LANDSCAPE AND VISUAL IMPACT ASSESSMENT

NEWBOLD BARN, DUNTISBOURNE ABBOTS

CHARTERED LANDSCAPE ARCHITECTS mhp

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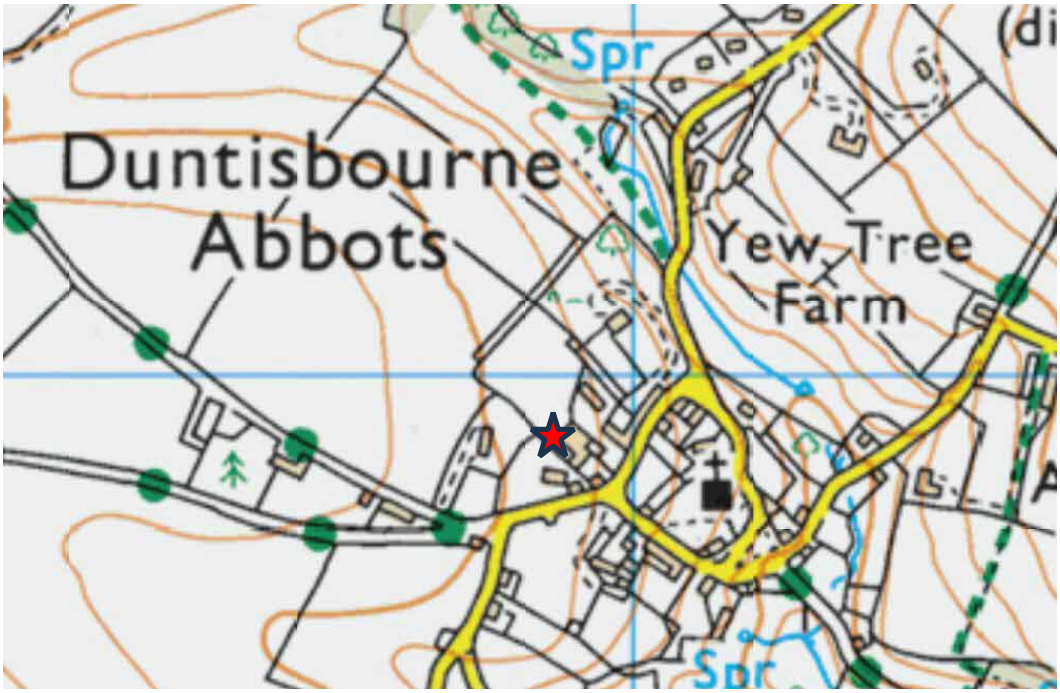
Newbold Barn, Duntisbourne Abbots – Landscape and Visual Impact Assessment

Introduction and scope:

MHP Design Ltd Chartered Landscape Architects were instructed by the applicant to produce a landscape and visual impact assessment (LVIA) to identify landscape and visual effects that may arise from the conversion of a stone barn to residential accommodation at Duntisbourne Abbots, Gloucestershire.

The study site is located off Ealy Hill, within the village of Duntisbourne Abbots, Gloucestershire.



The site includes a traditional stone barn (Grade II Listed), hardstanding and open land, contained by stone walls and stockproof fencing.

The site is located within the Cotswolds National Landscape (AONB) and consideration of national and local planning policy which seeks to conserve or enhance the landscape was requested through a pre application submission. This LVIA seeks to identify landscape and visual effects that may arise from the development proposals and identify appropriate mitigation (if required) to ensure that policy requirements with regard to conserving landscape character and visual amenity are fully addressed.

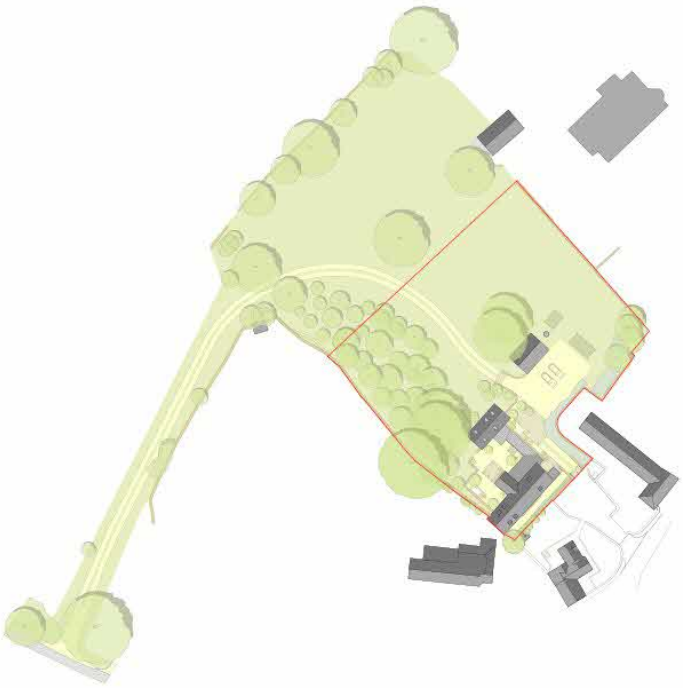
This landscape and visual appraisal has been undertaken in accordance with 'Guidelines for Landscape and Visual Impact Assessment' 3rd Edition and current guidance provided by the Landscape Institute.

Please refer to Figure 1 for the site location, context and designations and Figure 2 for the viewpoint location plan.

Development proposals being informed by this assessment

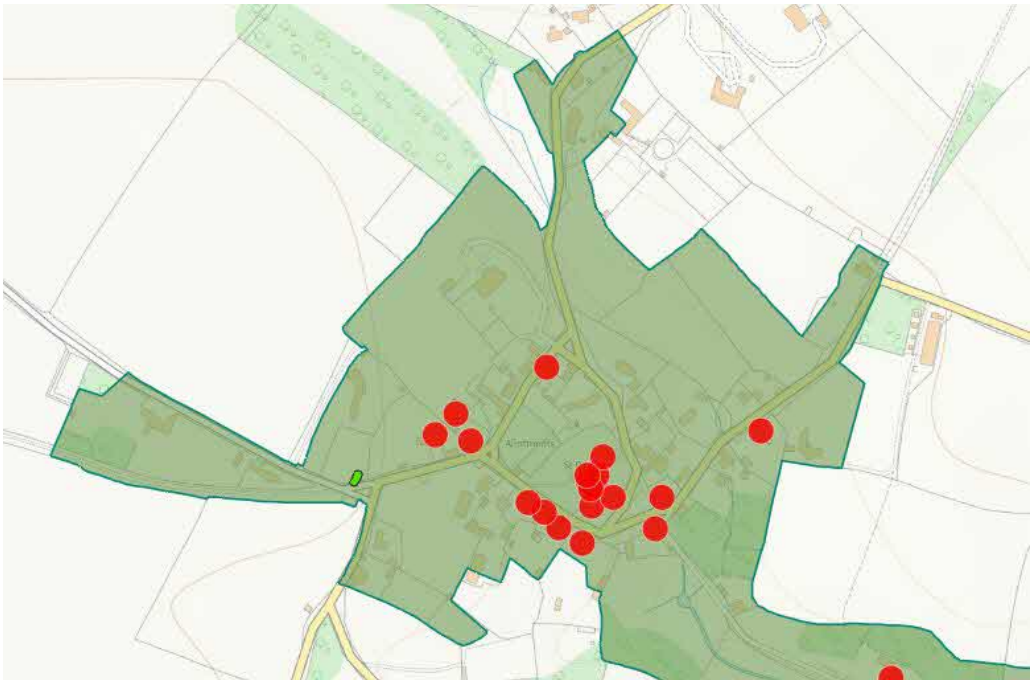
The development proposal considered by this assessment is for the conversion and extension of the barn to a single residential dwelling with new access via an existing track that links the site to existing access from the west (Refer to Viewpoint VP7 Figure 14). The proposed extension is part set into the ground to take advantage of existing landform and has been kept lower than the existing barn to retain an architectural hierarchy. Internal to the site, new planting will define the domestic curtilage but is generally hidden from public views so will make a very limited contribution to character or visual amenity experienced from the public domain.

The proposed layout is illustrated in the architects plan extract below:



The assessment has considered the proposals illustrated below when considering potential effects on character and views.

