

PROPOSED RESIDENTIAL DEVELOPMENT LANDSCAPE AND VISUAL APPRAISAL: JANUARY 2018

LAND AT LIMESTONE ROAD, BURNISTON

ON BEHALF OF: GASCOINE GROUP LTD

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1 INTRODUCTION AND SCOPE OF ASSESSMENT

Introduction

- 1.1 This Report sets out the findings of a Landscape and Visual Appraisal which has been undertaken in relation to the proposed residential development at Land at Limestone Road, Burniston. The Appraisal has been undertaken by Chartered Landscape Architects at Pegasus Group and has been based on desktop analysis and on-site observations from analysis in the field undertaken in January 2018.

Background and Scope of Works

- 1.2 The site is allocated for residential development within the Scarborough Local Plan, reference HA34, as illustrated on the Scarborough Local Plan 2011-2032 Policy Map.
- 1.3 The proposed development is a revised scheme for the site, having been subject to a previous application for up to 36 no. dwellings on a 1.24 hectare site in 2015. This previously submitted scheme was refused by the LPA on the grounds of drainage matters only. The revised scheme addresses these drainage matters through the removal of the land in question from the site boundary.
- 1.4 This report provides a contemporary appraisal of the potential landscape and visual effects of the proposed scheme, building upon an appraisal carried out by Pegasus Group in September 2008 as part of the site allocation process.

2 METHODOLOGY

2.1 This Landscape and Visual Appraisal considers the site and its surrounding context in both landscape and visual terms, to assess the potential effects of the both the proposed residential development upon:

- Landscape features;
- Landscape character; and
- Visual amenity.

2.2 The main objectives of the LVA are as follows:

- to identify, evaluate and describe the current landscape character of the site and its surroundings and also any notable landscape 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 see the development) and evaluate their sensitivity to the type of changes proposed;
- to identify and describe any impacts of the development in so far as they affect the landscape and/or views of it and evaluate the magnitude of change due to these impacts;
- to develop mitigation measures to avoid, reduce and compensate for landscape and visual impacts;
- to evaluate the likely landscape and visual effects.

2.3 The assessment has been guided by the best practice principles set out in the Guidelines for Landscape and Visual Impact Assessment, 3rd Edition (GLVIA3) (Landscape Institute and the Institute for Environmental Management and Assessment, 2013). The Assessment Criteria that underpins the appraisal set out in this Report is set out in Appendix 2.

Assumptions and Limitations to the Appraisal

Assessed Proposal

2.4 The effects identified and described as part of this LVA are based on the submitted Indicative Layout, as set out Figure 5 of this LVA.

Study Area

- 2.5 In order to assist with defining the study area, a digital Zone of Theoretical Visibility (ZTV) model was firstly created. The ZTV, presented in Figure 1, identifies locations within approximately 2km where the proposed development (modelled at a hypothetical maximum ridge height of 9m AOD) would theoretically be visible within a bare earth scenario (i.e. without the screening influence of any vegetation or built features that may preclude views). The ZTV was generated by modelling a 9m high development over the entirety of the proposed site. It therefore represents a worst case scenario of visibility.
- 2.6 The ZTV is a tool to assist in the identification of locations from where there would be no visibility so as to allow the LVIA to focus on the area and receptors that are most likely to be affected.
- 2.7 Based on initial site work it was evident that built development and vegetation surrounding the site and within the wider landscape limits the actual visibility of the site and the potential for views of development on it. Figure 1 illustrates an approximate area of primary visibility (as was determined through site surveys) that aims to provide an indication as to the realistic extent of primary visibility. This includes for partial and filtered views and therefore again should be regarded as a visual tool to help illustrate the effects reported.
- 2.8 This LVA and the assessment of landscape and visual effects has focussed on a 2km study area as illustrated on Figure 1. Based on an understanding of visibility gained during site visits, it was considered that given the context of the landscape and the scale of the development proposed, beyond approximately 2km development would be difficult to discern within wider views. As such, beyond this distance landscape or visual effects are likely to fall below the level of effect required to register even a minor adverse level of effect.

Baseline Information

- 2.9 The baseline landscape resource and visual receptors were identified in part through a desk based study of Ordnance Survey mapping, published landscape character studies, relevant planning policies, interrogation of aerial photography and historic mapping as well as photographs taken and observations made during site analysis conducted in January 2018.

- 2.10 Access during site visits was restricted to publicly accessible locations or land within the ownership of the site landowners. No access was possible to private properties and therefore assumptions have been made regarding the view from private properties. These assumptions have been based on an understanding of the properties and features present within the wider landscape gained during the site visit from publicly accessible locations. Assumptions are guided by professional experience and judgement.
- 2.11 Site visits were conducted during generally clear visibility conditions allowing a good understanding of the landscape and the general visibility. The site has also been visited during a period of leaf loss.

3 THE SITE AND THE PROPOSED DEVELOPMENT

- 3.1 The Site is approximately 1.24 ha of rough grazing land located on the north-western edge of Burniston, North Yorkshire. It is accessed directly off Limestone Road and is situated within the development limits of the village.
- 3.2 Limestone Road is residential in nature and the site is bounded to the north and north east through to the south west by existing residential dwellings and/or associated garden curtilage. Only the landscape to the immediate north west is undeveloped countryside.
- 3.3 The proposed development comprises the following elements:
- Residential dwellings up to 36no;
 - Public Open Space; and
 - Access.
- 3.4 For the purposes of this LVA, it is assumed that the heights of the buildings would be up to 9m to ridgeline.
- 3.5 It is also assumed that new development would be constructed approximately at grade with current ground levels with only a topsoil strip.
- 3.6 The mitigation measures included within the Application scheme design includes:
- the retention of the existing vegetation to the Site boundaries,
 - retention of the existing hedgerow within the Site,
 - supplementary planting to the Site boundaries to further soften the visual appearance of the scheme; and
 - implementation of public open space at visually sensitive locations within the Site such as to the rear of properties off Limestone Road and Ashdown Rise.

4 POLICY FRAMEWORK

- 4.1 A full consideration of planning policy is contained in the accompanying Planning Statement. This section provides an overview of the policy framework of particular relevance to the landscape and visual issues considered in this LVA. Policies with specific geographical limits and which are relevant to a consideration of landscape and visual matters are illustrated on Figure 1.

European Landscape Convention

- 4.2 The European Landscape Convention (ELC) is the first international convention to focus on the landscape. The convention promotes landscape protection, management and planning, as well as European co-operation on landscape issues. Signed by the U.K. Government in February 2006, the ELC became binding from March 2007. It applies to all landscapes; those within towns and villages, open countryside, and the coast, and it applies to ordinary or perceived degraded landscapes, as well as those that are afforded protection.
- 4.3 The Government has stated that it considers the U.K. to be compliant with the ELC's requirements, and as such the principle requirements of the ELC are already incorporated within the existing suite of national policies and guidance on the assessment of landscape and visual effects.

- 4.4 The ELC defines landscape as:

'An area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors' (Council of Europe, 2000).

- 4.5 It is important to recognise that the ELC does not require the preservation of all landscapes, although landscape protection is one of the core themes of the convention. It is equally important to note that there is a requirement to manage and plan future landscape change.
- 4.6 The ELC highlights the importance of developing landscape policies dedicated to the protection, management and planning of landscapes. The analysis of landscape and visual matters in this LVIA, read in the context of appropriate national and local policy, will enable decisions to be made with due regard to the landscape, in particular landscape character, as promoted by the ELC.

National Planning Policy

4.7 In March 2012, the National Planning Policy Framework (NPPF) was adopted as the National Government Guidance for England. The NPPF replaced Planning Policy Statements and Guidance as set out within Annexe 3 of the NPPF.

4.8 At paragraph 6 of the NPPF it states that the purpose of the planning system is to contribute to the achievement of sustainable development and states as follows:

'The policies in paragraphs 18 to 219, taken as a whole, constitute the Government's view of what sustainable development in England means in practice for the planning system.'

4.9 It goes on to state that there are three dimensions to sustainable development; economic, social and environmental.

4.10 The primary principle of the NPPF is the presumption in favour of sustainable development, as set out within Paragraph 14 as follows:

'At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.'

4.11 With reference to the final bullet point of Paragraph 14, there are no specific policies in the Framework which would indicate development should be restricted. None of the protected or designated areas listed within Footnote 9 apply to the site.

4.12 The presumption in favour of sustainable development as set out within the NPPF is underpinned by 12 core planning principles, as set out in Paragraph 17 of the Framework. One such core principle is plan makers and decision makers should:

'take account of the different roles and character of different areas including promoting the vitality of main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it'.

Planning Practice Guidance

4.13 The Government has published online Planning Practice Guidance (PPG) which for the first time provides all planning practice guidance in one web-based resource.

- 4.14 The PPG draws heavily on the NPPF and other relevant Planning Policy Guidance and also reiterates that Landscape Character Assessment should be used as a tool to help understand the character and local distinctiveness of the landscape and the features that give it a sense of place.

Local Planning Policy – Scarborough Borough Council

- 4.15 The following documents that form the current Plan for Scarborough Borough Council have been reviewed:

- Scarborough Borough Local Plan 2011-2032, adopted July 2017; and
- Scarborough Borough Local Plan Policies Map.

