

Former Friends' School, Saffron Walden

**Townscape and Visual Appraisal**

for

Chase New Homes

**Appendix 1: Methodology**

Planning | 11<sup>th</sup> January 2022

# 1 Scope and process

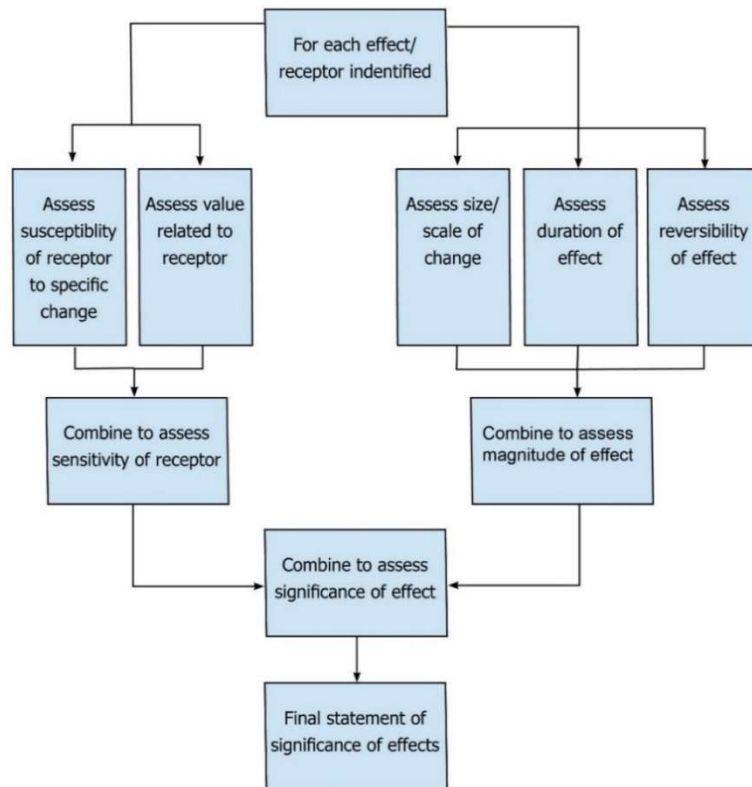
## 1.1 Introduction

- 1.1.1 Townscape and Visual Appraisal (TVA) involves a combination of quantitative and qualitative considerations within a framework that allows for structured, informed and reasoned professional judgment. The Guidelines for Landscape and Visual Impact Assessment, Third Edition<sup>1</sup>, (GLVIA3) forms the current nationally recognized professional guidance tool for Landscape and Visual Impact Assessments (LVIAs) but can also be applied to TVAs. GLVIA3 reflects current legislation and professional experience secured over many years of undertaking landscape and visual assessments. This methodology follows the principles and guidance set out within GLVIA3 as part of the assessment process and guidance set out in the Townscape Character Assessment<sup>2</sup>.
- 1.1.2 In defining 'townscape', GLVIA3 describes this as *'the landscape within the built-up area, including the buildings, the relationship between them, the different types of urban open spaces, including green spaces and the relationship between buildings and open spaces'* (Paragraph 2.7).
- 1.1.3 Whilst the process of assessment is often referred to as a Townscape and Visual Impact Assessment, it is important to understand the difference between 'impact' and 'effect'. 'Impact' is defined as the action being taken and 'effect' as the change resulting from the action (GLVIA3, para 1.15). The changes resulting from the implementation of the development form the main consideration of this assessment and thus the word effect is mainly used. The two main components are:
- townscape effects – assessing effects on the character and attributes of townscape as a resource in its own right; and
  - visual effects – assessing effects on visual receptors and the general amenity of the view.
- 1.1.4 The spatial scope of the townscape and visual assessment covers a study area of approximately 0.5km radius from the site. This is based on the initial results of a desktop study reviewing location, topography, and nature of the development. This desk-based work was then verified as part of the field survey.
- 1.1.5 The likely effects of the proposed scheme are assessed in terms of the degree of change on completion of the works in the first year (year one) in winter and after a period of 15 years (Year 15) in summer. A field survey and assessment was carried out in the winter months, so a correlation is made, based on professional judgement, as to what the predicted effects would be in summer. An assessment in Year 15 enables the effectiveness of any planting and soft works mitigation measures to be determined over a sufficient period for the proposals to have established and delivered their intended objectives in a meaningful way. Between Years 1 and 15, the proposed planting would be in the process of meeting these objectives and a correlation over this span of time can be made as to the extent to which this has been partially achieved. Beyond 15 years, trees

