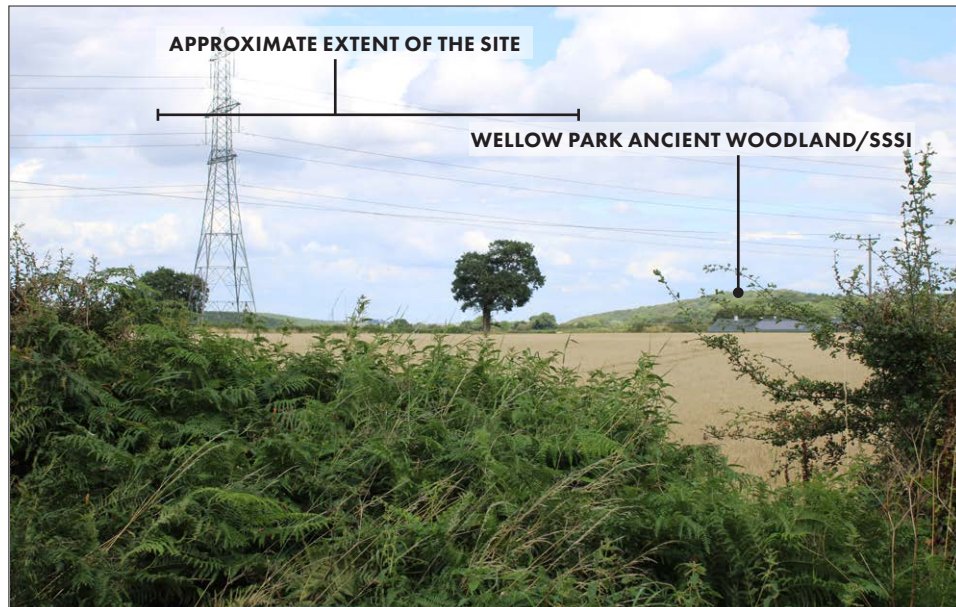




**PHOTOGRAPH – VIEWPOINT 33**

**VALUE: HIGH**

VIEW FROM PROW OLLERTON AND BROUGHTON FP3 TO THE SOUTH OF THE SITE, LOOKING NORTH EAST TOWARDS THE SITE. VIEWS OF THE SITE ARE GENERALLY TRUNCATED BY THE INTERVENING VEGETATION AND WOODLANDS ON HILLSIDES. THE CHARACTER OF THE VIEW IS OF OPEN, GENTLY SLOPING AGRICULTURAL FIELDS SET AGAINST A WOODED BACKDROP WITH AREAS OF BUILT FORM SET AMONGST THE TREES ON LOWER GROUND.



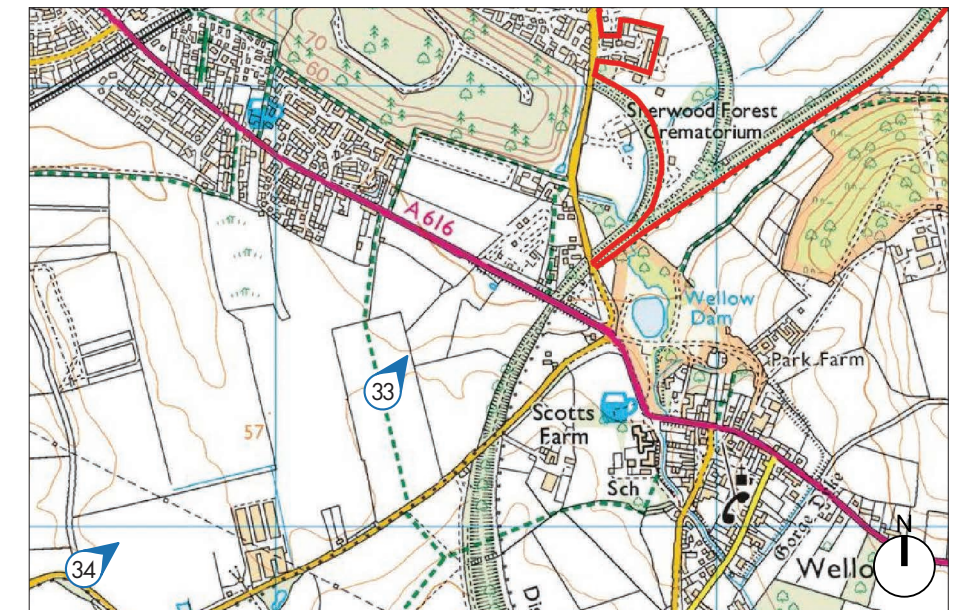
**PHOTOGRAPH – VIEWPOINT 34**

**VALUE: LOW**

VIEW FROM RUFFORD LANE TO THE SOUTH WEST OF THE SITE, LOOKING NORTH EAST TOWARDS THE SITE. VIEWS OF THE SITE ARE TRUNCATED BY THE INTERVENING VEGETATION AND BUILT FORM. THE ELECTRICITY PYLON IS A DOMINANT FEATURE IN THE AGRICULTURAL VIEW.

**LEGEND**

- **SITE BOUNDARY**
- ① **VIEWPOINT LOCATION – OPEN VIEW (AN OPEN VIEW OF THE WHOLE OF THE SITE OR OPEN VIEW OF PART OF THE SITE).**
- ② **VIEWPOINT LOCATION – PARTIAL VIEW (A VIEW OF THE SITE WHICH FORMS A SMALL PART OF THE WIDER PANORAMA, OR WHERE VIEWS ARE FILTERED BETWEEN INTERVENING BUILT FORM OR VEGETATION).**
- ③ **VIEWPOINT LOCATION – TRUNCATED VIEW (VIEWS OF THE SITE ARE OBSCURED BY THE INTERVENING BUILT FORM AND / OR VEGETATION, OR IS DIFFICULT TO PERCEIVE).**







VIEWPOINT LOCATIONS

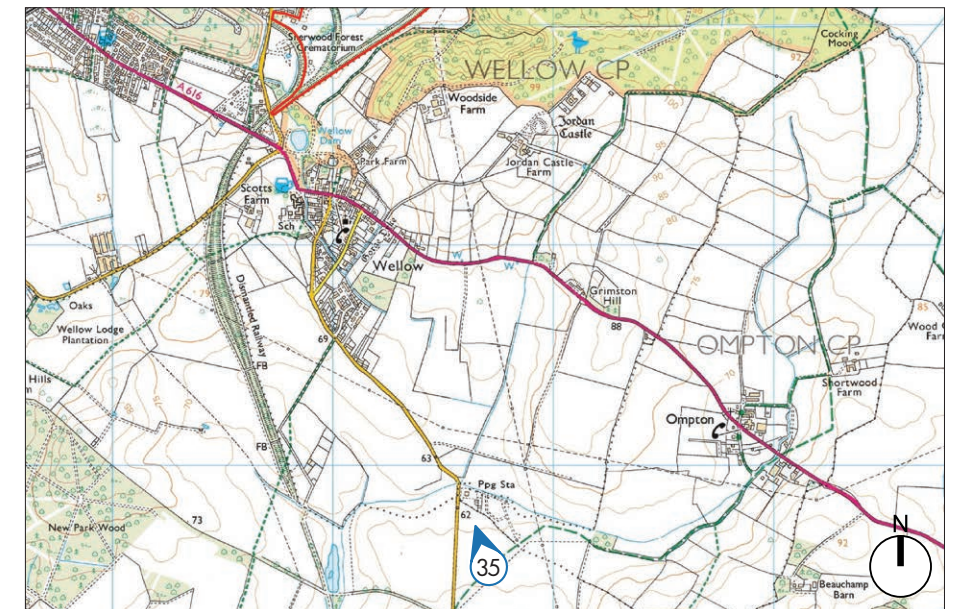




**PHOTOGRAPH - VIEWPOINT 35** **VALUE: HIGH**  
 VIEW FROM PROW BRIDLEWAY RUFFORD BW20, LOOKING NORTH WEST TOWARDS THE SITE. THE VIEW IS CHARACTERISED BY THE OPEN AGRICULTURAL FIELDS SET AGAINST A WOODED BACKDROP. LARGE ELECTRICITY PYLONS CROSS THE LANDSCAPE AND ARE PROMINENT AGAINST THE SKYLINE. VIEWS OF THE SITE ARE WHOLLY TRUNCATED BY THE INTERVENING VEGETATION AND TOPOGRAPHY, ALTHOUGH WELLOW PARK TO THE SOUTH OF THE SITE IS VISIBLE ON THE HORIZON.

**LEGEND**

-  **SITE BOUNDARY**
-  **VIEWPOINT LOCATION - OPEN VIEW (AN OPEN VIEW OF THE WHOLE OF THE SITE OR OPEN VIEW OF PART OF THE SITE).**
-  **VIEWPOINT LOCATION - PARTIAL VIEW (A VIEW OF THE SITE WHICH FORMS A SMALL PART OF THE WIDER PANORAMA, OR WHERE VIEWS ARE FILTERED BETWEEN INTERVENING BUILT FORM OR VEGETATION).**
-  **VIEWPOINT LOCATION - TRUNCATED VIEW (VIEWS OF THE SITE ARE OBSCURED BY THE INTERVENING BUILT FORM AND / OR VEGETATION, OR IS DIFFICULT TO PERCEIVE).**



VIEWPOINT LOCATIONS

## 5.0 VISUAL ASSESSMENT

### 5.4 SUMMARY OF VISUAL RECEPTORS

Table 5.1 below provides a summary of the visual receptors considered within this LVAIS, with reference to the relevant key representative viewpoints.