Scarborough Borough Local Plan

- 4.16 The following policies are relevant to this Appraisal in terms of landscape and visual matters:

- Policy DEC 1 Principles of Good Design;
- Policy DEC 4 Protection of Amenity;
- Policy HC 14 Open Space and Sports Facilities;
- Policy ENV 5 The Natural Environment;
- Policy ENV 7 Landscape Protection and Sensitivity; and
- Policy ENV 8 Green Infrastructure.

- 4.17 Of the above list of policies, Policy ENV 7 is the most relevant to this Appraisal. The Policy states as follows:

"Proposals should protect and where possible enhance the distinctiveness or special features that contribute to the landscape character of a particular area and take into account the sensitivity of the landscape to change in terms of

a. the sense of openness or enclosure;

b. the pattern and complexity of the landscape;

c. the experience derived from a particular landscape character;

d. the relationship to existing settlement edges and the cultural pattern;

e. the visual sensitivities and intervisibility of the landscape. Proposals should have regard to the landscape between settlements and should prevent harmful development which results in the loss of the individual characteristics of settlements and/or the unacceptable coalescence of settlements or the wider landscape including the setting of the North York Moors National Park”.

Landscape Designations

- 4.18 The site is not covered by any landscape designations at the national, regional or local scale. It is a site allocated for residential development located within the development limits of the settlement.
- 4.19 The closest designated landscape to the site is the North York Moors National Park, located approximately 0.76km to the west and 1.2km to the north of the site. As there is potential intervisibility between the site and National Park, the potential effects of the proposed development upon the National Park are discussed further within this Appraisal.
- 4.20 The North Yorks and Cleveland Heritage Coast is located approximately 900m to the east of the site boundary. As illustrated Figure 1, much of the Heritage Coast is located outside of the ZTV and PZV. As such, further discussion of the Heritage Coast is not considered necessary as there would be no notable landscape or visual effects.

Heritage designations

- 4.21 The assessment of potential effects on the setting of sensitive cultural heritage designations, such as Scheduled Monuments, Registered Parks and Gardens, Listed Buildings and Conservation Areas, does not form part of this appraisal. The identification of such assets is however important as they provide an indication of the value and quality of the wider landscape character, as well as an indication of areas from which visual receptors could be particularly sensitive.
- 4.22 The nearest listed asset to the site is the Grade II Sykes Farmhouse on Lindhead Road, located approximately 275m to the north. There is also the Grade II listed Corner House located on Limestone Road, approximately 339m to the east of the site. All other listed structures are located approximately 0.4km and beyond from

the site. All identified heritage assets have very limited or no visual relationship with the Site. It is acknowledged that there are views available from Sykes Farmhouse, which are intermittent and heavily filtered by vegetation. However, the availability of such limited views of the Application proposals, seen in the context of the existing settlement edge, would not give rise to any notable effects to warrant further discussion.

5 LANDSCAPE ANALYSIS AND LIKELY EFFECTS

Land Use

- 5.1 The site comprises a roughly rectangular land parcel, which is currently used for rough grazing of sheep. The site also features a redundant dwelling and associated curtilage with a detached garage used for agricultural storage. The dwelling is in a state of disrepair with visible vandalism to windows and absent roof tiling.

Landform and Topography

- 5.2 The landform of the site slopes south west to north east, from approximately 70m AOD at the boundary with Number 40 Limestone Road to approximately 66m AOD at the boundary with Numbers 24 to 30 (even) Limestone Road. The site also slopes from the southern boundary to the north. The north western corner of the site sits at approximately 59m AOD.
- 5.3 Within the wider landscape, the topography varies greatly, influenced by the presence of Lindhead Beck which flows through a narrow valley to the north of the site. Burniston itself is also located within a valley landscape, associated with Burniston Beck, situated at the foot of the North York Moors National Park. Beyond the valley, and to the west and east of the site, the landform rises steeply to the fringes of the National Park from where long distance views can be gained towards the North Sea coastline in the vicinity of Scarborough.

Drainage

- 5.4 There are no watercourses present within the site. Due to the sloping nature of the landform, surface water runs south west to north east across the site.
- 5.5 Within the wider landscape, the Lindhead Beck flows through a narrow valley to the north of Lindhead Road, north of the site. This beck flows into Quarry Beck, which in turn flows into Cloughton Beck to the north of Burniston. The settlement of Burniston is located on the Burniston Beck, which is a continuation of Cloughton Beck, and flows in a north westerly to south easterly direction on the eastern edge of the village.

Vegetation

- 5.6 The site boundaries are formed by a mix of hedgerows with hedgerow trees and coniferous tree belts. A line of coniferous trees forms the boundary interface with Limestone Road, and a further belt of Pine trees form the south-western boundary with the adjacent property, 40 Limestone Road. The site itself is largely rough grazing land with remnant garden curtilage present in the vicinity of the redundant dwelling. The Site is divided by a further grown out hedgerow.
- 5.7 Within the wider landscape, vegetation is largely associated with garden curtilages to the immediate north, east, south and south west. To the immediate west of the site, the land is undeveloped and is typified by agricultural land divided by hedgerows and tree belts, particularly coniferous tree belts. There are also larger coniferous plantations on the steeper slopes in the surrounding landscape such as Cloughton Woods and Inn Moor.

Rights of Way

- 5.8 There are no public rights of way passing through the site. There are also few rights of way within the immediate vicinity of the site. The closest right of way to the site is Footpath 30.3/5/1 located approximately 293m to the north west. This route runs between Lindhead Road and Barmoor Lane.
- 5.9 Within the 2km study area there are numerous rights of way, particularly within the North York Moors National Park. However, many of these routes fall outside of the Zone of Theoretical Visibility and/or the Primary Zone of Visibility, as illustrated on Figures 1-4.
- 5.10 Rights of Way considered to be relevant to this appraisal are discussed further within Section 6.

Landscape Character

- 5.11 Landscape character is an expression of pattern within an area resulting from particular combinations of natural, built and historical factors that make one place different from another, creating areas that have a unity of character and a distinctive sense of place when viewed from a landscape-wide perspective.
- 5.12 A focus has been made within this appraisal on the part of the landscape from where the Site (and any future development on it) has the potential to be visible. Based on site observations made by experienced Landscape Architects, it is noted

that the geographical extent of the landscape from where effects on landscape character would be experienced is largely limited. This is illustrated in Figures 1-4 through a Primary Zone of Visibility. Landscape character areas and types within the study area are illustrated at Figure 2.

5.13 Published Landscape Character Assessments that cover the proposed development site and have been interrogated are detailed below:

<u>Scale</u>	<u>Publisher</u>	<u>Document reference</u>
National	Natural England	NCA Profile 25 – North York Moors and Cleveland Hills (2015)
Regional	North Yorkshire County Council	North Yorkshire and York Landscape Characterisation Project (May 2011)
Local	Scarborough Borough Council	Scarborough Landscape Study (Feb 2013)

National Landscape Character

5.14 The Site is located within NCA 25, North York Moors and Cleveland Hills. Key characteristics relevant to the Site and surrounding area are described in the profile as follows:

- *'Valley landscapes characterised by pastoral farming, with a clear demarcation and strong visual contrast between the enclosed fields with some species-rich grasslands and wetlands, farms and settlements, and the bracken-fringed moorlands above, many of which form important habitats and key corridors for species movement;*
- *Drystone walls and hedgerows enclosing the small pastures and meadows in dales and fringing farmland, often replaced by fences in arable areas;*
- *Sparsely settled, with scattered farmsteads and small villages, and traditional buildings constructed of local sandstone or limestone and with red pantile roofs, creating a strong visual unity; and*
- *Panoramic views over moorland plateaux, ridges and dales and out over surrounding lowland landscapes and the North Sea.*

5.15 The NCA description provides a useful contextual overview of the wider landscape character. This scale of assessment however is of limited assistance in considering landscape impacts due to its broad coverage.

5.16 Although the document has been reviewed as part of the baseline study, it has been deemed unnecessary to assess the effects of the proposed development on landscape character at this national scale. The development (contiguous with existing built development) is of such a relative scale that it is not considered to have the potential to result in any noteworthy effects to landscape character at this scale. A greater degree of attention is made with respect to local landscape character.

Regional Landscape Character

5.17 The Site is located within the Limestone Foothills and Valleys Landscape Character Type (LCT) of the Limestone Landscapes Landscape Character Unit (LCU).

5.18 The key characteristics of the LCT in relation to the site and the surrounding study area include:

- *Strong visual unity within settlements and sense of harmony with the surrounding landscape;*
- *Traditional farm buildings constructed of pale limestone walls and red pantile roofs;*
- *Distinctive cultural landscape with medieval villages located at the spring line, common arable fields at the base of the hill, and summer pastures above; and*
- *Contrast between the very narrow wooded valleys, giving a very strong sense of enclosure, with the open arable tops of the Tabular Hills.*

5.19 This LCT is relatively large in size, spanning the North Yorkshire landscape from Hambleton in the west to Scarborough in the east. Due to the size of the LCT, the characteristics identified within the regional landscape assessment are unlikely to be notably altered by the proposed development particularly as the development is located within the existing settlement limits of Burniston and would be seen in the context of the existing village context.

