

## **Annex 3**

### **Landscape Effects**

1. GLVIA3 recommends that the effect of the development on landscape receptors is assessed (paragraph 5.34). Landscape receptors are the components of the landscape that are likely to be affected by the scheme, including individual elements and aesthetic characteristics such as openness. Judging landscape effects requires a methodical assessment of the sensitivity of the landscape receptors to the proposed development and the magnitude of effect which would be experienced by each receptor. Sensitivity of landscape receptors is assessed by combining the susceptibility of landscape receptors to the type of change which is proposed with the value attached to the landscape (GLVIA3, 5.39).
2. Landscape receptors may be valued at international, national, local or community level (GLVIA3, 5.21 et seq). Under the title of national designation is a discussion of historic designations, including Conservation Areas (GLVIA3, 5.22). Whilst designated for its historic interest the Canal Conservation Area is a Country Park and a valued landscape resource. This is consistent with Box 5.1 of GLVIA3 [copy appended as Appendix 6].
3. As set out in GLVIA3 the *Susceptibility of Landscape Receptors to Changes* means the ability of the landscape receptor to: "...accommodate the proposed development without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies" (GLVIA3, 5.40). Aspects of the character of landscape that may be affected by a particular type of development include skylines. My approach is set out in Table 1 below.

**Table 1: Landscape Receptor Susceptibility to Change**

| <b>Susceptibility</b> | <b>Criteria</b>  |
|-----------------------|--|
| High                  | The landscape receptor is highly susceptible to the proposed development because the key characteristics of the landscape have no or very limited ability to accommodate it without undue adverse effects taking account of the existing character and quality of the landscape. |
| Medium                | The landscape receptor is moderately susceptible to the proposed development because the relevant characteristics of the landscape have some ability to accommodate it without undue adverse effects, taking account of the existing character and quality of the landscape.     |
| Low                   | The landscape receptor has low susceptibility to the proposed development because the relevant characteristics of the landscape are generally able to accommodate it without undue adverse effects, taking account of the existing character and quality of the landscape.       |

4. The sensitivity of landscape receptors is defined in terms of the relationship between value and susceptibility to change. Thus a receptor of national importance with high susceptibility to change would be categorised to be of high sensitivity. Appropriate descriptors are high, high/medium, medium, medium/low and low.
5. The magnitude of landscape change is defined by assessing the size or scale of change, the geographical extent of the area influenced and the duration and reversibility of the change. Appropriate descriptors are major, moderate, minor and negligible. Firstly my approach to size and scale of change is set out in Table 2 below.

**Table 2: Magnitude of Landscape Change: Size/Scale of Change**

| <b>Category</b> | <b>Criteria</b>  |
|-----------------|--|
| Major           | The proposals will result in a large amount of change in landscape character and especially in the key characteristics. There will be major loss of or change to existing elements or aesthetic aspects of the landscape and or the introduction of major new and uncharacteristic elements or major change to aesthetic attributes. |
| Moderate        | The proposals will result in a moderate level of change in landscape character. There will be moderate loss of or change to existing elements or aesthetic aspects of the landscape and/or the introduction of moderate new and uncharacteristic elements or moderate change to aesthetic attributes.                                |
| Minor           | The proposals will result in only a minor level of change in landscape character. There will be minor loss of or change to existing elements or aesthetic aspects of the landscape and/or the introduction of minor new and uncharacteristic elements or minor change to aesthetic attributes.                                       |
| Negligible      | The proposals will result in no, or a barely discernible level of change in landscape character with very little loss of or change to existing elements or aesthetic aspects of the landscape and/or negligible effects from the introduction of minor new and uncharacteristic elements.  |

6. The geographical extent of landscape change is assessed by determining the area over which the changes will influence the landscape. My approach is set out in Table 3 overleaf.