TABLE 5.1 – SUMMARY OF VISUAL RECEPTORS		
VISUAL RECEPTOR TYPE	KEY VIEWPOINT REFERENCE	VALUE
RESIDENTIAL	6, 7, 8, 9, 10, 11, 26, 31	HIGH
TRANSIENT FROM TRANSPORT CORRIDORS (ROAD AND RAIL)	2, 3, 4, 5, 6, 7, 12, 13, 26, 34	LOW
TRANSIENT FROM PUBLIC RIGHTS OF WAY (FOOT, BIKE AND HORSEBACK, INCLUDING DEDICATED CYCLE ROUTES, OPEN ACCESS LAND AND REGISTERED COMMON LAND, PUBLIC OPEN SPACE ETC)	1, 14,15,16, 17, 31, 32, 33, 35	HIGH
VISITOR ATTRACTIONS AND SCENIC VIEWPOINTS	8, 18, 19, 20, 21, 22, 23, 24, 27, 28, 29, 30	HIGH
EMPLOYMENT	1, 6, 12, 25	LOW
COMMUNITY BUILDINGS	N/A	MEDIUM

## 6.0

# LANDSCAPE MASTERPLAN PROPOSALS

## 6.1 INTRODUCTION

The landscape and visual analysis of the Site and surrounding context set out within the baseline section of the LVAIS has informed the evolution of the Proposed Development as illustrated on the Landscape Masterplan presented at Figure 6.1 on the following page. Cross sections demonstrating the design of key boundary treatments are set out in Appendix 2 (Drawing Number: D3296-FAB-00-XX-DR-L-8001 PL02).

## 6.2 DESCRIPTION OF THE PROPOSED DEVELOPMENT

The Proposed Development includes the redesign of the existing J Murphy & Sons site to create a new layout. In order to achieve this some buildings are proposed to be demolished with some retained in situ. New built form is introduced within the eastern half of the Site with a new vehicular access proposed via a proposed cut through the existing central embankment/tree belt (SINC). The Proposed Development within the eastern half of the Site includes a new Workshop Building of circa 14.75m in height with associated hard standing, storage areas and a training area. In the southern field, a training area for the construction of high voltage electricity pylons (2/3rds size/30m) is proposed. Operatives would be trained in the construction and dismantling of electricity pylons as well as maintenance, creating temporary movement and features within the Site.

Within the western half of the Site the existing office buildings in the north are proposed to be demolished and replaced by a new office/training building of 9.5m in height. This building would be set back from the car park for employees/visitors with HGV parking set to the east, further within the Site and away from Newark Road. Buildings 3 and 6b are proposed for retention within the wider layout for the western half of the Site, set behind the landscape buffer from the existing properties on Kelsey Avenue. The remaining areas of the western half of the Site would continue in use for container preparation and storage as well as storage of machinery and materials. The operational areas of both parts of the Site will be secured by a 2.7m high weld mesh fence.

The heights of the proposed and retained buildings are listed below:

- 1 Office/Training Building: 9.5m
- 2 Workshop Building: 14.75m
- 3 Building 3: 8.7m
- 4 Building 6b: 7.7m

## 6.3 DESCRIPTION OF THE LANDSCAPE PROPOSALS

The proposed landscape character areas and details of the hard materials and soft landscape palettes are set out within the Design and Access Statement. The key principles behind the landscape proposals are:

- The retention of the majority of the existing vegetation with future management focused on maximising ecological function and preserving the existing visual

enclosure and ecological connectivity.

- A new landscaped edge treatment to the boundary with the housing off Kelsey Avenue within the western half of the Site, which aims to improve the relationship between the existing residential area and the existing commercial operations within the Site. Views from upper floor windows are proposed to be improved through the proposed tree planting filtering and providing vertical greening, rather than completely screening. The buffer is designed to create a wildlife corridor.
- New native buffer planting would be planted to the northern boundary of the eastern half of the Site to address views of Proposed Development from Ollerton Pit Woods in a manner in keeping with the character of the surrounding landscape.
- To retain and bolster the existing hedgerow through the centre of the eastern half of the Site with new species rich planting. Improvements to management practices for the existing watercourse aim to improve connectivity and contribute to BNG.
- Selective management and scrub removal alongside the route of the watercourse aims to enhance future management practices, increase light levels and contribute to BNG.
- Establish an enhanced habitat area consisting of new tree and scrub planting set within species rich meadows to contribute to BNG.
- Create a new natural pond within the habitat area at the lowest point of the Site in the east to provide additional habitat and contribute to BNG.
- Create an outdoor seating/garden area adjacent to the new Office building to provide outdoor space within an attractive setting for office staff and visitors alike.
- A set of stairs provide access to a viewing platform of the training area across the northern section of the central tree belt and SINC. The proposals have been located to minimise impact as far as possible.
- The relocation of the car park to the north western corner of the Site, set behind a green corridor comprising new tree planting to enhance the existing character of the interface with Newark Road. Parking spaces would be partially covered by solar PV canopies, which are 3.4m tall. New planting within the car park and along the entrance route aim to provide an attractive arrival space.
- The proposed SuDS scheme includes the use of permeable paving and rain gardens to reduce the required volume of the attenuation basin within the east of the Site. SuDS features are planted to enhance biodiversity and contribute to BNG.

## LEGEND

 SITE BOUNDARY





FIGURE 6.1 – LANDSCAPE MASTERPLAN (FABRIK, 2023)



## 7.0

# ADDITIONAL MITIGATION MEASURES AND DESIGN SOLUTIONS

### 7.1 INTRODUCTION

The design of the proposals has considered the landscape and visual constraints and opportunities, alongside the existing landscape character attributes and has evolved to minimise the effects as far as possible. Additional mitigation measures have been identified over and above those designed into the scheme and these are set out below.

### 7.2 DURING OPERATION

The operational stage will see the occurrence of secondary effects. The setting and spatial arrangement of the built form has been located to enable the provision of open space and space for structure planting to help mitigate the visual effects in the east of the Site.

### 7.3 HEIGHT AND MASSING

The location and height of the development parcel/s has been landscape driven in order to limit views to the existing visual envelope associated with the Site in views from the immediate, local and wider landscape. The detailed design of the buildings has been informed by the landscape and visual opportunities and constraints, as set out in the DAS.

The height of the proposed buildings within the Site ranges from 7.7m to 14.75m. The operational areas of the Site would be surrounded by a weld mesh fence of 2.7m in heights for security reasons. The landscape and planting strategies have sought to minimise the visual impact of this fence where possible.

### 7.4 TREES AND VEGETATION

With the exception of the removal of 9 No. trees to facilitate the vehicular and pedestrian accesses through the central tree belt, the majority of the existing trees will be retained. The specification of trees and shrubs to be planted across the Site is set out within the DAS.

### 7.5 MATERIALS

The proposed building facades will comprise of materials, finishes and hues which are evident in the local landscape and townscape (as set out in the DAS).

### 7.6 LIGHTING

It is assumed that the Proposed Development will be lit. The lighting is to be designed to be as low as possible, directional into the Site and shielded with no backwards glare.

## 8.0

# LIMITATIONS AND ASSUMPTIONS

## 8.1 GAPS IN DATA

The tree survey relied upon for the LVAIS provides a summary of the quality and location of trees and woodlands within the Site by identifying a series of tree groups. It does not provide a detailed assessment of every individual tree due to the density of planting and accessibility issues. A detailed study of the central embankment has been carried out to fully understand the impacts of the proposed vehicular and pedestrian accesses in this location.

Viewpoints used within this LVAIS were issued to N&SDC in advance of the Pre-Application Meeting on 19<sup>th</sup> October 2023.

## 8.2 LIMITATIONS AND ASSUMPTIONS

The following assumptions will be made in relation to the assessment of effects:

- The assessment baseline year is 2023.
- Existing vegetation will continue to grow at rates typical of its location, species and maturity.
- For the visual assessment from residential properties, transport corridors and public rights of way, the receptor is a standing adult with an eye height of 1.75m.
- Visual effects are based on good visibility. Visual effects can be expected to vary, with poor visibility at times of low cloud, rainfall and at dusk. At these times a reduction in visual clarity, colour and contrast will be experienced. Reduced visibility will limit the extent of views, particularly long distance views. Therefore, the assessment of effects will present a worst case scenario, when the Proposed Development will be most visible.
- The assessment is based on publicly accessible locations. Professional judgement is used to determine the likely effects from private properties.
- The visual assessment represents the summer scenario with deciduous vegetation fully in leaf. Winter views have not been possible to obtain due to the limitations of the project programme. Consideration of the winter scenario has been used in the assessment of effects.

## 9.0

# LANDSCAPE AND VISUAL IMPACT STATEMENT

## 9.1 INTRODUCTION

In determining the landscape and visual effects arising from the Proposed Development, the following pages set out summaries of effects on the following groups of receptors:

- Effects on contextual landscape receptors (i.e. effects on landscape receptors beyond the Site boundary, for example, indirect effects on landscape character);
- Site landscape receptors (i.e. effects on landscape receptors within the Site boundary only); and
- Visual receptors (effects arising from the changes to the landscape which are perceived by both static and transient receptors).

The proposed Masterplan and associated buildings heights are assessed for the effects on the contextual landscape receptors, Site landscape receptors and visual receptors.

## 9.2 SUMMARY OF EFFECTS ON CONTEXTUAL LANDSCAPE RECEPTORS

The following contextual landscape receptors have been considered:

- Natural Elements (Geology and Soils, Landform and Drainage, Vegetation Cover)
- Cultural/Social Elements (Land Use, Settlement, Enclosure, Land Ownership, Time Depth)
- Perceptual and Aesthetic Elements
- Estate Farmlands LCT
- Meadowlands LCT
- Village Farmlands LCT
- Village Farmlands with Ancient Woodland LCT
- Estate Farmlands with Plantations LCT

No changes are proposed to the contextual landscape outside the Site boundary as a result of the Proposed Development, therefore effects on the Natural and Cultural/Social Elements are considered to be **Negligible**.

The introduction of the workshop building, associated areas of hardstanding, storage, fencing and the pylon training zone within the eastern half of the Site are considered to have a Moderate - Minor Adverse effect on the Perceptual and Aesthetic Elements of the contextual landscape in the immediate surroundings of the Site to the north due to the introduction of built form into the currently agricultural landscape. This adverse effect is balanced against the changes in the western part of the Site that see the enhancement of the perceptual and aesthetic elements of the immediate surroundings to the west through improvements to the Newark Road frontage. Overall the effect is therefore considered to be **Minor Adverse**.