Local Landscape Character

5.20 The Site is located within the Scalby Landscape Character Area of the Coastal Hinterland Landscape Character Type, as set out within the Scarborough Borough Landscape Study 2013.

5.21 The key characteristics of the LCT are as follows, most of which are relevant to the site and the surrounding study area:

- *A smoothly rolling farmed hinterland which rises in an east to west direction, inland, from the coastal edge, up towards the moorlands and wooded scarps of the North York Moors National Park to the west;*
- *Underlain by mudstones, siltstones and sandstones which form part of the Scalby Formation, which is largely concealed by glacial till;*
- *An agricultural landscape, dominated by medium scale fields of open arable farmland, defined by low hedgerows and limited tree cover.*
- *A number of small watercourses or becks form interesting and contrasting features within the landscape, often enclosed by woodland and/or riparian vegetation, such as the Scalby Beck.*
- *Low density of dispersed settlement consisting of individual farmsteads scattered across the hinterland. The south and north of the character area is fringed by the suburbs of Scalby and the village of Burniston, respectively.*
- *A simple and uniform landscape with a fluid and rhythmic form, created by the rolling landform and repetition of arable fields. Occasional localised impact results from features such as settlement edges, major roads, caravan sites and a sewage works, which introduce a discordant character in places.*
- *A peaceful and rural landscape character with a strong connection to the sea and coastal edge, and visually influenced by the wooded scarps of the National Park to the west.*

- *A sense of openness allowing for long views across the rolling landscape, particularly eastwards from elevated land in the National Park to the west, and out across the open sea. Strong intervisibility with prominent historic landmarks further south, such as Scarborough Castle and the war memorial at Oliver's Mount.*
- *The historic landscape characterisation (HLC) indicates the landscape has been shaped by a mix of enclosures, including planned large scale parliamentary enclosure, unknown planned enclosure, modern improved fields and piecemeal enclosure, typically consisting of medium sized fields in a regular or semi-irregular pattern, with varying degrees of boundary loss.*

5.22 The Scarborough Borough Landscape Study goes on to provide a description of the LCT and an evaluation of its sensitivities. Overall, the LCT has a strong rural character with a high visual sensitivity due to the degree of openness in the landscape.

5.23 It should be noted that the site is located on the edge of the LCT, at the interface of the settlement boundary. The Landscape Character Study has considered all land outside of the settlement limits of the Borough, which at the time included the Site. However, the Site is now located within the settlement limits of Burniston due to the allocation of the Site for residential development. During the allocation process, effects upon landscape character would have been taken into consideration, and thus the allocation of the Site must deem any likely effects upon landscape character as appropriate for the location.

5.24 The addition of residential development within the Site, located at the immediate existing settlement edge would not bring about any notable change to the character of the Scalby LCT. The Site is effectively an infill to the settlement edge, almost completely surrounded by existing residential development and associated garden curtilage. The change in the landscape of the Site would be perceived from a small part of the wider parcel of land that forms the LCT, as illustrated at Figure 2. It is therefore considered that the effects upon the Scalby LCT would be no greater than minor and as such is not considered further within this appraisal.

Site Specific Character and Value

- 5.25 It has already been determined that there would be no notable changes upon the landscape at the national, regional or local scale in terms of documented landscape character due to the generally enclosed nature of the site at the existing settlement edge. However, it is necessary to consider the site-specific character of the local landscape/townscape to determine any noteworthy effects.
- 5.26 The Site is located within an existing residential area to the west of central Burniston. The historical settlement pattern follows the primary routes into, and out of the village, creating a linear pattern to the townscape. However, there has been a relatively large amount of post war development within the village, particularly from the 1970's onwards, which has led to a cul-de-sac character occurring on the village fringes. This can be seen, in particular, at Ashdown Rise/The Limes to the north east and south of the site, at Limestone Grove to the south east, and Dale Rise/Dale Avenue/Dale Close to the east. Such development has led to a nucleated settlement pattern being created.
- 5.27 The proposed development would be located immediately adjacent to existing settlement boundary, creating a further cul-de-sac development typical of the western edge of Burniston. The development would closely relate to the existing built form of Ashdown Rise and The Limes and is likely to be perceived as an infill development, particularly when seen from Limestone Road. The currently redundant dwelling within the site is a detractor to the character of the site and local environs. This would be replaced with dwellings that are typical of those that line Limestone Road, and those that are present elsewhere within the village. The existing garage, currently used as an animal shelter and feed store, similarly unattractive in nature, would also be replaced.
- 5.28 The Site comprises a rectangular field parcel that is used for the rough grazing of sheep. The western field parcel has a notable gradient in a west to east direction allowing views towards the properties off Limestone Road and Ashdown Rise/The Limes. The site also slopes south to north, away from Limestone Road to allow views towards the fringes of the North York Moors National Park. Views from within the site are currently open, but views from Limestone Road are interrupted by the presence of the existing redundant dwelling.

- 5.29 The Site does not feature any particular characteristics that denote higher value. There are mature trees to the boundaries, but the Site offers no known value in terms of the presence of cultural or ecological assets, and there is no right of access across the site. The Site does provide an open aspect from properties off Limestone Road and Ashdown Rise/The Limes, and there is no doubting that the availability of such views is valuable to the those that reside there, but this is a matter of private visual amenity.
- 5.30 In terms of vegetation, the Site affords a relative degree of enclosure due to the presence of coniferous trees along the southern and south western boundaries. Vegetation within rear gardens of properties off Limestone Road, Ashdown Rise and The Limes also provides visual interruption towards/from the site. A coniferous tree belt to the immediate north west of the site also provides a sense of enclosure, particularly from the northern boundary of the Site. A mature garden to the immediate north and north east of the site also encloses the northern and north eastern corner of the application site.
- 5.31 Although the Site is relatively enclosed by vegetation, the nature of the local topography, rising sharply to the fringes of the National Park, does allow for views from the Site towards the nearby fringes of the North York Moors National Park. However, such views are typical of those seen elsewhere from within the village; they are not particularly important or known views that can be appreciated by the general public. The availability of such views is co-incidental of the location of the site on the development fringes of the settlement.
- 5.32 Overall, the site comprises rough grazing land typical of the local area, and a redundant dwelling and former garage, both of which are visual detractors to the local area. There are few assets that denote landscape value. The availability of views across the site to the National Park fringes is recognised to be valuable to the local community, but such views are generally restricted to private residences on/beyond the northern edge of Limestone Road.
- 5.33 Based on the above analysis, and experienced professional judgement, the susceptibility of the site to the type of development proposed is considered to be medium to low, and the sensitivity of the site to residential development is also considered to be medium to low. The proposed development would bring about some inevitable changes to local landscape character, but such changes would be perceived within a very localised area due to the nature of the landscape

immediately surrounding the site. Although there would a high magnitude of change in localised landscape character, the overall effect would be no greater than moderate to moderate/minor. There would be no notable effects upon the character of the North York Moors National Park.

- 5.34 It should be noted that the site is allocated for residential development within the Local Plan, and as such a decision of the acceptability of the principal of development on the site has already been made in terms of landscape and visual matters.

Summary

- 5.35 The Site is formed by a rectangular field parcel of rough grazing land on the edge of the village, within the development limits of Burniston. The Site includes a redundant dwelling and associated garden curtilage with garage building. The buildings are detractors to the character of the village due to their state of disrepair.
- 5.36 The Application proposals would inevitably result in the loss of undeveloped grazing land on the edge of the village and there would be a substantial effect on the character of the Site. However, the effects upon wider landscape character would quickly dissipate due to the undulating nature of the landform, that is heavily vegetated, which assists in the interruption of views towards the Site.
- 5.37 The Application proposals represent a relatively small scale residential development that would appear largely as infill development at the settlement edge, within the development limits of Burniston.

6 VISUAL ANALYSIS AND LIKELY EFFECTS

- 6.1 A desktop study of the likely visual envelope of the proposed development has been carried out, using a ZTV to illustrate theoretical visibility. This has then been verified in the field and a Primary Zone of Visibility (PZV) has been mapped to demonstrate the relatively limited area in which the proposals would be primarily perceived (Figure 1).
- 6.2 As previously described, the Site comprises two rectangular land parcels of grazing land that are not of particular landscape value. Within the site, the redundant dwelling and associated garage/animal shelter are visual detractors. The nature of the topography and surrounding landscape allows for views towards the fringes of the North York Moors National Park, beyond the natural enclosure provided by vegetation within the immediate environs of the Site.
- 6.3 Within the PZV there are a number of key visual receptors that have been identified as warranting discussion within this appraisal, largely due to the level of intervisibility between the Site and the receptor. The absence of discussion of other visual receptors does not necessarily preclude potential visibility of the proposed development, but such visibility is likely to result in effects that are not noteworthy or material to the Application being considered. All receptors are considered to be of high sensitivity to changes in the view, apart from motorised users of the local road network, which are considered to be of medium sensitivity.
- 6.4 The following receptors groups have been identified for further discussion. The location of the residential receptor groups is illustrated on Figure 4:
- Residential receptors to the immediate north east and east;
 - Residential receptors to the immediate south;
 - Residential receptors to the immediate south west;
 - Users of Limestone Road;
 - Users of roads to the north and west;
 - Users of Rights of Way to the north, west and south; and
 - Receptors within the North York Moors National Park.

