04

Assessment of Landscape and Visual Effects

4.0 ASSESSMENT OF LANDSCAPE AND VISUAL EFFECTS

STUDY AREA

A distinction has been made in this Landscape and Visual Appraisal (LVA) between the 'study area' and the 'site'.

The assessment of landscape effects considers landscape receptors at national, local and site specific landscape character scales.

As described above in the previous chapter, the assessment of visual effects considers the visual amenity of the site and the surrounding area and identifies potentially sensitive visual receptors and the approximate visibility of the development. The study area is defined as the Zone of Theoretical Visibility (ZTV) which is 'the area in which a proposed development may have an influence or effect on visual amenity'. The production of the ZTV assists in setting the extent of the assessment, both in landscape, character and visual terms.

The ZTV is refined by site assessment which takes into account visual barriers created by buildings and vegetation.

4.1 ASSESSMENT METHODOLOGY

This Landscape and Visual Appraisal (LVA) has been prepared following the methodology described at Appendix A, in line with the Guidelines for Landscape and Visual Impact Assessment 3rd Edition published by The Landscape Institute and the Institute of Environmental Management & Assessment in April 2013 (GLVIA3). [8]

Paragraph 1.3 of these guidelines explains that a landscape and visual impact assessment:

"may be carried out either formally, as part of an Environmental Impact Assessment (EIA) or informally, as a contribution to the 'appraisal' of development proposals and planning applications".

The guidelines go on to explain that

"The broad principles and the core of the approach is similar in each case".

As this project falls outside the scope of EIA, this report is referred to as a **Landscape and Visual Appraisal (LVA).**

4.2 SIGNIFICANCE OF EFFECT CRITERIA

GLVIA3, paragraph 3.2 explains:

"As a standalone 'appraisal' the process is informal and there is more flexibility, but the essence of the approach – specifying the nature of the proposed change or development; describing the existing landscape and the views and visual amenity in the area that may be affected; predicting the effects, although not their likely significance; and considering how those effects might be mitigated – still applies".

LIKELY LANDSCAPE AND VISUAL EFFECTS

The assessment of likely effects is based upon the proposals shown in figures 1.4 to 1.8. These likely effects are subsequently considered in the context of the baseline environment.

The likely landscape and visual effects relating to the proposed scheme include:

- Beneficial to neutral landscape and visual effects resulting from the replacement of an unsympathetically modified property in the landscape.
- Beneficial to neutral landscape and visual effects resulting from the retention and enhancement of existing landscape features

[8] Guidelines for Landscape and Visual Impact Assessment (Landscape Institute with the Institute of Environmental Management and Assessment, Third edition 2013)

ASSESSMENT OF LANDSCAPE EFFECTS

4.3 WIDER LANDSCAPE CHARACTER AREAS

Landscape Receptors

The landscape baseline study has identified the following landscape receptors:

- National landscape character area NCA Profile: 37 Yorkshire Southern Pennine Fringe (NE490)
- Local landscape character area: E7: Emley Moor Northern Fringes.
- The site and its immediate setting

The assessment of residual landscape effects is based upon the site and its immediate setting, following consideration of national and local landscape character assessments, which it lies within and as described above.

4.4 THE SITE AND ITS IMMEDIATE SETTING

The main landscape receptor is the site and its immediate setting. The landscape character of the site and its immediate setting is described within the baseline, above.

4.5 LANDSCAPE SENSITIVITY

The sensitivity of landscape receptors is assessed by combining judgements about the susceptibility of the landscape receptor to the change proposed and the perceived value attached to the landscape.

The following are indicators of Landscape Value.

Landscape Value

The application site does not have any formal designations. The woodland within the immediate setting to the north is designated as a Wildlife Habitat Network on the Kirklees Local Plan. The site and its immediate setting include key characteristics of the local landscape area however the value of the existing farmhouse has been reduced due to alterations.

Other factors considered in assessing the landscape value are set out below.

Landscape Quality

The vernacular form and character of the existing farm house is reduced due to historical alterations circa 1960s these include a flat roofed extension to the north elevation, replacement doors (out of character), alteration of window proportions and new lintels. UPVC windows were installed in the 1980s.

Scenic Quality

The gardens are currently being regraded, once complete, the proposed hedges and existing boundary wall will follow historical field boundaries with a recognisable landscape pattern.

Rarity and Representativeness

The site and its immediate setting has elements generally representative of the local landscape character area, although there are no features or elements within the site considered to be rare or important examples.

Conservation Interests

There are no landscape related conservation interests within the site.

Within the immediate setting, the woodland at the top of the escarpment, north of the site boundary, is a designated 'wildlife Habitat Network' within the local plan. See item. 2.2 'Local planning policy'.

Recreation Value

Public right of way KIR/9/30 runs north to south through the band of woodland to the north of Whinney Close Farm and along the western application site boundary continuing down the valley and connecting to a wider network of PRoW.

Perceptual Aspects

The application site has a rural and tranquil feel. There are open long distant from the southern site boundary looking south over the valley.

Associations

Whinney Close Farm is associated with the murder of two policemen in 1951. Please refer to the Design and Assessment, Section 6.0 Brief Heritage Statement for further details.

Overall landscape value

Due to the factors outlined above, the site is assessed to have a **community** landscape value as set out within the methodology.

4.5.1 Susceptibility to change

The susceptibility of the site and its immediate setting is assessed to be **low,** the site would have the ability to accommodate the replacement property with minimal changes to the overall character.

OVERALL LANDSCAPE SENSITIVITY

The value of the site is assessed to be **community** and the susceptibility to change of the site is assessed to be **low**. The overall sensitivity of the site is therefore assessed to be **low.**

MAGNITUDE OF CHANGE

The effects upon the landscape receptor are assessed in terms of size or scale, geographical extent, duration and reversibility.

4.5.1.1 Size or scale of change

The size or scale of change is assessed to be **minor**, the existing building is to be replaced with a similar size property.

The proposed property would retain the same orientation and general location as the existing, set on a plateau at the bottom of a steep wooded slope, the large plot to property ratio retained.

In terms of the individual landscape elements, the retention of the mature trees and terraced land-form will result in a negligible change of scale.

In terms of the aesthetic and perceptual aspects, the peacefulness of the rural surroundings and the experience of pleasant open views to the south would experience no change.