Within the Sherwood Regional Landscape Character Area (RLCA), LCT Estate Farmlands covers the western part of the Site and study area. The Site makes a small contribution to the character of this LCT due to its small geographic extent in comparison to the LCT as a whole. The presence of the existing JMS depot is not

representative of the key characteristics identified and the enclosure created by the surrounding wooded skylines means that the perceived change within the eastern half of the Site would have a limited effect on this receptor. Effects are therefore considered to be **Minor Adverse - Negligible**.

The Meadowlands LCT covers the central and eastern parts of the Site and north eastern part of the study area. The watercourse within the Site alongside the former colliery site and urban edges are all apparent and the Proposed Development is not considered to significantly impact these key characteristics, which would introduce small pockets of commercial development as an extension of the existing facility into an enclosed and compartmentalised landscape, resulting in **Minor Adverse - Negligible** effects on this LCT as a whole.

Within the Mid-Nottinghamshire Farmlands RLCA, the southern part of the Site and central part of the southern study area are covered by the Village Farmlands LCT. The southern part of the Site forms the northern tip of this LCT and the wooded embankment of the south eastern Site boundary limits any perception of the Site as part of the wider LCT. The Proposed Development would see the introduction of the pylon training area which would see the construction and de-construction of pylon structures on a temporary basis within a very small geographic extent of this LCT. Electricity pylons are existing features in the surrounding landscape and are prominent against the skyline on higher ground to the south of the Site. The landscape pattern and landscape features are retained and therefore effects on this LCT are considered to be **Negligible**.

Within the wider study area to the south are the Village Farmlands with Ancient Woodland and Estate Farmlands with Plantations LCTs. The Proposed Development is not considered to effect the key characteristics of these LCTs and effects are therefore considered to be **Negligible**.

## 9.3 SUMMARY OF EFFECTS ON SITE LANDSCAPE RECEPTORS

The following Site landscape receptors have been considered:

- Natural Elements (Geology and Soils, Landform and Drainage, Vegetation Cover)
- Cultural/Social Elements (Land Use, Settlement, Enclosure, Land Ownership, Time Depth)
- Perceptual and Aesthetic Elements
- Landscape Character of the Site

### NATURAL ELEMENTS

#### Geology and Soils

No changes are proposed to the underlying geology of the Site. The Proposed Development would retain some areas of non-permeable surfacing and introduce areas of permeable surfacing within the western half of the Site, with additional areas of non-permeable and permeable surfacing introduced into the eastern half of the Site to facilitate the operational requirements of the Proposed Development. There would be some minor regrading within parts of the Site to create the landform associated

with the landscape areas, including areas of SuDS attenuation. Soils are proposed to be managed and re-used on Site, which would not result in an overall change to the soil's character on Site. Effects are therefore considered to be **Minor Adverse**.

#### Landform and Drainage

The drainage and SuDS strategy works with the natural topography of the Site, which is gently sloping in an easterly direction. The existing watercourse running through the Site is to be retained, with the landscape proposals enhancing its ecological diversity and retaining appropriate landscape buffers. SuDS attenuation basins are proposed within the lowest parts of the eastern half of the Site, with rain gardens and permeable paving introduced in the western half within the car park and around the office building to ensure run off is captured and directed towards the attenuation in the east. Some minor regrading works would be required to create appropriate development platforms within the Site. Overall, the sloping profile of the Site will still be discerned. The proposals are considered to be minor changes within the Site and mostly experienced at Site level. Effects are therefore considered to be **Minor Adverse**.

#### Vegetation Cover

The vegetation cover within the Site is primarily confined to the Site boundaries and the central embankment of the former colliery railway line, which divides the Site into two. There are areas of scrub and vegetation following the watercourse through the Site. The boundary vegetation within the locally designated SINCS would be retained as part of the Proposed Development, retaining the level of vegetation cover within these parts of the Site and the level of enclosure provided by these features. Within the eastern half of the Site, the Proposed Development is set back from these features to ensure their protection with the landscape proposals creating a graded edge to these features.

A new vehicular access is required through the central embankment/tree belt (SINC) in order to facilitate the use of the proposed workshop building in the eastern half of the Site. The existing cutting is not sufficiently wide to be utilised and therefore a new cut through is proposed in a location of less dense tree cover as identified through site visits and arboricultural survey work. A new stepped pedestrian access is also proposed over the central embankment to a viewing area of the training zone. The locations of both cuttings have aimed to minimise the impact on existing vegetation as far as possible with 9 individual trees (3x Category B, 6x Category C) requiring removal, however this is considered to be a Major Adverse impact in isolation on the existing tree stock of the Site.

Within the western half of the Site, the Proposed Development would retain the existing relationship with the Site boundary vegetation, whilst introducing a green corridor around the existing residential properties on Kelsey Avenue with the introduction of new tree planting to soften this interface. The boundary with Newark Road would be enhanced through new tree planting and the proposed car park would include tree and shrub planting to create a verdant entrance to the Site. The proposed office building would include a garden area to its east, including rain gardens, tree and wildflower planting. An area of scrub adjacent to the watercourse in the western half of the Site would be partially removed. Within the eastern half of the Site, the northern boundary of the Site would be supplemented through the planting of a new tree belt along its length to provide some screening of the proposed workshop building. The wider landscape proposals in the east would see grass mixes, tree and scrub planting introduced throughout the wet and dry parts of the open landscape to enhance



## 9.0

# LANDSCAPE AND VISUAL IMPACT STATEMENT

biodiversity and deliver a net gain. The impact of the new cutting through the SINC is weighed against the retention of other features and the extensive landscape proposals that would see an overall net gain in landscape features and biodiversity within the Site. Effects are therefore considered to be **Moderate - Minor Adverse** leading to **Minor Beneficial** upon maturity of the landscape proposals.

### CULTURAL/SOCIAL ELEMENTS

The land use within the western half of the Site retains the current baseline situation with the extension of this use into parts of the eastern half of the Site, although this would retain a central green character in keeping with its existing use. There would be additional built form and areas of hardstanding within the eastern half of the Site, although this is considered to have a minor effect on the sense of enclosure in this part of the Site due to the retained enclosure created by the existing tree belts on the boundary. Land ownership does not change and the perceived time depth of the Site is a result of the former railway line embankments, which are also retained is not considered to alter with the scheme proposals in place. Effects are therefore considered to be **Minor Adverse**.

### PERCEPTUAL AND AESTHETIC ELEMENTS

The perceptual and aesthetic nature of the Site is experienced in two parts. The western half of the Site is perceived as the commercial site of J. Murphy and Sons, and the eastern half is perceived as agricultural land. Both are set within a well treed landscape, which limits the extent of this perception. The Proposed Development would see an improved layout and quality of public realm delivered within the western half of the Site, enhancing the perceptual relationship with the western Site boundaries in terms of building forms, aspects, activation boundary treatments and landscape features. This is considered to be a beneficial effect. The eastern half of the Site would see some material change to its perceptual and aesthetic elements due to the introduction of the office building, associated hard standing and storage areas, as well as the pylon training area and perimeter fencing within this part of the Site. The landscape proposals and enhancements within the eastern part, including SuDS attenuation, enhancements to the watercourse and buffer planting along the northern boundary would help to reduce these effects, although these are still considered to be Moderate Adverse. On balance effects on the perceptual and aesthetic elements of the Site are considered to be **Minor Adverse**.

### LANDSCAPE CHARACTER OF THE SITE

The landscape character of the Site consists of the existing commercial/industrial character in the west, and the agricultural character in the east. Both halves of the Site are set within a well treed landscape, that compartmentalises and limits their interaction with their surroundings. The Proposed Development is not considered to significantly alter the key characteristics of the Site. Effects within the west are considered to be beneficial due to the enhanced layout and relationship with sensitive Site boundaries. Adverse effects are identified in the east due to the introduction of new areas of built form into a landscape that currently lacks these elements. However, the key characteristics of this part of the Site are retained through the arrangement of the Proposed Development with the landscape proposals strengthening the northern boundary of the Site and enhancing biodiversity. Overall, effects on balance on the

landscape character of the Site are considered to be **Moderate Adverse, reducing to Minor Adverse with maturation of the landscape proposals**.

## 9.4 SUMMARY OF EFFECTS ON VISUAL RECEPTORS

The following visual receptors have been considered:

- Receptors in private residential properties (Properties on Kelsey Avenue, Merry Road, St Stephen's Road, Kingfisher Way and Newark Road)
- Transient receptors using transport corridors (Railway line along northern boundary, Newark Road, Deacon View, Whinney Lane and Rufford Lane)
- Transient receptors using PRoW (Footpaths Wellow FP2, Ollerton and Boughton FP3 and FP5, Bridleway Rufford BW20)
- Receptors using visitor attractions and areas of open space (Users of the car park and permissive routes within Ollerton Pit Wood)
- Receptors at their place of work (Sherwood Forest Crematorium, employees of businesses at Beacon Court, Sherwood Energy Village and Sherwood Network Centre).

Overall, the Proposed Development will not increase the visual envelope associated with the existing Site arrangements.

### RECEPTORS IN PRIVATE RESIDENTIAL PROPERTIES

Views of the Proposed Development from receptors in private residential properties on Kingfisher Way and Newark Road (to the north and south of the Site) are truncated and therefore effects are considered to be **Negligible**.

Views of the Proposed Development from receptors in private residential properties on Kelsey Avenue where properties back onto the western Site boundary would predominantly experience the continued commercial operation of the Site. However, the proposed operation would be set further away from the boundaries of these properties with the introduction of a 15-20m green corridor planted with new trees alongside the property boundaries. Whilst these would not screen views from the upper floors of these properties, the tree canopies would green and filter views of the containers, workshops and machinery within the Site, which would be set further away. This would create a more verdant outlook for residents which is considered to be a **Minor Beneficial effect**.