**Table 3: Magnitude of Landscape Change: Geographical extent**

| <b>Susceptibility</b> | <b>Criteria</b>  |
|-----------------------|--|
| Large                 | The changes will extend over a large area and will influence landscape character at some distance from the site of the proposal and covering several landscape character types or areas.   |
| Medium                | The changes will extend over a moderate area and will influence landscape character at a medium distance from the site of the proposal, including the immediate setting of the site and the landscape character area within which it lies. |
| Small                 | The changes will extend over a small area and will influence landscape character only within the site itself or within the immediate vicinity of the site of the proposal.   |

7. Given the nature of the development, the duration of the landscape change is permanent and irreversible, where this is defined as a magnitude of change that will last 25 years or more. The only other relevant category is short term reversible, e.g. construction effects. It is unnecessary to define any other categories.
8. The assessment of landscape effects is defined in terms of the relationship between the sensitivity of the landscape receptors (value and susceptibility) and the magnitude of the change (size, scale, duration and reversibility). Thus a high magnitude of change on a valued receptor would be categorised major. Appropriate descriptors are major, moderate, minor and negligible.
9. Table 4 sets out the sensitivity of the landscape receptors to the proposed development. A commentary on the significance of landscape effects is also included in this section. Table 5 then sets out the magnitude of landscape effects that those receptors would experience as a result of the proposed development. Finally Table 6 identifies the overall landscape effects. Tables 4-6, which are set out in the following pages, set out my assessment of landscape effects.

**Table 4: Assessment of Sensitivity of Landscape Receptors**

| <b><u>Landscape receptors</u></b><br><b><u>[Nos then used in</u></b><br><b><u>Tables 9 and 10]</u></b> | <b><u>Value</u></b>    | <b><u>Susceptibility</u></b> | <b><u>Sensitivity</u></b> | <b><u>Notes</u></b>                     |
|--|------------------------|------------------------------|---------------------------|---|
| <i>Individual Elements and Features</i>  |                        |                              |                           |   |
| <b>1.</b> Hedgerow on Turnpike   | Community              | High                         | Medium                    | Up to 100 m loss for visibility.        |
| <b>2.</b> Openness   | Community              | High                         | Medium                    |   |
| <b>3.</b> Existing housing edge  | Community              | Low                          | Low                       |   |
| <b>4.</b> Landform   | Community              | High                         | Medium                    |   |
| <b>5.</b> Land Cover   | Community              | High                         | Medium                    | Change from agriculture to residential. |
| <b>6.</b> Canal CA   | National               | High                         | High                      |   |
| <b>7.</b> Listed Building and Sampford Peverell CA   | National               | High                         | High                      |   |
| <b>8.</b> Rights of Way  | Community              | High                         | Medium/Low                |   |
| <b>9.</b> Hedgerow on minor road to north/west   | Community              | Low                          | Low                       | Scope to reinforce with planting.       |
|  |                        |                              |                           |   |
|  |                        |                              |                           |   |
|  |                        |                              |                           |   |
| <i>Aesthetic and Perceptual Aspects</i>  |                        |                              |                           |   |
| <b>1.</b> Open   | Community              | High                         | Medium                    |   |
| <b>2.</b> Simple   | Community              | Medium                       | Medium/Low                |   |
| <b>3.</b> Still  | Community              | Medium                       | Medium/Low                |   |
| <b>4.</b> Slope  | Community              | High                         | Medium                    |   |
|  |                        |                              |                           |   |
|  |                        |                              |                           |   |
|  |                        |                              |                           |   |
|  |                        |                              |                           |   |
| <i>Overall Character</i>   |                        |                              |                           |   |
| <b>1.</b> Landscape Character  | Community/<br>National | Medium                       | Medium                    |   |