4.5.1.2 Geographical extent

The geographical extent is assessed to be **small** as the proposed changes are at site level.

4.5.1.3 Duration

The duration is anticipated to be **Permanent** (i.e. more than 25 years).

4.5.1.4 Reversibility

The prospect and practicality of the effect being reversed is assessed to be **Nil.**

4.6 OVERALL MAGNITUDE OF CHANGE

The size or scale of change is assessed to be **minor**, the geographical extent is assessed to be **small**. The overall magnitude of change is therefore judged to be **minor**

OVERALL LANDSCAPE EFFECTS

The overall identification of landscape effects is arrived at by combining the separate judgements about the sensitivity of the landscape receptor with the magnitude of the proposed change.

The sensitivity to change is assessed to be **low** and the magnitude of change is assessed to be **minor.** The assessment of overall landscape effects on the site and its immediate setting is therefore assessed to be **minor.**

The nature of the landscape effects is assessed to be **beneficial,** the existing property would be replaced with one of a similar scale using local natural materials and in a coherent style. In summary, the overall landscape effects of the proposed development are assessed to be **minor beneficial.**

ASSESSMENT OF VISUAL EFFECTS

4.7 VISUALISATION TYPE METHODOLOGY

The photographs within this report are 'annotated viewpoint photographs', Visualisation type 1 referred to within Landscape Institute Technical Guidance Note 06/19, to represent the content and outline or extent of development and of key features. [9]

The approach to selecting this visualisation type is based upon the following criteria:

- Anticipated purpose/ user - planning application for non-EIA proposed development, where consideration of landscape and visual effects and effective mitigation is required
- Indicative assessment of landscape and visual sensitivity
- Indicative overall level of effect.

4.8 ASSUMPTIONS AND LIMITATIONS

Some qualitative assumptions have been made in relation to likely views and the exact nature of visual receptors as it is not possible to access all private land and residential properties. The report assumes a worst-case scenario where views were inaccessible

4.9 VIEWPOINT CONDITIONS

4.9.1 Weather conditions

On the day of the site visit (20th March 2025), the weather was cloudy in the morning with increasing sunshine.

4.9.2 Seasonal effects

The site visit was carried out in March when the majority of deciduous trees had shed their leaves.

Technical aspects of the photography

Viewpoint locations, which represent the views of the main visual receptors considered likely to experience views of the development, have been selected and visited. Photographs representing views from these viewpoints towards the site were taken using a Canon EOS 600D digital SLR camera. The camera lens used is a 35mm f/2 Canon lens, a digital equivalent of a 50mm lens on a 35mm format camera and which is generally considered to best represent the field of view experienced by the human eye.

Although the photographs are representative of views experienced from each location, they should not be considered a substitute for visiting the viewpoint in the field. The viewpoints were assessed from publicly accessible land, unless permission from private landowners had been sought. The viewpoint locations are considered to best represent potential receptors to which the assessment refers.

4.10 VIEWPOINTS

VIEWPOINT 1 Access Lane/Driveway to Whinney Close Farm

VIEWPOINT 2 Public right of way, KIR/9/30, from western corner of application site

VIEWPOINT 3 Public right of way, KIR/9/30, from southwest corner of application site

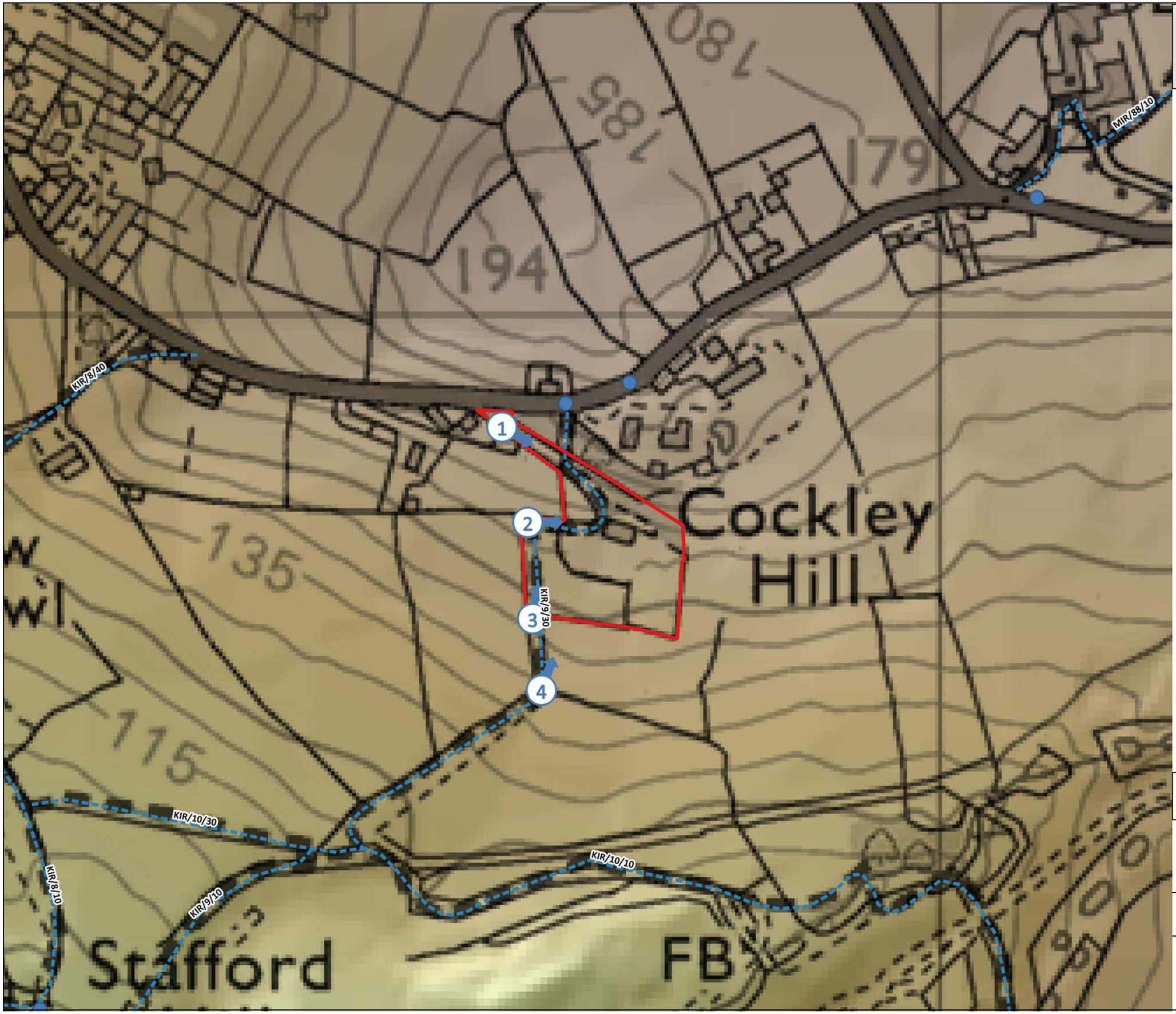
VIEWPOINT 4 Public right of way, KIR/9/30, south of application site