Views of the Proposed Development from receptors in private residential properties on St Stephen's Road, Merry Road and Newark Road opposite the western Site boundary would see the introduction of tree planting and landscape treatments to the Newark Road frontage and retained Site entrance. The security fencing would be set back from the road corridor slightly with the introduction of tree planting greening the presence of this fence line. The proposed office building and car park arrangement would create a more active frontage to Newark Road which is considered to be a beneficial effect over the current baseline for residents in this location. Effects are therefore considered to be **Minor Beneficial**.

### TRANSIENT RECEPTORS USING TRANSPORT CORRIDORS

Views of the Proposed Development within the Site for transient receptors using the railway line running adjacent to the northern boundary would have open views of the Proposed Development in both the eastern and western halves of the Site, albeit temporary and fleeting due to the speed of travel. Effects are therefore considered to be **Minor Adverse - Negligible**.

Views of the Proposed Development for transient receptors using Rufford Lane to the south west of the Site are truncated and therefore effects are considered to be **Negligible**.

Views of the Proposed Development for transient receptors using Newark Road are considered to experience change for the length of the route adjacent and in close proximity to the western Site boundary. For this length of the route, the Proposed Development would see the setting back of the existing fence line behind proposed tree planting. The proposed building and car park arrangement would create a more active frontage to Newark Road which is also considered to soften and enhance the visual relationship with the road corridor. The Proposed Development is therefore considered to have **Negligible** effects overall for receptors using Newark Road.

Views of the Proposed Development for transient receptors using Deacon Lane to the west of the Site would experience direct views of the Site entrance and western boundary treatments when approaching the Newark Road junction. Proposed tree planting and the revised Site arrangement are considered to lead to **Negligible** effects overall.

Views of the Proposed Development for transient receptors using Whinney Lane to the north of the Site would experience no change due to the retained northern boundary vegetation. Therefore effects are considered to be **Negligible**.

### TRANSIENT RECEPTORS USING PROW

#### PRoW Footpath Wellow FP2

Views of the Proposed Development from receptors using PRoW Wellow FP2 to the south of the Site are limited to open views of the south eastern boundary vegetation and embankment where gaps in the hedgerows and woodland flanking the route allow. There are open views into the east half of the Site through the existing field entrance from a short section of this route. In this location the proposed ground plain of the pylon training area would be visible, however the locations of the pylon construction zones have been designed to not be directly visible from this specific viewpoint, limiting the visual impact to the overhead wires only. There would be partial views of the access track and SuDS attenuation beyond. For the majority of the route, the Ancient Woodland/SSSI of Wellow Park screens or filters views of the Site boundary and therefore the Proposed Development is not considered to alter the character of views available from this route. Effects are therefore considered to be **Minor Adverse - Negligible**.

#### PRoW Footpaths Ollerton and Boughton FP3 and FP5

Views of the Proposed Development from receptors using PRoWs Ollerton and Boughton FP3 and FP5 to the south west of the Site are either truncated or limited



## 9.0

# LANDSCAPE AND VISUAL IMPACT STATEMENT

## 9.4 SUMMARY OF EFFECTS ON VISUAL RECEPTORS CONTINUED

to partial views of the south western boundary vegetation. Views of the Proposed Development would remain truncated by the intervening vegetation and boundary vegetation. Effects are therefore considered to be **Negligible**.

### PRoW Bridleway Rufford BW20

Views of the Proposed Development from receptors using PRoW Bridleway Rufford BW20 to the south east of the Site are truncated by the intervening topography and vegetation. Effects are therefore considered to be **Negligible**.

## VISITOR ATTRACTIONS AND AREAS OF OPEN SPACE

### Ollerton Pit Wood

Views of the Proposed Development from Ollerton Pit Wood to the north of the Site would primarily be confined to the elements within the eastern half of the Site where gaps in the northern boundary vegetation allow or the proposals extend above these features. The proposed workshop building would become visible from the permissive route network within Ollerton Pit Wood on higher ground, set behind the proposed tree planting along the northern boundary. This workshop would remain below the tree line of the central tree belt and south eastern Site boundary and would be viewed in the context of the wider landscape proposals within the eastern half of the Site. The proposed access through the central tree belt would create an open view into part of the western half of the Site from Ollerton Pit Wood although this would only be perceived from localised points where sight lines allow. The pylon training area would see the temporary introduction of pylon structures although the proposed heights of these would ensure that they remain below the tree line. There are existing pylons prominent in views against the skyline in the wider landscape and therefore these elements are not considered uncharacteristic of the existing view. There would be open views of the perimeter security fencing around the eastern part of the Site.

Views of the Proposed Development are considered to be truncated from the identified scenic viewpoint on OS mapping. There are open views of the Proposed Development from parts of the permissive route network elsewhere within Ollerton Pit Wood. Overall, the Proposed Development is considered to result in **Moderate - Minor Adverse** effects on receptors using the permissive route network within Ollerton Pit Wood.

## RECEPTORS AT THEIR PLACE OF WORK

### Sherwood Forest Crematorium

Views of the Proposed Development from Sherwood Forest Crematorium are truncated by the embankment and vegetation associated with the former colliery railway line that defines the south western boundary of the Site. Effects on employees and visitors are therefore considered to be **Negligible**.

### Beacon Court

The businesses at Beacon Court are arranged in an inward facing manner to the

car park, which orientates the frontages of the buildings away from the Site and the Proposed Development. Views are therefore truncated by the orientation of the buildings and the boundary vegetation. Effects on employees and visitors are therefore considered to be **Negligible**.

### Sherwood Energy Village and Network Centre

Views of the Proposed Development from Sherwood Energy Village and Sherwood Network Centre to the north west of the Site are considered to be retained due to the intervening built form and vegetation limiting views to partial views of existing boundary vegetation. The character of the views for employees and visitors is therefore considered to be retained. Effects are considered to be **Negligible**.

### Agricultural Workers

Views of the Proposed Development for receptors working in the agricultural landscape to the south and south west of the Site are considered to be retained due to the intervening built form and vegetation limiting views to partial views of existing boundary vegetation. The character of the views for agricultural workers in the wider landscape is therefore considered to be retained. For those agricultural workers in the fields immediately south of the Site, there would be partial views of the Proposed Development within the eastern half of the Site, filtered by the existing boundary vegetation. The agricultural fields within the eastern half of the Site would no longer be farmed. Effects are considered to range from **Minor Adverse - Negligible** on balance.



## 10.0

# ASSESSMENT AGAINST LANDSCAPE POLICY AND LANDSCAPE CHARACTER

## 10.1 LANDSCAPE POLICY

The local planning policies relevant to the Site are set out within the Newark and Sherwood District Plan review of the Local Development Framework Core Strategy and Allocations Amended Core Strategy (Adopted March 2019) and the Newark & Sherwood Local Development Framework Allocations & Development Management Development Plan Document (Adopted July 2013). The Proposed Development responds positively to the following landscape related policies:

### NEWARK AND SHERWOOD DISTRICT PLAN REVIEW OF THE LOCAL DEVELOPMENT FRAMEWORK CORE STRATEGY AND ALLOCATIONS AMENDED CORE STRATEGY (ADOPTED MARCH 2019)

#### Core Policy 12: Biodiversity and Green Infrastructure

The Proposed Development protects the ecological, biological and geological assets within the Site as far as possible. There are no sites of international or national significance within the Site. Wellow Park to the south of the Site is an Ancient Woodland and SSSI. There are a number of SINCs within the Site, forming the south eastern and south western boundaries and running through the centre of the Site. The central SINC would be impacted by the Proposed Development to facilitate access, however the location of this has been chosen to minimise harm as far as possible.

The landscape proposals seek “to maximise the opportunities to conserve, enhance and restore biodiversity” within the Site in line with this policy. An assessment relative to BNG is provided in the ecological report submitted with the application.

#### Core Policy 13: Landscape Character

The Proposed Development aims to positively address “the implications of relevant landscape Policy Zone(s) that is consistent with the landscape conservation and enhancement aims for the area(s) ensuring that landscapes, including valued landscapes, have been protected and enhanced” as described in the following Section 10.2.

### NEWARK & SHERWOOD LOCAL DEVELOPMENT FRAMEWORK ALLOCATIONS & DEVELOPMENT MANAGEMENT DEVELOPMENT PLAN DOCUMENT (ADOPTED JULY 2013)

#### Policy DM5: Design

The Proposed Development responds positively to this policy and in particular to section 2: Amenity, which states:

*“Amenity: The layout of development within sites and separation distances from neighbouring development should be sufficient to ensure that neither suffers from an unacceptable reduction in amenity including overbearing impacts, loss of light and privacy.”*

The design response to the existing properties on Kelsey Avenue adjacent to the western boundary is considered to be a beneficial effect when compared to the

baseline situation.

The Proposed Development also responds positively to Section 5: Trees, Woodlands, Biodiversity & Green Infrastructure by delivering a net gain in landscape features set within a multi-functional green infrastructure network.

## 10.2 LANDSCAPE CHARACTER

The three LCTs identified within the Newark and Sherwood Landscape Character Assessment Supplementary Planning Document (Adopted 2013) that are relevant to the Site are supported by corresponding Landscape Policy Zones, which define the intended “Landscape Action” and set out guidance for landscape features and built features. The following Landscape Policy Zones and guidance relevant to the Site and Proposed Development are set out below with a summary of how the Proposed Development responds to the relevant guidance.

### ESTATE FARMLANDS LCT

#### Guidance Summary

Landscape Action: Conserve and Create

#### Landscape Features

- “Conserve the ecological diversity and character of woodland habitats
- Conserve existing hedgerows and seek opportunities to restore the historic field pattern with new hedgerow planting
- Seek opportunities to restore hedgerows with some hedgerow trees where appropriate to field boundaries
- Seek opportunities to restore arable land to mixed woodland, permanent pasture, and heathland

#### Built Features

- New development should be contained within historic field boundaries
- Conserve the historic character and setting of Walesby – new development should respect the scale, design and materials used traditionally in the Policy Zone and be contained near to the existing settlements of Walesby and Ollerton.
- Sensitive design and siting of new agricultural buildings.”