Overall, the design proposals retain a development which retains a low visual prominence from the lane to the south and is screened from the west. This is seen in the architects sectional illustrations above and below:

Context & Designations:	
Greenbelt	No
Area of Outstanding Natural Beauty/ National Landscape	Yes, site is located within the Cotswolds National Landscape
Listed buildings	Yes. The barn is Grade II Listed
Registered Park and Garden	No
Conservation Area	Yes. Duntisbourne Abbots Conservation Area
Extract showing extent of Conservation Area: (Red dots indicate a Listed structure) 	
Tree Preservation Orders	Unknown but no trees are proposed to be removed
Open access land/public rights of way	None
Landscape legislation context	
National Planning Policy Framework (NPPF December 2023)	
Paragraph 180	Planning policies and decisions should contribute to and enhance the natural and local environment by: a) Protecting and enhancing valued landscapes, sites of biodiversity or geographical value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);

Paragraph 182	Great weight should be given to conserving and enhancing landscape and scenic beauty in National parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues.
Cotswolds District Local Plan (2011-2031)	
Built, Natural and Historic Environment (Policy EN1)	New development will, where appropriate, promote the protection, conservation and enhancement of the historic and natural environment by: a. ensuring the protection and enhancement of existing natural and historic environmental assets and their settings in proportion with the significance of the asset; b. contributing to the provision and enhancement of multi-functional green infrastructure; c. addressing climate change, habitat loss and fragmentation through creating new habitats and the better management of existing habitats; d. seeking to improve air, soil and water quality where feasible; and e. ensuring design standards that complement the character of the area and the sustainable use of the development.
Design of the Built and Natural Environment (Policy EN2)	Development will be permitted which accords with the Cotswold Design Code (Appendix D). Proposals should be of design quality that respects the character and distinctive appearance of the locality.
The Wider Natural and Historic Landscape (Policy EN4)	Development will be permitted where it does not have a significant detrimental impact on the natural and historic landscape (including the tranquillity of the countryside) of Cotswold District or neighbouring areas. 2. Proposals will take account of landscape and historic landscape

	character, visual quality and local distinctiveness. They will be expected to enhance, restore and better manage the natural and historic landscape, and any significant landscape features and elements, including key views, the setting of settlements, settlement patterns and heritage assets.
Cotswolds Area of Outstanding Natural Beauty (Policy EN5)	In determining development proposals within the AONB or its setting, the conservation and enhancement of the natural beauty of the landscape, its character and special qualities will be given great weight. 2. Major development will not be permitted within the AONB unless it satisfies the exceptions set out in national Policy and Guidance.
Cotswolds Design Code	
In March 2000 Cotswold District Council published the Cotswolds Design Code to raise standards of layout and design of new developments in the Cotswold District. The document is adopted as supplementary planning guidance and is a material consideration in planning applications. The guidance considers design, setting, style and materials and given the sites relative proximity to the Cotswolds AONB and has been considered as part of the iterative process of design development for the site.	
Cotswold AONB Management Plan 2023-2025:	
The Cotswolds Conservation Board has two statutory Purposes: ▪ To conserve and enhance the natural beauty of the AONB; and ▪ To increase the understanding and enjoyment of the special qualities of the AONB.	

The Cotswold AONB Board have produced several documents to inform the management of AONB land and to guide development. These documents include:

- AONB Landscape Character Assessment
- AONB Landscape Strategy and Guidelines
- AONB Management Plan dated 2023-2025.

AONB Landscape Strategy and Guidelines

The AONB landscape strategy and guidelines identifies new development as a local force for change and outlines strategies and guidelines to address these including recommendations for ensuring new development does not interrupt the setting of settlements or views. Strategy and guidelines include the following:

- Maintain the open, sparsely settled character limiting new development to existing settlements.
- Ensure new development is proportionate and does not overwhelm the existing settlement.
- Ensure that new development does not adversely affect settlement character and form.
- Layout of development should respect local built character and avoid cramming up to boundaries resulting in hard suburban style edge to the settlement.
- Control the proliferation of suburban building styles and materials
- Ensure new built development is visually integrated with the rural landscape setting and does not interrupt the setting of existing villages or views.
- Promote the use of local stone and building styles in the construction of new buildings and extensions to existing dwellings
- Retain existing trees, dry stone walls, hedges etc as part of the scheme.
- Ensure new development is integrated into its surroundings and does not interrupt the setting of existing settlements. Break up harsh edges of new development with appropriate and adequate tree planting ideally in advance of the development taking place
- Consider the impact on local Public Rights of Way as settlements expand and take into account any required improvements.

Cotswolds National Landscape Management Plan Policy

Extracts relevant to the development proposals and the site are set out below:

- Policy CE1: Landscape

1. Proposals that are likely to impact on, or create change in, the landscape of the Cotswolds AONB, should have regard to, be compatible with and reinforce the landscape character of the location, as described by the Cotswolds Conservation Board's Landscape Character Assessment and Landscape Strategy and Guidelines.

2. Proposals that are likely to impact on, or create change in, the landscape of the Cotswolds AONB, should have regard to the scenic quality of the location and its setting and ensure that views – including those into and out of the AONB – and visual amenity are conserved and enhanced.

- Policy CE3: Distinctiveness

1. Proposals that are likely to impact on the local distinctiveness of the Cotswolds National landscape should have regard to, be compatible with and reinforce this local distinctiveness. This should include:

Being compatible with the Cotswolds Conservation Board's Landscape Character Assessment, Landscape Strategy and Guidelines and Local Distinctiveness and Landscape Change;
Being designed and, where relevant, landscaped to respect local settlement patterns, building styles, scale and materials and in accordance with design guidance prepared by local planning authorities;
Using an appropriate colour of limestone to reflect local distinctiveness

2. Innovative designs, compatible with the conservation of natural beauty – which are informed by local distinctiveness, character and scale – should be welcomed.

- Policy CE4: Tranquillity

1. Proposals that are likely to impact on the tranquillity of the Cotswolds National Landscape should have regard to this tranquillity, by seeking to avoid and where possible, minimise noise pollution and other aural and visual disturbance.

2. Measures should be taken to remove and where removal is not possible minimise existing sources of noise pollution and other aural and visual disturbance in order to enhance the tranquillity of the Cotswolds National Landscape.

- Policy CE5: Dark Skies

1. Proposals that are likely to impact on the dark skies of the Cotswolds National Landscape should have regard to these dark skies, by seeking to avoid and where avoiding is not possible, minimise light pollution.

2. Proposals that are likely to impact on the dark skies of the CNL should have regard to recognised standards and guidance, in particular, that published by the Institution of Lighting Professionals and the Commission for Dark Skies.

- Policy CE7: Biodiversity

1. Biodiversity in the Cotswolds AONB should be conserved and enhanced by establishing a coherent and resilient ecological network across the Cotswolds AONB and in its setting, focussing on the priority species and habitats

Summary of Policy and Guidance Implications to Development

The National Landscape designation requires that development conserves or enhances the landscape and scenic beauty of the Cotswolds. This is a requirement of both national and local policy and a requirement of the Cotswolds National Landscape Management Plan.

The barn is a Listed structure. The barn and grounds fall within a designated Conservation Area.

Tree Preservation Orders are not a constraint to development, but all trees are protected within the Conservation Area designation.

Development is required to conserve the tranquillity of the Cotswolds and dark skies in accordance with Cotswold National landscape Management Plan

National Landscape Character Context

National Character Area (NCA)	NCA 107 The Cotswolds

The site is located within the National Character area 107 The Cotswolds, as shown on the Natural England National Character Area Map. Key characteristics of the Cotswolds character area are as follows:

- Defined by its underlying geology: a dramatic scarp rising above adjacent lowlands with steep combes, scarp foot villages and beech woodlands;
- Open and expansive scarp and high wold dipping gently to the southeast, dissected by river valleys.
- Arable farming dominates the high wold and dip slope while permanent pasture prevails on the steep slopes of the scarp and river valleys with pockets of internationally important limestone grassland.
- Drystone walls define the pattern of fields of the high wold and dip slope. On the deeper soils and river valleys, hedgerows form the main field boundaries.
- Ancient beech hangers line stretches of the upper slopes of the scarp, while oak/ash woodlands are characteristic of the river valleys. Regular blocks of coniferous and mixed plantations are scattered across the open high wold and dip slope.
- Large areas of common land, important for unimproved calcareous grassland, are characteristic of the scarp and high wold around the
- Stroud valleys and along the crest of the scarp to Cleeve Hill.