<sup>1</sup> Guidelines for Landscape and Visual Impact Assessment, the Landscape Institute and the Institute of Environmental Management and Assessment, 3rd Edition, April 2013

<sup>2</sup> Townscape Character Assessment, Technical Information Note 05/2017, Landscape Institute, 5 December 2017

can be expected to continue to grow to reach their mature height, and thus potentially provide increased mitigation in later years.



**Figure 1 - Assessing the significance of effect<sup>3</sup>**

1.1.6 Matrices are utilised to enable consistent and transparent judgements to be arrived at and for these to be easily understood by the reader. By this means, different levels of sensitivity and magnitude of change can be applied and be combined in order to define a significance of effect. The category levels and matrix combination outcomes set out in this methodology reflect the typical situation. However, there are occasions when it is not appropriate to apply these judgements in a rigid and formulaic manner, and the assessor may judge that it would be appropriate to apply a different category or combination outcome. This would primarily apply in the combining of sensitivity and magnitude used in Tables 7 and 14. Any deviation from the categories used in the matrices are explained in the main body of the report.

**1.2 Viewpoint analysis and assessment**

1.2.1 The extent of visual influence of the development is identified in two stages. Firstly, a desk based analysis was undertaken using an OS Explorer plan to determine where landform was likely to prevent views and identify the main built up areas, where buildings and vegetation would act as a visual barrier. Google Streetview was also used as a further guide to determine the main areas where there may be potential views of the proposed development.

<sup>3</sup> Guidelines for Landscape and Visual Impact Assessment, the Landscape Institute and the Institute of Environmental Management and Assessment, 3rd Edition, April 2013, Figure 3.5: Assessing the significance of effects

- 1.2.2 Secondly, field work was undertaken that included walking the Site and observing locations where the Site may be visible beyond the Site and then checking these locations using publicly accessible means to further fine tune the assessed visibility of the proposed development. To assist in the process, further screening features are noted and features of known height within or adjacent to the Site are used as visual reference points to determine the location of the Site and act as a scale reference. Other locations identified as possible locations of visibility within the desk based analysis were also checked as part of the visual assessment.
- 1.2.3 To assist the reader, viewpoints are provided to demonstrate the range of available views experienced by a variety of visual receptors at geographical locations. GLVIA3 refers to three types of viewpoint, which may be utilised within an assessment.
- **Representative viewpoint** – provides a viewpoint that may be considered as typical or similar to a particular location and where the significant effects experienced are unlikely to differ. It therefore can be considered as being representative of those views experienced by a visual receptor group, e.g. from a PROW or group of houses. Where the viewpoint is not representative of a neighbouring visual receptor, and there would be different significant effects, this is stated within the text.
  - **Specific viewpoint** – illustrates a particular noteworthy or key view available to visual receptors. This may be a promoted viewpoint or from a specific visitor attraction, tourist destination, statutory landscape designation, or particular locally valued recreational or cultural landscape associations.
  - **Illustrative viewpoint** – provided to demonstrate particular features, effects or issues. These are used to illustrate particular site features, the extent of visibility from within the site from non-publicly accessible locations, or features that prevent views from certain locations.
- 1.2.4 A range of representative viewpoints are selected to assess the visual effects upon a range of visual receptor groups across a variety of different geographical locations, distances. Viewpoint locations are usually at publicly accessible locations and can include public rights of way, roads and public open space. Viewpoints are provided to help appreciate and then describe the views available to visual receptors at and around these locations, identify features within the view, define the location and extent of the site within the view, and to provide a visual record.
- 1.2.5 The assessment of effects upon the views available to visual receptors includes consideration of:
- the proximity of the visual receptor to the proposed development;
  - the extent of visibility or proportion of the proposed development visible within the wider context of the view;
  - the nature and complexity of the existing view and any changes that would affect the skyline;
  - elements within the view that may detract from or add to its quality;
  - the extent to which the proposed development would occupy the view, and whether it would be a framed view, glimpsed or panoramic view; and