#### Summary of embedded response

The Proposed Development conserves the existing woodland habitats and hedgerows within the Site with the exception of the new cut through the central tree belt to facilitate access. Hedgerow and tree planting within the Site seeks to bolster existing features and introduce new features as compensation in the east to enhance the agricultural fields in terms of ecology and biodiversity. In terms of built features, new development is contained within the existing boundaries of the Site and is not considered to have an impact on the historic character of Ollerton.

### MEADOWLANDS LCT

#### Guidance Summary

Landscape Action: Restore and Create

#### Landscape Features

- “Restore pastoral character and promote measures for enhancing the ecological diversity of alluvial grasslands
- Seek opportunities to convert arable land to permanent pasture
- Restore and enhance the ecological diversity of riparian woodlands
- Restore and enhance river channel diversity and marginal river side vegetation

#### Built Features

- Conserve the sparsely settled character of the river corridors concentrating new small scale development along transport corridors
- New development should protect the historic core of Kirton and respect its scale, design and traditional materials
- Create new development using the traditional architectural style of red brick construction”

#### Summary of embedded response

The Proposed Development aims to enhance the watercourse corridor within the Site and increased the diversity of vegetation alongside it, particularly in the eastern half of the Site. The watercourse is integrated into the wider SuDS and drainage strategy to further enhance this feature. In terms of built features the Proposed Development uses materials and built form in keeping with the character of the existing JMS operation and therefore this is not considered out of character with the baseline situation, but is considered to extend this character within the Site.

### VILLAGE FARMLANDS LCT

#### Guidance Summary

Landscape Action: Conserve and Reinforce

#### Landscape Features

- Maintain any existing historic field patterns.
- Conserve and enhance the ecological diversity of deciduous woodland through consistent management.
- Conserve and maintain hedgerows and prevent fragmentation (through lack of management and intensification of arable farming). Infill hedgerows where necessary.

#### Built Features

- Maintain use of vernacular materials, style and scale in any new developments around Wellow, Ompton and Kneesall.
- Promote measures for reinforcing the traditional character of existing farm buildings using vernacular building styles.”

#### Summary of embedded response

The Proposed Development is not considered to impact on historic field patterns and the ecological diversity of the deciduous tree belts are retained and enhanced as part of the management plan of the Proposed Development. The hedgerow within the eastern half of the Site is retained and enhanced as part of the Site-wide landscape strategy to infill and strengthen its function within the landscape. In terms of built features, the character of the built form within the Site is considered in keeping with the existing character of the commercial operation within the Site, albeit extending this character further east within the Site.



## 11.0

# SUMMARY AND CONCLUSION

## 11.1 SUMMARY AND CONCLUSION

This Landscape and Visual Appraisal with Impact Statement (LVAIS) has been completed in line with best practice, as outlined in the relevant published guidance and as part of the iterative design process throughout the preparation of the planning application for the Proposed Development within the Site. The LVAIS has described the baseline landscape resource, visual envelope, and a series of visual receptors through a combination of desktop study and site survey. It then goes on to describe the scheme proposals and the associated landscape and visual effects anticipated to arise from the Proposed Development.

There are no landscape or ecological designations of international or national significance within the Site. Wellow Park to the south of the Site is an area of Ancient Woodland and SSSI approximately 40m from the south eastern boundary of the Site at its closest point. Within the Site, the embankments and vegetation of the former colliery railway lines divide the Site in half and define the south eastern and south western boundaries. These features are locally designated as Sites of Importance for Nature Conservation (SINC).

The Proposed Development includes the redesign of the existing J Murphy & Sons site to create a new layout. In order to achieve this some buildings are demolished with some retained in situ. New built form is introduced within the eastern half of the Site with a new vehicular access proposed via a proposed cut through the existing central embankment/tree belt (designated as a SINC). The Proposed Development within the eastern half of the Site includes a new Workshop Building of circa 14.75m in height with associated hard standing, storage areas and a training area. In the southern field, a training area for the construction of high voltage electricity pylons (2/3rds size/30m) is proposed. Operatives would be trained in the construction and dismantling of electricity pylons as well as maintenance, creating temporary features within the Site.

Within the western half of the Site the existing office buildings in the north are proposed to be demolished and replaced by a new office/training building of 9.5m in height. This building would be set back from the car park for employees/visitors with HGV parking set to the east, further within the Site and away from Newark Road. Buildings 3 and 6b are proposed for retention within the wider layout for the western half of the Site, set behind the landscape buffer from the existing properties on Kelsey Avenue. The remaining areas of the western half of the Site would continue in use for container preparation and storage as well as storage of machinery and materials. The operational areas of both parts of the Site will be secured by a 2.7m high weld mesh fence.

In landscape and visual terms the Proposed Development is considered to result in an improvement to the existing commercial premises. Although built form is extended into the greenfield land to the east whilst retaining key landscape elements, it would still result in inevitable landscape harm to this section of the Site. As the Site is visually well contained, the Proposed Development is not considered to extend the existing visual envelope associated with the existing Site.



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# APPENDIX 1

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## FABRIK LVIA METHODOLOGY

## A1.1 INTRODUCTION

The methodology employed in carrying out an LVA with an Impact Statement of the Site, is drawn from the Landscape Institute and the Institute of Environmental Management and Assessment's 'Guidelines for Landscape and Visual Impact Assessment' (GLVIA3) Third Edition (Routledge 2013). The method adopted follows a structured and transparent process, and is proportionate to the proposals.

The term landscape is defined as an area perceived by people, whose character is the result of the action and interaction of nature and / or human factors. It results from the way that different components of our environment – both natural and cultural / historical interact together and are perceived by us. The term does not mean just special, valued or designated landscapes and it does not only apply to the countryside. The definition of landscape can be classified as:

- All types of rural landscape, from high mountains and wild countryside to urban fringe farmland (rural landscapes);
- Marine and coastal landscapes (seascapes); and
- The landscape of villages, towns and cities (townscapes).

An LVAIS provides a description of the baseline conditions and sets out how the study area and Site appears, or would appear, prior to the Proposed Development. The baseline assessment is then used to predict the landscape and visual impacts arising from the Proposed Development. The assessment of impact is carried out as part of the iterative design process in order to build in mitigation measures to reduce the impacts as much as possible. The impact assessment will identify and assess effects during the operational stages of the Proposed Development.

The photography and preparation of any Verified Visual Montages (VVMs) will be prepared in accordance with Technical Guidance Note 06/19 on Visual Representation of Development Proposals (Landscape Institute, 17 September 2019).

## A1.2 SUMMARY OF LVIA METHODOLOGY

Landscape and visual assessments are separate, although linked, procedures. For example, often the assemblage of landscape elements contributes to informing the Zone of Theoretical Visibility and the degree of visibility from the range of visual receptors.

The baseline assessment describes:

- Each of the landscape elements which then collectively inform landscape character for the site and its context;
- The character, amenity and degree of openness of the view from a range of visual receptors (either transient, serial or static views);
- The current baseline scenarios; and
- The value of each of the landscape and visual receptors.

Landscape effects derive from either direct or in-direct changes to the physical landscape which may give rise to changes to the individual landscape components. This in turn effects the landscape character and potentially changes how the landscape is experienced and valued.

Visual effects relate to the changes that arise in the composition, character and amenity of the view as a result of changes to the landscape elements.

The assessment of effects therefore systematically:

- Combines the value of the receptor with the susceptibility to the proposed change to determine the sensitivity of the receptor;
- Combines the size, scale, geographic extent, duration of the proposals and its reversibility in order to understand the magnitude of the proposal;
- Combines the sensitivity of the each of the receptors and the magnitude of effect to determine the significance of the effect;
- Presents the landscape and visual effects in a factual logical, well-reasoned and objective fashion;
- Indicates the measures proposed over and above those designed into the scheme to prevent/avoid, reduce, offset, remedy, compensate for the effects (mitigation measures) or which provide an overall landscape and visual enhancement;
- Sets out any assumptions considered throughout the assessment of effects; and
- Sets out residual effects.

Effects may be positive (beneficial) or negative (adverse) direct or indirect, residual, permanent or temporary short, medium or long term. They can also arise at different scales (national, regional, local or site level) and have different levels of significance (major, moderate, low, negligible or neutral / no change). Residual effects are those at year 15 considering any additional mitigation measures in place over and above those designed in to the scheme.

The combination of the above factors influences the professional judgement and opinion on the significance of the landscape and visual effects.

The emphasis in an LVAIS is placed on the narrative text describing the landscape and visual effects, and the judgements made about their significance. The criteria and thresholds set out in the methodology are used to inform the assessment of effects. Ranges of criteria and thresholds are used in the assessment where appropriate. Whilst every possible range is not defined in the methodology, each of the thresholds and criteria are clearly explained, and therefore the logic to each range can be traced.

The following sections set out in more detail the assessment process employed.



## A1.3 ESTABLISHING THE LANDSCAPE BASELINE

### DESK AND FIELD STUDIES

The initial step is to identify the existing landscape and visual resource in the vicinity of the Proposed Development – the baseline landscape and visual conditions. The purpose of baseline study is to record and analyse the existing landscape, in terms of its constituent elements, features, characteristics, geographic extent, historical and cultural associations, condition, the way the landscape is experienced and the value / importance of that particular landscape. The baseline assessment will also identify any potential changes likely to occur in the local landscape or townscape which will change the characteristics of either the site or its setting.

A desk study is carried out to establish the physical components of the local landscape and to broadly identify the boundaries of the study area. Ordnance survey (OS) maps and digital data are used to identify local features relating to geology, soils, landform, drainage, vegetation cover, land use, settlement, the history of the landscape and the way that landscape is experienced, which together combine to create a series of key characteristics and character areas. Vertical aerial photography and Google streetview will be used to supplement OS information. At this stage, any special designated landscapes (such as Areas of Outstanding Natural Beauty, National Parks, Green Belt, Conservation Areas, Listed Buildings, Areas of Special Character); heritage or ecological assets are identified. A review of information available in terms of any published historic landscape characterisation together with any other landscape / capacity / urban fringe and visual related studies is carried out at this stage.