VIEWPOINT 5 Public right of way, KIR/8/20, east of kirkheaton

VIEWPOINT 6 Gawthorpe, public right of way, KIR/13/40

VIEWPOINT 7 Public right of way, KIR/10/10, carr mount

[9] Visual Representation of Development Proposals Technical Guidance Note 06/19 (Landscape Institute September 2019)



Whinney Close Farm

Key

Site Boundary

Viewpoint Locations

1 Viewpoint

No view

Public Rights of Way

Footpath

NORTH

Figure 4.1 Viewpoints within Site Boundary

0 75 150 m

Scale 1:2500 A3

SF 3469

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www.smeedenforeman.co.uk tel: 01423 863 369

Whinney Close Farm

Key

Site Boundary

Viewpoint Locations

1 Viewpoint

No view

Public Rights of Way

Bridleway

Footpath

NORTH

Figure 4.2 Viewpoint Outside Site Boundary

0 0.25 0.5 km

Scale 1:8000 A3

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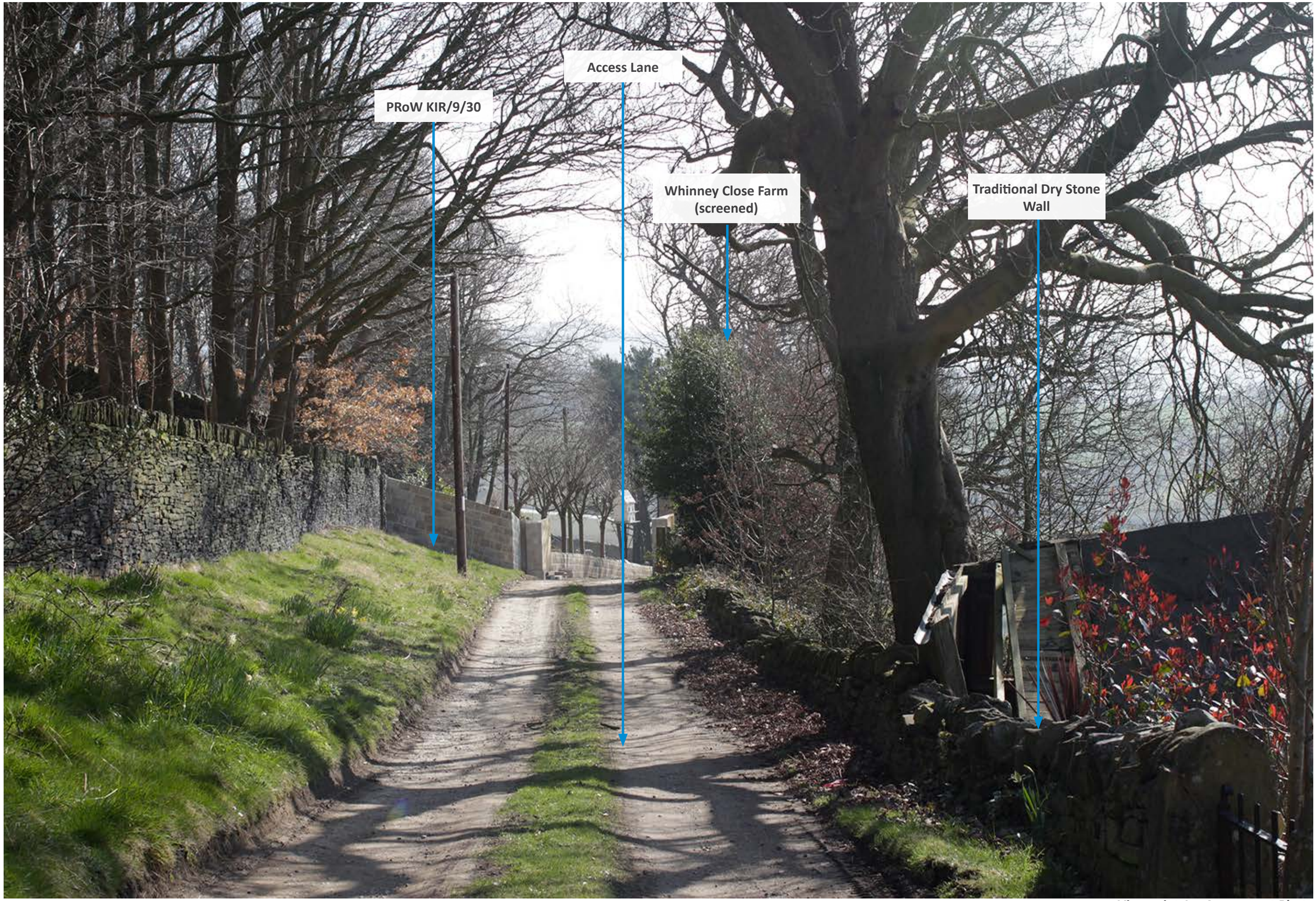
ASSESSMENT PHOTO 1



Viewpoint 1 Assessment Photo

VIEWPOINT 1 ACCESS LANE/DRIVEWAY TO WHINNEY CLOSE FARM

Existing Conditions

Viewpoint 1 is taken from the access lane to Whinney Close Farm, within the application site boundary.