Residential receptors to the immediate north east and east

- 6.5 This group includes the receptors of dwellings on Ashdown Rise, The Limes, numbers 24 to 32 Limestone Road, and dwellings off Stone Quarry Road. The dwellings are typically two storeys in height with front and rear garden curtilages. Properties that share a boundary with the site include numbers 24 to 32 Limestone Road, and 4 and 11 Ashdown Rise.
- 6.6 The nature of existing views from the dwellings within this group varies relative to location. Those properties located immediately adjacent to the site afford an open aspect to the rear or side view, across the site itself. Those located beyond the site boundary experience an interrupted view towards the site due to the presence of other buildings in the immediate view.
- 6.7 It is acknowledged that the rear of properties 24 to 32 Limestone Road are located in close proximity to the site boundary, with windows looking directly into the Site. The Application proposals would result in the loss of the current undeveloped view from these properties. It is acknowledged that the proposed development would restrict the current views available from rear windows. This would result in a high magnitude of change in the view giving rise to a major visual effect upon private visual amenity.
- 6.8 For receptors on Ashdown Rise, and for those further from the Site boundary on The Limes, and Stone Quarry Road, the introduction of the proposed development to the Site would result in the partial loss of the undeveloped aspect from their properties. However, the view would largely comprise the proposed open space within the scheme rather than the proposed built form, which will reduce the overall effects on visual amenity. The proposals would not result in the loss of wider, longer distance views. It is likely that from first floor windows, glimpsed views towards the National Park would remain available from those properties where such views already occur.
- 6.9 Overall, there would be a medium to low magnitude of change in the view from the properties on Ashdown Rise, The Limes and Stone Quarry Road, giving rise to a moderate to moderate/minor visual effect.

Residential receptors to the immediate south

- 6.10 This group includes the residents of the dwellings located directly opposite the site at San Marino, Shelley Bank, The Willows, Ourway, and Thoraby Two. The current view towards the site is primarily heavily filtered by a line of tall coniferous trees that forms the Site boundary with Limestone Road. The redundant dwelling within the site, and the former garage, are also partially visible, with limited, glimpsed, narrow views across the site towards the rising National Park fringe beyond.
- 6.11 The proposed development would be visible in the foreground view from the properties located directly opposite the Site. The removal of the former dwelling is considered to be beneficial to the outlook from the properties, however the loss of the glimpsed view towards the National Park will give rise to some longer-term effects.
- 6.12 Overall, there would be a medium to high magnitude of change giving rise to moderate to major visual effects.

Residential receptors to the immediate south west

- 6.13 This receptor group includes 40 Limestone, a detached property set within a large private curtilage, set back from the road. The boundary between the Site and the property is lined with Scots Pine trees. Beyond 40 Limestone Road are a number of dwellings that front directly onto the road. The view towards the site from these properties is interrupted by the presence of 40 Limestone Road and associated garden buildings and vegetation. Such views would not be greatly altered by the presence of the proposed development.
- 6.14 There are also views in the direction of the Site from a number of properties on Limestone Grove. However, such views are interrupted by the presence of vegetation on the south western site boundary. The primary view from the rear of dwellings on Limestone Quarry is to the immediate north rather than towards the Site to the north east.
- 6.15 There would be views towards the proposed development from the rear aspect of 40 Limestone Road. The view would comprise the rear gardens of the proposed dwellings, and the dwellings themselves. The existing view along the rear garden, in a north westerly direction, would remain as existing, with longer distance views

remaining towards the National Park. The proposed development would be seen to the north east and east of the curtilage and would give rise to a high magnitude of change, resulting in a major visual effect upon private visual amenity.

Users of Limestone Road

- 6.16 This receptor group includes both motorised and non motorised users of Limestone Road as it passes the Site to the immediate south east. The Site is visually marked by the coniferous trees that line the south eastern Site boundary on the approach to the Site in both directions along the road. However, the Site itself is not readily visible from the road until one reaches the immediate proximity, up to approximately 75m from the Site in either direction. From the road, views comprise the redundant dwellings, former garage, and the south easternmost part of the grazing land. There are glimpsed views across the Site towards the fringes of the North York Moors National Park, but these are oblique to motorised road users, and very fleeting in nature.
- 6.17 The existing coniferous trees to the Site frontage off Limestone Road will be retained as part of the Application proposals. This existing vegetation will assist in the continued filtering of views into the Site when passing along the road. It is acknowledged that the Application proposals would be visible beyond the existing vegetation when immediately passing the Site. However, the scheme would present an improvement on the immediate view through the removal of the existing redundant dwelling. The existing longer distance view towards the fringe of the North York Moors National Park would be interrupted by development, but a view along the streetscape within the site would still remain, albeit channelled, to allow for a view through to the National Park.
- 6.18 Overall, the proposed development would give rise to a medium to high magnitude of change in the view of road users giving rise to a moderate visual effect upon motorised users and a moderate to substantial visual effect for non motorised users, experienced in the immediate proximity of the Application site only, (up to a distance of approximately 75m from the Site). From the wider route, the Application proposals would not be perceivable in the view.

Users of roads to the north and west

6.19 This receptor group includes both motorised and non motorised users of the following routes:

- Lindhead Road;
- Barmoor Lane;
- Ripley's Road;
- Cowland Road; and
- Harwood Dale Road.

6.20 The above routes pass over higher ground to the north and north west of the Site and thus allow for views towards Burniston. The Site forms a relatively small part of the overall view available from these routes. The Site is located within and immediately adjacent to the existing settlement edge and thus the proposed development would be seen in the context of the village periphery.

6.21 The closest route to the Site is Lindhead Road, which passes to the north. The Site is not readily visible from much of the route due to the presence of the tall roadside hedgerow with intermittent trees which curtail views to the immediate road corridor. Glimpsed, fleeting views towards Burniston are available from field gates on the higher ground, and from the road itself on the lower ground nearer the village edge, but the Site does not form an overly prominent part of the view.

6.22 Due to the lack of overall visibility from Lindhead road, the proposed development would not form a highly noticeable addition to the view towards the settlement. The proposed dwellings would be seen in the context of the existing village edge, and over time would be integrated into the view by the proposed tree planting to the northern Site boundary. There would be no greater than a medium to low magnitude of change giving rise to a moderate to moderate/minor effect upon both motorised and non motorised users.

6.23 From elsewhere on the road network to the north and north west, the proposed development would form a relatively small part of a much wider view available. There would be no greater than a low magnitude of change resulting in moderate/minor effect upon both motorised and non motorised users.

Users of Rights of Way to the north, west, and south west.

6.24 This group includes users of the following rights of way:

- 30.3/5/1;
- 30.16/8/1;
- 30.16/009; and
- 30.5/017.

6.25 The above rights of way are located on higher ground to the north, west and south west of Burniston. The nature of views available from this higher ground are wide reaching across Burniston, and many routes allow for views towards the North Sea coast. The Application site forms a small part of the view available from the rights of way. The Site is also filtered in views by the large amount of vegetation in the local landscape, including coniferous woodland and tree belts, roadside hedgerows, and garden vegetation associated with properties along Limestone Road.

6.26 The Application proposals would not generally be readily visible from rights of way on higher ground within the study area due to the nature of the undulating landform, the large amounts of vegetation within the landscape, and the location of the site within the village, on lower ground within a localised valley.

6.27 Where there are views of the Application site from rights of way in closer proximity to the site, views of the proposed development would be intermittent beyond vegetation within the intervening landscape. The proposed development would largely be located on lower ground beyond a coniferous tree belt, resulting in the proposals being largely screened from view. The area of the Application proposals located on the higher ground within the site would be seen from right of way 30.3/5/1, but such views would be seen in the context of the existing settlement edge and thus would not greatly alter the overall nature of the view.

6.28 Overall, there would be no greater than a low magnitude of change in views from rights of way within the local landscape, giving rise to a moderate/minor effect.

Receptors within the North York Moors National Park

- 6.29 This group includes users of the minor road network and public rights of way on the fringes of the National Park to the north, north west and north east of the Site.
- 6.30 The Site forms a small part of the overall view available from the roads and public rights of way which pass over the higher ground on the fringes of the North York Moors National Park, north of Burniston. The Site is seen in the context of the existing settlement edge. The proposed development would appear surrounded by existing built form and softened by existing vegetation in the vicinity of the Site.
- 6.31 Views from the north west and west would be particularly interrupted or screened by the presence of large areas of coniferous woodland off Swang Road, and by the undulating nature of the landscape. The Site is also orientated away from the north west and western fringes of the National Park, located within a localised valley on the edge of Burniston, which is not visible from the west in particular.
- 6.32 Overall, the proposed development would not result in any perceptible changes to the views available from the National Park. The Application proposals would form a small additional part of the settlement edge, in keeping with the existing built form, softened by existing and proposed vegetation.

Summary

- 6.33 In summary, the Application proposals would be seen by residents of dwellings within close proximity of the Site, where there would be varied visual effects, from major to moderate to moderate/minor, experienced upon private visual amenity. From publicly accessible locations, views of the Application proposals are much more likely to be seen in glimpsed, intermittent views, beyond intervening vegetation, one travels through the landscape in close proximity to the Site. Such effects would be no greater than moderate to moderate/minor. Publicly available views are also more likely to be seen over longer distance where the proposals would form a small part of the overall view available.
- 6.34 From the North York Moors National Park, views of the site would be seen at relative distance. The Application proposals would form a small part of the much wider views available from the periphery of the National Park and would be seen

in the context of the existing settlement edge. Again, such effects would be no greater than moderate/minor.