- whether the view would be experienced from a specific fixed location or whether it would form part of a sequence of views when the viewer would be moving, and if from a fixed location, such as a window, whether the proposed development would form the central focus of the view or a more oblique outlook.

1.2.6 A variety of visual receptors are assessed with a focus on those who are most likely to be concerned about changes to views.

1.2.7 In undertaking the assessment, other than the Site, private property has not been accessed, as it is generally considered impracticable to seek approval to gain access to residential properties or other buildings to assess the effect on views from each window in a property or adjoining land. This would, in any case, form part of a Residential Visual Amenity Assessment which is a separate task and does not form part of a TVA or LVIA/LVA (Landscape Institute TGN 02/2019).

### 1.3 **Photography and site work**

1.3.1 Details of the camera used, approach to undertaking the photography, and the preparation of visualisations, are set out in Section 5. The date and weather conditions at the time the photographs were taken is detailed within the main report and within the details included with the Visualisations. Wherever possible, photographs are taken with the sun behind or to one side of the view to prevent over-exposure and a high contrast of photographs or features appearing in shadow.

## 2 **Criteria and categories: townscape receptors**

### 2.1 **Overview**

2.1.1 The assessment includes a description of the existing landscape elements including topography, vegetation, landform, land uses, infrastructure of the landscape and provides an assessment of the effects of the development upon the character and attributes of the landscape. The national landscape character areas provide an initial high-level basis for setting the scene and to understand the broad scale of the landscape at the national context. However, the primary source for assessing townscape character is based on local scale character assessments. The key characteristics that form the townscape are identified, including the individual elements, aesthetic aspects and perceptual aspects, and their condition identified. An assessment of effects on the site itself is made, predominantly in relation to change/loss of the individual landscape features.

2.1.2 In determining the significance of effects on the townscape, sensitivity is determined for each landscape feature within the site, townscape character area or type that would be affected, and this is combined with the magnitude of change arising from the proposed development. The criteria and categories used to determine the effects on townscape, are set out below.

### 2.2 **Townscape sensitivity (the nature of the receptor)**

2.2.1 This in part is based on the value of the townscape receptor. This includes considerations such as: townscape quality/condition; settlement pattern; built character; strength of landscape features and boundary features; sense of place; scenic quality; heritage and cultural interest; legibility; open space provision; and perceptual aspects. The presence of a townscape designation can help to identify value and reasons for a designation are usually established in a supporting study.

Townscapes or features without any formal designation may also express characteristics that are valued locally. Where there is no supporting evidence base, details regarding sensitivity should typically be derived based on the townscape character assessment.