Landscape character assessment is the tool for classifying the landscape into distinct character areas or types, which share common features and characteristics. There is a well established methodology developed in the UK by the Countryside Agency and Scottish Natural Heritage in 2002, which has been superseded in England by guidance published by Natural England in 2014. The national and regional level character assessments are often available in published documents. However the local / district or site levels may need to be set out based on a combination of desk studies and field survey work. The character assessment will also identify environmental and landscape opportunities, recent changes, future trends and forces for change where they may be important in relation to the proposal, especially considering how the landscape appears, or would appear prior to the commencement of development. The condition of the landscape, i.e. the physical state of an individual area of landscape, will be described as factually as possible. The assessment of landscape importance includes reference to policy or designations as an indicator of recognised value, including specific features or characteristics that justify the designation of the area. The value of that landscape by different stakeholders or user groups may also influence the baseline assessment.

If published local / site level landscape character assessments are not available, the landscape is to be classified into distinctive character areas and / or types, based on variations in landform, land cover, vegetation / settlement pattern, field pattern, enclosure, condition, value. The classification will take into account any National, County/District and Parish level landscape character assessments.

These desk based studies are then used as a basis for verification in the field. The field based assessment also considers the perceptual qualities of the landscape,

including tranquillity.

Judgements on the value of both the landscape and visual receptor are made at the baseline stage.

### LANDSCAPE VALUE

Value is concerned with the relative value or importance that is attached to different landscapes. Landscape value is inherent, considered independently of the development proposals. The baseline assessment considers any natural and cultural heritage, landscape condition, associations with notable people, events and the arts, distinctiveness, recreational opportunities, and perceptual qualities (including scenic quality, wilderness, tranquillity and / or dark skies). These environmental, historical and cultural aspects, physical and visual components are considered together with any statutory and non-statutory designations, taking into account other values to society, which may be expressed by the local community or consultees. Wherever possible information and opinions on landscape value is to be sought through discussions with consultees, stakeholders and user groups.

Landscape value is not always signified by designation. When considering an undesignated area, landscape value will be determined through a review of existing assessments, policies, strategies and guidelines. Where appropriate, new survey and analysis will inform judgements about landscape value. Any landscape designation will be considered in terms of their 'meaning' to today's context.

The tables relating to landscape value and the value attached to views are a starting point for consideration in the field. Table A1.1 overleaf sets out the criteria and definitions used in the baseline assessment to determine landscape value (in addition to condition / quality). Figure 5.1 set out within 'Guidelines for Landscape and Visual Impact Assessment' (GLVIA3) Third Edition (Routledge 2013), along with Technical Guidance Note 02/21 'Assessing landscape value outside national designations' (Landscape Institute, May 2021) have been used to inform these criteria.

Not all of the criteria within Table A1.1 need to be met for a landscape to be assigned a value of high, medium or low.

The indicators of value should be reviewed on a case-by-case basis, taking into account what they contribute (positively or negatively) to a specific landscape. The relative importance to be attached to each indicator is likely to vary across different landscapes. Once evidence for each factor has been collated and assessed, it is important to step back and judge the overall 'weight of evidence' in coming to an overall judgement on landscape value.

There are likely to be overlaps between the factors, as well as overlaps with other specialist studies for example in relation to natural and cultural factors. These overlaps should be acknowledged and considered when presenting conclusions on the overall value of the landscape.

While condition/intactness of a landscape is one factor that can influence value, poor landscape management should not be a reason to deny a landscape a valued status if other factors indicate value. Deliberately neglecting an area of landscape and allowing its condition to deteriorate should not be allowed to diminish its value in a planning

context.

When assessing landscape value of a site it is important to consider not only the site itself and its features/elements/characteristics/qualities, but also their relationship with, and the role they play within, the site's context. Value is best appreciated at the scale at which a landscape is perceived – rarely is this on a field-by-field basis.

Landscape function can influence value, but the presence of a spatial designation (e.g. Green Belt or Green Gap) is not in itself an indicator of high landscape value. The presentation of information about landscape value should be proportionate to the task at hand.

Landscape value, and the way in which landscapes are valued by people, is a dynamic process, and can change over time. Any value assessment will be a snapshot in time.

More about tranquillity can be found in Landscape Institute Technical Information Note 01/2017 (Landscape Institute, 2017).

### NIGHT TIME CHARACTER ASSESSMENT

During the field survey stage it may be considered appropriate to carry out a baseline night time 'darkness' assessment to understand whether the Site is currently influenced by lighting at night. This will assist in understanding the likely effects of the proposal on the night-time character and visual experience gained, especially considering those receptors immediately adjacent to the Site or those travelling past the Site.

A night time lux level assessment is that which is carried out by lighting engineers and may be used to inform the night time character assessment.

TABLE A1.1 - LANDSCAPE VALUE CRITERIA

HIGH	MEDIUM	LOW
<p><b>Natural Heritage</b></p> <ul style="list-style-type: none"> <li>• Unique components relating to ecology, geology, topography, soils and water.</li> <li>• Components may be nationally / internationally designated, including: <ul style="list-style-type: none"> <li>• Sites of Important Nature Conservation</li> <li>• Heritage Coasts</li> <li>• Special Protection Areas</li> <li>• Ancient Woodland</li> </ul> </li> </ul> <p><b>Cultural Heritage</b></p> <ul style="list-style-type: none"> <li>• Rare or distinct components relating to built history that positively contribute to landscape character including: <ul style="list-style-type: none"> <li>• drove roads / salt ways / packhorse trails</li> <li>• sunken lanes</li> <li>• ridge and furrow fields</li> <li>• relic farmsteads</li> </ul> </li> <li>• Nationally / internationally designated component/s including: <ul style="list-style-type: none"> <li>• UNESCO World Heritage Sites</li> <li>• Listed buildings / structures and their associated setting.</li> <li>• Historic Parks and Gardens (included within the Register by Historic England)</li> <li>• Registered Battlefield</li> <li>• Scheduled Ancient Monuments</li> </ul> </li> </ul> <p><b>Landscape Condition</b></p> <ul style="list-style-type: none"> <li>• Landscape area or components in a very good - good physical condition / intact, with appropriate management.</li> <li>• Absence of detracting/ incongruous features (or features are present but are not prominent).</li> </ul> <p><b>Associations</b></p> <ul style="list-style-type: none"> <li>• Many or significant connections with well-known events, people, works of art, science or technical achievements that positively contribute to perceptions of the landscape.</li> </ul> <p><b>Distinctiveness</b></p> <ul style="list-style-type: none"> <li>• Unique components that make a strong and multifaceted positive contribution to landscape character e.g. the whalebone arch in Whitby.</li> <li>• Landscape area that is recognised nationally / internationally for its scenic beauty, including areas within: <ul style="list-style-type: none"> <li>• National Parks</li> <li>• Area of Outstanding Natural Beauty</li> </ul> </li> <li>• Landscape areas that have a strong visual or functional link with adjacent designated landscapes and their special qualities.</li> </ul> <p><b>Recreational</b></p> <ul style="list-style-type: none"> <li>• Prominence of open access land, common land and public rights of way (particularly National Trails, long distance trails, Coastal Paths and Core Paths), plus high quality public open space.</li> <li>• Areas with very good or good accessibility with opportunities for the enjoyment of the outdoors.</li> </ul> <p><b>Perceptual</b></p> <ul style="list-style-type: none"> <li>• Unique landscape areas or components, particularly regarding scale, form, colour, texture, diversity or contrasts that positively contribute to landscape character.</li> <li>• High levels of tranquillity and relative wildness, including sense of remoteness, dark skies, presence of wildlife / bird song and relative peace and quiet.</li> </ul> <p><b>Functional</b></p> <ul style="list-style-type: none"> <li>• Unique landscape areas or components that contribute to the healthy functioning of the landscape and make a strong and multi-faceted positive contribution to landscape character e.g. areas that form carbon sinks such as peat bogs</li> </ul>	<p><b>Natural Heritage</b></p> <ul style="list-style-type: none"> <li>• Common components relating to ecology, geology, topography, soils and water.</li> <li>• Components may be designated at the local or borough level, including: <ul style="list-style-type: none"> <li>• TPO's</li> <li>• Nature Reserve's</li> </ul> </li> </ul> <p><b>Cultural Heritage</b></p> <ul style="list-style-type: none"> <li>• Common components relating to built history that positively contribute to landscape character such as vernacular architecture typical of the locality.</li> <li>• Locally designated component/s including: <ul style="list-style-type: none"> <li>• Conservation Areas</li> <li>• Scenic Trails / Scenic Routes</li> <li>• Locally listed buildings and monuments</li> </ul> </li> <li>• Un-designated components but acknowledge locally for their heritage importance or expressed through non-statutory designations.</li> </ul> <p><b>Landscape Condition</b></p> <ul style="list-style-type: none"> <li>• Landscape area or components in a good - ordinary condition, with scope to improve.</li> <li>• Some detracting / incongruous features.</li> </ul> <p><b>Associations</b></p> <ul style="list-style-type: none"> <li>• Some connections with well-known events, people, works of art, science or technical achievements that positively contribute to perceptions of the landscape.</li> </ul> <p><b>Distinctiveness</b></p> <ul style="list-style-type: none"> <li>• Some components that are unique and contribute positively to landscape character.</li> <li>• Recognised locally, including designations such as Special Landscape Areas, Areas of Great Landscape Value, Strategic or Local Gaps.</li> </ul> <p><b>Recreational</b></p> <ul style="list-style-type: none"> <li>• Some open access land, common land and public rights of way.</li> <li>• Areas with good or ordinary accessibility with opportunities for the enjoyment of the outdoors.</li> </ul> <p><b>Perceptual</b></p> <ul style="list-style-type: none"> <li>• Demonstrates some wildness and tranquillity.</li> <li>• Some detracting features.</li> </ul> <p><b>Functional</b></p> <ul style="list-style-type: none"> <li>• Landscape areas or components which make some contribution to the healthy functioning of the landscape.</li> </ul>	<p><b>Natural Heritage</b></p> <ul style="list-style-type: none"> <li>• Inconsequential components relating to ecology, geology, topography, soils and water.</li> <li>• Generally un-designated.</li> </ul> <p><b>Cultural Heritage</b></p> <ul style="list-style-type: none"> <li>• Few or no components relating to built history that positively contribute to landscape character.</li> <li>• Generally un-designated.</li> </ul> <p><b>Landscape Condition</b></p> <ul style="list-style-type: none"> <li>• Landscape area or components in a poor condition, with scope to improve.</li> <li>• Many detracting / incongruous features.</li> <li>• Disturbed or derelict land.</li> </ul> <p><b>Associations</b></p> <ul style="list-style-type: none"> <li>• Few or no connections with well-known events, people, works of art, science or technical achievements that positively contribute to perceptions of the landscape.</li> </ul> <p><b>Distinctiveness</b></p> <ul style="list-style-type: none"> <li>• Few landscape areas that are unique and contribute positively to landscape character.</li> <li>• Certain individual components identified in landscape character assessments may be worthy of conservation.</li> <li>• Frequent dominant detracting features.</li> </ul> <p><b>Recreational</b></p> <ul style="list-style-type: none"> <li>• A limited quantum of open access land, common land and public rights of way.</li> <li>• Poor accessibility with opportunities for the enjoyment of the outdoors.</li> </ul> <p><b>Perceptual</b></p> <ul style="list-style-type: none"> <li>• Limited or no sense of wildness and tranquillity.</li> <li>• Frequent / multiple detracting features.</li> </ul> <p><b>Functional</b></p> <ul style="list-style-type: none"> <li>• Limited or no contribution to the healthy functioning of the landscape.</li> </ul>