**Table 5: Analysis of Magnitude of Landscape Change**

| <b><u>Landscape receptors by No</u></b> | <b><u>Size and Scale</u></b> | <b><u>Geographical Extent</u></b> | <b><u>Duration and Reversibility</u></b> | <b><u>Magnitude</u></b> | <b><u>Notes</u></b>                              |
|---|------------------------------|-----------------------------------|--|-------------------------|--|
| <i>Individual Elements and Features</i> |                              |                                   |  |                         |  |
| <b>1.</b>                               | Major                        | Medium                            | Permanent                                | Major                   |  |
| <b>2.</b>                               | Major                        | Large                             | Permanent                                | Major                   |  |
| <b>3.</b>                               | Moderate                     | Medium                            | Permanent                                | Moderate                |  |
| <b>4.</b>                               | Major                        | Medium                            | Permanent                                | Major                   | Housing on slope requires earthworks.            |
| <b>5.</b>                               | Major                        | Large                             | Permanent                                | Major                   |  |
| <b>6.</b>                               | Major                        | Medium                            | Permanent                                | Major                   |  |
| <b>7.</b>                               | Major                        | Medium                            | Permanent                                | Major                   |  |
| <b>8.</b>                               | Moderate                     | Medium                            | Permanent                                | Moderate                |  |
| <b>9.</b>                               | Minor                        | Medium                            | Permanent                                | Negligible              |  |
|   |                              |                                   |  |                         |  |
| <i>Aesthetic and Perceptual Aspects</i> |                              |                                   |  |                         |  |
| <b>1.</b>                               | Major                        | Large                             | Permanent                                | Major                   |  |
| <b>2.</b>                               | Major                        | Medium                            | Permanent                                | Major                   |  |
| <b>3.</b>                               | Major                        | Medium                            | Permanent                                | Major                   |  |
| <b>4.</b>                               | Major                        | Medium                            | Permanent                                | Major                   |  |
|   |                              |                                   |  |                         |  |
|   |                              |                                   |  |                         |  |
|   |                              |                                   |  |                         |  |
|   |                              |                                   |  |                         |  |
|   |                              |                                   |  |                         |  |
|   |                              |                                   |  |                         |  |
| <i>Overall Character</i>                |                              |                                   |  |                         |  |
| <b>1.</b>                               | Moderate                     | Medium                            | Permanent                                | Major                   | Irreversible change from countryside to housing. |

**Table 6: Assessment of Landscape Effects and Significance**

| <b><u>Landscape receptors by No</u></b> | <b><u>Sensitivity</u></b> | <b><u>Magnitude</u></b> | <b><u>Landscape Effects [Bold = significant]</u></b> | <b><u>Nature of Effects [Negative, Positive or Neutral]</u></b> |
|---|---------------------------|-------------------------|--|---|
| <i>Individual Elements and Features</i> |                           |                         |  |   |
| <b>1.</b>                               | Medium                    | Major                   | <b>Moderate/ Major</b>                               | Negative  |
| <b>2.</b>                               | Medium                    | Major                   | <b>Moderate/ Major</b>                               | Negative  |
| <b>3.</b>                               | Low                       | Moderate                | Minor  | Negative  |
| <b>4.</b>                               | Medium                    | Major                   | <b>Moderate/ Major</b>                               | Negative  |
| <b>5.</b>                               | Medium                    | Major                   | <b>Moderate/ Major</b>                               | Negative  |
| <b>6.</b>                               | High                      | Major                   | <b>Major</b>   | Negative  |
| <b>7.</b>                               | High                      | Major                   | <b>Major</b>   | Negative  |
| <b>8.</b>                               | Medium/Low                | Moderate                | Moderate   | Negative  |
| <b>9.</b>                               | Low                       | Negligible              | Negligible   | Positive  |
|   |                           |                         |  |   |
| <i>Aesthetic and Perceptual Aspects</i> |                           |                         |  |   |
| <b>1.</b>                               | Medium                    | Major                   | <b>Moderate/ Major</b>                               | Negative  |
| <b>2.</b>                               | Medium/Low                | Major                   | Minor  | Negative  |
| <b>3.</b>                               | Medium/Low                | Major                   | Minor  | Negative  |
| <b>4.</b>                               | Medium                    | Major                   | <b>Moderate/ Major</b>                               | Negative  |
|   |                           |                         |  |   |
|   |                           |                         |  |   |
|   |                           |                         |  |   |
|   |                           |                         |  |   |
| <i>Overall Character</i>                |                           |                         |  |   |
| <b>1.</b>                               | Medium                    | Major                   | <b>Moderate/ Major</b>                               | Negative  |