**Table 1: Value of Townscape Receptor (townscape sensitivity factor No.1)**

Value of townscape receptor	Criteria
Very High	<p><b>Character:</b> areas incorporating World Heritage Sites or particularly noteworthy historic towns and cities that have a well preserved historic character, and/or townscape and surrounding setting displays very good condition and/or a strong strength of character. Very high value may occur where a Landscape/Townscape Character Assessment or Historic Environment Assessment or Conservation Area Appraisal indicates that an area is of particularly high sensitivity, being recognised at an international scale, or is of international or national rarity. Protected views of international/national importance may also be present.</p> <p><b>Features:</b> where they form a very important contributory element of the townscape, which have particular historical or cultural reference, or are distinctive or rare and typically of good condition.</p>
High	<p><b>Character:</b> Landscape/Townscape Character Assessments that identify an area of being of high sensitivity, e.g. good condition and/or strong strength of character or of particular local value. Areas with local townscape designations e.g. Conservation Area and/or include a large number of listed buildings, Scheduled Monuments, or Registered Park and Garden that would indicate a high value. Area may also include statutory geological and biological designations. May include protected views covered by Local Plan policy. Noteworthy public open space designated within the Local Plan that have a regional or national value e.g. historic urban park or have received awards.</p> <p><b>Features:</b> where they form an important element of the townscape and a major contribution to the character of the townscape. Features that play an important role in the local visual and amenity of the area, are typically of good condition and likely to be of historical or cultural relevance to the locality.</p>
Medium	<p><b>Character:</b> area has a moderate condition and/or strength of character. Includes buildings, open spaces and specific features that contribute positively to areas beyond Conservation Areas. Likely to include some listed buildings or buildings or open spaces within a local heritage list. Judgements within relevant Townscape Character Assessments that indicate a medium sensitivity. The townscape is likely to exhibit some damage or deterioration. Some individual features of local value. Greenspaces or public open space designated in the Local Plan with a local value.</p> <p><b>Features:</b> where they form a notable feature in the townscape but do not form an important or key characteristic. Alternatively, where the feature is an intrinsic element of the townscape but is in poor condition. Features that contribute some value to the visual and amenity aspect of the locality and provide some relevance to the historical or cultural context of the townscape.</p>
Low	<p><b>Character:</b> area that is in poor condition and/or exhibits weak strength of character. Townscapes that have little architectural or historic interest, with</p>

limited cultural interest and typically lacking key views. Townscape likely to incorporate buildings, open space and features that lack a local distinctiveness or distinctive character, or mixed discordant character with limited visual cohesion or illustrate clear indication of deterioration and visual degradation. May have limited presence of public open space / green space.

**Features:** where they form an intrusive element that is unlikely to be valued or that provides a limited contribution to the character and local visual and amenity value. A notable feature that may be of such poor condition that it has lost its ability to contribute effectively to the character of the townscape. It is likely that the feature has little historical or cultural relevance.

2.2.2 **‘Susceptibility to change’** assesses the relative ability for the townscape to accommodate the changes that would result from different types of development. This is an integral element of the townscape but one that can only be judged in the context of the generic type of development being proposed. However, it is not necessary to understand the specifics of the development to make this judgement and thus susceptibility to change can be considered as part of the baseline assessment. Susceptibility to change will, in part, relate to the features and characteristics displayed within the townscape type or area: the relative extent of enclosure and openness; the presence of similar development within or adjacent to the townscape type or area; condition/quality; and the ability to meet landscape/townscape planning policies and strategies. Where available, reference is made to judgements made in townscape character assessments as well as site-based judgements. It is particularly important to make this judgement in the context of the site, i.e. determining the relative presence of those aspects that are evident within the proximity of the site.

**Table 2: Townscape susceptibility to change (townscape sensitivity factor No.2)**

Susceptibility of townscape receptor to change	Criteria
Very High	A very limited ability of the townscape to accommodate development of the type proposed. Features particularly susceptible to change from development.
High	A fairly limited ability of the townscape to accommodate development of the type proposed. Features often susceptible to change from development.
Medium	A moderate ability of the townscape to accommodate development of the type proposed. Features likely to have some susceptible to change from development.
Low	A well-defined ability of the townscape to accommodate development of the type proposed. Features have little susceptibility to change from development.

2.2.3 The two aspects of susceptibility to change and value are combined to create an overall judgement of sensitivity as follows.

**Table 3: Townscape sensitivity matrix (combination of townscape sensitivity factors Nos. 1 and 2)**

Criteria		Susceptibility			
		Very High	High	Medium	Low
Value	Very High	Very High	Very High	High	Medium
	High	Very High	High	High	Medium
	Medium	High	High	Medium	Low
	Low	Medium	Medium	Low	Very Low

### 2.3 Magnitude of townscape effect

- 2.3.1 The magnitude of effect of the development on each of the townscape character types or areas is assessed on the basis of three factors: **size or scale of change**, **geographical influence**, i.e. extent, and **duration and reversibility**, which are combined to provide an overall judgement of magnitude.
- 2.3.2 The size or scale of change is based on the following professional judgement and site-based assessment.