PRoW KIR/9/30 runs across the access lane from Cockley Hill Road, down past Whinney Close Farm towards Laneside quarry to the south. The viewpoint grid reference is SE 18695 17916

The view is towards Whinney Close Farm at the bottom of the access road. The property is screened by existing trees and vegetation. To the right of view there is a traditional stone wall boundary to the access lane.

Visual Receptors and Viewpoint Sensitivity

The visual receptors are identified a being residents of Whinney Close Farm and walkers gaining access to the PRoW from the access road.

The value of the view is assessed to be **medium** as it expected the views from the access lane form an important part of the user experience.

The susceptibility of both residents and recreational receptors is judged to be **high** where enjoyment of the countryside is a component.

The overall sensitivity of receptors is judged to be **medium/high** for the residents of Whinney Close Farm and walkers accessing the public footpath.

Magnitude of Visual Change

In terms of scale of change, the existing property will be replaced with a dwelling of similar proportions and of the same orientation. The location of the proposed dwelling would be slightly further south, to the right in this view.

The replacement property would be screened from view by existing trees and vegetation.

Taking the above into consideration, the size or scale of change is assessed to be **no change.**

In terms of geographical extent, the changes would be **not visible**

The duration of the development is anticipated to be **permanent** and the prospect and the practicality of the effect being reversed is anticipated to be **nil.**

The overall magnitude of visual change is therefore judged to be **No change**

Assessment of Overall Visual Effects

The overall sensitivity of the visual receptors is assessed to be **medium/high** and the overall magnitude of the change **'no change'**. The overall visual effects are therefore assessed to be **no change**

Nature of Effects

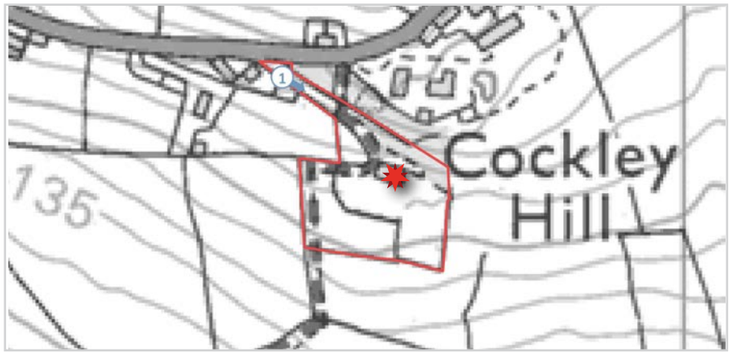
It is judged that the replacement property would not be visible and the nature of visual effects is assessed to be **neutral.**

Overall Visual Effects

The overall visual effect is therefore assessed as being **no change neutral.**

Existing property location

Site boundary



ASSESSMENT PHOTO 2

Viewpoint 2 Assessment Photo

VIEWPOINT 2 PUBLIC RIGHT OF WAY, KIR/9/30, FROM WESTERN CORNER OF APPLICATION SITE

Existing Conditions

Viewpoint 2 is taken from the west corner of the application site garden boundary. The view is from the public right of way (PRoW), ref. KIR/9/30, representing people walking between the lower valley, south of the application site and Cockley Hill Lane to the north.

The viewpoint is located at grid reference SE 18710 17840, approximately 55m west of Whinney Close Farmhouse.

The view is looking straight ahead at the western elevation of the existing farmhouse which is screened by a timber access gate and stone wall. The top of Whinney Close Farm gable end and two chimneys are visible over the top of the gate.

Visual Receptors and Viewpoint Sensitivity

The visual receptors are identified as being users of the public right of way.

The value of the view is assessed to be **medium** as it expected the views along the PRoW form an important part of the footpath user experience.

The susceptibility of recreational receptors is judged to be **high** where enjoyment of the countryside is a component.

The overall sensitivity of receptors is judged to be **medium/high** for walkers on the public footpath.

Magnitude of Visual Change

In terms of scale of change, the existing property will be replaced with a dwelling of a similar scale and of the same orientation. The location of the proposed property would be slightly further south, to the right in this view.

New tree planting is proposed in front of the proposed western gable end, (see figure 1.4 Proposed Site Plan). The new tree planting would be visible across the mid-ground of the view, partially screening the replacement building also integrating the proposals with the surrounding landscape.

Taking the above into consideration, the size or scale of change is assessed to be **minor.**

In terms of geographical extent, the changes would be visible across a **small** proportion of the overall view.

The duration of the development is anticipated to be **permanent** and the prospect and the practicality of the effect being reversed is anticipated to be **nil.**

The overall magnitude of visual change is therefore judged to be **minor.**

Assessment of Overall Visual Effects

The overall sensitivity of the visual receptors is assessed to be **medium/high** and the overall magnitude of the change **minor**. The overall visual effects are therefore assessed to be **minor/ moderate**

Nature of Effects

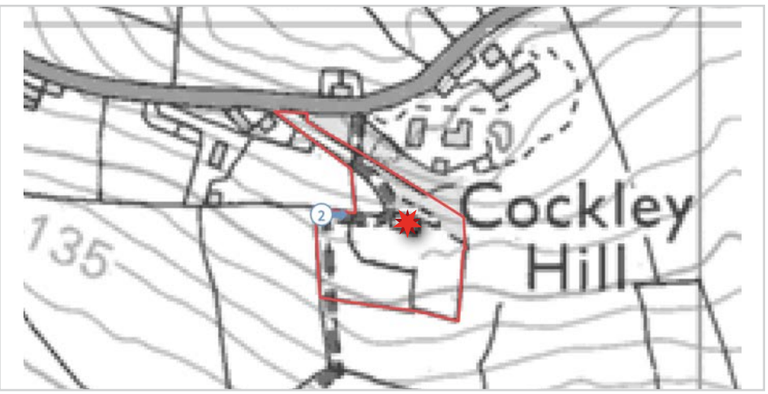
It is judged that the top of the proposed dwelling gable end would be visible over the top of the existing boundary wall and that this would neither enhance nor undermine the existing view, the nature of visual effects is assessed to be **neutral.**

Overall Visual Effects

The overall visual effect is therefore assessed as being **minor/ moderate neutral.**

