



FIGURE 14. View 4



FIGURE 15. View 5

VIEWPOINT 4

LOCATION

This view is taken from the eastern extent of West Hordon Park, from the informal path network, looking through a gap in the hedgerow.

DESCRIPTION

Looking towards the Application Site in a north-north easterly direction.

SENSITIVITY TO CHANGE

The main user group experiencing this view are occasional walkers, with sensitivity of the group regarded to be HIGH with the landscape effected of MEDIUM sensitivity.

PREDICTED IMPACT

This viewpoint is not one that would be frequently seen by users of the park area. Whilst the extent and density of the ancient woodland to the west of the site provides consistent screening, even at high levels, the onsite and intervening vegetation to the south, while dense, is not so tall as to screen higher areas of built form. The housing development to the north of the Application Site is visible and therefore the proposed built form would also affect this view in the short term. During construction, and operation in the shorter term, MAGNITUDE OF IMPACT will be MEDIUM.

SIGNIFICANCE

In operation, short term significance of change will be MAJOR-MODERATE and ADVERSE in effect. With the intervening vegetation, reinforced by new woodland planting in place the resulting significance of change will be MODERATE - SLIGHT and NEUTRAL from this viewpoint assuming glimpse views of the Proposed Development are available.

MITIGATION

Once fully matured (15-20 years) the proposed structural tree, shrub and enhanced hedge planting will soften and screen any visual impact of the Proposed Development from this viewpoint.

RESIDUAL EFFECTS

Advance tree and hedgerow planting along the western and southern edges of the Proposed Development areas, once established, will soften, and screen the visual impact of the Proposed Development.

VIEWPOINT 5

LOCATION

Taken high ground to the south of the car parking/Octagon Plantation area of Thorndon Country Park.

DESCRIPTION

Looking south towards the Application Site with All Saints church left of centre in the view.

SENSITIVITY

Main user groups are users of the parking area and picnicking facilities in the park. The sensitivity of this view group is regarded to be HIGH within a landscape of HIGH sensitivity.

PREDICTED IMPACT

The intervening mature vegetation coupled with the significant change in elevation between this receptor and the Application Site ensures near full screening of any built form in East Horndon, (for instance, the roof of the Travelodge is just visible within the centre ground of the view). The Proposed Development will be set on lower ground than that the Travel lodge complex and will be located beyond the recent residential development alongside the A127 at Elliots Close. Accordingly, a large proportion of the Proposed Development will be screened to views from the north by existing built form, and from this viewpoint, any elements of new build not so screened would be softened by intervening vegetation. MAGNITUDE OF IMPACT will be LOW or NEGLIGIBLE.

SIGNIFICANCE

With the intervening vegetation and built form (including the busy A127 trunk road), reinforced by extensive new woodland planting to the northern extents of the Application Site, the resulting significance of change will be SLIGHT and NEUTRAL from this viewpoint assuming glimpse views of the Proposed Development are available.

MITIGATION

Once fully matured (15-20 years) the proposed structural tree, shrub and enhanced hedge planting will soften and screen any minor visual impact of the Proposed Development from this viewpoint.

RESIDUAL EFFECTS

Restricted views to minor elements of the development, particularly in winter, may continue to remain after the implementation of mitigation measures, however, upon maturity of the proposed tree stock (15-20 years from planting) the views will be screened and softened.

There is likely to be a direct, permanent effect on the visual amenity of the view of MINIMAL and NEUTRAL significance following the implementation of mitigation measures.



FIGURE 16. View 6



FIGURE 17. View 7

VIEWPOINT 6

LOCATION

Taken from PRoW 313_63 on high ground at All Saints church (disused).

DESCRIPTION

Looking in a south westerly direction towards the Application Site with All Saints church (disused) to the left in the view.

SENSITIVITY

Main user groups are occasional walkers. The sensitivity of this view group is regarded to be HIGH within a landscape of MEDIUM sensitivity.

PREDICTED IMPACT

The visual effect on this view will be like that described above in respect of Viewpoint 5. The intervening mature vegetation coupled with the significant change in elevation between this receptor and the Application Site ensures near full screening of any built form in East Horndon. The Proposed Development will be set on lower ground than that the Travel lodge complex and will be located beyond the recent residential development alongside the A127 at Elliots Close. Accordingly, a large proportion of the Proposed Development will be screened to views from the north by existing built form and any elements of new build not so screened would be softened by intervening vegetation. MAGNITUDE OF IMPACT will be LOW or NEGLIGIBLE.

SIGNIFICANCE

With the intervening vegetation and built form (including the busy A127 trunk road), reinforced by extensive new woodland planting to the northern extents of the Application Site, the resulting significance of change will be SLIGHT and NEUTRAL from this viewpoint assuming glimpse views of the Proposed Development are available.

MITIGATION

Once fully matured (15-20 years) the proposed structural tree, shrub and enhanced hedge planting will soften and screen any minor visual impact of the Proposed Development from this viewpoint.

RESIDUAL EFFECTS

Restricted views to minor elements of the development, particularly in winter, may continue to remain after the implementation of mitigation measures, however, upon maturity of the proposed tree stock (15-20 years from planting) the views will be screened and softened.

There is likely to be a direct, permanent effect on the visual amenity of the view of MINIMAL and NEUTRAL significance following the implementation of mitigation measures.

VIEWPOINT 7

LOCATION

Taken from the Tilbury Road east side, near to the junction with PRoW 313_66at the entrance to East Horndon Hall driveway.

DESCRIPTION

Looking south westwards to the Application Site with the Elliots Close development to the right of the view.

SENSITIVITY

Potential receptors are users of the PRoW and vehicles along Tilbury Road. Current conditions indicate the PRoW leading to the Hall and then across the A127 is rarely used by walkers. However, the sensitivity of potential users should still be considered HIGH. Vehicles using Tilbury Road in this location are considered of LOW sensitivity. The intervening landscape surrounding the existing residential units to the south of Elliots Close is of LOW sensitivity with the Application Site beyond of MEDIUM-LOW landscape sensitivity.

PREDICTED IMPACT

The Proposed Development will be set back from the site boundary and views will be partly screened by existing mature but gappy vegetation. It is anticipated that views through the existing vegetation will be achievable, particularly in the short term. Mitigation measures will include substantial reinforcement of the northern boundary, including structural woodland belts separating the development from the adjacent residential areas. Magnitude of Impact will be MEDIUM to HIGH in the early years of operation.

SIGNIFICANCE

There will be a direct, permanent effect on the visual amenity of this view of MODERATE ADVERSE significance prior to the implementation of mitigation measures.

MITIGATION

Advance tree, and hedgerow planting along the northern edges of the Proposed Development areas, once established, will soften and screen the visual impact of the Proposed Development.

RESIDUAL EFFECTS

Any views of the development, particularly in winter, will continue to remain after the implementation of mitigation measures, however, upon maturity of the proposed tree stock (15-20 years from planting) the views will be partially screened and softened.

There is likely to be a direct, permanent effect on the visual amenity of the view of MODERATE and SLIGHT ADVERSE significance following the implementation of mitigation measures.



FIGURE 18. View 8



FIGURE 19. View 9

VIEWPOINT 8

LOCATION

Taken from Tilbury Road junction with the A127.

DESCRIPTION

Looking south westwards to the Application Site with the Elliots Close development to the centre and right of the view.

SENSITIVITY

Receptors are occasional pedestrians and vehicles along Tilbury Road, with sensitivity ranging from MEDIUM (pedestrians) to LOW sensitivity (vehicles). The intervening landscape surrounding the existing residential units to the south of Elliots Close is of LOW sensitivity with the Application Site beyond of MEDIUM-LOW landscape sensitivity.