## **Visual Effects**

10. Visual receptors are the people whose views may be affected by the proposals. They include users of public rights of way or other outdoor recreational facilities, travellers who may pass through and residents. Judging visual effects requires a methodical assessment of the sensitivity of the visual receptors to the proposed development and the magnitude of effect which would be experienced by each visual receptor.
11. The sensitivity of visual receptors is defined in terms of the relationship between the value of views and the susceptibility of the different viewers to the proposed change. Appropriate descriptors are high, medium and low. The assessment of the value of views is summarised in Table 7.

**Table 7: Value Attached to View**

| <b>Value</b> | <b>Criteria</b>  |
|--------------|--|
| High         | Views from nationally known viewpoints, which may have some form of planning designation, or may be associated with nationally designated landscapes or important heritage assets, or be promoted in national sources such as maps and tourist literature, or be linked with important and popular visitor attractions where the view forms a recognised part of the visitor/residential experience, or which have important cultural associations. Often associated with facilities provided to enjoy the view.                   |
| Medium       | Views from viewpoints of some importance at regional or local levels, which may have some form of local planning designation, or be associated with locally designated landscapes or areas of equivalent landscape quality, or be promoted in local sources, or be linked with locally important and popular visitor attractions where the view forms a recognised part of the visitor/residential experience, or which have important local cultural associations. Sometimes provided with facilities provided to enjoy the view. |
| Low          | Views from viewpoints which have no formal planning status, are not associated with designated or otherwise high quality landscapes, or with popular visitor attractions or have known cultural associations. Views do not form a recognised part of the visitor/residential experience. No facilities provided to enjoy the view.   |

12. The susceptibility of different types of people to changes in views is mainly a function of: i) The occupation or activity of the viewer at a given viewpoint; and ii) The extent to which the viewer's attention or interest may be focussed on a particular view and the visual amenity experienced at a given view. This follows the general guidance in GLVIA3 and assesses the susceptibility of different groups of viewers as in Table 8 overleaf.

**Table 8: Visual Receptor Susceptibility to Change**

| <b>Susceptibility</b> | <b>Type of Receptor</b>  |
|-----------------------|--|
| High                  | <ul style="list-style-type: none"> <li>- Residents;</li> <li>- People engaged in outdoor recreation where their attention is likely to be focused on the landscape and on particular views [“Walkers” or “Cyclists”];</li> <li>- Visitors to heritage assets or other attractions where views of the surroundings are an important part of the experience; and</li> <li>- Travellers on scenic routes where the attention of drivers and passengers is likely to be focused on the landscape and on particular views.</li> </ul> |
| Medium                | Travellers on road, rail or other transport routes, where attention is generally less likely to be focused on views and visual amenity.  |
| Low                   | <ul style="list-style-type: none"> <li>- People engaged in outdoor sport or recreation, which does not involve appreciation of views;</li> <li>- People at their place of work, where the setting is not important to the quality of working life; and</li> <li>- Travellers, where the view is incidental to the journey.</li> </ul>  |

13. The magnitude of visual change is defined by assessing the size or scale of change, the geographical extent of the area influenced and the duration and reversibility of the change. Appropriate descriptors are major, moderate, minor and negligible. The size or scale of change is summarised in the Table 9 below:

**Table 9: Visual Magnitude of Change: Size/Scale**

| <b>Category</b> | <b>Criteria</b>  |
|-----------------|--|
| Major           | The proposals will cause a complete or very substantial change in the view, resulting from the loss of important features in or the addition of significant new ones, to the extent that this will substantially alter the composition of the view and the visual amenity it offers. Views often full or sequential. |
| Moderate        | The proposals will cause a clearly noticeable change in the view, resulting from the loss of features or the addition of new ones, to the extent that this will alter to a moderate degree the composition of the view and the visual amenity it offers. Views may be partial/intermittent.                          |
| Slight          | The proposals will cause a perceptible change in the view, resulting from the loss of features or the addition of new ones, to the extent that this will partially alter the composition of the view and the visual amenity it offers. Views may be partial only.  |
| Negligible      | The proposals will cause a barely perceptible change in the view, resulting from the loss of features or the addition of new ones, to the extent that this will barely alter the composition of the view and the visual amenity it offers. Views may be glimpsed only.   |
| No change       | The proposals will cause no change to the view.  |

14. The geographical extent of the visual change identified at representative viewpoints is assessed by field work, e.g. a view from a public footpath may be visible from a single isolated viewpoint, or over a prolonged stretch of the route. This is codified in Table 10 below.

**Table 10: Visual Magnitude of Change: Geographical Extent**

| <b>Category</b> | <b>Criteria</b>  |
|-----------------|--|
| Large           | The proposal is continuously visible across a large proportion of the study area.  |
| Moderate        | The proposal is visible across a moderate proportion of the study area and/or visibility is intermittent and not continuous. |
| Slight          | The proposal is visible from a limited number of locations in the study area.  |
| Negligible      | The proposal is either not visible in the study area or visible only from one or two specific locations.                     |

15. The duration of the visual change at representative viewpoints is categorised in the same way as for landscape change.

16. The assessment of visual effects is defined in terms of the relationship between the sensitivity of the visual receptors (value and susceptibility) and the magnitude of the change (size, scale, duration and reversibility). Thus a high magnitude of change on a valued receptor would be categorised to be major. Appropriate descriptors are major, moderate, minor and negligible. Tables 11-13, which are set out in the following pages, set out my assessment of visual impact, with commentary.

**Table 11: Analysis of Sensitivity of Viewpoints/Visual Receptors**

| <b><u>Photo No</u></b> | <b><u>Value attached to view</u></b> | <b><u>Potential Receptors</u></b>                    | <b><u>Susceptibility of Receptors</u></b> | <b><u>Overall Sensitivity</u></b> | <b><u>Notes</u></b>                                 |
|------------------------|--------------------------------------|--|---|-----------------------------------|---|
| <b>1.</b>              | Medium                               | Drivers, cyclists.                                   | Medium                                    | Medium                            | Views over countryside part of travel experience    |
| <b>2.</b>              | High                                 | Walkers, cyclists, visitors, horse riders.           | High                                      | High                              | Tourist route.                                      |
| <b>3.</b>              | High                                 | As 2.  | High                                      | High                              | As 2.   |
| <b>4.</b>              | High                                 | Drivers, walkers, cyclists, visitors, horse riders.  | High                                      | High                              | As 2.   |
| <b>5.</b>              | High                                 | As 2.  | High                                      | High                              | As 2. Bench facing site.                            |
| <b>6.</b>              | High                                 | As 2.  | High                                      | High                              | As 5.   |
| <b>7.</b>              | High                                 | Residents, horse riders, drivers, walkers, cyclists. | High                                      | High                              | Bench facing site.                                  |
| <b>8.</b>              | Medium                               | Residents, drivers, walkers, cyclists.               | High                                      | High                              | Limited view, enclosed feel.                        |
| <b>9.</b>              | Medium                               | Drivers, walkers, cyclists, visitors.                | High                                      | High                              | Limited view to south.                              |
| <b>10. a/b</b>         | Medium                               | Drivers, walkers, cyclists.                          | Medium                                    | Medium                            | Second image shows views not restricted to gateway. |
| <b>11.</b>             | Medium                               | Walkers.   | High                                      | High                              | PROW, but similar views from road to Shutehanger.   |
| <b>12.</b>             | Medium                               | Drivers, walkers, cyclists.                          | High                                      | High                              | Pavement used by cyclists.                          |
| <b>13. a/b</b>         | Medium                               | Drivers, walkers, cyclists.                          | High                                      | High                              | As 1. Second image with zoom.                       |
| <b>14. a/b</b>         | High                                 | Walkers, horse riders.                               | High                                      | High                              | Open access. Second image with zoom.                |
| <b>15. a/b</b>         | High                                 | Walkers.   | High                                      | High                              | PROW. Second image with zoom.                       |