Existing property location

Site boundary



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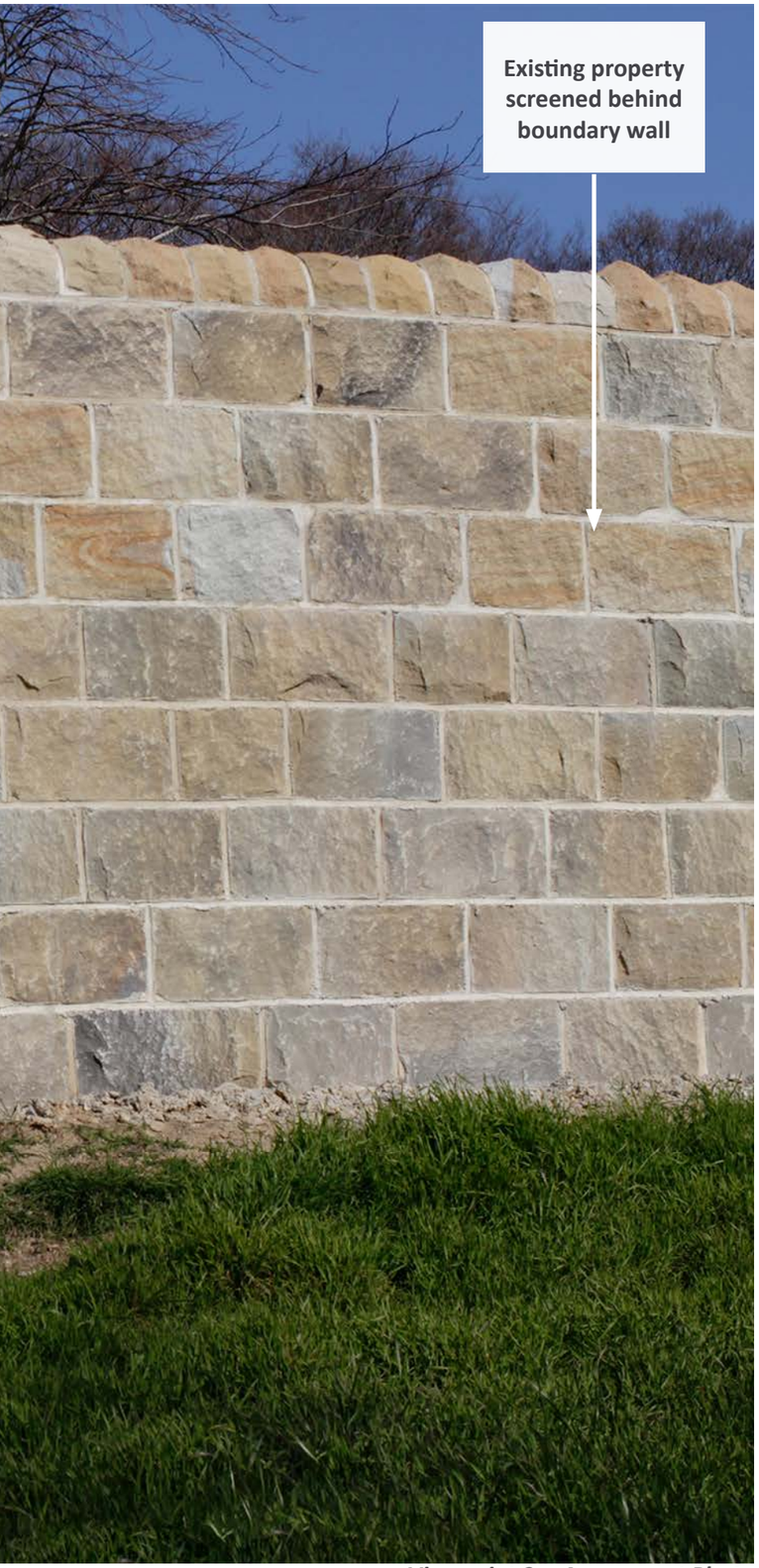
ASSESSMENT PHOTO 03

VIEWPOINT 3 PUBLIC RIGHT OF WAY, KIR/9/30, FROM SOUTHWEST CORNER OF APPLICATION SITE



Viewpoint 3 Assessment Photo

Existing Conditions

Viewpoint 3 is taken from the southwest corner of the application site along public right of way (PRoW), ref. KIR/9/30. The viewpoint is located at grid reference SE 18710 17792, approximately 74m Southwest of Whinney Close Farmhouse.

A stone boundary wall screens the view of the farmhouse.

Visual Receptors and Viewpoint Sensitivity

The visual receptors are identified as being walkers along the PRoW.

The value of the view is assessed to be **medium** as it is expected the views from the public footpath and garden form an important part of the footpath user/ residential experience.

The susceptibility of both residents and recreational receptors is judged to be **high** where enjoyment of the countryside is a component.

The overall sensitivity of receptors is judged to be **medium/high** for walkers on the public footpath.

Magnitude of Visual Change

In terms of scale of change, the replacement property, like the existing would also be screened from view, it would be screened by the existing boundary wall.

All existing trees would be retained and remain visible over the top of the boundary wall.

Taking the above into consideration, the size or scale of change is assessed to be **no change.**

In terms of geographical extent, the changes would be **'not visible' .**

The duration of the development is anticipated to be **permanent** and the prospect and the practicality of the effect being reversed is anticipated to be **nil.**

The overall magnitude of visual change is therefore judged to be **no change.**

Assessment of Overall Visual Effects

The overall sensitivity of the visual receptors is assessed to be **medium/high** and the overall magnitude of the change **no change**. The overall visual effects are therefore assessed to be **no change**

Nature of Effects

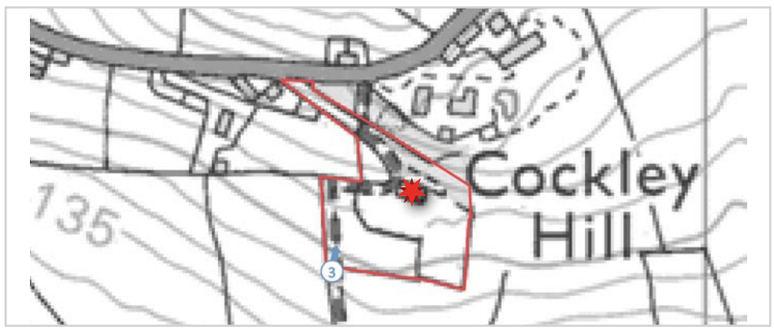
It is judged that the replacement property would not be visible and the nature of visual effects is assessed to be **neutral.**

Overall Visual Effects

The overall visual effect is therefore assessed as being **no change neutral.**

Site location

Site boundary



ASSESSMENT PHOTO 4

Viewpoint 4 Assessment Photo

VIEWPOINT 4 PUBLIC RIGHT OF WAY, KIR/9/30, SOUTH OF APPLICATION SITE

Existing Conditions

Viewpoint 4 is taken from public right of way (PRoW), ref. KIR/9/30, south of the application site. The viewpoint is located at grid reference SE 18716 17722, approximately 100m southwest of Whinney Close Farmhouse.

