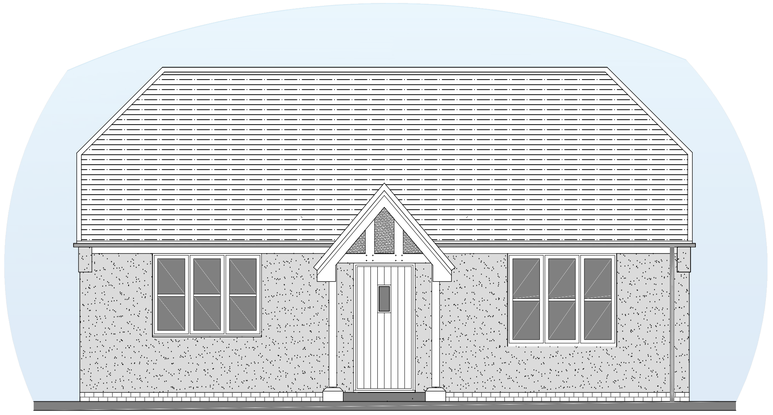
Leasowe House, Southam Road
Radford Semele, Leamington Spa
Warwickshire, CV31 1TZ

DRAWING TITLE:

Proposed
External
Renders

DRAWING NUMBER:

2212-006



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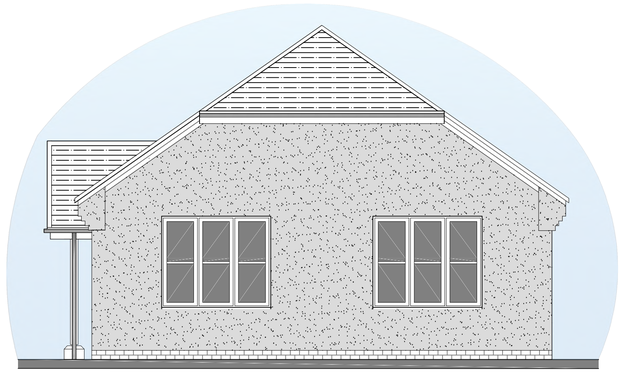
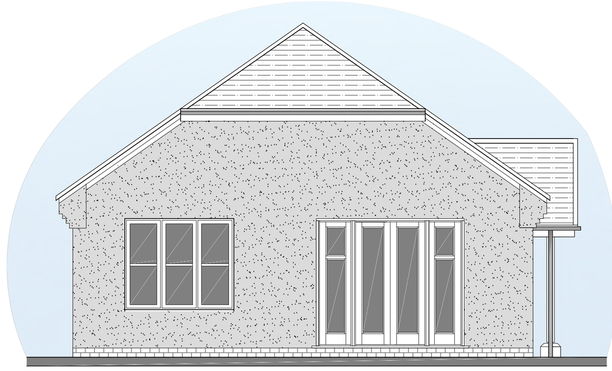
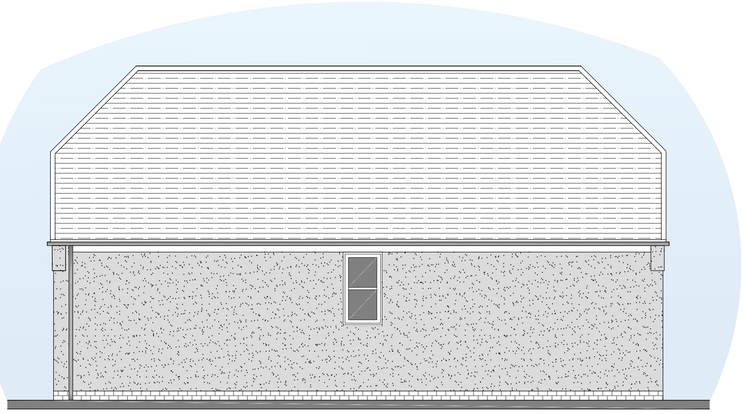