**Table 12: Analysis of Magnitude of Visual Change**

| <b><u>Photo No</u></b> | <b><u>Size and Scale of Change</u></b> | <b><u>Geographical Extent</u></b> | <b><u>Duration and Reversibility</u></b> | <b><u>Overall Magnitude</u></b> | <b><u>Notes</u></b>                      |
|------------------------|--|-----------------------------------|--|---------------------------------|--|
| 1.                     | Slight                                 | Slight                            | Permanent                                | Minor                           |  |
| 2.                     | Slight                                 | Slight                            | Permanent                                | Minor                           |  |
| 3.                     | Moderate                               | Moderate                          | Permanent                                | Moderate                        |  |
| 4.                     | Major                                  | Moderate                          | Permanent                                | Major                           |  |
| 5.                     | Slight                                 | Moderate                          | Permanent                                | Minor                           |  |
| 6.                     | Major                                  | Major                             | Permanent                                | Major                           |  |
| 7.                     | Major                                  | Major                             | Permanent                                | Major                           |  |
| 8.                     | Major                                  | Major                             | Permanent                                | Major                           |  |
| 9.                     | Major                                  | Major                             | Permanent                                | Major                           |  |
| 10.                    | Major                                  | Moderate                          | Permanent                                | Major                           |  |
| 11.                    | Major                                  | Moderate                          | Permanent                                | Major                           |  |
| 12.                    | Moderate                               | Slight                            | Permanent                                | Minor                           |  |
| 13.                    | Negligible                             | Slight                            | Permanent                                | Minor                           |  |
| 14.                    | Slight                                 | Slight                            | Permanent                                | Minor                           | Site visible when exit wood onto common. |
| 15.                    | Negligible                             | Slight                            | Permanent                                | Minor                           |  |

**Table 13: Assessment of Visual Effects and Significance**

| <b><u>Photo No</u></b> | <b><u>Sensitivity</u></b> | <b><u>Magnitude</u></b> | <b><u>Visual Effects</u></b><br><b>[<u>Bold = significant</u>]</b> | <b><u>Nature of Effects</u></b><br><b>[<u>Negative, Positive or Neutral</u>]</b> |
|------------------------|---------------------------|-------------------------|--|--|
| 1.                     | Medium                    | Minor                   | Minor  | Negative   |
| 2.                     | High                      | Minor                   | Minor  | Negative   |
| 3.                     | High                      | Moderate                | Moderate   | Negative   |
| 4.                     | High                      | Major                   | <b>Major</b>   | Negative   |
| 5.                     | High                      | Minor                   | Minor  | Negative   |
| 6.                     | High                      | Major                   | <b>Major</b>   | Negative   |
| 7.                     | High                      | Major                   | <b>Major</b>   | Negative   |
| 8.                     | High                      | Major                   | <b>Major</b>   | Negative   |
| 9.                     | High                      | Major                   | <b>Major</b>   | Negative   |
| 10.                    | Medium                    | Major                   | <b>Major</b>   | Negative   |
| 11.                    | High                      | Major                   | <b>Major</b>   | Negative   |
| 12.                    | High                      | Minor                   | Minor  | Negative   |
| 13.                    | High                      | Minor                   | Minor  | Negative   |
| 14.                    | High                      | Minor                   | Minor  | Negative   |
| 15.                    | High                      | Minor                   | Minor  | Negative   |