(Source: NCA Profile: 107 Cotswolds http://publications.naturalengland.org.uk/publication/5900626)

National Character Area Statements of Environmental Opportunity

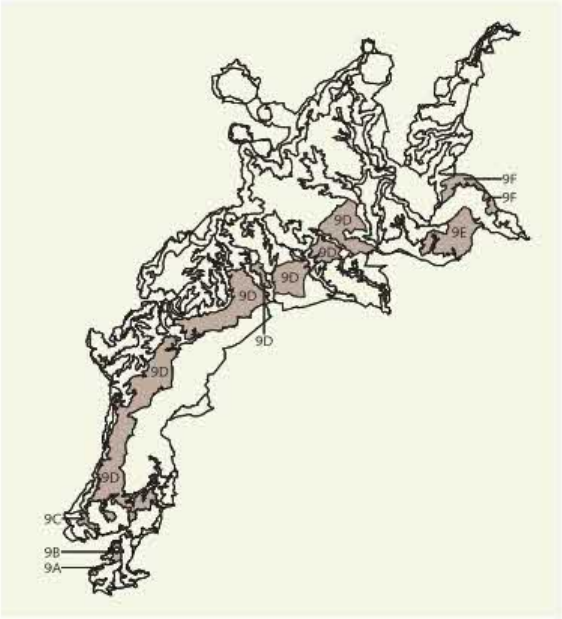
Statements of Environmental Opportunity for the Cotswolds NCA include in summary:

- SEO1 Protect and enhance the highly distinctive farmed landscape
- SEO2 Safeguard and conserve the historic environment, cultural heritage and geodiversity that illustrate the history, evolution, foundations, land use and settlement of the Cotswolds landscape
- SEO3 Protect, maintain and expand the distinctive character of the Cotswolds and the network of semi natural and arable habitats
- SEO4 Safeguard and manage soil and water resources.

District/Local Landscape Character Type - Cotswolds AONB Landscape Character Assessment

District Character Type	9. High Wold Dip-Slope

District Character Area	9D. Cotswolds High Wold Dip-Slope



Character Type Characteristics:

- Soft, gently undulating rolling landscape dissected by a series of predominantly south-east flowing rivers;
- Transitional landscape displaying many of the characteristics of the neighbouring High Wold and Dip-Slope Lowland landscape character types;
- Network of dry valley systems;
- Large scale open arable fields with little tree cover, as well as a more complex mosaic of smaller scale arable and pasture contained within a strong framework of hedges and woodland;
- Stone walls less prevalent than on the High Wold, but notable adjacent to roads and in vicinity of settlements;
- Intermittent long distance views towards the high wold and across neighbouring lowlands;
- Sparsely settled with intermittent isolated farmsteads and dispersed hamlets, many marking fording or bridging points;
- Evidence of small scale quarrying in shallow delves, often overgrown by trees and scrub;

- Grain of landscape patterns often aligned along the course of Roman roads that cross the area;
- Intermittent occurrence of airfields on shallow sloping elevated landscapes;
- Distinctive pattern of large estates and associated planned parkland landscape and woodland are evident across the Dip-Slope Lowland; and

Local Character Area:	Cotswolds High Wold Dip-Slope

Character Area Characteristics:

Landform is gently rolling and wide valleys are often perceived as part of the rolling landscape
Landmarks and landscape features are numerous
The influence of designed woodlands is also of significance
Roads passing along and down the Dip-Slope give the landscape a distinct grain. Many of these have ancient origins
The extensive use of Cotswold stone throughout the numerous villages and hamlets is a defining characteristic of this area

Published character Assessment summary

The study site lies within a landscape character area that is representative of the published characteristics at district and local level. The site and existing barn form an integral part of the clustered settlement of Duntisbourne Abbots. The site does not have a high visual profile but is briefly experienced as part of the 'backdrop' when passing on Ealy Hill lane. Trees also contribute to this backdrop creating a well contained and enclosed character to the settlement. Cotswold limestone in buildings, walls and roofscape are a strong local characteristic found throughout creating a scenic landscape of high value.

The village is small in scale and predominately residential in this location but it is an active, settled landscape that reflects the special qualities of the Cotswolds National Landscape.

Cotswolds AONB Character Types Local Forces for Change

Local force for change – 9 High Wold Dip Slope:

'9.1 Development, expansion and infilling of settlements, including residential, industrial and leisure within and onto the High Wold Dip- slope, including Bath (LCA 9B and 9C)'

Landscape Strategies and Guidelines:

Maintain the open, sparsely settled character of the High Wold Dipslope by limiting new development to existing settlements.

Avoid development that will intrude negatively into the landscape and cannot be successfully mitigated, for example, extensions to settlements on visible hillsides.

Ensure new development is proportionate and does not overwhelm the existing settlement.

Ensure that new development does not adversely affect settlement character and form.

Avoid developments incorporating standardised development layout, suburban style lighting, construction details and materials that cumulatively can lead to the erosion of peaceful landscape character.

Layout of development should respect local built character and avoid cramming up to boundaries resulting in hard suburban style edge to the settlement.

Control the proliferation of suburban building styles and materials

Ensure new built development is visually integrated with the rural landscape setting and does not interrupt the setting of existing villages or views.

Promote the use of local stone and building styles in the construction of new buildings and extensions to existing dwellings. (New buildings should, at least, respect local vernacular style).

Adopt measures to minimise and where possible reduce light pollution

Retain existing trees, dry stone walls, hedges etc as part of the scheme.

Ensure new development is integrated into its surroundings and does not interrupt the setting of existing settlements. Break up harsh edges of new development with appropriate and adequate tree planting ideally in advance of the development taking place. Ensure the density of new development reflects its location relative to the 'core' of the settlement and its proximity to the surrounding rural landscape

Preserve archaeological and historical features and deposits and promote initiatives that remove heritage assets from at risk' status in the Heritage at Risk Register.

Avoid proposals that result in the loss of archaeological and historical features or that impact on the relationship of the settlement and its links with surviving historical features.

Ensure the historic character and context are included in Neighbourhood Plans

Ensure development proposals safeguard and provide new links and enhancements to the Public Rights of Way network. Consider the impact on local Public Rights of Way as settlements expand and take into account any required improvements.	
Site features	
Natural Elements:	
Landform	Gently sloping west to east
Vegetation	
Trees	Mature trees in close proximity protected by Conservation Area designation
Hedges and hedgerows	None. Dry stone walls typical of the district are found widely
Landcover	Settled to west, south and east with open, undeveloped ground to north
Other	
Hydrology	None
Cultural Elements:	
Land Use	Settled, former agricultural and subsequent storage (internal and external).
Boundaries and enclosure pattern	Stone walls, fences
Time depth / Historic landscape	Strong sense of time depth and long establishment
Relationship to built form/ settlement	Strong relationship with settlement as well integrated into settlement pattern.
Amenity / Recreational use	None
Perceptual qualities	Strong sense of local distinctiveness and Cotswolds vernacular.
Landscape Character Summary	
The site is and its immediate context are highly typical of the published local and district landscape character. Although rural in context, the site forms part of the settled landscape, contained within the wider rural landscape. Strong Cotswold elements are referenced in pattern of settlement, architecture	

and building materials. Scale, detail and compatibility with local elements are important considerations for new development proposals. Change is acceptable where these elements and consideration reflect the local vernacular.

Landscape Sensitivity

The study site and its contextual landscape have very limited detracting features and are representative of the edge of settlement location. The features of the immediate settlement contribute to a strong sense of local distinctiveness and are representative of the desirable wider published characteristics of the district. As such the susceptibility of the study site is assessed to be high. The National Landscape designation also implies a high value.

The site landscape is therefore assessed to have an overall high landscape sensitivity.

Confirmed Landscape Receptors

Confirmed landscape receptors are set out below with assessment of sensitivity. Potential effects arising from development will be assessed on these confirmed landscape receptors.