Whinney Close Farm is visible mid centre view, partially screened behind the stone boundary wall.

Visual Receptors and Viewpoint Sensitivity

The visual receptors are identified as being walkers along the PRoW.

The value of the view is assessed to be **medium** as it is expected the views from the public footpath and garden form an important part of the footpath user/ residential experience.

The susceptibility of both residents and recreational receptors is judged to be **high** where enjoyment of the countryside is a component.

The overall sensitivity of receptors is judged to be **medium/high** for the residents of Whinney Close Farm and walkers on the public footpath.

Visual Receptors and Viewpoint Sensitivity

The visual receptors are identified as being residents of Whinney Close Farm and walkers bypassing a small section of PRoW where it passes the side of the farmhouse.

The value of the view is assessed to be **medium** as it expected the views along this route form an important part of the footpath user/residential experience.

The susceptibility of both residents and recreational receptors is judged to be **high** where enjoyment of the countryside is a component.

The overall sensitivity of receptors is judged to be **medium/high** for walkers on the public footpath.

Magnitude of Visual Change

In terms of scale of change, the existing property will be replaced with a dwelling of similar proportions and of the same orientation. The location of the proposed property would be slightly further south, towards the receptor in this view.

The top of the southern elevation of the proposed dwelling would be visible over the top of the existing boundary wall. When the existing trees are in leaf, the proposed dwelling would be further screened.

Taking the above into consideration, the size or scale of change is assessed to be **minor.**

In terms of geographical extent, the changes would be visible across a **small** proportion of the overall view.

The duration of the development is anticipated to be **permanent** and the prospect and the practicality of the effect being reversed is anticipated to be **nil.**

The overall magnitude of visual change is therefore judged to be **minor.**

Assessment of Overall Visual Effects

The overall sensitivity of the visual receptors is assessed to be **medium/high** and the overall magnitude of the change **minor**. The overall visual effects are therefore assessed to be **minor/moderate**

Nature of Effects

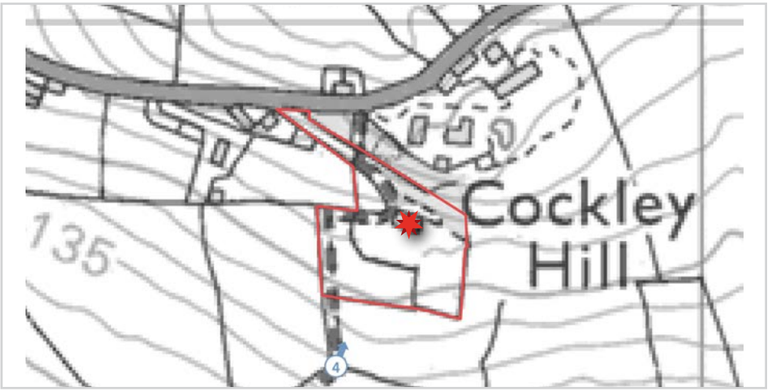
It is judged that the roof of the replacement property would be visible over the top of the existing boundary wall and this would neither enhance nor undermine the existing view, the nature of visual effects is assessed to be **neutral.**

Overall Visual Effects

The overall visual effect is therefore assessed as being **minor/moderate neutral.**

Site location

Site boundary



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ASSESSMENT PHOTO 5

Viewpoint 5 Assessment Photo

VIEWPOINT 5 PUBLIC RIGHT OF WAY, KIR/8/20, EAST OF KIRKHEATON

Existing Conditions

Viewpoint 5 is taken from a public right of way (PRoW), ref. KIR/8/20, at the eastern edge of the village of Kirkheaton, located towards the bottom of the valley. From the southern boundary of the application site, there are open views of Kirkheaton, see landscape character photograph '8'.

The viewpoint is located at grid reference SE 18337 17674 approximately 450m east of the application site.

The view is looking up north-eastwards, across a network of fields and hedgerow, towards the existing farmhouse. The white rendered gable end of Whinney Close Farm and roof is visible centre mid ground above the boundary wall.

Visual Receptors and Viewpoint Sensitivity

The visual receptors are identified as being residents of Kirkheaton and walkers along the PRoW.

The value of the view is assessed to be **medium** as it is expected the views from this location form an important part of the footpath user/residential experience.

The susceptibility of both residents and recreational receptors is judged to be **high** where enjoyment of the countryside is a component.

The overall sensitivity of receptors is judged to be **medium/high** for the residents of Whinney Close Farm and walkers on the public footpath.

Magnitude of Visual Change

In terms of scale of change, the proportion of the view occupied by the proposed changes will be minimal. The replacement property would integrate well into the wider landscape; it would built with local stone and be further screened by new tree planting.

Taking the above into consideration, the size or scale of change is assessed to be **negligible.**

In terms of geographical extent, the changes would be visible across a **negligible** proportion of the overall view.