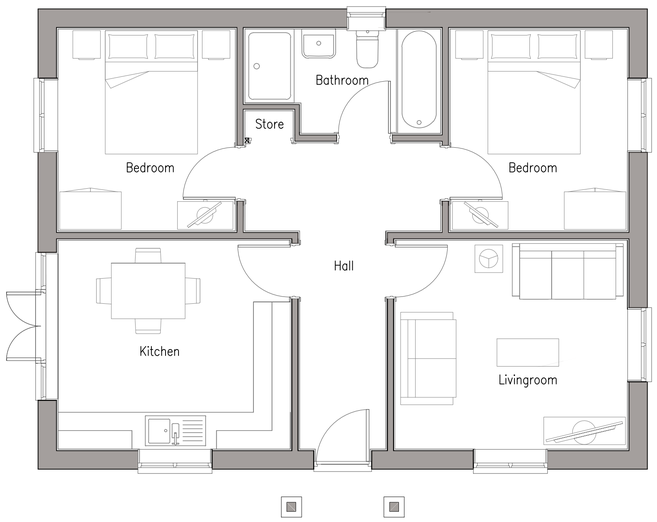
PROPOSED SIDE ELEVATION (SCALE 1:50)



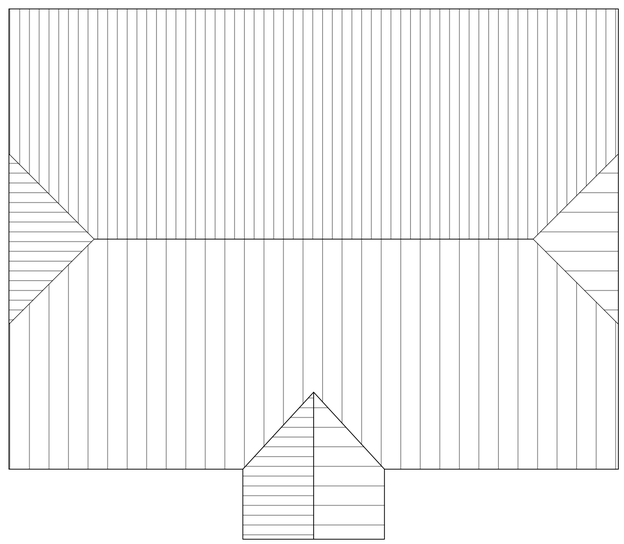
PROPOSED SIDE ELEVATION (SCALE 1:50)



PROPOSED REAR ELEVATION (SCALE 1:50)



PROPOSED GROUND FLOOR LAYOUT (SCALE 1:50)



PROPOSED ROOF LAYOUT (SCALE 1:50)

REV:	AMENDMENTS:	DRN:	CHK:	APP:	DATE:

STATUS: FOR PLANNING

DRAWN BY:	CHECKED BY:	APPROVED BY:	SCALE:
RGG			1:100 @ A1
DATE: 10 August 21	DATE:	DATE:	

ORIGINAL DRAWING SIZE 841 x 594 (A1)