## A1.4 ESTABLISHING IN THE VISUAL BASELINE

### DESK AND FIELD STUDIES

The visual baseline will establish the area in which the site and the Proposed Development may be visible, the different groups of people who may experience the views, the places where they will be affected and the nature, character and amenity of those views.

The area of study for the visual assessment is determined through identifying the area from which the existing site and proposal may be visible (the Zone of Theoretical Visibility or ZTV). The baseline ZTV of the site is determined through either manual topographical analysis (a combination of desk and field based analysis which are considered appropriate for Landscape and Visual Appraisals and projects below the EIA threshold) or digital mapping based on bare earth modelling, (which do not take account of features such as vegetation or built form) constructing a map showing the area where the proposal may theoretically be visible. The extent of the mapping will depend on the type of proposal. The actual extent of visibility is checked in the field (both in the summer and winter months if the project timescales allow) to record the screening effect of buildings, walls, fences, trees, hedgerows and banks not identified in the initial bare ground mapping stage and to provide an accurate baseline assessment of visibility. Viewpoints within the ZTV should also be identified during the desk assessment, and the viewpoints used for photographs selected to demonstrate the relative visibility of the site (and any existing development on it and its relationship with the surrounding landscape and built forms). The selection of a range of key viewpoints will be based on the following criteria for determination in the field:

- The requirement to provide an even spread of representative, specific, illustrative or static / kinetic / sequential / transient viewpoints within the ZTV and around all sides of the Site;
- From locations which represent a range of near, middle and long distance views (although the most distant views may be discounted in the impact assessment if it is judged that visibility will be extremely limited);
- Views from sensitive receptors within designated, historic or cultural landscapes or heritage assets (such as from within World Heritage Sites; adjacent to Listed Buildings - and co-ordinated with the heritage consultant - National Parks, Areas of Outstanding Natural Beauty or Registered Parks and Gardens) key tourist locations and public vantage points (such as viewpoints identified on OS maps);
- The inclusion of strategic / important / designed views and vistas identified in published documents;

Views from the following are to be included in the visual assessment:

- Individual private dwellings. These are to be collated as representative viewpoints as it may not be practical to visit all properties that might be affected;
- Transient views from public viewpoints (i.e. from roads, railway lines and Public Rights of Way - including tourist or scenic routes and associated viewpoints);
- Areas of publicly accessible green space (i.e. public open space, open access land, recreation grounds, country parks, visitor attractions, tourist destinations or scenic viewpoints);

- Community Buildings; and
- Places of employment.

The final selection of the key viewpoints for inclusion in the LVAIS will be based proportionately in relation to the scale and nature of the development proposals and likely significant effects.

The visual assessment records:

- The character and amenity of the view, including topographic, geological and drainage features, woodland, tree and hedgerow cover, land use, field boundaries, artefacts, access and rights of way, direction of view and potential seasonal screening effects and any skyline elements or features.
- The type of view, whether oblique or direct; panoramic or vistas.
- The extent of visibility of the range of receptors is based on a grading of degrees of visibility, from a visual inspection of the site and surrounding area. There will be a continuity of degree of visibility ranging from no view of the site (truncated) to fully open views. Views are recorded, even if views are truncated of the existing site, as the Proposed Development may be visible in these views. To indicate the degree of visibility of the site from any location, three categories are used:
  - Open View:**  
An open, unobstructed and clear view of a significant proportion of the ground plane of the site; or its boundary elements; or a clear view of part of the site and its component elements in close proximity.
  - Partial View:**  
A view of part of the site, a filtered or glimpsed view of the site, or a distant view where the site is perceived as a small part of the wider view;
  - Truncated View:**  
No view of the site or the site is difficult to perceive.

Following the field survey, the extent to which the Site is visible from the surrounding area will be mapped. A Photographic Viewpoint Plan will be prepared to illustrate the representative, specific and illustrative views into / towards and within the Site (if publicly accessible) and the degree of visibility of the site noted. This Plan will be discussed during Pre-Application consultation with the Local Planning Authority and any other statutory consultees. The visual assessment will include a series of annotated photographs, the location and extent of the site within the view together with identifying the character and amenity of the view, alongside any specific elements or important component features such as landform, buildings or vegetation or detracting features which interrupt, filter or otherwise influence views. The photograph will also be annotated with the Value attributed to the receptor or group of receptors.

By the end of this stage of the combined landscape and visual site study, it will be possible to advise, in landscape and visual terms, on any specific mitigation measures required in terms of the developments preferred siting, layout and design.

## VALUE OF VISUAL RECEPTORS

Judgements on the value attached to the views experienced are based on the following criteria.

TABLE A1.2 – VALUE ATTACHED TO VIEWS

VALUE	CRITERIA
<b>HIGH</b>	Views from and to landscapes / viewpoints of national importance, or highly popular visitor attractions / scenic vantage points (not necessarily designated) where the view forms a significant role in the visual experience, and / or has nationally recognised cultural associations. This may include residential receptors in Listed Buildings where the primary elevation of the dwelling is orientated to take advantage of a particular view (for example across a Registered Park and Garden or National Park or AONB).
<b>MEDIUM</b>	Views from and to landscapes / viewpoints of regional / district / local importance or moderately popular visitor attractions / scenic vantage points (not necessarily designated) where the view forms part of the experience, and / or has local cultural associations. This may include residential receptors where the primary elevation of the dwelling is orientated to take advantage of a particular view.
<b>LOW</b>	Views from and to landscapes / viewpoints with no designation, not particularly important and with minimal or no cultural associations. This may include views from the rear elevation of residential properties.

## A1.5 ASSESSMENT OF LANDSCAPE AND VISUAL SUSCEPTIBILITY AND MAGNITUDE

The assessment of landscape and visual effects is obtained through assessing susceptibility, combining this with the judgement on value, to form the sensitivity of receptors. Sensitivity is then linked with a judgement of magnitude of effect experienced to form the assessment of effect.

Susceptibility, sensitivity and magnitude of change are explained further within this section.

### LANDSCAPE SUSCEPTIBILITY

The susceptibility of the landscape is a measure of its vulnerability to the type of development proposed, without undue consequences for the maintenance of the baseline situation. Existing landscape capacity assessments may form a starting point for the refinement of the assessment of landscape susceptibility at the local and site level.

The overall susceptibility for each landscape receptor is categorised as High, Medium or Low as set out in Table A1.3.

**Table A1.3 – Landscape Susceptibility Criteria**

SUSCEPTIBILITY	CRITERIA
<b>HIGH</b>	The receptor has a well-defined composition with a direct relationship to adjacent key characteristics. The type of development proposed is likely to alter the overall integrity of the receptor and is very unlikely to be able to accommodate recommendations as set out in published guidelines.
<b>MEDIUM</b>	The receptor has a varied composition with some links to adjacent key characteristics. The type of development proposed may potentially alter the overall integrity of the receptor and could incorporate recommendations as set out in published guidelines.
<b>LOW</b>	The receptor has a disjointed composition with little - no links to adjacent key characteristics. The type of development proposed is unlikely to alter the overall integrity of the receptor and is capable of incorporating recommendations as set out in published guidelines.

### LANDSCAPE SENSITIVITY

The assessment of landscape sensitivity is then combined through a judgement on the value attributed to that landscape receptor (at the baseline stage) and the susceptibility of the landscape receptor to the proposed change using the matrix as set out in Table A1.5.

### VISUAL SUSCEPTIBILITY

The susceptibility of each visual receptor is a measure of their receptiveness to the type of development proposed, without undue consequences for the maintenance of the baseline situation. Visual susceptibility considers; the extent to which the viewers attention is focused on the landscape; the extent to which the view contributes to the amenity experience; and the nature of the activity the viewer is involved in.

The overall susceptibility for each visual receptor is categorised as High, Medium or Low as set out in Table A1.4.

**Table A1.4 – Visual Susceptibility Criteria**

Susceptibility	Criteria
<b>HIGH</b>	People engaged in an activity and/or at a location where they are focused on the landscape; where the view contributes to the amenity experience; and where there is opportunity to appreciate the view.
<b>MEDIUM</b>	People engaged in an activity and/or at a location where they are not especially focused on the landscape; where the view contributes in part to the amenity experience; and where there is some opportunity to appreciate the view.
<b>LOW</b>	People engaged in an activity and/or at a location where they are not focused on the landscape; where the view does not contribute to the amenity experience; and where there is little - no opportunity to appreciate the view.