**Table 4: Townscape: size or scale of change (townscape magnitude of change factor No.1)**

Size/scale of change	Criteria
Very High	The proposals would constitute a very major change to the feature or key characteristics and attributes of the townscape type or area, resulting in total loss or permanent alteration to existing landscape features and forming a dominant new feature in the townscape, such that post development the baseline situation would be fundamentally changed.
High	The proposals would constitute a major change to the feature or key characteristics and attributes of the townscape type or area, resulting in major loss or permanent alteration to existing landscape features and forming a prominent new feature in the townscape, such that post development the baseline situation would be substantially changed.
Medium	The proposals would constitute a noticeable change to the feature or key characteristics and attributes of the townscape type or area, resulting in a conspicuous loss or alteration to existing landscape features and forming a new feature in the townscape, such that post development the baseline situation would be noticeably changed.
Low	The proposals would constitute a minor change to the feature or key characteristics and attributes of the townscape type or area, resulting in limited loss or alteration to existing landscape features and forming a minor new feature in the townscape, such that post development the baseline situation would be largely unchanged despite some differences.
Very Low	The proposals would constitute little discernible change to the feature or key characteristics and attributes of the townscape type or area, resulting in no loss or permanent alteration to existing landscape features and forming a barely discernible new feature in the townscape, such that post development the baseline situation would be fundamentally unchanged with barely perceptible differences.



2.3.3 **Geographical influence** determines the extent of the local townscape type affected by the proposed development.

**Table 5: Townscape: geographical influence (townscape magnitude of change factor No.2)**

Geological influence	Criteria
Very High	Effects that would be experienced over an extensive portion of the feature or at district level for a townscape character area, where this would likely have an evident effect at the national level of landscape character.
High	Effects that would be experienced over large parts of a feature or townscape character area.
Medium	Effects that would be experienced over a moderate extent of a feature or townscape character area.
Low	Effects that would be limited to a localised area and small proportion of the overall feature or townscape character area.
Very Low	Effects that would be limited to a very restricted extent, sufficient that there would be little discernible influence on the feature or character of the townscape character area.

2.3.4 Magnitude is also affected by duration and reversibility, as set out below:

**Table 6: Townscape: duration and reversibility (townscape magnitude of change factor No.3)**

Duration & reversibility	Criteria
High	Long-term development over 30 years and/or difficult to reverse.
Medium	Medium-term development (5 to 30 years) and/or moderately difficult to reverse.
Low	Short-term development 1 to 5 years and/or fully reversible.

2.3.5 The three aspects of magnitude are combined based on professional judgement, with greater weight being given to scale/size of change, into one of the following categories: **Very High, High, High, Medium, Low** or **Very Low. No Change** is used to define where there be no effect or no discernible effect on the receptor.

## 2.4 Significance of effect and nature of change

2.4.1 On the basis of the above, the following categories of significance of effect for townscape change are identified. **No Change** is also used to identify where there would be no effect on the receptor.

**Table 7: Significance of effect on townscape receptors**

Criteria		Sensitivity				
		Very High	High	Medium	Low	Very Low
Magnitude	Very High	Major	Major	Major-Moderate	Moderate	Minor
	High	Major	Major-Moderate	Major-Moderate	Moderate	Minor
	Medium	Major-Moderate	Major-Moderate	Moderate	Moderate-Minor	Negligible
	Low	Moderate	Moderate	Moderate-Minor	Minor	Negligible
	Very Low	Minor	Minor	Negligible	Negligible	Negligible

2.4.2 The nature of change of the effect is also identified, providing a judgement on whether the predicted effects would be beneficial, adverse or neutral on the basis of the following:

- **Adverse effects** - those effects that would, on balance, be damaging to the quality, integrity or key characteristics of the townscape receptor.
- **Beneficial effects** - those effects that would, on balance, result in an improvement in the quality, integrity or key characteristics of the townscape receptor.
- **Neutral effects** - those effects that would maintain, on balance, the existing levels of the quality, integrity or key characteristics of the townscape receptor. (A neutral effect may therefore arise where beneficial effects offset adverse effects or where the value judgement would consider the change to be different, but neither a deterioration nor an enhancement).