Landscape Receptor	Susceptibility	Value	Sensitivity
NCA 107 The Cotswolds	Medium High	High	High/ Medium High
The Cotswolds National Landscape	High	High	High
LCA 9D. Cotswolds High Wold Dip-Slope	Medium High	High	High/ Medium High
Duntisbourne Abbots Conservation Area and setting of the village	High	High	High
Immediate landscape context	Medium High	High	High/ Medium High
Site	Medium High	High	High/ Medium High

Visual context	
The scope of this assessment was informed by landscape assessment desktop study and site survey. Representative Viewpoint photographs were taken and presented in Figure x to Figure x. A site visit and visual survey was undertaken in January 2024 in winter conditions. The potential visual envelope (area from which development may be seen) was identified to be limited due to the containment of the site within the existing fabric of the settlement including its location set back from the main access lane. Established vegetation to the north and to the west further assist with containing the site and immediate context. Topography also has an influence on potential limited visibility particularly from Public Right of Way BDU7 located to the immediate north of the village. Views of the site are almost totally limited to transient glimpsed views from the highway adjoining or close to the site.	
Potential Visual Receptors:	
Users of Ealy Hill lane adjacent to the site (Represented by Viewpoints VP1, VP3 and VP4)	Users of the lane may be tourists visiting the village to experience views. As such they are assessed to have high susceptibility and enjoy high value views. Overall users are assessed to have high sensitivity to change. Views experienced are generally transient with road users focused on the highway corridor, but walkers or cyclists may enjoy more leisurely views. The built form of the village is very clear and forms the main components of the view including the Church. Views into the site are limited by existing settlement features but the barn is identifiable across an active front yard area. The barn is seen in the context of adjoining stone built walls and structures so appears an integrated part of the settlement in this location. An element of the new build would be seen but this is in the context of the

	existing structures and within the settled village. The view from the lane is incidental and limited.
Local residents to the west of the site (Represented by Viewpoint 6)	Local residents are assessed to have high susceptibility and to enjoy high value views. Overall, they are assessed to have high sensitivity to change. Views are also experienced by walkers using the bridleway. Views from the west are predominately screened by settlement features. The adjoining residential property may have views towards and into the site but the barn is already part of the existing view. Trees established to the rear of the barn also act as a screen to potential residential views from the west and north west. The proposed western access for the development will be seen but is already an established track from the wider property.
Local residents to the east of the site (Not represented)	Local residents are assessed to have high susceptibility and to enjoy high value views. Overall, they are assessed to have high sensitivity to change. Properties to the east may have views into the site where the current barn is seen in the context of the existing treed backdrop. Views medium and indirect and experience the settlement edge rather than open countryside in the location of the site.
Local residents to the north of the site (Not represented)	Local residents are assessed to have high susceptibility and to enjoy high value views. Overall, they are assessed to have high sensitivity to change. There are potential views from the north/ north west but established trees and garden vegetation are predicted to create robust screening. The barn would be seen in existing views where not screened.

Walkers using PRoW BDU7 north of the site (Represented by Viewpoints V11 and VP12)	Walkers may be tourists or visitors visiting the area to enjoy views. As such they are assessed to have high susceptibility and enjoy high value views. Overall walkers are assessed to have high sensitivity to change. No views were identified from this PRoW due to topography and established vegetation.
Walkers using PRoW BDU8 east of the site (Represented by Viewpoints VP9 and VP10)	Walkers may be tourists or visitors visiting the area to enjoy views. As such they are assessed to have high susceptibility and enjoy high value views. Overall walkers are assessed to have high sensitivity to change. Walkers using the public right of way will enjoy short views from an elevated slope over the settlement. The roof of the barn maybe seen in the context of the other adjoining settlement features.
Users of lane between Duntisbourne Abbots and Duntisbourne Leer (Represented by Viewpoint VP8)	Users of the lane may be tourists visiting the village to experience views. As such they are assessed to have high susceptibility and enjoy high value views. Overall users are assessed to have high sensitivity to change. There is potential for elevated views towards the site but predominately views will be screened by lane side vegetation. If seen, the site will be predominately screened by existing settlement features and not distinguishable from the adjoining settlement.
Churchyard of St Peters Church (Represented by Viewpoint VP5)	Visitors to the Church may be tourists to the area who are visiting the Conservation Area and enjoying local views. As such they are assessed to have high susceptibility and enjoy high value views. Overall users are assessed to have high sensitivity to change. No views are assessed from the churchyard.

Duntisbourne Abbots allotments (Represented by Viewpoint VP2)	Users of the local allotments are likely to be local and who are focused on activities associated with the allotments. As such they are assessed to have medium susceptibility and enjoy medium value views. Overall, they are assessed to have medium sensitivity. Views of the site are predominately screened by adjoining settlement features. There is potential for a limited glimpsed view of the existing barn whilst the main area of the site will be screened.
Summary of Visual Baseline Analysis	
Overall, the study site is very well visually contained by a combination of settlement features, established vegetation, nature of local topography and limited potential visual receptors. The barn structure and associated external walls already make a contribution to the character of the settlement, seen as part of a cluster of settlement features rather than in isolation. The contribution to scenic beauty is made by the pattern and detail of the settlement rather than individual features.	
Visual sensitivity	
The study site is assessed to have high susceptibility and high value due to the National Landscape designation. Overall visual sensitivity is assessed to be high.	
Construction Effects	
The potential for detrimental construction phase effects is assessed to be low due to the well contained character of the site, integral nature as part of the wider settlement and limited domestic scale of the works required.	
Mitigation	

The site benefits from robust inherent mitigation due to the existing built form, landform, established vegetation and character of the immediately adjoining settlement. The design proposals incorporate these inherent features into the layout, reducing the requirement for further mitigation to address either landscape or visual effects from the public domain. Design and materials are appropriate and address the need to reflect local vernacular. This in combination, significantly reduces the potential magnitude of change that will be experienced by the introduction of the development proposals, so conserving local character and visual amenity.

Assessment of landscape and visual effects

The following landscape and visual effects arising from development are predicted:

Landscape Effects

The table below sets out the landscape effects on confirmed landscape receptors:

Landscape Receptor	Sensitivity	Magnitude of change	Landscape Effect
NCA 107 The Cotswolds	High/ Medium High	Negligible	Not Significant
Cotswolds National Landscape (AONB)	High	Negligible	Not Significant
LCA 9D. Cotswolds High Wold Dip-Slope	High/ Medium High	Negligible	Not Significant
Duntisbourne Abbots Conservation Area and setting of the village	High	Negligible	Not Significant
Immediate landscape context	High/ Medium High	Low	Slight Adverse
Site	High/ Medium High	Low	Slight Adverse

Summary of landscape effects

The scale and nature of the development proposals in conjunction with the inherent mitigation provided by exiting features, limits the magnitude of change. This is assessed to result in a predominately negligible landscape effects beyond the site itself. This is because the development proposals retain the key features (barn trees and frontage) which contribute to the character of the settlement. The site is experienced as a part of the existing settlement edge and the development proposals will not change this perception. Proposed new built form will not be seen to be isolated but experienced as part of the existing cluster of settlement features. Elements of new built form seen from the lane to the south will be limited and visually less prominent than existing foreground structures. An area of new domestic curtilage will introduce activity associated with the dwelling but these activities are already found adjoining and are a part of the character of the existing settlement. The new access will be seen to be better defined but is already in use as an access and track to the land.

Overall, the proposals will conserve the character of the Conservation Area and setting of the village and the character of the district and wider landscape of the Cotswolds National landscape. There will be a modest change to the openness of the site itself that results in a slight adverse effect on the character of the site, but this is not detrimental to the clustered and contained character of the adjoining settlement. Overall, it is assessed that the development has a neutral effect on local and wider landscape character.