PREDICTED IMPACT

The Proposed Development will be set back from the site boundary and views will be partly screened by existing mature but gappy vegetation. It is anticipated that views through the existing vegetation will be achievable, particularly in the short term. Mitigation measures will include substantial reinforcement of the northern boundary, including structural woodland belts separating the development from the adjacent residential areas. Magnitude of Impact will be MEDIUM to HIGH in the early years of operation.

SIGNIFICANCE

There will be a direct, permanent effect on the visual amenity of this view of MODERATE ADVERSE significance prior to the implementation of mitigation measures.

MITIGATION

Advance tree, and hedgerow planting along the northern edges of the Proposed Development areas, once established, will soften and screen the visual impact of the Proposed Development.

RESIDUAL EFFECTS

Any views of the development, particularly in winter, will continue to remain after the implementation of mitigation measures, however, upon maturity of the proposed tree stock (15-20 years from planting) the views will be partially screened and softened. There is likely to be a direct, permanent effect on the visual amenity of the view of MODERATE and SLIGHT ADVERSE significance following the implementation of mitigation measures.

VIEWPOINT 9

LOCATION

Taken from the southern extent of Brentwood Road (stopped up) as it meets the A127, adjacent the Travelodge complex.

DESCRIPTION

Looking in a southerly direction towards the Application Site with Tilbury Road and the residential development of Elliots Close central in the view.

SENSITIVITY

Main user groups are vehicles of LOW sensitivity to change.

PREDICTED IMPACT

The Proposed Development will be set on lower ground beyond the residential development at Elliots Close. The Proposed Development will be mostly screened to views by existing built form and any elements of new build potentially visible along Tilbury Road not so screened would be softened by existing and proposed vegetation. MAGNITUDE OF IMPACT will be LOW-MEDIUM.

SIGNIFICANCE

With the intervening built form (including the busy A127 trunk road), and by extensive new planting to the northern and eastern extents of the Application Site, the resulting significance of change will be SLIGHT and NEUTRAL from this viewpoint assuming glimpse views of the Proposed Development are available.

MITIGATION

Once fully matured (15-20 years) the proposed structural tree, shrub and enhanced hedge planting will soften and screen any minor visual impact of the Proposed Development from this viewpoint.

RESIDUAL EFFECTS

Restricted views to elements of the development, particularly in winter, may continue to remain after the implementation of mitigation measures, however, upon maturity of the proposed tree stock (15-20 years from planting) the views will be screened and softened. There is likely to be a direct, permanent effect on the visual amenity of the view of MINIMAL and NEUTRAL significance following the implementation of mitigation measures.



FIGURE 20. View 10



FIGURE 21. View 11

VIEWPOINTS 10, 11, 12

Viewpoints 10,11,12 illustrate the existing landscape condition to the east of the site boundary along Tilbury Road. The extent and density of existing vegetation is significant in screening the site from localised views. Whilst elements of the scrubber vegetation will be removed as part of the Development Proposals and access arrangements the design intent is to retain all better-quality specimens and hedgerow species and to incorporate these with the wider landscape proposals. The resulting roadscape will therefore be greened and managed to promote enhanced visual quality along Tilbury Road and with greatly improved biodiversity value to promote local wildlife gains. View 12 is a direct view into the site from the existing access and illustrates the current landscape condition, being mostly scrubland with outgrown hedges defined the previous field structure.



FIGURE 22. View 12

VIEWPOINT 13

LOCATION

Taken from Tilbury Road, adjacent the entrance to the little used PRow byway 313_67.

DESCRIPTION

Looking in a northerly direction towards the Application Site with the A127 in the far distance.

SENSITIVITY

Main user groups are vehicles of LOW sensitivity to change and pedestrians using the byway which are of HIGH sensitivity to change.

PREDICTED IMPACT

The Proposed Development will be set back from Tilbury Road with a wide swath of buffer planting to the south and extensive tree and hedgerow planting along Tilbury Road boundary itself. The Proposed Development will be softened by existing and proposed planting, but the buildings will be clearly visible rising above the green structure. Magnitude of Impact will be HIGH in the early years of operation.



FIGURE 23. View 13

SIGNIFICANCE

There will be a direct, permanent effect on the visual amenity of this view of MAJOR MODERATE and ADVERSE significance prior to the implementation of mitigation measures.

MITIGATION

Advance tree, hedgerow, and parkland planting along the southern and eastern edges of the Proposed Development, once established, will soften and screen the visual impact of the Proposed Development.

RESIDUAL EFFECTS

Views of the development, particularly in winter, will continue to remain after the implementation of mitigation measures, however, upon maturity of the proposed tree stock (15-20 years from planting) the views will be partially screened and softened.

There is likely to be a direct, permanent effect on the visual amenity of the view of MODERATE and SLIGHT ADVERSE significance following the implementation of mitigation measures.



FIGURE 24. Indicative layout (NWA Architects)

4 PREDICTED IMPACTS

4.1 TIMESCALE AND NATURE OF EFFECTS

There are two key stages considered in this appraisal which reflect the lifecycle of the development as follows:

- Construction Phase – This stage considers the likely effects during construction;
- Operational Phase – This stage considers the effects of development of the Site once complete at
 - (A) Year 1, and
 - (B) Year 15.

4.2 SCOPE OF STUDY AREA

The study area extends to approximately 3km around the site. This was established following a visibility analysis on site, as the maximum distance at which the site could potentially be seen. The selected local views of the site include viewpoints from local PRoWs, Bridleways, Areas of Open Space and Public Roads.

4.3 PREDICTED LIKELY IMPACTS

The predicted impact of the proposed development (see FIGURE 25 for the Illustrative Landscape Masterplan) can be separated by the sensitivity of landscape and visual receptors.

In the following, expected effects from the proposed development on the application site are summarised without specific mitigation of adverse effects on landscape and visual amenity. Below first a summary of important points from the baseline appraisal:

- The site's character is heavily influenced by the setting with Tilbury Road to the east, the recent residential development and the Southend Arterial Road A127 to the north, as well as existing and proposed developments – the existing industrial area to the north east, the garden centre to the south and the proposed industrial and commercial development to the east.

- The site is well contained by established hedgerows and trees to all boundaries with few gaps in the existing vegetation. The Hollow Bottom Shaw ancient woodland to the immediate west of the site provides a strong visual buffer to views from West Horndon. As a result, views of the site are limited to close views.

- The development proposals seek to augment the existing screening with boundary planting to close existing gaps, thus significantly reducing remaining visual impact that would result from existing gaps in the boundary vegetation and the change of use on the site.

- The site lies within the Green Belt but is not subject to other designations. The contribution of the site to the purpose of the Green Belt is very moderate.

Detailed effects on landscape and visual amenity are considered in the following (refer to Figure 24 for illustrative masterplan of proposals):

EFFECTS ON LANDSCAPE

While the local landscape of the Site is of medium sensitivity, the wider context of the Site, including the adjacent Local Wildlife Reserve and ancient woodland at Hollow Bottom Shaw, Thorndon Park SSSI and the existing Green Belt designation, is sensitive to change and could be adversely affected by a development that does not implement ecological measures such as sufficient open spaces, extensive boundary planting, and ecological measures.