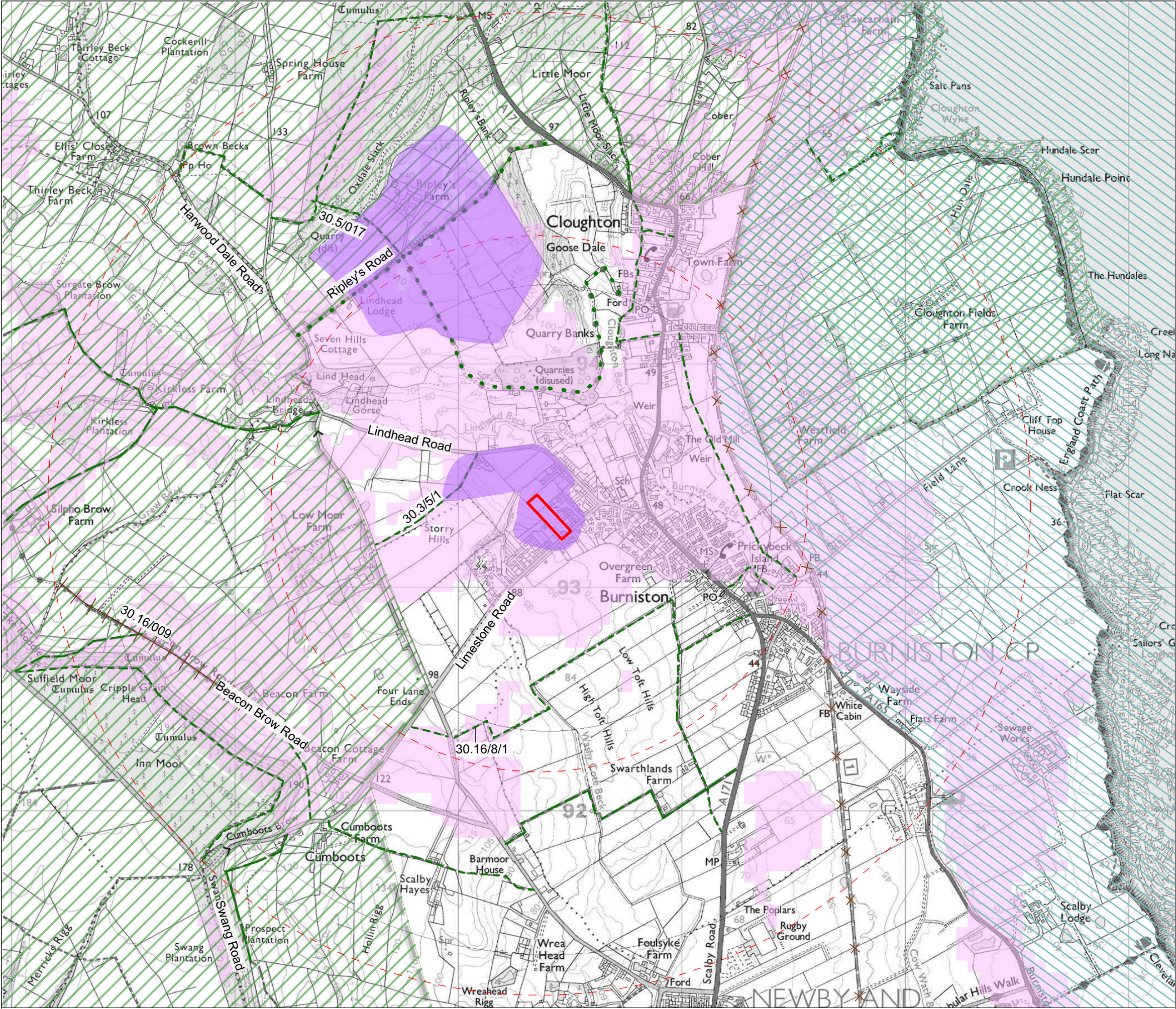
- 6.35 The effects of the development that have been identified do not mean that they render the scheme as unacceptable in landscape terms. They simply recognise that a degree of change would occur, however this is only to be expected for a development of this nature on an allocated site where landscape impacts have previously been considered.

7 CONCLUSIONS

- 7.1 This Report sets out the findings of a Landscape and Visual Appraisal which has been undertaken in relation to the proposed residential development at Limestone Road, Burniston.
- 7.2 Overall, there are a limited number of publicly accessible places within the local landscape from which the Application Site can be seen. Such places are either within the immediate proximity of the Site, or at distance on higher ground to the north. The Application Site forms a small part of the wider landscape when appreciated from the higher ground within the study area, and as such the effects upon landscape character would be limited. Views from publicly accessible locations within close proximity to the Application Site are generally fleeting, glimpsed views beyond existing vegetation in the intervening landscape.
- 7.3 Where the proposed development would be visible, it would be seen in the context of the existing settlement edge, which serves to contribute to the existing character of the landscape on the north western edge of Burniston. As such, the addition of the proposed development to the landscape is considered to result in no greater than a minor impact on the character of the local landscape, particularly once the landscaped periphery to the development begins to mature.
- 7.4 It is acknowledged that there would be some moderate to major visual effects experienced by users of Limestone Road in the immediate proximity of the Site. There would also be major effects from some dwellings located in the immediate proximity to the Site. However, this is a matter of private visual amenity.
- 7.5 The Site has been considered to be an acceptable location for residential development within the Local Plan, and there has been no landscape and/or visual reason for refusal of the development proposals by Scarborough Borough Council, with which this Appraisal concurs.

APPENDIX 1

FIGURES AND PHOTOGRAPHIC RECORD



Gascoine Group

Land at Limestone Road, Burniston

FIGURE 1

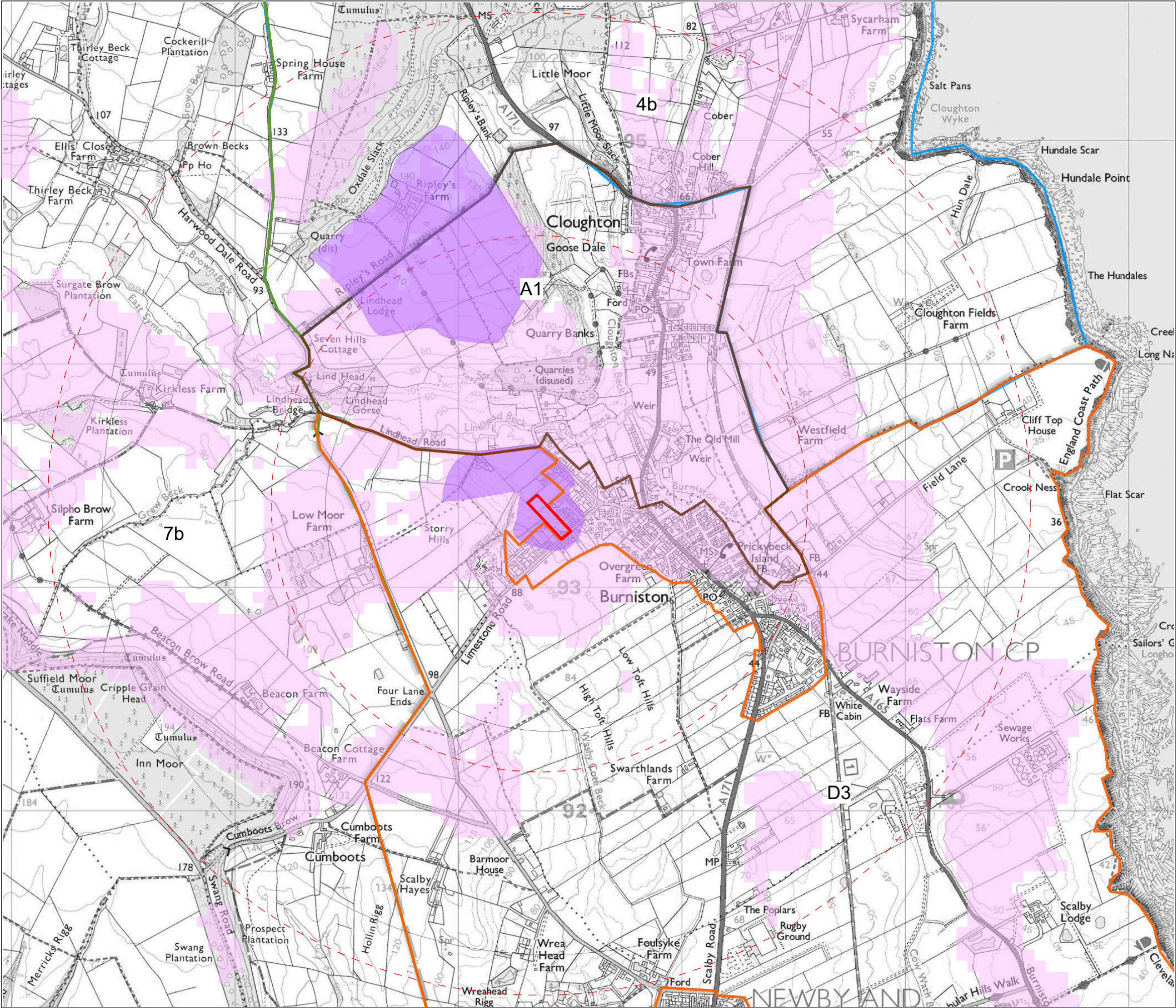
Site Location, Study Area and Context

- KEY**
- Site Boundary
 - Study Area
 - Zone of Theoretical Visibility to 9m
 - Primary Zone of Visibility
- Landscape Context**
- North York Moors National Park
 - North Yorks and Cleveland Heritage Coast
 - Public Footpath
 - Public Bridleway
 - Cinder Track
 - Byway Open to All Traffic
 - Other Route with Public Access

N.B. The Zone of Theoretical Visibility (ZTV) image illustrates the theoretical extent of where the proposed development will be visible from assuming 100% visibility. It is generated using terrain data only and does not take into account any screening that vegetation or the built environmental may provide. It is as such a worst case ZTV and the actual extents of visibility are likely to be much less extensive.