Visual Effects

The table below sets out the visual effects on confirmed visual receptors:

Visual Receptor	Sensitivity	Magnitude of change	Visual effect
Users of Ealy Hill lane adjacent to the site (Represented by Viewpoints VP1, VP3, VP4	High	Low/ Negligible	Slight Adverse
Local residents to the west of the site	High	Low/ Negligible	Slight Adverse

(Represented by Viewpoint VP6)			
Local residents to the east of the site (Not represented)	High	Negligible	Not Significant
Local residents to the north of the site (Not represented)	High	Negligible	Not Significant
Walkers using PRoW BDU7 north of the site (Represented by Viewpoints VP11 & VP12)	High	Negligible	Not Significant
Walkers using PRoW BDU8 east of the site (Represented by Viewpoints VP9 & VP10)	High	Negligible	Not Significant
Users of lane between Duntisbourne Abbots and Duntisbourne Leer (Represented by Viewpoint VP8)	High	Negligible	Not Significant
Churchyard of St Peters Church (Represented by Viewpoint VP5)	High	Negligible	Not Significant
Duntisbourne Abbots allotments (Represented by Viewpoint VP2)	Medium	Low/ Negligible	Slight Adverse
Summary of visual effects			
Visual effects have been assessed to be very low or negligible in almost all potential views due to the extent to which the site is contained and screened by existing features. Views are predominately			

limited to potential glimpses from adjoining residential properties (gardens generally) or from the main access lane (Ealy Hill). From the lane the existing barn forms a robust screen of the main area of proposed development so very limited change would be experienced by potential visual receptors. New structures would be partly seen but would be insignificant in the context of the incidental and contained view. Other potential local views are almost all screened by the nature and pattern of settlement immediately adjoining. This is also true of views from slightly elevated land at further distance from the site. The key visual components of the site are fully retained (barn, frontage, external walls and established trees) and this conserves the character and visual amenity of potential views. Even if new buildings are part seen in a view, the magnitude of change that will be experienced is assessed to be negligible because of the character of the immediate contextual settlement.
Overall, the development proposals are assessed to have a neutral effect on local and wider visual amenity.

CONCLUSION:

The Cotswolds National landscape Management Plan policy CE3: Distinctiveness states:
'Innovative designs, compatible with the conservation of natural beauty – which are informed by local distinctiveness, character and scale – should be welcomed.'

The development proposals for Newbold Barn fully reflect this considered approach to design and as a result the landscape and visual impact assessment identifies a neutral effect on both landscape character and visual amenity. As such the development proposals conserve the existing landscape character and scenic beauty of the location and wider National Landscape.

A notable feature of the proposed development is that no new mitigation measures are required to screen or hide components of the development to mitigate identified harm. Existing features and design measures are sufficient to fully mitigate potential detrimental landscape or visual effects. As mitigation is inherent, there will not be a period of establishment required before residual effects are achieved. The development proposals will therefore not cause any significant harm to character or views from the commencement of the operational phase.

The development will introduce domestic activity to the site and potential for new lighting sources where presently these are limited are absent. However, these are of limited scale and contained within the immediate cluster of settlement features where light and activity are already present at a

village level. The magnitude of change being so limited that the settlement itself will provide inherent mitigation.

Overall, this assessment identified effects on landscape character and visual amenity that fall below a level of harm that would be unacceptable within the high bar set by the national landscape designation. The proposals are therefore considered to be compliant with policy objectives set out within the Cotswolds National Landscape Management Plan and compliant with national and local policies that seek to conserve the character and scenic beauty of the National Landscape.

APPENDIX A - ASSESSMENT METHODOLOGY

1.1 Assessment Guidelines

The methodology used to identify and assess the landscape and visual effects of proposed development and their significance is based on the following recognised guidance:

- Guidelines for Landscape and Visual Impact Assessment (GLVIA), Third Edition (Landscape Institute and Institute of Environmental Management and Assessment)
- Photography and Photomontage in Landscape and Visual Impact Assessment, Advice Note 01/11 (Landscape Institute)

1.2 LVIA Methodology

The Landscape and visual impact assessment is a tool used to identify and assess the effects of change, resulting from development, and their significance on the landscape as a resource and people's views and visual amenity. It is an iterative process intended to inform design decisions so that new development can avoid or reduce significant negative (adverse) effects on the landscape and visual environment.

It is recognised as important to draw distinctions between landscape and visual effects during the assessment; treating them independently although related. GLVIA sets out the recommended process for assessing the significance of effects by comparing the sensitivity of the visual or landscape receptor with the magnitude of change resulting from development.

The GLVIA states that the assessment should cover the following stages:

- Project description: description of the proposed development for the purpose of assessment; main features of proposals and establish parameters

- Baseline studies: establishes existing nature of landscape and visual environment in the study area, includes information of the value attached to different resources
- Identification and description of effects: that are likely to occur including whether they are adverse or beneficial
- Assess significance of effects: systematic assessment of the likely significance of the effects identified
- Mitigation: proposes measures designed to avoid/prevent, reduce or offset (or compensate for) any significant negative (adverse) effects

Method of Desk Study

Assessment of Ordnance Survey map data, aerial photographs, landscape designations and landscape planning policies are undertaken at the outset to inform the extent of the study area and identify sensitive visual receptors and likely sensitivity of the landscape. Liaison with the Local Planning Authority landscape officer is also undertaken to agree landscape resources and visual receptors of potential sensitivity to be included within the assessment.

Method of Field Work

Site survey is undertaken by at least one chartered landscape architect. Visual and landscape receptors are checked and refined initially from the study site. Visual receptors are then visited from the nearest publicly accessible location to select the most suitable and representative viewpoint. Assessment is undertaken on site; locations and notes recorded on maps and photographs taken from viewpoints. Photographs are taken using a digital SLR set to the equivalent of a 50mm SLR lens; which best represents the view experienced by the human eye.

1.3 Method for Assessing Landscape

Landscape Character and Characterisation

Landscape Character Assessment Guidance defines 'landscape' as consisting of the following elements:

- Natural: Geology, landform, air and climate, soils, flora and fauna
- Cultural/Social: land use, settlement, enclosure
- Perceptual and Aesthetic: memories, associations, preferences, touch and feel, smells, sounds and sight

Landscape Character Assessment Guidance encourages assessment at different scales that fit together as a hierarchy of landscape character areas and types so that each level can provide more detail to the one above. Identifying the existing landscape character is part of establishing the baseline conditions of a study site and its study area.

National Character Assessment
Establishes broad pattern of the landscape of the wider countryside
↓
District Character Assessment
Establishes pattern of the landscape of the district/county countryside
↓
Local Character Assessment
Establishes pattern of the landscape at a local level
↓
Site elements and features
Establishes to landscape resources on the site such as trees, hedges etc

<u>Value of the landscape receptor</u>

Value can apply to areas of landscape as a whole, or to the individual elements, features and aesthetic or perceptual dimensions which contribute to the character of the landscape. Value is determined by some or all the following aspects:

- Importance applied to landscape by designation or planning policy and the level of this importance in terms of local, regional or national importance

- The views of the local consultees including the local planning authority, members of the public, special interest groups such as Parish Council, wildlife or walking groups
- The rarity, importance and condition of the landscape resource as judged objectively by the landscape professional

International and Nationally designated landscapes tend to be of the highest value, locally designated landscapes are most likely to be of moderate value and undesignated landscapes can either be of lower to moderate value depending on an assessment taking into account the following factors:

- Condition of the local landscape
- Scenic quality
- Rarity
- Representativeness
- Conservation interests
- Recreation value
- Perceptual aspects
- Associations

The definitions of value used are as follows:

- International: such as World Heritage Sites
- National: such as National Parks, AONB, Conservation Areas, Listed Buildings
- Local: such as Special Landscape Areas, Areas of Great Landscape Value, several protected features such as Tree Preservation Orders, site may be mentioned in literature, art, tourism or in district/county landscape character assessments or sensitivity assessments.
- Community: generally undesignated, may have value at a community level by tourism, literature, art, village greens or allotments, may have a small number of protected features
- Site: no designated features or landscape, limited value, no protected features

Susceptibility of the landscape receptor to the proposed change

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

The definitions of susceptibility of the proposed change to landscape used are as follows:

- High: Elements, features or whole landscapes that are susceptible to change, with limited opportunities to accommodate change based on the strength of the existing landform, pattern, land cover, settlement pattern, sense of enclosure, visual context, tranquillity
- Medium: Elements, features or whole landscapes that are partially susceptible to change, with some opportunities to accommodate change based on the strength of the existing landform, pattern, land cover, settlement pattern, sense of enclosure, visual context, tranquillity
- Low: Elements, features or whole landscapes that have limited susceptibility to change, with opportunities to accommodate change based on the strength of the existing landform, land use pattern, land cover, settlement pattern, sense of enclosure, visual context, tranquillity

Definition of Landscape Sensitivity

Landscape sensitivity is determined by combining judgements of the susceptibility to the proposed change and the value of the receptor. Refer to Table A.