A&I DESIGNS
Property Design & Planning

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CLIENT: Mr & Mrs Bains

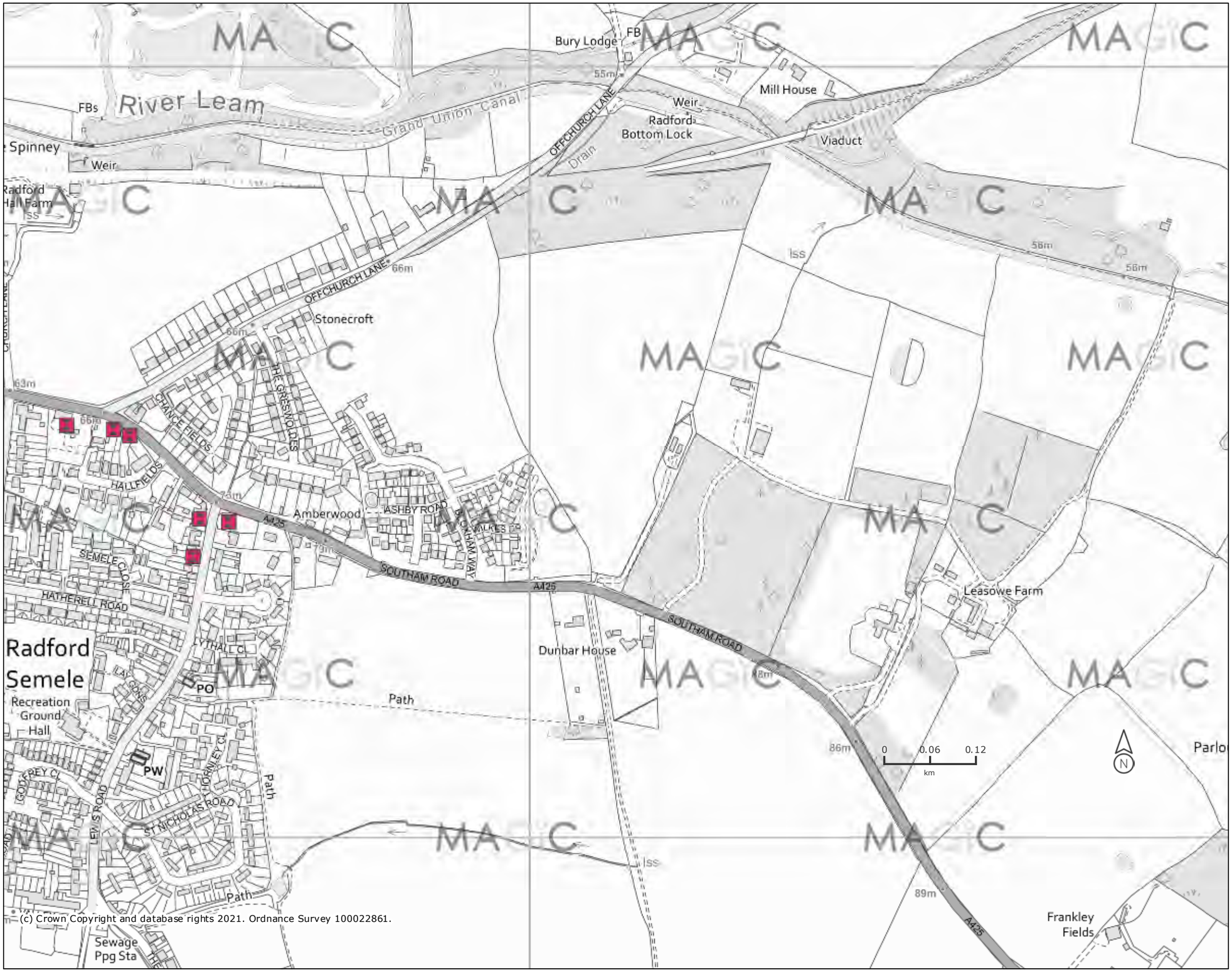
PROJECT: Leasowe House, Southam Road
Radford Semele, Leamington Spa
Warwickshire, CV31 1TZ

DRAWING TITLE: Proposed Coach House
Plans &
Elevations

DRAWING NUMBER: 2212-007

APPENDIX 5: DESIGNATIONS

Magic Map



Legend

- Areas of Outstanding Natural Beauty (England)
- Special Areas of Conservation (England)
- Scheduled Monuments (England)

World Heritage Sites (England)

- Buffer Zone
- World Heritage Site

Listed Buildings (England)

- I
- II
- II*

Ancient Woodland (England)

- Ancient and Semi-Natural Woodland
- Ancient Replanted Woodland

Projection = OSGB36
xmin = 434000
ymin = 263600
xmax = 436200
ymax = 265300

0 0.095 0.19
km

Map produced by MAGIC on 20 August, 2021.