2.4.3 For the purposes of this assessment, effects that are considered to be ‘significant’ i.e. those of greatest consideration in determining a planning application, are those that create an effect of Major or Major-Moderate significance with an adverse nature of change.

### 3 Criteria and categories: visual receptors

#### 3.1 Overview

3.1.1 In determining the significance of effects on visual receptors, sensitivity to the type of development is determined for each visual receptor that would be affected and this is combined with the magnitude of change arising from the proposed development. The criteria and categories used to determine the effects on views, are set out below.

#### 3.2 The nature of the receptor (sensitivity)

3.2.1 The sensitivity of views is considered in relation to the person experiencing the view: the receptor. This in part will be based on the **value** that the receptor places on the view. This is considered on a

collective basis, so will be influenced by the extent to which it is publicised, relative noteworthiness, e.g. clearly defined view or vista that is distinguished from other views, and the extent to which the view is utilised or enjoyed.

**Table 8: Value of view (visual sensitivity factor No. 1)**

Value of view	Criteria
High	Views from publicised vantage points and of regional and sub-regional value. Tourist attractions/historic estates/statutory heritage asset with a specific vista or focused views. Particularly noteworthy public views from national trails, National Parks or AONBs or statutory heritage assets, i.e. those with more than local value and which could be expected to be regularly experienced. Windows from residential properties specifically designed to take advantage of a particular view.
Medium	Locally known or valued viewpoints. View of little noteworthiness from tourist attractions / historic estates /statutory heritage asset/ National Park / AONB. Views from promoted public rights of way and areas of informal open space with clear evidence of regular use. Views from regularly used rooms or living space. Panoramic views, vista or other noteworthy views from active recreation areas or transport routes.
Low	Views that are not publicised and/or where there is relatively limited evidence of them being regularly experienced. Visually degraded locations. Views from small windows or likely non-main living spaces. Views of little noteworthiness from areas of active recreation or transport routes.

3.2.2 The ‘susceptibility to change’ of the visual receptor will vary depending on the activity or use of the particular location and the extent to which the view is an important aspect of the activity or use. The following criteria are used to determine susceptibility to change.

**Table 9: Susceptibility of visual receptor to change (visual sensitivity factor No.2)**

Susceptibility of visual receptor to change	Criteria
High	Receptors experiencing views from: residential properties; areas of open space where informal recreation is the main activity (e.g. country parks and public open space); public rights of way; areas of recreational activity where the primary enjoyment comes from the view; and general views from heritage assets or attractions.
Medium	Receptors experiencing views from: areas of outdoor sport or active recreation where appreciation of views forms part of the experience (e.g. golf courses); footways along roads (pedestrians); roads (vehicular users and cyclists) and trains (rail passengers).
Low	Receptors experiencing views from: areas of active sport or play where the view does not form part of the experience (e.g. football, rugby, play equipment); and commercial premises and areas of employment (where the view has limited value in relation to the activity being undertaken. There may be specific locations where buildings and the type of employment has been designed to enhance the quality of working life, in which case a higher-level sensitivity would be applicable.

3.2.3 These two aspects are combined to create an overall judgement of sensitivity as follows:

**Table 10: Visual sensitivity matrix (combination of visual sensitivity factors Nos. 1 and 2)**

Criteria		Susceptibility		
		High	Medium	Low
Value	High	Very High	High	Medium
	Medium	High	Medium	Low
	Low	Medium	Low	Very Low

### 3.3 Magnitude of visual effect

3.3.1 The magnitude of effect of the Development on each view was assessed on the basis of three factors, **size or scale of change**, **geographical influence** (i.e. extent) and **duration and reversibility**, which are combined to provide an overall judgement of magnitude. The size or scale is based on the following professional judgement and site-based assessment.