Table A: Definition of Landscape Sensitivity:	
Sensitivity	Definition
High	- High susceptibility to proposed change

	- May be a designated landscape valued at a National or International level - Landscape characteristics are vulnerable and unable to accommodate change - Development may result in significant changes to landscape character
Medium-High	- Medium or high susceptibility to proposed change - May be a designated landscape valued at a local or national level - Landscape characteristics are vulnerable with limited ability to accommodate change - Development may result in moderate changes to landscape character
Medium	- Medium susceptibility to proposed change - Some designated features and/or valued at a local level - Landscape characteristics are able to accommodate some change - Development may not result in significant changes to landscape character
Medium-Low	- Low or medium susceptibility to proposed change - Likely to be an undesignated landscape but possibly some designated features and/or valued at a local level - Landscape characteristics are resilient to accommodating change - Development may not result in significant changes to landscape character
Low	- Low susceptibility to proposed change - Undesignated landscape and/or valued at a community level - Landscape characteristics are robust and able to accommodate change - Development may not result in significant changes to landscape character
Negligible	- No susceptibility to proposed change - Undesignated, valued at a site level - Landscape characteristics that are degraded or discordant with landscape character - Development may result in an improvement to landscape character

Landscape Receptor – Overall Magnitude of Effect

The magnitude of the effect is determined by combining the professional judgements about the size or scale of the landscape effect, the geographical extent over the area which the effect occurs, its reversibility and its duration. Refer to table B:

- The scale of the effect – for example, whether there is complete loss of a particular element/feature/characteristic or partial loss or no loss; proportion of key elements or features of the baseline that will be lost, the value/importance of these elements to the landscape character and the degree of contrast between the development and the landscape character

- The geographical extent of the area affected relative to the receptor; this will range from the site itself, a short distance comprising the immediate local area, a medium distance comprising the local and middle landscape and long distance comprising the wider landscape

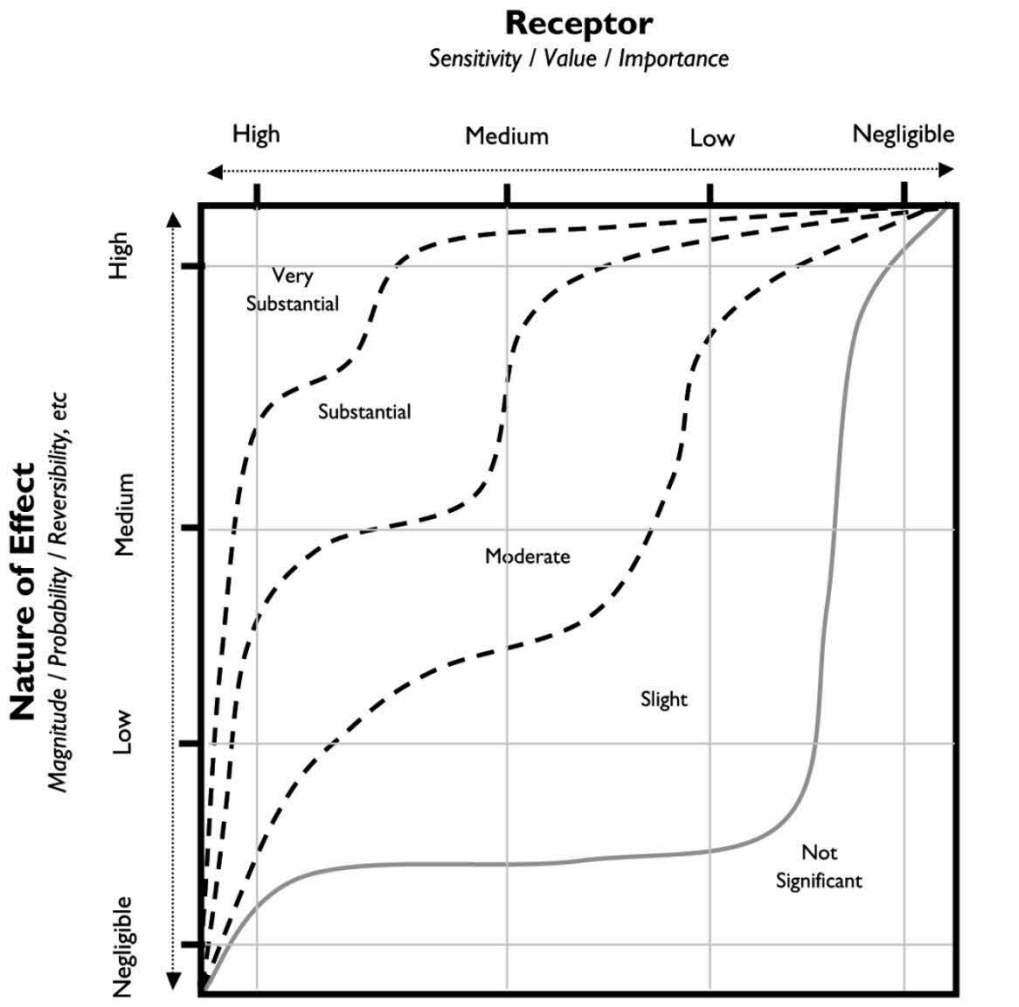
- The duration of the effect; 0-1 year for the construction period is considered short term duration, 1-10 years for mitigation to establish is considered medium term duration, 10 years and beyond is considered long term duration

- Reversibility; the extent to which the development could be removed and the land reinstated. Reversible and temporary development would include solar farms and wind turbines. Other development such as housing would be considered irreversible and permanent

Table B: Definition of Landscape Magnitude of Effect:	
Magnitude of change:	Predicted landscape effects:
High	- Very substantial loss of landscape elements of the landscape, and/or the lost elements make a substantial contribution to landscape character, and/or change affects a large geographical area, and/or the development introduces a dominating and contrasting characteristic to the landscape
Medium-High	- Substantial loss of landscape elements of the landscape, and/or the lost elements make a large contribution to landscape character, and/or change affects a moderate to large geographical area, and/or the development introduces a prominent and partially uncharacteristic feature to the landscape
Medium	- Moderate loss of landscape elements of the landscape, and/or the lost elements make a moderate contribution to landscape character, and/or change affects a moderate geographical area, and/or the development becomes an identifiable feature but not wholly uncharacteristic to the landscape
Medium-Low	- Partial loss of landscape elements of the landscape, and/or the lost elements make a moderate to small contribution to landscape character, and/or change affects a small to moderate geographical area, and/or the development is perceptible but not wholly uncharacteristic to the landscape
Low	- Minor loss of landscape elements of the landscape, and/or the lost elements make a small contribution to landscape character, and/or change affects a small geographical area, and/or the development introduces elements not uncharacteristic to the landscape
Negligible	- Negligible or no loss of landscape elements of the landscape, and/or the lost elements make a limited contribution to landscape character, and/or change affects a very small geographical area, and/or the development introduces characteristics that are consistent with or enhance the landscape, and/or effects may be short term, temporary or reversible

Assessment criteria used to assess landscape effects

Landscape effects are judged by assessing the overall sensitivity (susceptibility to change and value of receptor) of the existing landscape and the overall magnitude of effect predicted as a result of the development (size/scale, geographical extent, duration and reversibility of effect). The diagram below, produced by IEMA for Environmental Impact Assessment, is utilised to judge the effect.