APPENDIX 6: FIELD SURVEY CHARACTER SHEET, SITE PHOTOS

Landscape Elements							
Built Form							
Farm Buildings	Urban	Brownfield	Camping	Wind Turbines	Masts	Tourism	Village
Settlement	Spite Walls	Quarry/Extraction	Golf Course	Power Stations	Industry	Pylons/OH Power Line	Scattered Farms
Urban Fringe	Military	Ecclesiastic	Country Houses	Estates	Hamlet	Isolated House	Brick
Sandstone	Slate	Concrete	Render	Granite	Metal	Timber	Stone
Prominent		Insignificant	Frequent	Infrequent	Strong influence on landscape character	Localised influence on landscape character	
Land Cover							
Parkland	Informal Open Space	Golf Course	Restored Land	Mudflats	Active Quarry	Horticulture	Forestry
Amenity/Recreation	Wetland Meadow	Caravan Park	Derelict Land	Saltmarsh	Coast	Horsiculture	Woodland
Scrub	Marsh	Bog	Moor/Heath	Meadow	Agriculture	Rough Grassland	Bare Ground
Prominent		Insignificant	Frequent	Infrequent	Strong influence on landscape character	Localised influence on landscape character	

Farming								
Type	Arable	Pasture	Mixed	Rough Grazing	Set Aside		Single Species Woodland	
Field Pattern	Rectangular fields	Irregular Fields	No discernible pattern	Ridge and Furrow	Large	Medium	Small	
Boundary Enclosure	Metal fences	Hedgerow with trees	Hedgerow without trees	Timber fences	Walls		Ditches	Watercourse
Boundary Condition	Good - well managed	Moderate - occasional management	Poor - Irregular management	No management				
Tree/hedge Species	Plum, Birch, Poplar, Oak, Apple, Willow, Ash, Spruce, Cypress, Field Maple							
Prominent	Syacmore, Holly,	Frequent	Infrequent	Strong influence on landscape character	Localised influence on landscape character			

Woodland/Trees									
Deciduous	Coppice	Shelterbelt	Wet Woodland	Isolated Trees	Scrub	Wind Sculpted	Avenue	Regenerating Scrub	Linear Strips
Coniferous	Pollarded	Plantation	Tree Clumps	Orchard	Alder/Willow Carr	Hedgerow Trees	Parkland	Mixed	Copse
Ages of Trees		Veteran	Over Mature	Mature	Semi mature	Young	Newly Planted	Dead	
Prominent		Insignificant	Frequent	Infrequent	Strong influence on landscape character	Localised influence on landscape character			

Hydrology						
Drainage ditch/dyke	River-Engineered	Open Water	Natural Pond	Lake	Estuary	Fishing Lakes
Stream	Reservoir	Coastal	Artificial Pond	Tidal	Raised Mires	River -natural
Prominent		Insignificant	Frequent	Infrequent	Strong influence on landscape character	Localised influence on landscape character

Corridor							
Access Track	Canal	Green Lane	Footpath	CROW Access Land	Motorway	A-Road	B-Road
Railway	Lane	Bridleway	Cycle Route	Overhead Cables	Dis-used Railway	Telegraph Poles	Masts
Prominent		Insignificant	Frequent	Infrequent	Strong influence on landscape character	Localised influence on landscape character	

Landscape Visual Characteristics - Aesthetic and Perceptual									
Pattern	Scale	Texture	Color	Complexity	Unity	Movement	Enclosure	Form	Tranquility
Random	Intimate	Smooth	Monochrome	Uniform	Unified	Dead	Tight	Straight	Inaccessible
Organised	Small	Textured	Muted	Simple	Interrupted	Still	Enclosed	Angular	Remote
Regular	Medium	Rough	Colorful	Diverse	Fragmented	Calm	Open	Curved	Vacant
Formal	Large	Rugged	Garish		Chaotic	Busy	Exposed	Sinuous	Peaceful
	Vast								Not Tranquil

Visual Landmarks			
Landmark Views within character area	Landmark views outside character area	Landmark buildings	Landmark natural features
Detracting features within view:	Swimming pool, pool area patio/paved areas, retaining walls, condition of existing buildings		