EFFECTS ON VISUAL AMENITY

Due to its location at East Horndon and the wider context of the A127, as well as due to existing hedgerows and boundary planting and low topography, views of the site are generally limited and any impact on visual amenity would be localised only. Views from the extreme western edge of West Horndon Park will be impacted, but will be seen in the context of the existing relatively new residential development of Elliots Close. Higher elevation views from Thorndon Country Park Southern, and All Saints Church will be screened by intervening vegetation, existing built form and influenced by the character of the A127. The most significant effects will be experienced in the immediate vicinity of Tilbury Road but impact on views from the public highway and on existing dwellings will be minimised by considered layout design and with additional boundary screening. Effects on visual amenity are expected to range from MODERATE and SLIGHT ADVERSE for views along Tilbury Road and in general, MINIMAL and NEUTRAL significance of impact for views from the wider landscape and PRoW's. All potential impacts will be mitigated by good design and layout.



FIGURE 25. Landscape Strategy (NWA Architects)

Green Belt

The site is currently within the Green Belt. The change of use would likely not be detrimental to the purpose of the Green Belt, provided that the final proposals are of good design, well contained, and existing landscape features are retained and enhanced.

Effects on views would be most pronounced during the constructional phase and prior to the establishment of the proposed onsite buffer and screening vegetation.

4.4 MITIGATION OF IMPACTS

Landscape mitigation for a commercial scheme typically considers and addresses:

- The positioning of the proposed built development within proposed green infrastructure, to include retained landscape features and new landscape planting where needed to assist in providing screening and containment.
- Appropriate choices of building form, height, massing and materials to relate to the existing built form.

The specific objectives for the landscape strategy of this site would be to:

- Maintain open areas in appropriate locations in order to maximize the contribution of greenspace to the proposed development and the wider visual amenity of the site and reflect to assimilate the built form within the wider context.
- Retain and enhance existing vegetation and boundary hedgerows and trees on and adjacent to the site where possible and integrate these elements with the master-plan proposals.
- Implement an enhanced woodland buffer along the western southern and eastern boundaries of the site to limit visual impact on views from PRow's areas of Open Space and Public Highways, to preserve the amenity of nearby residences and to protect the ancient woodland at Hollow Bottom Shaw.
- Maximise opportunities for new habitat creation and wildlife preservation to enhance Site ecology and allow for migration from and to adjacent areas of higher ecological value.
- Combine the green components of the site with the

sustainable drainage system to create an environmental infrastructure that reduces site run off and helps to manage flooding.

- Protect the visual amenity of existing adjoining properties and integrate development into the built environment with design sensitive to the location and character.

5 MONITORING

A Landscape Management and Maintenance Plan would be developed in line with the detailed design. This document should cover a minimum period of five years post establishment and set out best practice guidelines for the establishment and maintenance of retained and proposed landscape features/types e.g. SUDs areas, trees and hedges within the Site to ensure that the aims of the 'mitigation by design' strategy for the Site are being met.

Any remedial action required to address the failures of landscape features/types should be dealt with at an early stage to ensure the best establishment.

The Management and Maintenance Plan should address the following issues:

- Protection of retained features during construction (e.g. hedges, trees, water courses);
- Management and Maintenance for each landscape feature/ type;
- Monitoring procedures (Rate of Annual Inspections);
- Replacement planting including targets for specific landscape features/types.

The Landscape Management and Maintenance Plan can be secured by a planning condition.

6 SUMMARY AND CONCLUSIONS

6.1 SUMMARY

This Landscape and Visual Impact Appraisal (LVIA) has been prepared by Neil Tully Associates for the proposed innovation and business park development at Broadfields, East Horndon, Essex.

The LVIA considers both effects on landscape and effects on visual amenity. A desktop study was undertaken to document existing landscape character assessments, landscape designations, relevant policies as well as location of potential visual receptors in relation to the site. This was followed by a site visit where local landscape character was assessed against existing written documentation and a series of viewpoints established and documented with photographs. The following is a summary of the findings.

LANDSCAPE EFFECTS

The site is identified in National Landscape Character Area (LCA): 111, Northern Thames Basin, and at County level in category D2 Brentwood Hills, which is defined as having the following key characteristics:

- Gently to strongly undulating hills/ridges.
- Semi enclosed character due to presence of numerous small woods, large interlocking blocks of woodland and frequent hedgerow trees.
- Patchwork of small irregular pasture and arable fields, opening out to medium to large regular arable fields in the centre of the area.
- Dense linear settlement pattern along major south west to north east road/rail routes.

At the borough level the site sits in character area G1 Horndon Fenland, The key characteristics of this Landscape Character Type are:

- Large arable and pasture fields.
- Predominantly flat topography.
- Mature hedgerow field boundaries (sometimes gappy), which contain several single mature trees.
- Relatively sparse settlement pattern.
- Views to surrounding wooded hills to the north.
- Long distance views to pylons and Tilbury power station to the south.

With the following Visual Characteristics:

- Long and short distance, glimpse and open views to surrounding wooded hills to the north and east.
- Long distance views to pylons and Tilbury power station to the south.
- Views to Little Warley church and East Horndon church (landmarks to the north).

The assessment concludes that 'Overall, this character area has moderate sensitivity to change'.

Effects on landscape character would remain localised, considering that:

- a) the new development would be sensitive to the emerging local built environment and resulting landscape character, including the adjacent residential development of Elliots close and the approved future development of the land to the east of Tilbury Road. Development of the site will represent a natural extension to this emerging built form and will aid in the cohesiveness of East Hordon as it develops.
- b) existing landscape features to the boundaries are retained and enhanced wherever possible, with a significant landscape buffers being provided to protect the ancient woodland of Hollow Bottom Shaw to the west and the amenity of the Elliots Close and other residents to the north.
- c) new landscape and ecological features are implemented so that site biodiversity is increased and exchange between the site and other habitats in the site's surroundings is improved. This principle is particularly pertinent in respect of the current denuded nature of the existing hedgerow structures to the south and within the site which would be significantly improved by the proposals.

VISUAL EFFECTS

Visual effects were assessed from Tilbury Road to the east, and the Public Rights of Way surrounding the site and feeding into the local areas north of the A127 and to the east of West Horndon. Additional views from the locally high ground at Thorndon Country Park South and All Saints church were assessed.

Due to the Site's topographical position, existing vegeta-

tional cover, and the long-term screening that would be provided substantial landscape buffers to each boundary, visual effects will be largely limited to local views only. Closer views from Tilbury Road would be the most effected but also have excellent potential for the mitigation of effects. Thus, after mitigation such as careful consideration of building heights, sensitive layout design, and enhanced boundary planting has been considered, and structural planting has reached a level of maturity (at around 15-20 years) any remaining effects are expected to reduce to MODERATE and SLIGHT ADVERSE for views along Tilbury Road and in general, MINIMAL and NEUTRAL significance of impact for views from the wider landscape and PRoW's.

6.2 CONCLUSIONS

Overall, the impact of the proposed development on landscape and visual character is expected to be localised and medium to low in effect. The biggest effect would stem from the change of use from denuded brownfield/agriculture to commercial. This change has detrimental effects in the shorter term (such as the building work involved during the construction phase) but also positive effects in the longer term (15 to 20 years after completion) and upon the maturing of the advanced and structural planting, and through the implementation of ecological features, enhancement of existing vegetation and introduction of additional, native species.

The developed site will be viewed as a natural and positive extension to the emerging urban form of East Horndon, providing a greened and high quality setting for the new employment opportunities offered by the site.

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APPENDIX 1 - LANDSCAPE CHARACTER APPRAISAL
PUBLISHED DOCUMENTS EXTRACTS



10 LANDSCAPE CHARACTER APPRAISAL

10.1 SUMMARY

Documents referred to include:

- Natural England "National Character, Area profile: 111, North Downs" (2013), Link: <http://publications.naturalengland.org.uk/file/5766163782959104>
- Essex Landscape Character Assessment (2003), prepared by Chris Blandford Associates, Link: http://www.essex.gov.uk/AnalyticsReports/CB_LCA_Essex_2002.pdf
- Brentwood Borough Council Landscape Character Assessment (2006), prepared by Chris Blandford Associates, Link: https://www.brentwood.gov.uk/pdf/pdf_1179.pdf

Landscape Character on different administrative levels included are shown in APP TABLE 1.