Date: 08.02.2018	P17-2157.003
Drawn by: SS	Checked by: FH





Gascoine Group

Land at Limestone Road, Burniston

FIGURE 2

Landscape Character Context

KEY

- Site Boundary
 - Study Area
 - Zone of Theoretical Visibility to 9m
 - Primary Zone of Visibility
- Landscape Character
- Scarborough Landscape Study Vol 1 - Borough Wide Landscape Character Assessment
- Coastal Hinterland - D3 Scalby
 - Becks - A1 Cloughton and Burniston
- North York Moors National Park Landscape Character Assessment (2004)
- Coast and Coastal Hinterland - 4b Whitby-Cloughton
 - Limestone Dale - 7b Upper Harwood Dale

N.B. The Zone of Theoretical Visibility (ZTV) image illustrates the theoretical extent of where the proposed development will be visible from assuming 100% visibility. It is generated using terrain data only and does not take into account any screening that vegetation or the built environmental may provide. It is as such a worst case ZTV and the actual extents of visibility are likely to be much less extensive.

Date: 08.02.2018

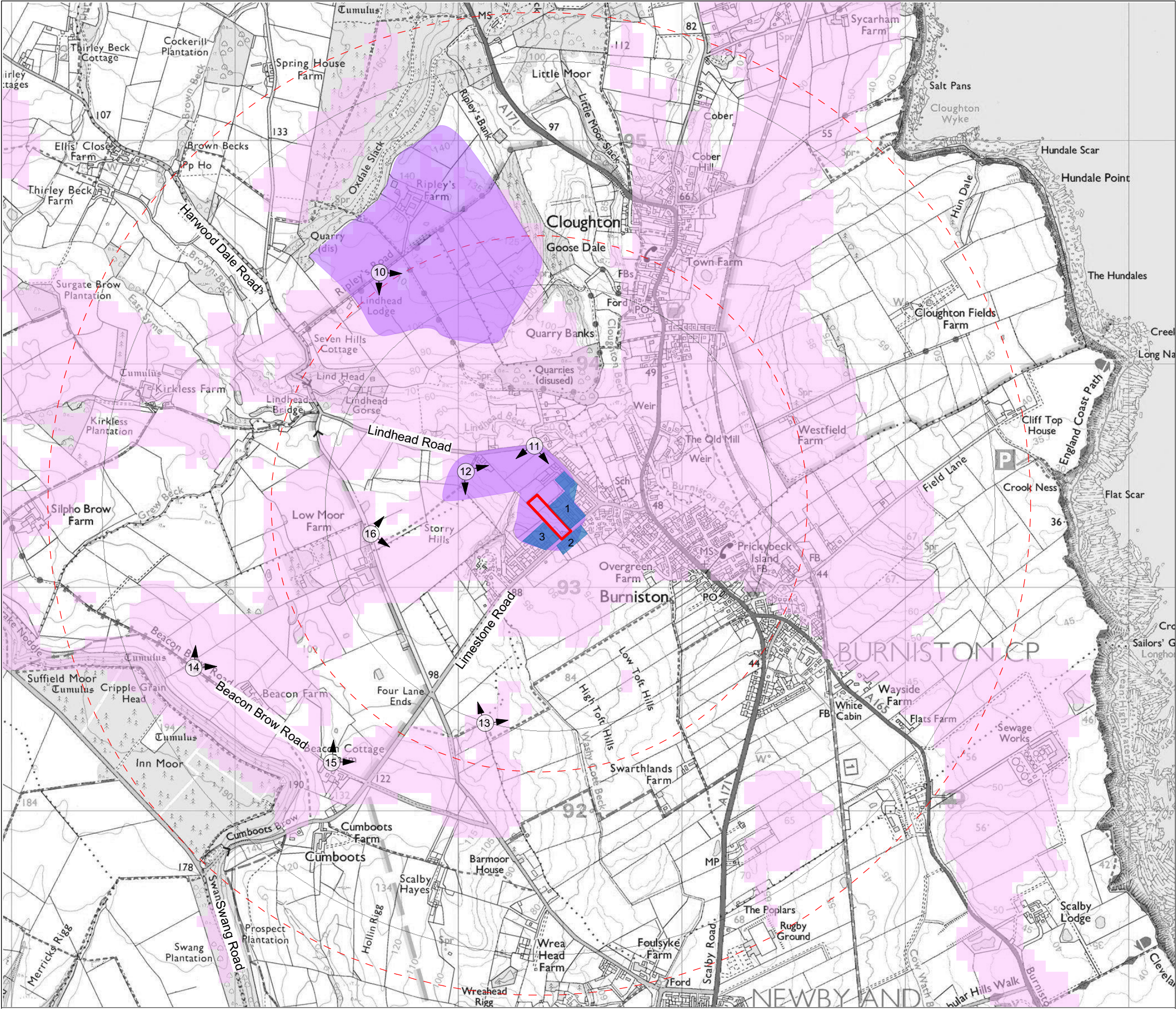
P17-2790.004

Drawn by: SS

Checked by: FH



Pegasus
Group



Gascoine Group

Land at Limestone Road, Burniston

FIGURE 4
LVA Receptor Groups and Photograph Locations
- Wider Study Area

KEY

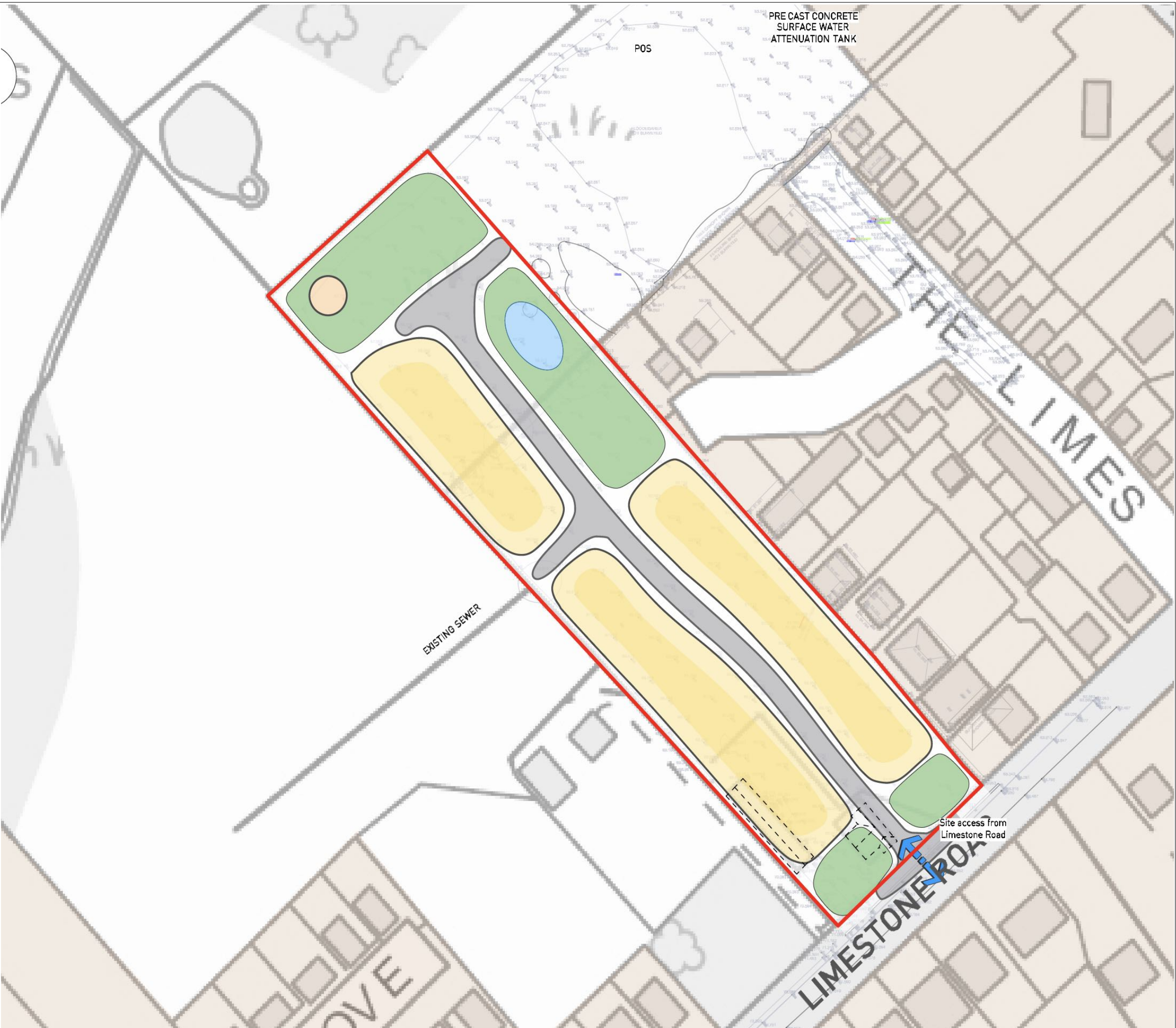
- Site Boundary
- Study Area
- Zone of Theoretical Visibility to 9m
- Primary Zone of Visibility
- Residential Receptor Groups
- 1 - Receptors to north east and east
- 2 - Receptors to the immediate south
- 3 - Receptors to the immediate south west