The duration of the development is anticipated to be **permanent** and the prospect and the practicality of the effect being reversed is anticipated to be **nil.**

The overall magnitude of visual change is therefore judged to be **negligible.**

Assessment of Overall Visual Effects

The overall sensitivity of the visual receptors is assessed to be **medium/high** and the overall magnitude of the change **negligible**. The overall visual effects are therefore assessed to be **minor/negligible**

Nature of Effects

It is judged that the replacement property would have negligible visual effects on the landscape and that the nature of the effects would be **neutral.**

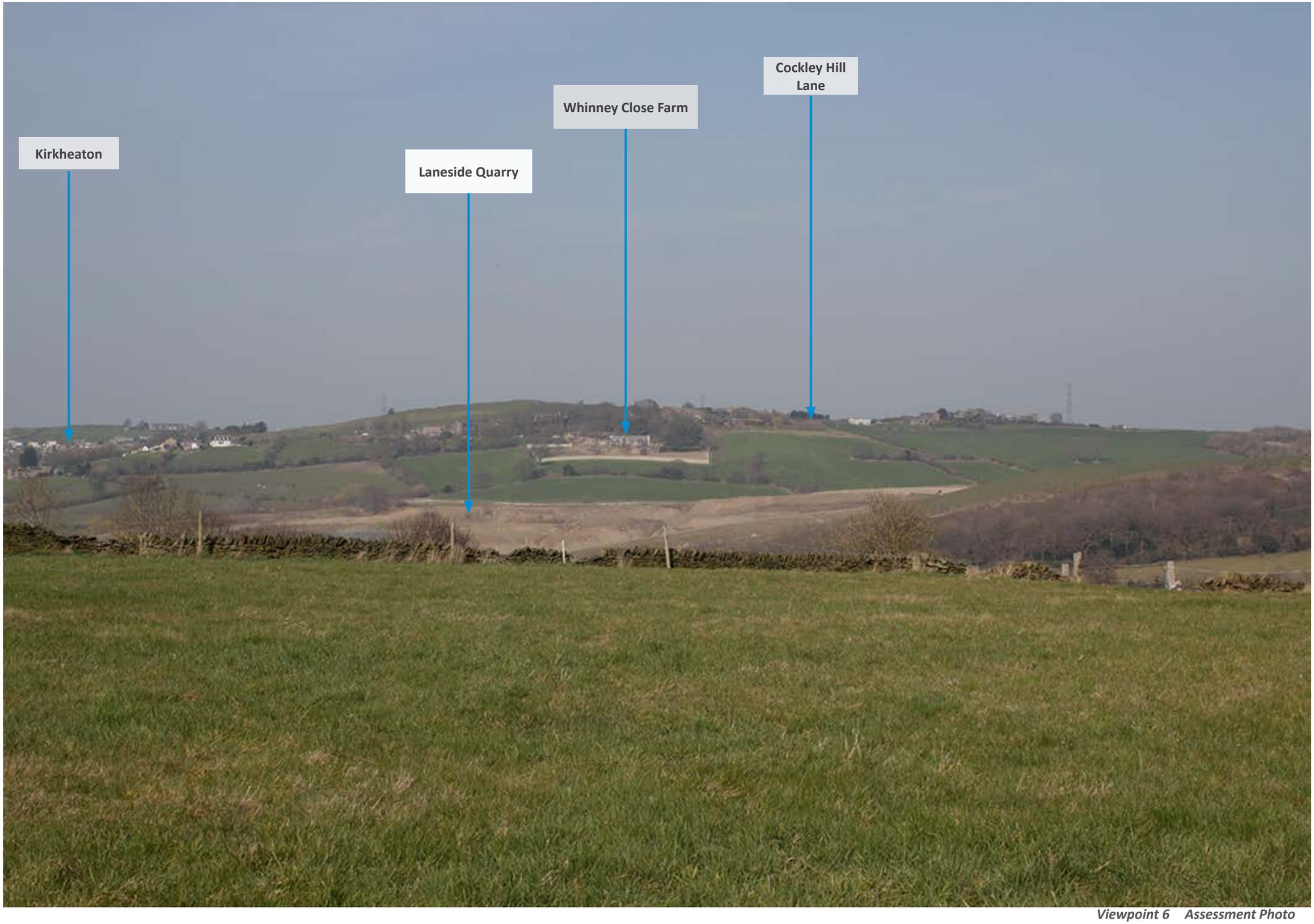
Overall Visual Effects

The overall visual effect is therefore assessed as being **minor/negligible neutral.**

Site location

Site boundary

ASSESSMENT PHOTO 6



Viewpoint 6 Assessment Photo

VIEWPOINT 6 GAWTHORPE, PUBLIC RIGHT OF WAY, KIR/13/40

Existing Conditions

Viewpoint 6 is taken from a public right of way (PRoW), ref. KIR/13/40, just west of the hamlet of Gawthorpe, located on the other side of the valley to the application site.

The viewpoint is located at grid reference SE 18631 16439 approximately 1.4km south of the application site.

This is a long-distance open view across the valley, looking north towards Whinney Close Farm centre-view. The village of Kirkheaton is visible to the left, mid-ground.

Visual Receptors and Viewpoint Sensitivity

The visual receptors are identified as being primarily walkers along the PRoW. Gawthorpe residents and agricultural workers are also identified as receptors from this location.

The value of the view is assessed to be **medium** as it is expected the views from this location form an important part of the footpath user/residential experience.

The susceptibility of both recreational and residential receptors is judged to be **high** where enjoyment of the countryside is a component.

The overall sensitivity of receptors is judged to be **medium/high** for walkers on the public footpath and residents of Gawthorpe.

The susceptibility would be reduced for agricultural workers where attention is generally less likely to be focused on views of the countryside. It is noted that whilst the sensitivity of agricultural workers will be reduced, this assessment is based upon a worst-case scenario.

Magnitude of Visual Change

In terms of scale of change, the proportion of the view occupied by the proposed changes will be very minimal. The replacement property would integrate well into the wider landscape; it would built with local stone and existing trees would be retained.

Taking the above into consideration, the size or scale of change is assessed to be **negligible.**

The geographical extent is assessed to be **negligible**, the changes would be barely perceptible due to the long distance of the view.