10.2 NATIONAL LANDSCAPE CHARACTER AREA

East Horndon and the site lie in the South-East of England National Landscape Area (LCA): 111 Northern Thames Basin (see Figure App 1). In the following, the LCA's key characteristics are presented.

Key characteristics (p. 8):

- The landform is varied with a wide plateau divided by river valleys. The prominent hills and ridges of the 'Bagshot Hills' are notable to the north-west and extensive tracts of flat land are found in the south.
- Characteristic of the area is a layer of thick clay producing heavy, acidic soils, resulting in retention of considerable areas of ancient woodland.
- Areas capped by glacial sands and gravels have resulted in nutrient-poor, free-draining soils which support remnant lowland heathlands, although these are now small. Areas that have alluvial deposits present are well drained and fertile.
- The water bearing underlying Chalk beds are a main source of recharge for the principal London Basin Chalk aquifer.
- A diverse landscape with a series of broad valleys containing the major rivers Ver, Colne and Lea, and slightly steeper valleys of the rivers Stour, Colne and Roman. Numerous springs rise at the base of the Bagshot Beds and several reservoirs are dotted throughout the area
- The pattern of woodlands is varied across the area and includes considerable ancient semi-natural woodland. Hertfordshire is heavily wooded in some areas as are parts of Essex, while other areas within Essex are more open in

character. Significant areas of wood pasture and pollarded veteran trees are also present.

- The field pattern is very varied across the basin reflecting historical activity. Informal patterns of 18th-century or earlier enclosure reflect medieval colonisation of the heaths. Regular planned enclosures dating from the Romano-British period are a subtle but nationally important feature on the flat land to the south-east of the area. In the Essex heathlands 18th- and 19th-century enclosure of heathlands and commons followed by extensive 20th-century field enlargement is dominant.
- Mixed farming, with arable land predominating in the Hertfordshire plateaux, parts of the London Clay lowlands and Essex heathlands. Grasslands are characteristic of the river valleys throughout. Horticulture and market gardening are found on the light, sandy soils of former heaths in Essex, particularly around Colchester, along with orchards, meadow pasture and leys following numerous narrow rivers and streams.
- The diverse range of semi-natural habitats include ancient woodland, lowland heath and floodplain grazing marsh and provide important habitats for a wide range of species including great crested newt, water vole, dormouse and otter.
- Rich archaeology including sites related to Roman occupation, with the Roman capital at Colchester and City of St Albans (Verulamium) and links to London. Landscape parklands surrounding 16th- and 17th-century rural estates and country houses built for London merchants are a particular feature in Hertfordshire.
- The medieval pattern of small villages and dispersed farming settlement remains central to the character of parts of Hertfordshire and Essex. Market towns have expanded over time as have the London suburbs and commuter settlements, with the creation of new settlements such as the pioneering garden city at Welwyn and the planned town at Basildon.
- Brick-built dwellings are characteristic from the late 17th century onwards. Prior to this dwellings and farm buildings tended to be timber built with weatherboarding, now mainly painted white but traditionally black or tarred, and white-washed plaster walls.

10.3 COUNTY LANDSCAPE CHARACTER TYPE

The Essex Landscape Character Assessment (2003) identifies the site and its surroundings as part of the "Wooded Hill and Ridge Landscapes", which are further divided into:

- Epping Forest & Ridges (D1)
- Brentwood Hills (D2)

TABLE APP 1. Landscape Character on different administrative levels

	NATIONAL	COUNTY	DISTRICT / BOROUGH
	South East	Essex	Brentwood
Settlement: Herongate	111 Northern Thames Basin	D2 Brentwood Hills	G1 Horndon Fenland
Site			

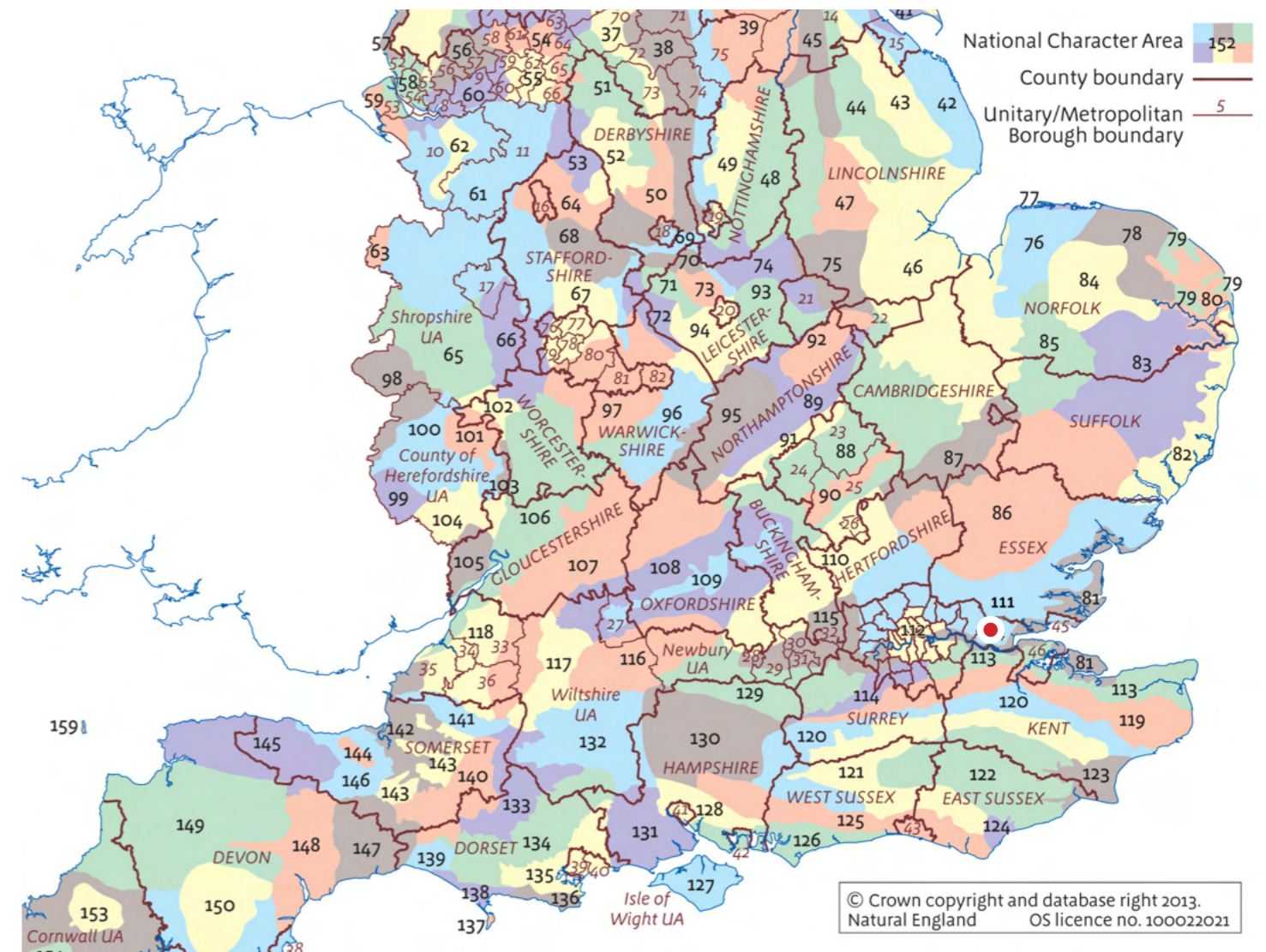


FIGURE APP 1. National Landscape Character Area 111 in the wider context. Source: Natural England.