Extent of view:	Open	Enclosed	Short Distance Views	Long Distance Views	Expansive
Landscape Condition		Poor	Moderate	Strong	
Strength of Character		Weak	Moderate	Strong	

Site Photos

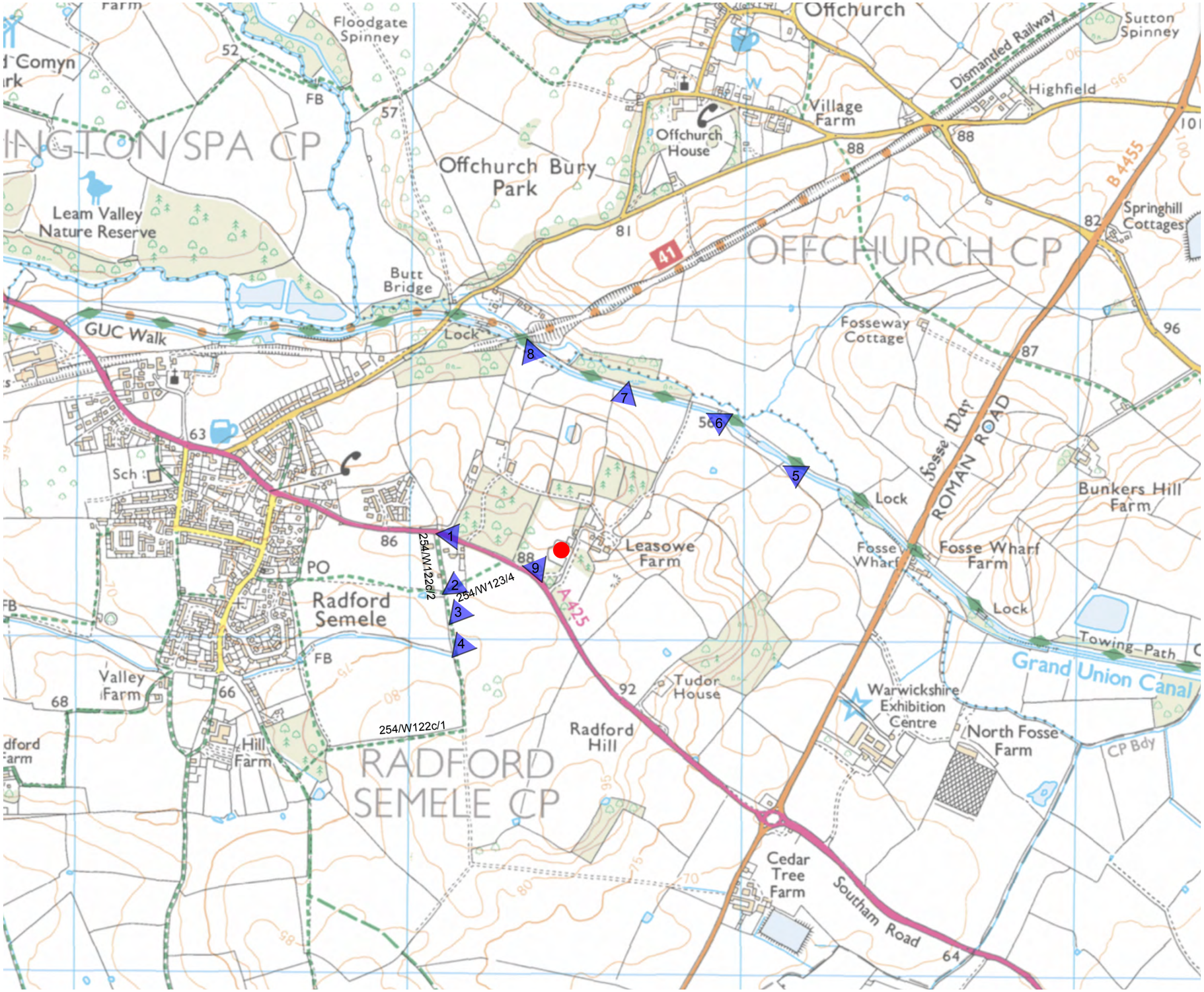
Site Photos

Site Photos

Site Photos

Site Photos

APPENDIX 7: PHOTOVIEW LOCATION PLAN



N

KEY

Site

Viewpoint Location

Revision	Description	Date
-	First issue	17/8/21

LANDARB SOLUTIONS

Project:
Leasowe House, Radford Semele

Description:
Viewpoint Location Plan

Status:
For Planning

Scale:	Drawn I Checked	Date:
1:NTS @A3	**DP MP**	**17/08/2021**

Job Number:	Drawing Number:	Revision:
LAS 293	**02**	**-**

APPENDIX 8: DETAILED VISUAL ASSESSMENT

Viewpoint 1 – View from Southam Road junction with footpath 254/W123/4 looking back towards the site.

Single 'monocular' view - 390mm width x 260mm height when printed at A3 and viewed at 542mm

Camera make & model - Canon 5d Mark IV

Viewpoint 2 – View from footpath 254/W123/4 looking back towards the site.

Single 'monocular' view - 390mm width x 260mm height when printed at A3 and viewed at 542mm

Camera make & model - Canon 5d Mark IV

Viewpoint 3 – View from footpath 254/W123/4 looking back towards the site.

Single 'monocular' view - 390mm width x 260mm height when printed at A3 and viewed at 542mm

Camera make & model - Canon 5d Mark IV

Viewpoint 4 – View from footpath 254/W123/4 looking back towards the site.

Single ‘monocular’ view - 390mm width x 260mm height when printed at A3 and viewed at 542mm

Camera make & model - Canon 5d Mark IV

Viewpoint 5 – View from the Grand Union Canal looking back towards the site.

Single ‘monocular’ view - 390mm width x 260mm height when printed at A3 and viewed at 542mm

Camera make & model - Canon 5d Mark IV