### SENSITIVITY JUDGEMENTS

The assessment of landscape / visual sensitivity is then combined through a judgement on the value attributed to that receptor (at the baseline stage) and the susceptibility of the receptor to the proposed change using the criteria as set out in Table A1.3 and A1.4.

Table A1.5 below sets out the sensitivity matrix, with criteria set out as High, Medium and Low.

**Table A1.5 - Landscape and Visual Sensitivity Matrix**

		LANDSCAPE / VISUAL RECEPTOR SUSCEPTIBILITY		
		HIGH	MEDIUM	LOW
LANDSCAPE / VISUAL VALUE	HIGH	HIGH	HIGH	MEDIUM
	MEDIUM	HIGH	MEDIUM	MEDIUM
	LOW	MEDIUM	MEDIUM	LOW

### LANDSCAPE MAGNITUDE OF EFFECT

#### Scale

Factors contributing to the scale of the change to be experienced by the landscape receptor (as set out in Table A1.6) include the extent of the receptor that will be altered (with reference to their wider contribution to the landscape); the degree to which aesthetic of perceptual aspects will be altered; and the geographical area that will be directly and indirectly altered.

**Table A1.6 - Landscape Scale Criteria**

EXTENT	DESCRIPTION
<b>SUBSTANTIAL</b>	Likely be a whole scale change to the landscape receptor, which will result in change in the integrity of the receptor of a wide geographic area.
<b>SIZEABLE</b>	Likely be change to a high proportion of the landscape receptor, which will result in a noticeable change in the integrity of the receptor of an extended geographic area.
<b>MODEST</b>	Likely be change to a moderate proportion of the landscape receptor, which will be perceptible and have some effect on the integrity of the receptor within a localised geographic area.
<b>COMPACT</b>	Likely be change to a limited proportion of the landscape receptor, which will not be discernible or have no - limited effect on the integrity of the receptor within its immediate setting (very localised geographic area).

#### Duration and Reversibility

Factors contributing to the duration of the change to be experienced by the landscape receptor (as set out in Table A1.8) include whether the change is wholly reversible, permanent or temporary.

**Table A1.7 - Landscape Duration and Reversibility Criteria**

DURATION	DESCRIPTION
<b>LONG</b>	Likely to be of permanence with limited prospect of being reinstated and is deemed irreversible.
<b>MEDIUM</b>	Likely to be of permanence (between 10-25 years) and is potentially, or theoretically reversible.
<b>SHORT</b>	Likely to last for up to 10 years and is wholly or partially reversible / receptors can be reinstated.
<b>VERY SHORT</b>	Likely to be temporary (up to 2 years) and readily reinstated / reversed. Includes construction effects (unless these are for an extended period).



## VISUAL MAGNITUDE OF EFFECT

### Scale

Factors contributing to the scale of the change to be experienced by the visual receptor (as set out in Table A1.8) include the angle of view in relation to the main activity of the receptor; the distance of the viewer from the Proposed Development; the extent of the area over which the changes will be visible; and the degree of visual intrusion of the Proposed Development in the view.

**Table A1.8 - Visual Scale Criteria**

EXTENT	DESCRIPTION
<b>SUBSTANTIAL</b>	Likely be a distinct change in the composition of the view, close to the viewer and occupying a wide extent of the view.
<b>SIZEABLE</b>	Likely be a noticeable change in the composition of the view, which may be close to the viewer and / or occupying a sizeable extent of the view.
<b>MODEST</b>	Likely be a perceptible change in the composition of the view, which may be at some distance from the viewer, or nearby but only glimpsed and/or occupying a discrete extent of the view.
<b>COMPACT</b>	Likely be a barely perceptible change in the composition of the view, which is likely to be at a considerable distance from the viewer and only glimpsed and / or occupying a limited extent of the view.

### Duration and Reversibility

Factors contributing to the duration of the change to be experienced by the visual receptor (as set out in Table A1.9) include whether the view is experienced in fixed or transient views; and the nature of transient views - being intermittent, glimpsed or continuous.

**Table A1.9 - Visual Duration and Reversibility Criteria**

DURATION	DESCRIPTION
<b>LONG</b>	Likely to be of permanence and visible for a continuous period.
<b>MEDIUM</b>	Likely to be of permanence and intermittently visible.
<b>SHORT</b>	Likely to be temporary and visible for a continuous period.
<b>VERY SHORT</b>	Likely to be temporary and intermittently visible.

## MAGNITUDE OF EFFECT JUDGEMENTS

The assessment of size / scale / geographic extent plus duration and reversibility is then combined based on the matrix as set out in Table A1.10 below, with criteria set out as High, Medium, Small and Negligible.

**Table A1.10 - Magnitude Matrix**

		DURATION AND REVERSIBILITY			
		LONG	MEDIUM	SHORT	VERY SHORT
SCALE	SUBSTANTIAL	HIGH	HIGH / MEDIUM	MEDIUM	LOW / NEGLIGIBLE
	SIZEABLE	HIGH / MEDIUM	MEDIUM	MEDIUM	LOW / NEGLIGIBLE
	MODEST	MEDIUM	MEDIUM	LOW	NEGLIGIBLE
	COMPACT	LOW / NEGLIGIBLE	LOW / NEGLIGIBLE	NEGLIGIBLE	NEGLIGIBLE

## A1.6 SIGNIFICANCE OF EFFECTS

Sensitivity and magnificence of effect are considered alongside one another for each receptor, in line with Table A1.11 below, to draw conclusions on the significance of landscape and visual effects. Depending on the nature of the Proposed Development, the significance of effects may be considered at different stages of the project life cycle (e.g. during construction; at Year 1 of operation; at Year 15 of operation; and/or on decommission).

The assessment of significance is subject to professional judgement and is rated on a scale of Negligible through to Major. Table A1.12 sets out a starting point for the assessment, it is important that a balanced and well reasoned professional judgement of these two criteria is provided with an explanation.

**Table A1.11 - Significance Matrix**

		LANDSCAPE AND VISUAL RECEPTOR SENSITIVITY		
		HIGH	MEDIUM	LOW
MAGNITUDE	HIGH	MAJOR	MAJOR	MODERATE
	MEDIUM	MAJOR	MODERATE	MODERATE
	LOW	MODERATE	MODERATE	MINOR
	NEGLIGIBLE	MINOR	NEGLIGIBLE	NEGLIGIBLE

The judgement of significance indicates how important the effect is likely to be from a landscape and visual perspective. For schemes subject to Environmental Impact Assessment, effects of Major or Moderate significance are deemed 'significant' as governed by the EIA Directive (2014/52/EU).

**Table A1.12 - Significance Description**

SIGNIFICANCE	DESCRIPTION
MAJOR	An effect that is likely to be very important from a landscape and visual perspective.
MODERATE	An effect that is potentially important from a landscape and visual perspective.
MINOR	An effect that is unlikely to be important from a landscape and visual perspective.
NEGLECTIBLE	An effect that has minimal importance from a landscape and visual perspective.
NEUTRAL OR NO CHANGE	No effect and therefore of no importance from a landscape and visual perspective.

### A1.6.1 NATURE OF EFFECTS

Effects are defined as beneficial, adverse, or neutral, as defined in Table A1.13. This consideration is termed the 'balance of effects', factoring in both the potentially beneficial and adverse aspects associated with a given change and its resultant effect. Where landscape effects are judged to be adverse, additional mitigation or compensatory measures are to be considered. The significant landscape effects remaining after mitigation are then to be summarised as the residual effects.

Effects will be described clearly and objectively, and the extent and duration of any negative / positive effects quantified, using four categories of effects, indicating a gradation from high to low.

**Table A1.13 - Nature of Effect Criteria**

SIGNIFICANCE	DESCRIPTION
BENEFICIAL	An effect that will on balance result in an improvement to the condition, integrity or key characteristics/composition of the landscape receptor or viewing experience.
ADVERSE	An effect that will on balance result in damage to the condition, integrity or key characteristics/composition of the landscape receptor or viewing experience.
NEUTRAL	An effect that will on balance maintain the condition, integrity or key characteristics / composition of the landscape receptor or viewing experience and may incorporate a combination of positive and negative aspects.

## A1.7 EFFECTS DURING OPERATION (AT YEAR 1 AND YEAR 15)

At the operational stage, the sources of landscape and visual effects may include:

- The location, scale, height, mass and design of buildings in terms of elevational treatment; structures and processes, including any other features;
- Details of service arrangements such as storage areas or infrastructure elements and utilities and haulage routes;
- Access arrangements and traffic movements;
- Lighting;
- Car parking;
- The noise and movement of vehicles in terms of perceived effects on tranquillity;
- Signage and boundary treatments;
- Outdoor activities that may be visible;
- The operational landscape, including landform, structure planting, green infrastructure and hard landscape features;
- Land management operations and objectives; and
- The enhancement or restoration of any landscape resource of particular view.

## A1.9 MITIGATION AND COMPENSATORY MEASURES

The purpose of mitigation is to avoid, reduce and where possible, remedy or offset, any significant (major to moderate) negative (adverse) effects on the landscape and visual receptors arising from the Proposed Development. Mitigation is thus not solely concerned with 'damage limitation', but may also consider measures that could compensate for unavoidable residual effects. Mitigation measures may be considered under three categories:

- Primary measures that intrinsically comprise part of the development design through an iterative process;
- Standard construction and operational management practices for avoiding and reducing environmental effects (tertiary mitigation); and
- Secondary (or residual) measures designed to specifically address the remaining effects after the primary and standard construction practices have been incorporated.

## A1.10 RESIDUAL EFFECTS

The residual effects of the Proposed Development are to be assessed. Residual effects consider any additional mitigation measures required to address specific landscape and visual sensitivities in place over and above the primary mitigation measures proposed and those already included and designed in to the scheme. The process of assessing residual effects is the same as assessing the primary effects.



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