10 Photograph Locations (for Photographs 1-9 refer to Figure 3)

N.B. The Zone of Theoretical Visibility (ZTV) image illustrates the theoretical extent of where the proposed development will be visible from assuming 100% visibility. It is generated using terrain data only and does not take into account any screening that vegetation or the built environmental may provide. It is as such a worst case ZTV and the actual extents of visibility are likely to be much less extensive.

Date: 08.02.2018	P17-2790.006
Drawn by: SS	Checked by: FH





Gascoine Group

Land at Limestone Road, Burniston

FIGURE 5

Concept Masterplan

KEY

- Site location
- POS (Public open space)
- Primary road
- Residential parcels
- Proposed site access
- Existing residential
- Pond
- Pumping Station

Date: 08.02.2018

P17-2790.006A

Drawn by: SS

Checked by: FH





Photograph location 1 - View into Site from Limestone Road



Photograph location 2 - View of redundant bungalow within Site from Limestone Road



Photograph location 3 - View of former garage and redundant bungalow within Site, from Limestone Road

For photograph locations refer to Appendix 1, Figures 3 and 4



Photograph location 4 - View north east along Limestone Road. The coniferous trees mark the Site.



Photograph location 5 - View south west along Limestone Road, towards the Site frontage.

For photograph locations refer to Appendix 1, Figures 3 and 4



Photograph location 6 - View along south western Site boundary with No. 40 Limestone Road

For photograph locations refer to Appendix 1, Figures 3 and 4

Appendix 1 - Photographic
Record



Land at Limestone Road, Burniston

Client: Gascoine Group

DRWG No. P17-2790.001 Date: 01/02/2018
Drawn by: SS Approved by: FH

Note: Photographic material was not taken, and is not presented to any specific standard. Photographs are for illustrative purposes only to support the assessments made in the LVA.



Photograph location 7 - View of dwellings opposite Site on Limestone Road

For photograph locations refer to Appendix 1, Figures 3 and 4

Appendix 1 - Photographic
Record



Land at Limestone Road, Burniston

Client: Gascoine Group

DRWG No. P17-2790.001 Date: 01/02/2018
Drawn by: SS Approved by: FH

Note: Photographic material was not taken, and is not presented to any specific standard. Photographs are for illustrative purposes only to support the assessments made in the LVA.



Photograph location 8 - View towards Site from Ashdown Rise

For photograph locations refer to Appendix 1, Figures 3 and 4

DRWG No. P17-2790.001 Date: 01/02/2018
Drawn by: SS Approved by: FH

Note: Photographic material was not taken, and is not presented to any specific standard. Photographs are for illustrative purposes only to support the assessments made in the LVA.

Appendix 1 - Photographic
Record



Land at Limestone Road, Burniston

Client: Gascoine Group



Photograph location 9 - View towards Site from Ripley's Road

For photograph locations refer to Appendix 1, Figures 3 and 4

DRWG No. P17-2790.001 Date: 01/02/2018
Drawn by: SS Approved by: FH

Note: Photographic material was not taken, and is not presented to any specific standard. Photographs are for illustrative purposes only to support the assessments made in the LVA.



Photograph location 10 - View towards Site from Lindhead Road

For photograph locations refer to Appendix 1, Figures 3 and 4



Photograph location 11 - View towards Site from PROW 30.3/5/1, off Lindhead Road

For photograph locations refer to Appendix 1, Figures 3 and 4

DRWG No. P17-2790.001 Date: 01/02/2018
Drawn by: SS Approved by: FH

Note: Photographic material was not taken, and is not presented to any specific standard. Photographs are for illustrative purposes only to support the assessments made in the LVA.

Appendix 1 - Photographic Record



Land at Limestone Road, Burniston

Client: Gascoine Group



Photograph location 12 - View from PROW 30.16/9/1 towards Burniston. Site not visible.



Photograph location 13 - View from Beacon Brow Road. Site not visible.

For photograph locations refer to Appendix 1, Figures 3 and 4

Appendix 1 - Photographic Record



Land at Limestone Road, Burniston

Client: Gascoine Group

DRWG No. P17-2790.001 Date: 01/02/2018
Drawn by: SS Approved by: FH

Note: Photographic material was not taken, and is not presented to any specific standard. Photographs are for illustrative purposes only to support the assessments made in the LVA.



Photograph location 14 - Beacon Brow Road at Beacon Cottage Farm. Site not visible.



Photograph location 15- View from edge of North York Moors National Park at Low Moor Farm. Site not visible.

For photograph locations refer to Appendix 1, Figures 3 and 4

Appendix 1 - Photographic
Record



Land at Limestone Road, Burniston

Client: Gascoine Group

DRWG No. P17-2790.001 Date: 01/02/2018
Drawn by: SS Approved by: FH

Note: Photographic material was not taken, and is not presented to any specific standard. Photographs are for illustrative purposes only to support the assessments made in the LVA.

APPENDIX 2

LVA ASSESSMENT CRITERIA

Landscape and Visual Assessment Criteria (non-EIA scheme)

Introduction

This appendix presents the assessment criteria adopted for the assessment of landscape and visual effects arising from the proposed development.

The primary source of best practice for LVIA in the UK is *The Guidelines for Landscape and Visual Impact Assessment, 3rd Edition* (GLVIA3) (Landscape Institute and the Institute for Environmental Management and Assessment, 2013). The assessment criteria adopted to inform the assessment of effects has been developed in accordance with the principles established in this best practice document. It should however be acknowledged that GLVIA3 establishes guidelines not a specific methodology. The preface to GLVIA3 states:

'This edition concentrates on principles and processes. It does not provide a detailed or formulaic 'recipe' that can be followed in every situation – it remains the responsibility of the professional to ensure that the approach and methodology adopted are appropriate to the task in hand.'

The criteria set out below have therefore been developed specifically for this assessment to ensure that the methodology is appropriate and fit for purpose.

The purpose of an LVIA when undertaken outside of the context of an Environmental Impact Assessment (EIA) is to identify and describe the relative level of any landscape and visual effects arising as a result of the proposals. As confirmed in GLVIA3 Statement of Clarification 1/13 (Landscape institute, 10th June 2013) an LVIA for development which has been screened as not requiring EIA should avoid concluding whether the effects are significant or not and this is the approach adopted in this assessment.

An LVIA must consider both:

- effects on the landscape as a resource in its own right (the landscape effects); and
- effects on specific views and visual amenity more generally (the visual effects).

Therefore, separate criteria are set out below for the assessment of landscape and visual effects.

Nature (sensitivity) of landscape features

The nature or sensitivity of an individual landscape feature or element reflects its susceptibility to change and the value associated with it. Sensitivity is therefore a function of factors such as the feature's quality, rarity, contribution to landscape character, degree

to which the particular element can be replaced and cultural associations or designations that apply. A particular feature may be more 'sensitive' in one location than in another often as a result of local value associated with the feature. Therefore, it is not possible to simply place different types of landscape feature into sensitivity bands. Where individual landscape features are affected, professional judgement is used as far as possible to give an objective evaluation of its sensitivity. Justification is given for this evaluation where necessary.

The nature or sensitivity of individual landscape features has been described as **very high, high, medium, low** or **very low**.

Nature (sensitivity) of landscape character

The nature or sensitivity of landscape character reflects its susceptibility to change and the value associated with it. It is essentially an expression of a landscape's ability to accommodate a particular type of change. It varies depending on the physical and perceptual attributes of the landscape including but not necessarily limited to: scale; degree of openness; landform; existing land cover; landscape pattern and complexity; the extent of human influence in the landscape; the degree of remoteness/wildness; perception of change in the landscape; the importance of landmarks or skylines in the landscape; inter-visibility with and influence on surrounding areas; condition; rarity and scenic quality of the landscape, and the value placed on the landscape including any designations that may apply.

In this assessment, the nature or sensitivity of landscape character is considered with reference to a number of local character areas as defined in this LVIA for the purposes of this study. Information regarding the key characteristics of these character areas has been extrapolated from relevant published studies where possible but also informed by project specific field assessment. An assessment of landscape sensitivity to the development proposed has been undertaken employing professional judgement for relevant local landscape character areas.