**Table 11: Visual: size or scale of change (visual magnitude of change factor No.1)**

Size/scale of change	Criteria
Very High	The proposed development would become the most dominant feature in the view and one that completely contrasts with the other existing features in the view. The contrasting features of the development would be fully visible, such that post development, the baseline situation would be fundamentally changed.
High	The proposed development would constitute a major change to the view, forming a prominent new feature in the view that would noticeably contrast with other existing features in the view. The development would be predominantly visible such that post development the baseline situation would be substantially changed.
Medium	The proposed development would form a noticeable change to the view, forming a conspicuous new feature in the view that would partially contrast or harmonise with other features in the view. The contrasting features of the development would be partially visible such that post development the baseline situation would be noticeably changed.
Low	The proposed development would constitute a small change to the view, forming a minor new feature in the view that would largely integrate with its surroundings with little discernible change. This could also be a result of being a glimpsed or filtered view through vegetation and/or at some distance relative to its scale, such that post development the baseline situation would be largely unchanged despite discernible differences.
Very Low	The proposed development would be a barely discernible change to the view, which could, for example, be due to a very filtered view through vegetation or considerable distance relative to scale, such the baseline situation would be fundamentally unchanged with barely perceptible differences.

3.3.2 **Geographical influence** determines how far the effect would be experienced. The wider the geographical effect, the greater the magnitude of change.

**Table 12: Visual: geographical influence (visual magnitude of change factor No.2)**

Geological influence	Criteria
Very High	The development would affect all or nearly all of the view available to visual receptors and would form the primary focus of the view to the extent that it would be overwhelming. It is likely that the view would be experienced from a point within the site or very close to the site.
High	The development would affect a large extent of the view available to visual receptors and would lie at the centre of the view. It is likely that the view would be experienced from a point close to the site or possibly in the site.
Medium	The development would affect a moderate extent of the view and would lie near the centre of the view or at a slightly oblique angle. It is likely that this is a localised view.
Low	The development would affect a small extent of the view and/or would be at a moderately oblique angle. It is likely that the development would be in the mid-distance of the view.
Very Low	The development would affect a very small extent of the view and and/or lie at a very oblique angle. It is likely that the development would be in the far distance of the view.

3.3.3 Magnitude is also affected by **duration and reversibility**, as set out below.

**Table 13: Visual: duration and reversibility (visual magnitude of change factor No.3)**

Duration & reversibility	Criteria
High	Long-term development over 30 years and/or difficult to reverse.
Medium	Medium-term development (5 to 30 years) and/or moderately difficult to reverse.
Low	Short-term development 1 to 5 years and/or fully reversible.

3.3.4 The three aspects of magnitude are combined based on professional judgement, with greater weight being given to scale/size of change, into one of the following categories: **Very High, High, High, Medium, Low** or **Very Low. No Change** is used to define where there be no effect or no discernible effect on the receptor.

### 3.4 Significance of effect

3.4.1 On the basis of the above, the following categories of significance of effect for visual change are identified. **No Change** is also used to identify where there would be no effect on the receptor.

**Table 14: Significance of effect on visual receptors**

Criteria		Sensitivity				
		Very High	High	Medium	Low	Very Low
Magnitude	Very High	Major	Major	Major-Moderate	Moderate	Minor
	High	Major	Major-Moderate	Major-Moderate	Moderate	Minor
	Medium	Major-Moderate	Major-Moderate	Moderate	Moderate-Minor	Negligible
	Low	Moderate	Moderate	Moderate-Minor	Minor	Negligible
	Very Low	Minor	Minor	Negligible	Negligible	Negligible

3.4.2 The nature of change of the effect is also identified, providing a judgement on whether the predicted effects would be beneficial, adverse or neutral on the basis of the following:

- **Adverse effects** - those effects that are, on balance, damaging to the quality, integrity or key characteristics of the view experienced by the visual receptor.
- **Beneficial effects** - those effects that would, on balance, result in an improvement in the quality, integrity or key characteristics of the view experienced by the visual receptor.
- **Neutral effects** - those effects that would maintain, on balance, the existing levels of the quality, integrity or key characteristics of the view as experienced by the visual receptor. (A neutral effect may therefore arise where beneficial effects offset adverse effects or where the value judgement would consider the change to be different, but neither a deterioration nor an enhancement).