- Danbury Hills (D3)
- Tiptree Ridge (D4)

The site and its surroundings fall within the subtype **Brentwood Hills (D2)** (see FIGURE APP 2). This type is described as follows:

The Brentwood Hills have a varied topography comprising a series of ridges and rounded hills. The landform is strongly rolling towards the edges of the character area, flattening out towards the centre on high ground. To the south a slight escarpment occurs between Childerditch and Little Burstead. It is a wooded landscape with many small scattered woods, some large blocks of woodland, tree belts of historic parkland and hedgerow trees. As a result, views are often quite confined, but in parts long views are possible over more open farmland and from high ground. Small unenclosed greens, commons and scattered ponds add interest and variety of the area. A number of isolated churches on hilltops are also a distinctive feature. Villages, hamlets, cottages and farmsteads are typically strung out along the narrow lanes, with a dense urban settlement concentrated along the main road and rail routes running through the centre of the area.

Key characteristics

- Gently to strongly undulating hills/ridges.
- Semi enclosed character due to presence of numerous small woods, large interlocking blocks of woodland and frequent hedgerow trees.
- Patchwork of small irregular pasture and arable fields, opening out to medium to large regular arable fields in the centre of the area.
- Dense linear settlement pattern along major south west to north east road/rail routes.

Character Profile

Geology

- Claygate and Bagshot Beds, London Clay, and a small area of Glacial Till.

Soils

- Complex mosaic of soils including well drained fine loamy soils, seasonally waterlogged slowly permeable clayey, fine and coarse loamy soils.

Landform

- Gently to strongly undulating low hills/ridges.
- South facing escarpment between Gt Warley and Gt Bursthead incised by small narrow valleys.
- Gentle, very shallow valley of the River Wid.

Semi-natural vegetation

- Ancient oak-hornbeam and mixed deciduous woodland, e.g. Hordon, Norsey, Thorndon Woods. Sweet chestnut coppice. Springline alder woodland.
- Unimproved neutral/acid grassland and relict pockets of heathland.

Pattern of field enclosure

- Predominantly small scale irregular hedged field pattern.
- Some parts in the centre of the area have medium to large scale field pattern with straight boundaries, defined by tree belts or fragmented hedgelines.

Farming pattern

- Mix of arable and pasture farmland.

Woodland/tree cover

- Relatively high tree/woodland cover.
- Very large blocks of woodland south of Brentwood, east of Billericay and north of Ingatestone.
- Many small woodlands and copses scattered throughout the area.
- Frequent hedgerow trees, shaws.
- Mixed or conifer shelterbelts around some farms, fields.

Settlement pattern and built form

- Many small linear hamlets along lanes interspersed with farmsteads and cottages.
- Some medium-large villages along major road routes.
- Brentwood and Billericay are historic market towns, much expanded by modern commuter development.
- Mixed vernacular including red brick, colour washed plaster and weatherboarding.

Communications

- Complex pattern of narrow sinuous lanes.
- M25 forms the eastern boundary of the character area.
- A12(T) cuts through the centre.
- A pylon route runs close to the M25, and another cuts across farmland between Brentwood and Billericay.

Other landscape features

- Some greens associated with settlement, and a few surviving commons, e.g. Galleywood Common.
- High frequency of ponds.

- Large historic park at Hylands and a number of small estates.
- Country Parks of Weald/Thorndon include remnant wood pasture and historic parkland.
- Local landmarks include isolated churches, e.g. Little Burstead, and windmills at Mountnessing and Stock.

- Golf courses are a fairly common feature.

Landscape Condition

- The condition of woodlands and hedgerows is moderate to good. However, parts of the arable farmland have a fragmented hedgerow pattern in poor condition.
- Major roads, some industrial development and large farm

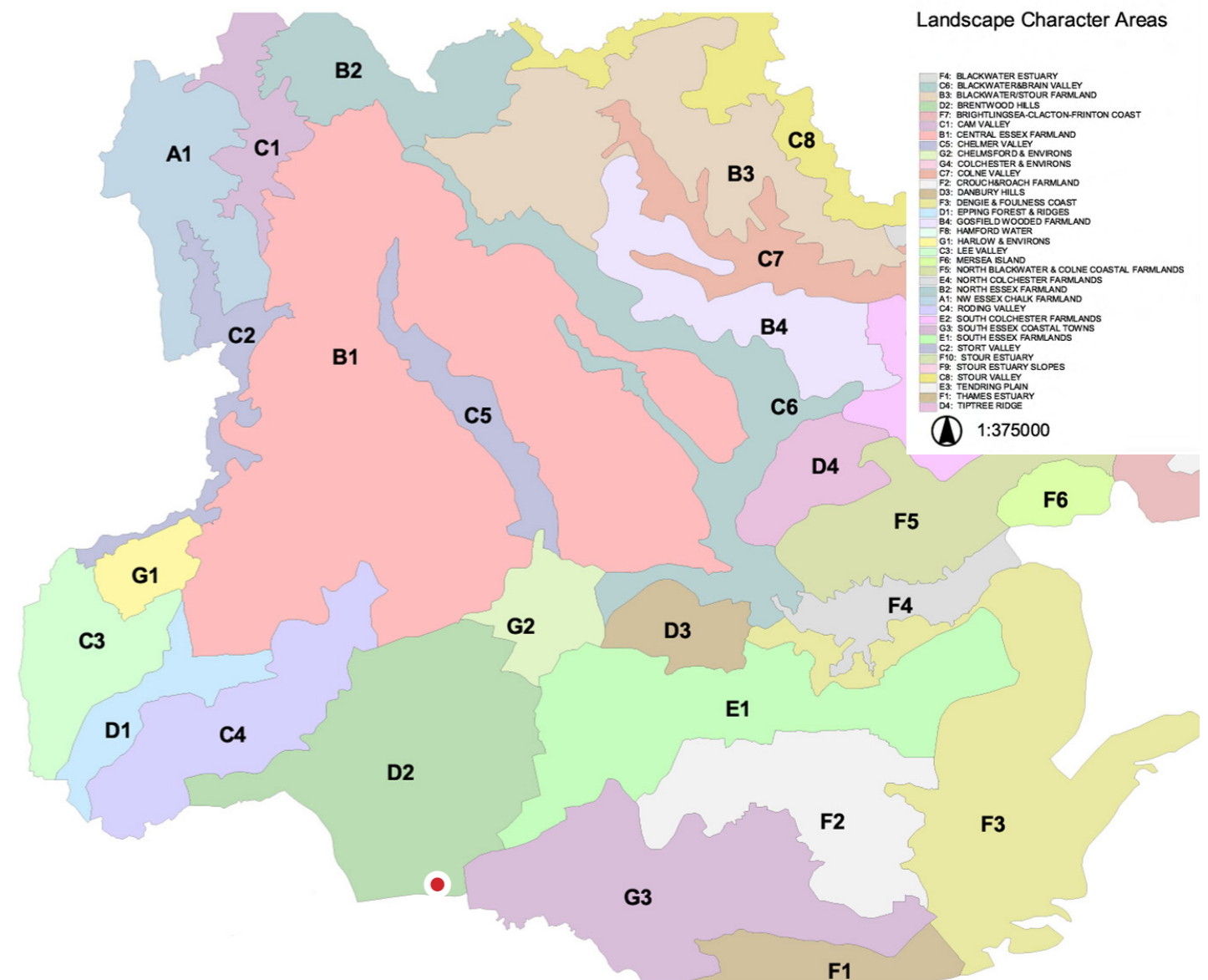


FIGURE APP 2. Essex Landscape Character Assessment, Source: Chris Blandford Associates

buildings are visually intrusive/detract from character in localised areas.