Viewpoint 6 – View from the Grand Union Canal looking back towards the site.

Single ‘monocular’ view - 390mm width x 260mm height when printed at A3 and viewed at 542mm

Camera make & model - Canon 5d Mark IV

Viewpoint 7 – View from the Grand Union Canal looking back towards the site.

Single ‘monocular’ view - 390mm width x 260mm height when printed at A3 and viewed at 542mm

Camera make & model - Canon 5d Mark IV

Viewpoint 8 – View from the Grand Union Canal looking back towards the site.

Single ‘monocular’ view - 390mm width x 260mm height when printed at A3 and viewed at 542mm

Camera make & model - Canon 5d Mark IV

Site just visible behind trees

Viewpoint 9 – View from Southam Road site entrance looking back towards the site.

Single ‘monocular’ view - 390mm width x 260mm height when printed at A3 and viewed at 542mm

Camera make & model - Canon 5d Mark IV

APPENDIX 9: SUMMARY TABLE

Summary of Landscape Effects

Receptor	Sensitivity	Magnitude	Mitigation by design	Nature of Effect Year 1	Nature of Effect Year 15
Topography	Low	Low adverse	Proposals maintain site topography. No cut and fill exercises, using natural landform.	Minor adverse	Minor adverse
Trees and Vegetation	High	Low adverse.	Planting as part of landscape scheme	Moderate adverse	Moderate beneficial
PRoW	N/A	N/A	N/A	N/A	N/A
Watercourses and Waterbodies	N/A	N/A	N/A	N/A	N/A
Surrounding Environs	High	No change.	Well enclosed site.	No change.	No change.
Site Itself	Medium	Medium adverse.	Removal of hard surfacing and pool area, landscape improvements to external works.	Minor adverse	Neutral.

Summary of Visual Effects

Viewpoint/Receptor	Sensitivity	Magnitude	Mitigation by design	Nature of Effect Year 1	Nature of Effect Year 15
Viewpoint 1 - 9	High	No change.	Well enclosed site.	No change.	No change.