1.4 Method for Assessing Views

A Zone of Theoretical Visibility (ZTV) is often produced as an initial desktop tool to inform the extent of the study area based on the theoretical visibility of the development. The (ZTV) illustrates the extent to which the proposed development site as a whole is potentially visible from the surrounding area. ZTV's are prepared using GIS software (Global Mapper) by carrying out an analysis of the visibility of the site from the surrounding area up to 5km using a digital terrain model from OS Landform DTM profile and OS Panorama DTM data. Calculations are based on bare earth survey OS height data with a viewer height set at 1.7m. The digital terrain model and subsequent output are based on bare earth modelling and as such do not take into account any screening from land cover such as buildings, hedgerows and trees. ZTV mapping therefore represents a 'worst case' scenario assuming 100% visibility, where the actual extents of visibility are likely to be less extensive. ZTV's are used to determine where there may be potential views of the development which are then further verified with site visits. The ZTV is then used to identify potential key views of the development which are then verified by field work to further identify and visit visual receptors. Where a ZTV is not produced, the study area is determined by reviewing land use and landform shown on OS maps and aerial photos. Field work is then undertaken to refine the extent of views.

Viewpoints selected for inclusion in the assessment and for illustration of the visual effects fall broadly into three groups:

- Representative viewpoints, selected to represent the experience of different types of visual receptor, where larger numbers of viewpoints cannot all be included individually and where the significant effects are unlikely to differ – for example, certain points may be chosen to represent the views of particular public footpaths and bridleways
- Specific viewpoints, chosen because they are key and sometimes promoted viewpoints within the landscape, including for example specific local visitor attractions, viewpoints in areas of particularly noteworthy visual and/or

recreational amenity such as landscapes with statutory landscape designations, or viewpoints with particular cultural landscape associations

- Illustrative viewpoints, chosen specifically to demonstrate a particular effect or specific issues, which might, for example, be restricted visibility at certain locations

Visual effects are determined through a process of identifying which visual receptors are likely to experience significant visual effects. The process of identifying effects involves determining the sensitivity of each visual receptor and magnitude of change experienced at each which leads to a professional judgement of the visual effects.

Value attached to views

Visual sensitivity is partially determined by judgements made attributing value to views. Judgements take account of:

- Recognition of the value attached to particular views, for example in relation to heritage assets, or through planning designations
- Indicators of the value attached to views by visitors, for example through appearances in guidebooks or on tourist maps, provision of facilities for their enjoyment (such as parking places, sign boards and interpretive material) and reference to them in literature or art

The value of views is defined as follows:

- High; Recognition of the view by its relation to a heritage asset or national planning designation (AONB, National Park, National Trail). Appearance in guide books, tourist maps or featured in well-known art works. Provision of facilities such as interpretation panels, parking places & signage. Views enjoyed at a local or national level.
- Medium; Local planning designation (Country Park, AGLV) or valued locally by village design statement or sensitivity assessment. May be some detractor elements, views enjoyed at a local level.

- Low; No specific value placed by designation or publication, may be a large proportion of detractor elements within the view, views enjoyed at a community or site level.

Susceptibility of visual receptors to change

Visual sensitivity is partly determined by the susceptibility to change of each visual receptor. The susceptibility of different visual receptors to changes in views and visual amenity is mainly a function of:

- The occupation or activity of people experiencing the view at particular locations; and
- The extent to which their attention is focussed on the views and visual amenity they experience at particular locations

The susceptibility of visual receptors to change in views and visual amenity is defined broadly as follows:

- High; residents at home (generally rooms occupied during daylight hours), people engaged in outdoor recreation (public rights of way or where attention is focussed on the landscape or particular views), visitors to heritage assets or other attractions where the surroundings are important to the experience, communities where views contribute to the landscape setting enjoyed by residents in the area
- Medium; travellers on road, rail or other transport modes such as cyclists
- Low; people engaged in outdoor sport or recreation which does not involve or depend upon appreciation of views, people at their place of work whose attention may be focused on their work or activity

Combining judgements regarding the susceptibility of change with the value attached to views leads to a professional judgement of sensitivity of each visual receptor.

Table C: Definition of Visual Sensitivity	
Sensitivity rating:	Definition:
High	Receptor may have high susceptibility to changes in view/visual amenity, views experienced may be of a high value designated landscape or at a defined publicised viewing point/attraction, receptors may include residents at home (from rooms generally occupied in daylight hours), users of national or long distance trails or visitors to listed parks/gardens.
Medium-High	Receptor may have medium or high susceptibility to changes in view, views experienced may be of a high or medium value designated landscape, receptors may include travellers on scenic road routes, residents at home (from rooms not facing the development or generally not occupied in daylight hours), users of public rights of way.
Medium	Receptors may have medium susceptibility to changes in view/visual amenity, views experienced may be within medium value locally designated landscape, receptors may include travellers on roads, pedestrians or cyclists.
Medium-Low	Receptors may have with low or medium susceptibility to changes in view/visual amenity, views experienced may be of a medium or low value locally designated landscape where there maybe be some detractors, receptors may include commuters on busy roads such as motorways or urban roads, users may be involved in passive outdoor sport such as golf.
Low	Receptors may have low susceptibility to change in views/visual amenity, views experienced are likely to be of low value undesignated landscape with several detractors, receptors may include people at work, people engaged in outdoor sport or recreation which does not depend on landscape as a setting
Negligible	Receptors may have low or negligible susceptibility to change in views/visual amenity, views experienced are likely to be of low value undesignated landscape dominated by detractors where there are low numbers of receptors engaged in indoor active work

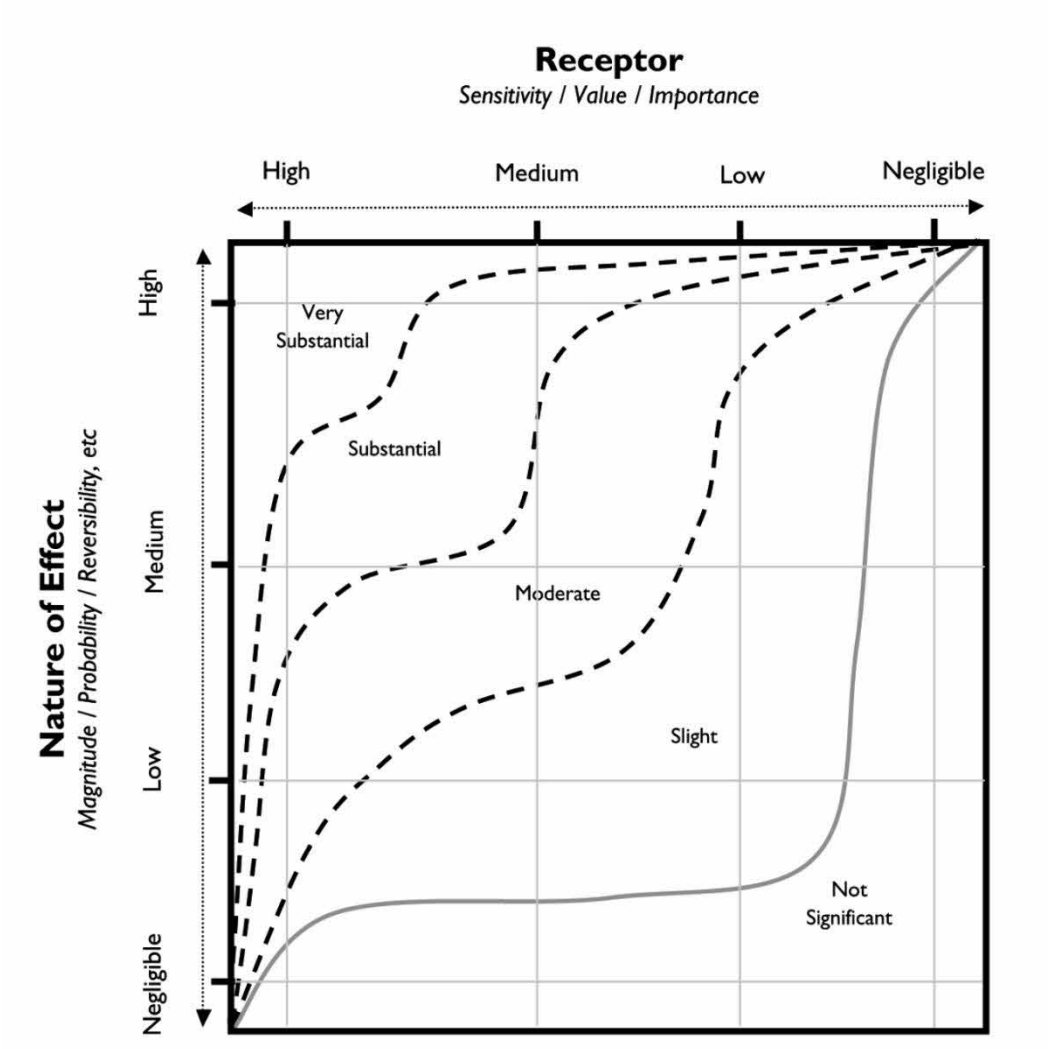
Visual Receptor – Overall Magnitude of Effect