Past, Present and Future Trends for Change

- The character of much of the landscape has not changed significantly for long periods of time apart from enclosure of large commons in the 19th Century, and erosion of typical small irregular field patterns due to expansion of arable farming since the Second World War.
- The development of major road/rail routes through the area and pressure from the expansion of London has led to considerable expansion of the market towns of Brentwood and Billericay, and partial urbanisation of some of the larger villages.
- As well as urban development pressure, there are likely to be continuing pressures for major road improvements which, if not sensitively aligned and designed, could be damaging to character. Also, the character of narrow hedged/banked lanes are vulnerable both to erosion and to minor highway improvements to accommodate increasing levels of commuter traffic.

10.4 DISTRICT/ BOROUGH LANDSCAPE CHARACTER TYPE

Brentwood Borough Council identifies in its 2006 publication (prepared by Chris Blandford Associates) 24 landscape character areas. The Site falls into G1 Horndon Fenland described in the following (refer also to FIGURE APP 3).

This predominantly flat arable farmland is situated to the south of A127 and most of the Fenchurch Street to South-end railway line, and encompasses West Horndon settlement. Fields are generally large, with low hedgerows at field boundaries. These hedges often contain single mature deciduous trees, and although gappy in places, are usually trimmed. Sense of tranquillity within the area is disturbed by constant background traffic noise associated with the A127 and also the corridor to the south. To the north and east, a sense of general enclosure is provided by views to low wooded hills. Open views to pylons (which are dominant within several views) and Tilbury power station give a hint of the proximity of this area to a landscape, which is more greatly influenced by human activity around Thurrock and the Thames Gateway to the south. Other than residential and small industrial areas at West Horndon, settlement pattern within the area consists of occasional single farmsteads dotted within the landscape.

Key characteristics

- Large arable and pasture fields.
- Predominantly flat topography.
- Mature hedgerow field boundaries (sometimes gap-

py), which contain several single mature trees.

- Relatively sparse settlement pattern.
- Views to surrounding wooded hills to the north.
- Long distance views to pylons and Tilbury power station to the south.

Visual Characteristics

- Long and short distance, glimpse and open views to surrounding wooded hills to the north and east.
- Long distance views to pylons and Tilbury power station to the south.
- Views to Little Warley church and East Horndon church (landmarks to the north).

Historic Land Use

Evidence of historic land use within the Character Area is dominated by fields with a distinctive grid-like grain to its layout of ancient origin. Dispersed farms are generally located along the roadsides, and settlement is clustered around the handful of nucleated settlements. The main historic landscape features include:

- Field boundaries marked by drains.
- Generally regular shaped fields, with long slightly sinuous boundaries running north/south.
- Distinctive tall hawthorn/elm hedgerows which follow wide verged historic lanes and tracks across the area.
- Small reservoirs, along with a scattering of smaller ponds and some medieval moated sites.

Ecological Features

This Character Area is dominated by widespread arable agriculture with infrequent narrow woodland blocks in the fenland. The area contains 4 areas of ancient woodland.

Key Planning and Land Management Issues

- Visually intrusive extensions to the small industrial park (west of West Horndon).
- Potential expansion of West Horndon settlement.
- Highway improvements or potential widening of A127 (to the north of the area).
- Potential future decline and loss of field boundaries through lack of management and further introduction of intensive agricultural practices.

- Loss of hedgerow trees due to Dutch Elm disease and changing farming practices.
- Potential new pylons/utilities developments to the south.

Sensitivities to Change

Sensitive key characteristics and landscape elements within this character area include mature hedgerow field boundaries, often containing single mature deciduous trees. The flat and open nature of parts of the character area, combined with the fact that it is overlooked by wooded hills to the north and east, determines that the landscape is visually sensitive to new development (in particular tall development). There is a sense of historic integrity, resulting from historic field boundaries (drains) and distinctive tall hawthorn/elm hedgerows, which follow wide verged historic lanes and tracks across the area and are sensitive to changes in land management. Overall, this character area has moderate sensitivity to change.

Proposed Landscape Strategy Objectives

Conserve - seek to protect and enhance positive features that are essential in contributing to local distinctiveness and sense of place through effective planning and positive land management measures.

Enhance - seek to improve the integrity of the landscape, and reinforce its character, by introducing new and/or enhanced elements where distinctive features or characteristics are absent.

Restore - seek to reinforce and/or reinstate historic landscape patterns and features that contribute to sense of place and time depth, by repairing distinctive elements that have been lost or degraded.

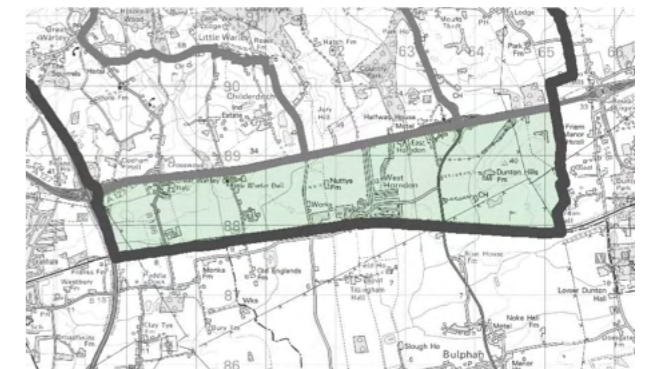
Suggested Landscape Planning Guidelines

- Conserve the relatively sparse settlement pattern and generally rural character of the area.
- Ensure that any appropriate new development responds to the existing settlement pattern and uses materials which are appropriate to local landscape character.
- Conserve the setting of West Horndon, through careful consideration of the existing landscape structure.
- Conserve views to landmark churches to the north.
- Seek to screen visual detractors (such as the edges of the small industrial estate in West Horndon, and large agricultural buildings).

Suggested Land Management Guidelines

- Conserve and enhance the existing hedgerow network by planting hedgerow species appropriate to local landscape character.
- Establish arable field margins as important nature conservation habitats.

- Seek ways to mitigate the visual impact of the railway and A127 corridor through introducing new and strengthening existing parallel shelterbelts where appropriate.
- Introduce new woodland planting in the form of shaws and copses, as well as hedgerow trees.



APPENDIX 2 - METHODOLOGY



11 METHODOLOGY

11.1 STRUCTURE

The methodology has three key stages, which are described in more detail in subsequent sections:

BASELINE. Includes the gathering of documented information; scoping of the appraisal and agreement of that scope with the client, relevant consultees and the local planning authority.

DESIGN. Review of initial design / options and mitigation options.

APPRAISAL. Includes an appraisal of the landscape and visual effects of the full scheme, requiring site based work and the completion of a report and supporting graphics.

The appraisal method draws upon the established Countryside Agency methodology (Landscape Character Appraisal Guidance, 2002) and other recognised guidelines, in particular the Institute of Environmental Management and Appraisal and the Landscape Institute's Guidelines for Landscape and Visual Impact Appraisal, third edition 2013 (GLVIA).

The significance of an effect on a landscape or visual receptor is a function of the sensitivity of the receptor to change and the magnitude of change caused by the proposed development. This is assessed for both landscape receptors such as designated areas and landscape character areas, and for visual receptors (people) at viewpoints.