3.4.3 For the purposes of this assessment, effects that are considered to be 'significant' i.e. those of greatest consideration in determining a planning application, are those that create an effect of Major or Major-Moderate significance with an adverse nature of change.

## 4 Criteria of other factors assessed

4.1.1 The assessment also considered the following aspects, as set out below.

- **Direct and indirect:** Direct effects that relate to changes on the site including re-contouring of landform, loss and addition of vegetation, removal or inclusion of built structures and surface treatments, etc. Direct effects would also be experienced where there are changes to the character of the townscape, where the proposed development would be physically located within a character area or type. Effects on views are always considered to be direct. Indirect effects would occur where the character would be influenced by changes in a neighbouring townscape character area.

- **Seasonal variation and duration:** Due to the role that vegetation can play in preventing or limiting views or influencing the character of the townscape, the difference between winter and summer needs to be considered. This is considered by assessing impacts in winter (in the first year following completion) and in summer (after 15 years).

## 5 Visualisations

### 5.1 Photography

#### *Camera Equipment*

- 5.1.1 Sony a7 Mark II digital, full frame, single lens reflex camera using a 50mm prime lens. The horizontal field of view in landscape format from a single frame shot is approximately 40 degrees. A 3 Legged Thing Punks Travis General Use Tripod was set to approximately 1.6m height, with a Nodal Ninja EZ Leveller MKII was used to ensure a level horizontal plane was established. A Aisnyho Cameras L Bracket and Harwerrel Quick Release Plate with integrated bubble level was also fitted to the tripod to prevent the effects of parallax. A Nodal Ninja Advanced Rotator RD16-II was also used on the tripod to rotate the camera in increments of 20° to allow a reasonable proportion of overlap of photographs (i.e. approximately 50%) to create a join that is as accurate as possible. Exposure, shutter speed, film speed and white balance are kept the same for each panorama to ensure the same appearance for each photograph.

### 5.2 Site Work

- 5.2.1 A hand held GPS device with a 1-5m accuracy was used to record the GB National Grid location of the Viewpoint. To further assist with accurately identifying the location of the Viewpoint, where possible, Viewpoints are based on readily identifiable locations. Google Earth is then used to identify and check the location.
- 5.2.2 A photograph was taken of the tripod and camera, to aid with identifying the location of the viewpoint and for future reference, should there be a need to return to retake the photography.

### 5.3 Visualisation Presentation

#### *Introduction*

- 5.3.1 The Type 1 visualisations have been prepared in accordance with the Landscape Institute's Technical Guidance Note 06/19 Visual Representation of Development Proposals. InDesign was used to layout the visualisations to the required sizes.
- 5.3.2 Each Viewpoint includes the following images, and the relevant Horizontal Field of View (HoFV):
- A3 single frame image with a 39.6° HoFV; and
  - A3 panorama for context with a 90° HoFV.
- 5.3.3 Type 1 Annotated Photograph Visualisations are labelled to identify specific features and the location and extent of the site / development in the view.

#### *Photo-Stitching*

- 5.3.4 The panoramic photographs are stitched together using an Adobe Photoshop Plugin (Photomerge).

***Contextual Information / Metadata***

- 5.3.5 Each viewpoint includes tabulated details regarding the location of the viewpoint, photography and presentation of the viewpoint. This includes the following: camera; lens; HFoV; VFoV; camera height; location; visualisation type, projection, enlargement; date and time of photography; distance to nearest site boundary or feature; eye level AOD; direction of view; coordinates expressed as Easting and Northings; and weather and light condition.