The magnitude of the effect is determined by combining the professional judgements about the size or scale of the visual effect, the geographical extent over the area which the effect occurs, its reversibility and its duration. Refer to table D:

Table D: Definition of Visual Magnitude of Effect	
Magnitude of change:	Predicted visual effects:
High	Total loss or very substantial alteration of key views, and/or site may form a very large proportion of the view, and/or all of the site may be visible, and/or views of the site may be experienced over a long distance by high numbers of receptors, and/or views may be permanent and irreversible
Medium-High	Substantial alteration of key views, and/or site may form a medium to large proportion of the view, and/or most of the site may be visible, and/or views of the site may be experienced over a moderate to long distance by moderate to high numbers of receptors, and/or views may be permanent and irreversible
Medium	Moderate alteration of key views, and/or site may form moderate proportion of the view, and/or around half of the site may be visible, and/or views of the site may be experienced over a moderate distance by moderate numbers of receptors, and/or views may be permanent and irreversible
Medium-Low	Moderate to minor alteration of key views, and/or site may form moderate to minor proportion of the view, and/or partial views of the site, and/or views of the site may be experienced over a moderate to short distance by moderate to low numbers of receptors, and/or views may be permanent and irreversible
Low	Minor alteration of key views, and/or site may form small proportion of the view, and/or partial or obscured views of the site, and/or views of the site may be experienced over a short/local distance by low numbers of receptors, and/or views may be permanent and irreversible
Negligible	Limited alteration of key views, and/or site may form very small proportion of the view, and/or limited views of the site, and/or views of the site may be experienced over a very short distance by a limited number of receptors, and/or views may be temporary, reversible, permanent or irreversible

Assessment criteria used to assess visual effects

Visual effects are judged by assessing the overall sensitivity (susceptibility to change and value of receptor) of the existing landscape and the overall magnitude of effect predicted as a result of the development (size/scale, geographical extent, duration and reversibility of effect). The diagram below, produced by IEMA for Environmental Impact Assessment, is utilised to judge the effect.



1.5 Assessment criteria used to assess significance of effects

Following identification of the sensitivity, extent and significance of the individual landscape and visual effects the overall effects are combined with each other. A judgement is then made by identifying the most significant effects, after mitigation, resulting in the likely impacts of the proposed development. The definitions of the final statement of significance are shown in Table E.

Table E: Definition of significance	
Significance of impact:	Definition of predicted effects:
Substantial beneficial (positive) effect	The proposals would result in: the scheme causing a significant improvement to the existing view successful mitigation providing significant improvements to landscape quality and character fitting in very well with the scale, landform and pattern of the existing landscape
Moderate beneficial (positive) effect	The proposals would result in: the scheme causing a noticeable improvement to the existing view successful mitigation providing noticeable improvements to landscape quality and character fitting in well with the scale, landform and pattern of the existing landscape
Slight beneficial (positive) effect	The proposals would result in: the scheme causing perceptible improvement in the existing view successful mitigation providing slight improvements to landscape quality and character fitting in with the scale, landform and pattern of the existing landscape
Not significant	The proposals would result in: the scheme causing no discernible deterioration or improvement to the existing view mitigation that neither deteriorates or improves landscape the scale, landform and pattern of the current landscape is broadly retained
Slight adverse (negative) effect	The proposals would result in: the scheme causing a slight perceptible deterioration to the existing view almost wholly success in mitigating adverse effects not quite fitting the landform and scale of the landscape

Moderate adverse (negative) effect	The proposals would result in: the scheme causing a noticeable deterioration to the existing view only partial mitigation of adverse effects variance to the existing landscape, out of scale or at odds with the local pattern and landform
Substantial adverse (negative) effect	The proposals would result in: the scheme being immediately apparent causing significant deterioration to the existing view no way of fully mitigating adverse effects considerable variance to the existing landscape, degrading the integrity of its overall character

APPENDIX B – GLOSSARY OF TERMS

Some of the terms listed below may not have been used within the document.

Characterisation	The process of identifying areas of similar landscape character, classifying and mapping them and describing their character.
Designated landscape	Areas of landscape identified as being of importance at international, national or local levels, either defined by statute or identified in development plans or other documents.
Elements	Individual parts which make up the landscape, such as, for example, trees, hedges and buildings.
Geographical Information System (GIS)	A system that captures, stores, analyses, manages and presents data linked to location. It links spatial information to a digital database.
Green Infrastructure (GI)	Network of green spaces and watercourses and water bodies that connect rural areas, villages, towns and cities.
Indirect effects	Effects that result indirectly from the proposed project as a consequence of the direct effects, often occurring away from the site, or as a result of a sequence of interrelationships or a complex pathway. They may be separated by distance or in time from the source of the effects.
Iterative design process	The process by which project design is amended and improved by successive stages of refinement which respond to growing understanding of environmental issues.
Key characteristics	Those combinations of elements which are particularly important to the current character of the landscape and help to give an area its particularly distinctive sense of place.
Land use	What land is used for, based on broad categories of functional land cover, such as urban and industrial use and the different types of agriculture and forestry.
Landform	An area, as perceived by people, the character of which is the result of the action and interaction of natural and /or human factors.
Landscape and Visual Impact Assessment (LVIA)	A tool used to identify and assess the likely significance of the effects of change resulting from development both on the landscape as an environmental resource in its own right and on people's views and visual amenity.
Landscape Character	A distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse.
Landscape Character Areas (LCA's)	These are single unique areas which are the discrete geographical areas of a particular landscape type.
Landscape Character Assessment	The process of identifying and describing variation in the character of the landscape, and using this information to assist in managing change in the landscape. It seeks to

	identify and explain the unique combination of elements and features that make landscape distinctive. The process results in the production of a Landscape Characterisation Assessment.
Landscape Effects	Effects on the landscape as a resource in its own right.
Landscape quality (condition)	A measure of the physical state of the landscape. It may include the extent to which typical character is represented in individual areas, the intactness of the landscape and the condition of individual elements.
Landscape receptors	Defined aspects of the landscape resource that have the potential to be affected by a proposal.
Landscape value	The relative value that is attached to different landscape by society. A landscape may be valued by different stakeholders for a whole variety of reasons.
Magnitude (of effect)	A term that combines judgements about the size and scale of the effect, the extent of the area over which it occurs, whether it is reversible or irreversible and whether it is short or long term in duration.
Photomontage	A visualisation which superimposes an image of a proposed development upon a photograph or series of photographs.
Scoping	The process of identifying the issues to be addressed by an EIA. It is a method of ensuring that an EIA focuses on the important issues and avoids those that are considered to be less significant.
Sensitivity	A term applied to specific receptors, combining judgements of the susceptibility of the receptor to the specific type of change or development proposed and the value related to that receptor.
Significance	A measure of the importance or gravity of the environmental effect, defined by significance criteria specific to the environmental topic.
Susceptibility (or vulnerability)	How susceptible or vulnerable the landscape receptor is to accommodate the proposed development without undue negative consequences for the maintenance of the baseline situation
Time depth	Historical layering – the idea of a landscape as a 'palimpsest, a much written –over manuscript.
Tranquillity	A state of calm and quietude associated with peace, considered to be a significant asset of landscape.
Visual amenity	The overall pleasantness of the views people enjoy of their surroundings, which provides an attractive visual setting or backdrop for the enjoyment of activities of the people living, working, recreating, visiting or travelling through an area.
Visual effects	Effects on specific views and on the general visual amenity experienced by people.
Visual receptors	Individuals and/or defined groups of people who have the potential to be affected by a proposal.

Visualisation	A computer simulation, photomontage or other technique illustrating the predicted appearance of a development
Zone of Theoretical Visibility (ZTV)	A map, usually digitally produced, showing areas of land within which a development is theoretically visible.

APPENDIX C – FIGURES AND PLANS