11.2 BASELINE

The baseline study establishes the relevant landscape planning policy context, the scope of the appraisal and the key receptors. It includes the following key activities:

- A desk study of relevant current national and local planning policy for the site and surrounding area.
- A desk study of nationally and locally designated landscapes for the site and surrounding area.
- A desk study of existing landscape character appraisals for the site and surrounding area, at national, regional and local level.
- Where appropriate or necessary, a Zone of Theoretical Visibility (ZTV) study to assist in identifying potential viewpoints and indicate the potential visibility of the proposed development, and therefore scope of receptors likely to be affected.
- Where appropriate, the identification of and agree-

ment upon, through consultation, the number and location of representative viewpoints within the study area, at which visual impacts will be assessed.

- Identification of the range of other visual receptors (public rights of way, settlements and residential properties) within the study area.
- Definition of the sensitivity of the landscape and visual receptors.

11.3 DESIGN

The Landscape Architect will play a leading role in the site design. The design and appraisal stages are necessarily iterative, with stages overlapping in parts.

11.4 APPRAISAL

The appraisal of effects includes further work covering the following key activities:

- An appraisal of the magnitude and significance of effects upon landscape character, landscape designations and the existing visual environment arising from the proposed development during construction and operational stages. If mitigation planting is proposed, which will help to integrate the development into the landscape over time, effects during operation are assessed at years 1 and 15. If such planting is not proposed effects are only assessed at year 1.
- Where appropriate or necessary, the production of photo-montages from a selection of the viewpoints showing the anticipated view following construction of the proposed development.

11.5 PREPARATION AND USE OF ZTVS

ZTVs are used to inform the field study appraisal work, providing additional detail and accuracy to observations made on site. ZTVs show the maximum theoretical visibility taking into account topography and principal woodlands and settlements, which are included in the model at the heights indicated. The model does not take into account every localised feature and thus gives an exaggerated impression of the extent of visibility. As a result, there may be areas which, although shown as zones of visibility on the ZTV, are screened or filtered by buildings, banks, walls, and/or vegetation, which would block views of the proposed development.

TABLE APP 2. Sensitivity of Landscape Receptors

SENSITIVITY	RECEPTOR TYPE	DEFINITION (EXAMPLES)
High	Landscape character area/type	<ul style="list-style-type: none"> • Particularly distinctive, positive and coherent landscape character with high aesthetic appeal • Intact landscape structure and individual elements in good condition, absence of intrusive or detracting elements. • Overall low capacity to tolerate change of a specific type and scale without significant disruption to individual valued features, or the combination of landscape elements, that contribute to distinctive character.
	Designated landscape	<ul style="list-style-type: none"> • Nationally designated landscape such as National Park, AONB. (Heritage Coasts, which though nationally designated, are protected only via local plan policy would have High-Medium value and sensitivity). • Locally designated landscape (e.g. AGLV), where the reasons for designation are well represented would have High-Medium value and sensitivity. • Overall low capacity to tolerate change without significant disruption to individual valued features, or the particular qualities of the landscape that contribute to the reasons for designation.
Medium	Landscape character area/type	<ul style="list-style-type: none"> • A generally positive character but with some degradation or erosion of features resulting in areas of mixed character and condition. • Presence of some intrusive elements that detract from the distinctive character of the landscape. • Moderate capacity to accommodate some change of a particular type and scale without loss of essential character and local distinctiveness.
	Designated landscape	<ul style="list-style-type: none"> • Locally designated landscape (e.g. AGLV), where character and quality are partially degraded (Medium). • Moderate capacity to accommodate some change of a particular type and scale without significant disruption to individual valued features, or the particular qualities of the landscape that contribute to the reasons for designation.
Low	Landscape character area/type	<ul style="list-style-type: none"> • Lacks a coherent or distinctive positive character with some degradation or erosion of features resulting in areas of mixed character and poor condition. • Presence of intrusive elements that detract from the distinctive character of the landscape. • A landscape type or area which can potentially tolerate substantial change of a particular type and scale without unacceptable adverse effects on its character.
	Designated landscape	<ul style="list-style-type: none"> • A landscape which is not designated, nor of recognized importance, and is of limited value as a local landscape resource. • A landscape type or area which can potentially tolerate substantial change of a particular type and scale without unacceptable adverse effects on its value as a landscape resource.

11.6 APPRAISAL OF LANDSCAPE SENSITIVITY AND MAGNITUDE

LANDSCAPE SENSITIVITY

Sensitivity of landscape character areas or types is influenced by their characteristics and is frequently considered within documented landscape character appraisals and capacity studies. The sensitivity of designated landscapes is assessed based on their relative value as indicated by their designation.

A description of how sensitivity is assessed for landscape character areas or types and for designated landscapes is included below (TABLE APP1)

MAGNITUDE OF EFFECT ON LANDSCAPE RESOURCES

Magnitude of effect identifies the degree of change to the distinctive elements, features of characteristics of the landscape arising from the development and how this affects its distinctive character and qualities and its sense of place. It is rated as shown in the table below (TABLE APP 2).

11.7 APPRAISAL OF VISUAL SENSITIVITY AND MAGNITUDE

Significance of visual effect is assessed for the selected representative viewpoints. General overall effects on public rights of way within the locality are also described. An appraisal is made to identify whether any dwellings would be unacceptably harmed by views of the proposed development. This is described in more detail below.

Representative viewpoints for the appraisal of visual effects have been identified in the baseline appraisal. These are at publicly accessible locations such as roads and public rights of way and public open space. The sensitivity of receptor, magnitude of change to the view, and the significance of the impact on the receptor are assessed for each representative viewpoint.

Private dwellings Recent public inquiry decisions have determined that effects on private residences are not a material consideration unless they will be affected by views of the development to the extent that views of the development would be 'overwhelming'. The basis for such decision is clearly described in the Inspector's decision for Shooters Bottom Farm wind farm (APP/Q3305/A/05/1181087), as follows:

"The planning system does not exist to protect the private interests of one person against the activities of another. Rather, it functions to regulate the use and development of land in the public interest. In the case of living conditions, public and private interest may coincide where the impact of a specific development is such as to significantly affect

the attractiveness of a particular dwelling as a place to live, but only if this was in a way that would be perceived by the community at large rather than, for example, in consequence of the disposition of a particular existing household-er towards the generic type of development proposed."

For this reason, sensitivity, magnitude and significance are not assessed in relation to views from residential properties, but an appraisal is made to identify whether any dwellings would be unacceptably harmed by views of the proposed development. The appraisal is limited to dwellings where, in theory, due to their close proximity, large proportions of their views could potentially be occupied by a proposed development.

Public Rights of Way Effects on the visual amenity of Public Rights of Way (PROW) in the vicinity of the site are assessed.

SENSITIVITY OF VISUAL RECEPTORS

The sensitivity of visual receptors is primarily dependent upon:

- The location i.e. proximity and context of the viewpoint;
- The expectations and occupation or activity of the receptor, including awareness of their surroundings and duration of viewing opportunity, whether prolonged or intermittent;
- The importance of the view, which may be determined with respect to its popularity or numbers of people affected, its appearance in guidebooks, on tourist maps, and in the facilities provided for its enjoyment and references to it in literature or art.

A wide variety of visual receptors can reasonably be anticipated to be affected by a proposed solar farm development. The range of visual receptors will include pedestrians, and recreational users of the surrounding landscape such as walkers, cyclists and those otherwise engaged in the pursuit of leisure activities within the visual envelope of the site, local residents, motorists, those working outdoors and other workers. All categories of receptors can potentially be affected to a greater or lesser degree by a solar farm development. The four main visual receptor groups are considered in more detail below under the headings of residents, workers, the travelling public, and visitors.