The nature or sensitivity of landscape character has been described as **very high, high, medium, low** or **very low**.

Nature (sensitivity) of visual receptors

The nature or sensitivity of visual receptor groups reflects their susceptibility to change and the value associated with the specific view in question. Sensitivity varies depending on a number of factors such as the occupation of the viewer, their viewing expectations,

duration of view and the angle or direction in which they would see the site. Whilst most views are valued by someone, certain viewpoints are particularly highly valued for either their cultural or historical associations and this can increase the sensitivity of the view. The following criteria are provided for guidance only and are not exclusive:

- **Very Low Sensitivity** – People engaged in industrial and commercial activities or military activities.
- **Low Sensitivity** - People at their place of work (e.g. offices); shoppers; users of trunk/major roads and passengers on commercial railway lines (except where these form part of a recognised and promoted scenic route).
- **Medium Sensitivity** - Users of public rights of way and minor roads which do not appear to be used primarily for recreational activities or the specific enjoyment of the landscape; recreational activities not specifically focused on the landscape (e.g. football); motel users.
- **High Sensitivity** – Residents at home; users of long distance or recreational trails and other sign posted walks; users of public rights of way and minor roads which appear to be used for recreational activities or the specific enjoyment of the landscape; users of caravan parks, campsites and 'destination' hotels; tourist attractions with opportunities for views of the landscape (but not specifically focused on a particular vista); slow paced recreational activities which derive part of their pleasure from an appreciation of setting (e.g. bowling, golf); allotments.
- **Very High Sensitivity** - People at recognised vantage points (often with interpretation boards), people at tourist attractions with a focus on a specific view, visitors to historic features/estates where the setting is important to an appreciation and understanding of cultural value.

It is important to appreciate that it is the visual receptor (i.e. the person) that has a sensitivity and not a property, public right of way or road. Also, the sensitivity of a receptor group is not influenced by the number of receptors. As an example, although many people may use a motorway, this does not increase the sensitivity of each receptor using it. Likewise, a residential property may only have one person living in it but this does not reduce the sensitivity of that one receptor. Whilst the number of receptors affected at any given location may be a planning consideration, for the purposes of this assessment it does not alter the sensitivity of the receptor group.

Where judgements are made about the sensitivity of assessment viewpoints, the sensitivity rating provided is an evaluation of the sensitivity of the receptor group represented by the viewpoint and not a reflection of the number of people who may experience the view.

For some developments (e.g. wind energy developments) it is important not to confuse the concept of visual sensitivity with the perception of the development. For example, it is recognised that some people consider wind turbines to be unattractive, but others enjoy the sight of them.

Nature (magnitude) of effects – General note

The following discussion sets out the approach adopted in this LVIA in relation to a specific issue arising in GLVIA3 which requires a brief explanation.

Prior to the publication of GLVIA3, LVIA practice had evolved over time in tandem with most other environmental disciplines to consider the level of effect (relative significance) principally as a function of two factors, namely: sensitivity of the receptor and magnitude of the effect (the term 'magnitude' being a word most commonly used in LVIA and most other environmental disciplines to describe the size or scale of an effect).

Box 3.1 on page 37 of GLVIA3 references a 2011 publication by IEMA entitled 'The State of EIA Practice in the UK' which reiterates the importance of considering not just the scale or size of effect but other factors which combine to define the 'nature of the effect' including factors such as the probability of an effect occurring and the duration, reversibility and spatial extent of the effect.

The flow diagram on page 39 of GLVIA3 suggests that the magnitude of effect is a function of three factors (the size/scale of the effect, the duration of the effect and the reversibility of the effect).

For certain types of development (e.g. residential) the proposed development is permanent and non-reversible. For other types of development (e.g. wind and solar energy) the proposed development is for a time-limited period and would be largely reversible at the end of the scheme's operational period. Reversibility of a proposed development is a material consideration in the planning balance but does not reduce the scale of the effect (i.e. the 'magnitude' in the traditional and commonly understood sense of the word) during the period in which the scheme is operational. In this regard, it would be incorrect to report a lesser magnitude of change to a landscape or view as a result of a time-limited effect or the relative reversibility of the effect.

For clarification, the approach taken in this LVIA has been to consider magnitude of effect solely as the scale or size of the effect in the traditional sense of the term 'magnitude'. Having identified the magnitude of effect as defined above, the LVIA also describes the duration and reversibility of the identified effect, taking these factors into account as appropriate in the consideration of the relative level of effect.

In the context of the above discussion the following criteria have been adopted to describe the magnitude of effects.

Nature (magnitude) of effects on landscape features

Professional judgement has been used as appropriate to determine the magnitude of direct physical effects on individual existing landscape features using the following criteria as guidance only:

- **Very Low Magnitude of Change** - Negligible loss or alteration to existing landscape features;
- **Low Magnitude of Change** - Minor loss or alteration to part of an existing landscape feature;
- **Medium Magnitude of Change** - Some loss or alteration to part of an existing landscape feature; and
- **High Magnitude of Change** - Major loss or major alteration to an existing landscape feature.
- **Very High Magnitude of Change** - Total loss or alteration to an existing landscape feature.

Nature (magnitude) of effects on landscape character

The magnitude of effect on landscape character is influenced by a number of factors including: the extent to which existing landscape features are lost or altered, the introduction of new features and the resulting alteration to the physical and perceptual characteristics of the landscape. Professional judgement has been used as appropriate to determine the magnitude using the following criteria as guidance only. In doing so, it is recognised that usually the landscape components in the immediate surroundings have a much stronger influence on the sense of landscape character than distant features whilst acknowledging the fact that more distant features can have an influence on landscape character as well.

- **Very Low Magnitude of Change** - Negligible loss or alteration to existing landscape features; no notable introduction of new features into the landscape; and negligible change to the key physical and/or perceptual attributes of the landscape.
- **Low Magnitude of Change** - Minor loss or alteration to existing landscape features; introduction of minor new features into the landscape; or minor alteration to the key physical and/or perceptual attributes of the landscape.

- **Medium Magnitude of Change** - Some notable loss or alteration to existing landscape features; introduction of some notable new features into the landscape; or some notable change to the key physical and/or perceptual attributes of the landscape.
- **High Magnitude of Change** - A major loss or alteration to existing landscape features; introduction of major new features into the landscape; or a major change to the key physical and/or perceptual attributes of the landscape.
- **Very High Magnitude of Change** - Total loss or alteration to existing landscape features; introduction of dominant new features into the landscape; a very major change to the key physical and/or perceptual attributes of the landscape.

Nature (magnitude) of effects on views and visual amenity

Visual effects are caused by the introduction of new elements into the views of a landscape or the removal of elements from the existing view.

Professional judgement has been used to determine the magnitude of impacts using the following criteria as guidance only:

- **Very Low Magnitude of Change** - Negligible change in views;
- **Low Magnitude of Change** - Some change in the view that is not prominent but visible to some visual receptors;
- **Medium Magnitude of Change** - Some change in the view that is clearly notable in the view and forms an easily identifiable component in the view;
- **High Magnitude of Change** - A major change in the view that is highly prominent and has a strong influence on the overall view.
- **Very High Magnitude of Change** – A change in the view that has a dominating or overbearing influence on the overall view.

Using this set of criteria, determining levels of magnitude is primarily dependent on how prominent the development would be in the landscape, and what may be judged to flow from that prominence or otherwise.

For clarification, the use of the term 'prominent' relates to how noticeable the features of the development would be. This is affected by how close the viewpoint is to the development but not entirely dependent on this factor. Other modifying factors include: the focus of the view, visual screening and the nature and scale of other landscape features within the view. Rather than specifying general bands of distance at which the proposed development would be dominant, prominent or incidental to the view etc. the prominence

of the proposed development in each view is described in detail for each viewpoint taking all the relevant variables into consideration.

Type of effect

The assessment identifies effects which may be **beneficial**, **adverse** or **neutral**. Where effects are described as neutral this is where the beneficial effects are deemed to balance the adverse effects.

For some developments (e.g. wind energy developments) it is recognised that some people consider the development to be unattractive but others enjoy the sight of it. A landscape and visual assessment for these developments therefore assumes that all identified landscape and visual effects are 'adverse' unless stated otherwise. This allows decision makers to assess a worst-case scenario.

Duration of effect

For the purposes of this assessment, the temporal nature of each effect is described as follows:

- **Long Term** – over 5 years
- **Medium Term** – between 1 and 5 years
- **Short Term** – under 1 year

Reversibility of effect

The LVIA also describes the reversibility of each identified effect using the following terms:

- **Permanent** – effect is non reversible
- **Non permanent** – effect is reversible

Level of effect

The purpose of an LVIA when produced outside of the context of an EIA is to identify and describe the relative level of effects on landscape and visual amenity arising from the proposed development. The judgements provided within the assessment may then inform the planning balance to be carried out by the determining authority.

The level (relative significance) of landscape and visual effects is determined by combining judgements regarding the sensitivity of the landscape or view, magnitude of change,

duration of effect and the reversibility of the effect. In determining the level of residual effects, all mitigation measures are taken into account.

The relative level of effect is described as **major**, **major/moderate**, **moderate**, **moderate/minor**, **minor** or **minor/no effect**. **No effect** may also be recorded as appropriate where the effect is so negligible it is not even noteworthy.