I) RESIDENTS

Local residents tend to have a higher level of sensitivity to changes in their landscape and visual environment than those passing through. For residents, the most important views are those from their homes, although they will also be sensitive to other views such as those experienced when travelling to work or other local destinations. However, it is these latter views, from public areas nearby houses that are of relevance to the

main body of the visual impact appraisal (appraisal of effects from the representative viewpoints).

II) WORKERS

Workers are generally less sensitive to effects as they are focussed on the tasks they are carrying out. Indoor workers generally have a Low sensitivity, and outdoor workers, such as farmers and those offering outdoor pursuits are considered to have a Low to Medium sensitivity.

III) THE TRAVELLING PUBLIC

This category of visual receptor group overlaps to a degree with the other categories in that it embraces local residents, workers and those who come to visit the area. This group of visual receptors will include the following:

Motorists - For major trunk routes and motorways, the sensitivity of users will be Low, as they will be travelling at speed and will be primarily focussed on achieving their destination. Users of other A-roads will have a Low to Medium sensitivity, unless these are particularly scenic or

slow routes, in which case the sensitivity may be assessed as Medium. The users of local roads will have a Medium sensitivity.

Cyclists and footpath users - These groups are addressed under the heading of visitors as they are generally less concerned with the object of reaching their destination than with the enjoyment of being outside and enjoying the landscape and available views.

IV) VISITORS

This category includes several visual receptor groups, each with different objectives and levels of sensitivity to any change in the fabric or character of the landscape and views arising from the proposed development. This group includes those who are mainly concerned with enjoyment of the outdoor environment but also those who may pursue indoor recreational pursuits and is anticipated to include the following (arranged in decreasing sensitivity):

- Those whose main preoccupation is the enjoyment of

TABLE APP 3 . Magnitude of Effect on Landscape Resources

SENSITIVITY	RECEPTOR TYPE	DEFINITION (EXAMPLES)
High	Landscape character area/type	Total or major alteration to key elements, features or characteristics of the local or wider landscape resource, such that post development the baseline situation will be fundamentally changed.
	Designated landscape	Total or major alteration to key elements, features or characteristics of the designated landscape, such that post development the reasons for designation will be fundamentally affected.
Medium	Landscape character area/type	Partial alteration to key to key elements, features or characteristics of the local or wider landscape resource, such that post development the baseline situation will be noticeably changed.
	Designated landscape	Partial alteration to key elements, features or characteristics of the landscape designation, such that post development the reasons for designation will be noticeably affected.
Low	Landscape character area/type	Minor alteration to key to key elements, features or characteristics of the local or wider landscape resource, such that post development the baseline situation will be largely unchanged, despite discernible differences.
	Designated landscape	Minor alteration to key to key elements, features or characteristics of the landscape designation, such that post development the reasons for designation will be largely unaffected.
Negligible	Landscape character area/type	Very minor alteration to key to key elements, features or characteristics of the local or wider landscape resource, such that post development the baseline situation will be fundamentally unchanged with barely perceptible differences.

scenery (High sensitivity).

- Recreational walkers and equestrians (High sensitivity)
- Those visitors engaged in cultural pursuits (High-Medium sensitivity)
- Cyclists (High-Medium sensitivity)

11.8 MAGNITUDE OF EFFECT ON VIEWS FROM REPRESENTATIVE VIEWPOINTS

Magnitude of effect identifies the degree of change to the character and quality of views experienced by the visual receptor. This will be influenced by:

- The distance of the viewpoint from the proposed development and the scale of change in the view with respect to the loss or addition of features in the view and changes in its composition, including the proportion of the view occupied by the proposed development;
- The degree of contrast or integration of any new features or changes in the landscape with the existing or remaining landscape elements and characteristics in terms of form, scale and mass, line, height, colour and texture.

Magnitude of effect is rated as shown in TABLE APP 4 below.

11.9 APPRAISAL OF SIGNIFICANCE OF LANDSCAPE AND VISUAL EFFECTS

Significance indicates the importance of the effect and whether it should be a material consideration in the decision making process, taking into account the sensitivity of the receptor and the magnitude of the effect. It is rated on the following scale:

MAJOR. Indicates an effect that is very important in the planning decision making process.

MAJOR-MODERATE. Indicates an effect that is, in itself, material in the planning decision making process.

MODERATE. Indicates a noticeable effect that is not, in itself, material in the planning decision making process.

SLIGHT. Indicates an effect that is trivial in the planning decision making process.

MINIMAL. Indicates an effect that is akin to no change and is thus not relevant to the planning decision making process.

Significant effects (in terms of whether it is a material consideration in the decision making process) are those that are Major-Moderate or Major.

Where intermediate ratings are given, e.g. "Moderate-Slight", this indicates an effect that is both less than Moderate and

more than Slight, rather than one which varies across the range. In such cases, the higher rating will always be given first; this does not mean that the impact is closer to that higher rating, but is done to facilitate the identification of the more significant effects within tables.

The process of forming a judgement of significance of effect is based upon the appraisals of magnitude of effects and sensitivity of the receptor to come to a professional judgement of how important this effect is in terms of making a decision about whether planning permission should be granted. This judgement is illustrated by the diagram below.

11.10 NATURE OF EFFECT

The Nature of effect (Definition) is categorised as indicated below.

ADVERSE. Effect that would result in damage to the condition, integrity or key characteristics of the landscape or visual resource.

NEUTRAL. Effect that would maintain, on balance, the existing level of condition, integrity or key characteristics of the landscape or visual resource. Whilst the nature of the change may be significant, the proposal does not compromise the inherent qualities of the resource and can incorporate a combination of positive and negative effects.

BENEFICIAL. Effect that would result in improvement to the condition, integrity or key characteristics of the landscape or visual resource.

The decision regarding the significance of effect and the decision regarding whether an effect is beneficial or adverse (valency) are entirely separate. For example, a rating of Substantial, Beneficial would indicate an effect that was of great significance and on balance positive, but not necessarily that the proposals would be extremely beneficial.

TABLE APP 4. Magnitude of Effect on Views

SENSITIVITY	DEFINITION (EXAMPLES)
High	Total or major alteration to key elements, features or characteristics of the view, such that post development the baseline situation will be fundamentally changed.
Medium	Partial alteration to key elements, features or characteristics of the view, such that post development the baseline situation will be noticeably changed.
Low	Minor alteration to key elements, features or characteristics of the view, such that post development the baseline situation will be largely unchanged despite discernible differences.
Negligible	Very minor alteration to key elements, features or characteristics of the view, such that post development the baseline situation will be fundamentally unchanged with barely perceptible differences.

PHOTOGRAPHIC METHODOLOGY

The photographs used in this assessment have been based on guidelines provided in the following publications:

- Landscape Institute and Institute of Environmental Assessment (2013), Guidelines for Landscape and Visual Effect Assessment, 3rd edition.
- Landscape Institute (2019), Visual Representation of Development Proposals TGN 06/19

SCOPE OF PHOTOGRAPHY AND PHOTOMONTAGES

The type of photographs and photomontages used as part of this report are proportionate to the level of appraisal and have been guided by LI Visual Representation of Development Proposals which states:

'To maintain a proportionate approach, different types of visualisation may be required, depending on:

- the type and scale of project;
- the aim (Purpose) and likely audience (Users) of the visualisation in the decision making process; and
- the Sensitivity of the receptors and Magnitude of potential landscape and visual change.

The time, effort, technical expertise and cost involved in producing visualisations should be proportionate to these factors.