The duration of the development is anticipated to be **permanent** and the prospect and the practicality of the effect being reversed is anticipated to be **nil.**

The overall magnitude of visual change is therefore judged to be **negligible.**

Assessment of Overall Visual Effects

The overall sensitivity of the visual receptors is assessed to be **medium/high** and the overall magnitude of the change **negligible**. The overall visual effects are therefore assessed to be **minor/ negligible.**

Nature of Effects

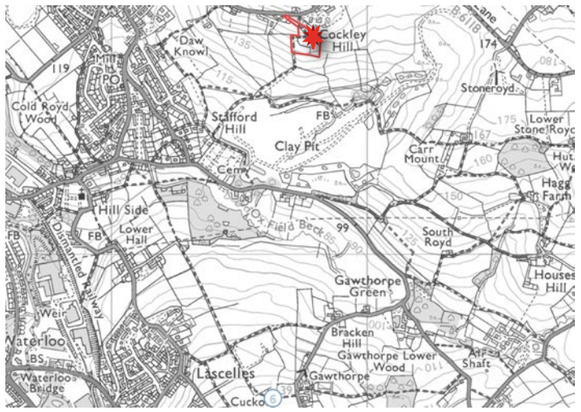
It is judged that the replacement property would have negligible visual effects on the landscape and that the nature of the effects would be **neutral.**

Overall Visual Effects

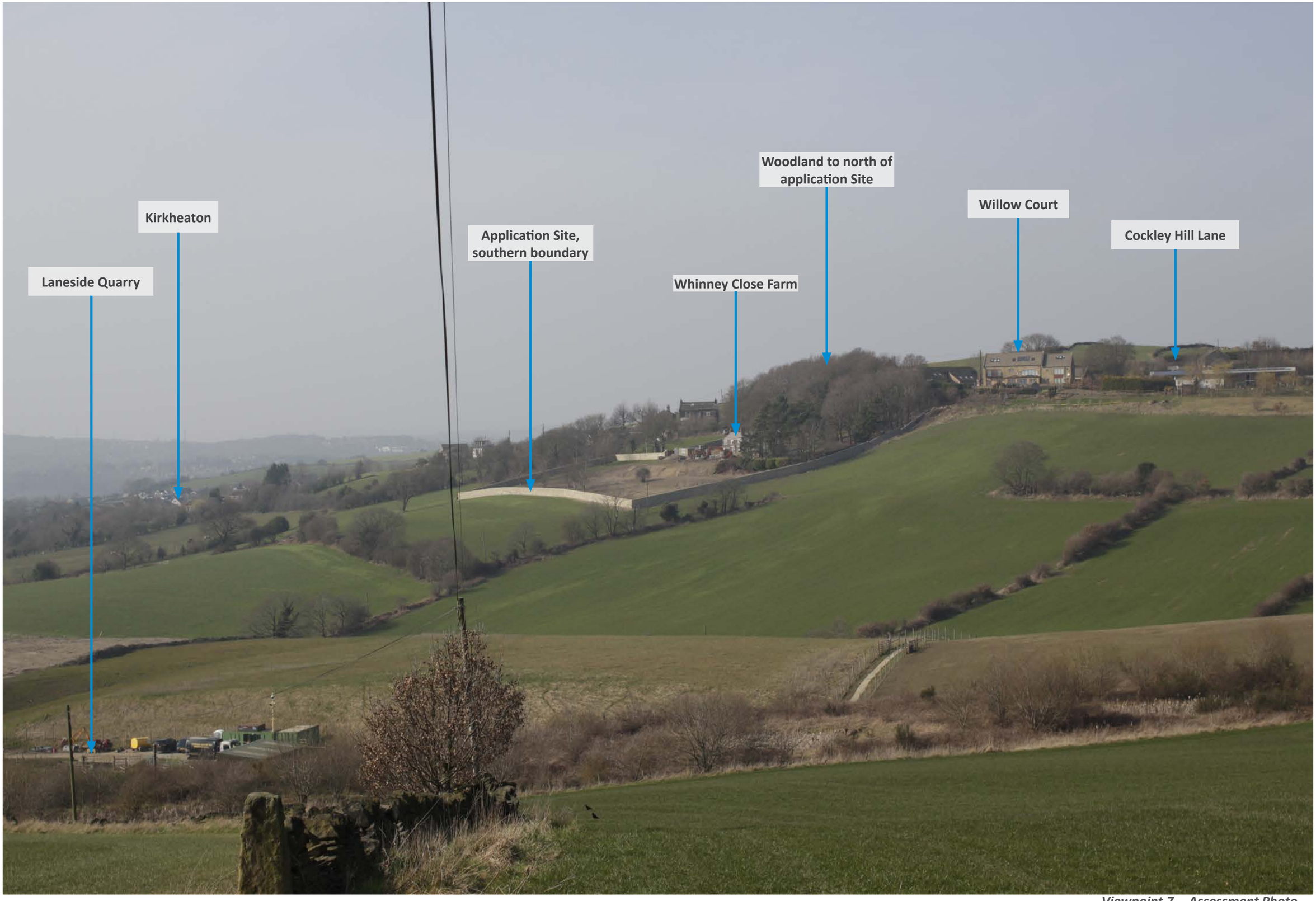
The overall visual effect is therefore assessed as being **minor/negligible neutral.**

Site location

Site boundary



ASSESSMENT PHOTO 7



Viewpoint 7 Assessment Photo

VIEWPOINT 7 PUBLIC RIGHT OF WAY, KIR/10/10, CARR MOUNT

Existing Conditions

Viewpoint 7 is taken from a public right of way (PRoW), ref. KIR/10/10, at Carr Mount approximately 600m south-east of the application site.

The viewpoint is located at grid reference SE 19217 17434.

The view is looking north-west, across Laneside quarry, towards Whinney Close Farm which is centre-view. The view of Whinney Close Farm is in the direction of travel along the PRoW when walking east to west from Carr Mount towards Kirkheaton.

Visual Receptors and Viewpoint Sensitivity

The visual receptors are identified as being predominately walkers along the PRoW, agricultural workers are also identified as receptors from this location.

The value of the view is assessed to be **medium to low.** It is expected the views from this location form an important part of the footpath user experience however the value is reduced due to the proximity of Laneside quarry, a detracting feature across the mid-ground of the view.

The susceptibility for recreational receptors is judged to be **high** where enjoyment of the countryside is a component.

The overall sensitivity of receptors is judged to be **medium** for walkers on the public footpath.

The susceptibility would be reduced for agricultural workers where attention is generally less likely to be focused on views of the countryside. It is noted that whilst the sensitivity of agricultural workers will be reduced, this assessment is based upon a worst-case scenario.

Magnitude of Visual Change

In terms of scale of change, the proportion of the view occupied by the proposed changes will be very minimal. The replacement property would integrate well into the wider landscape; it would built with local stone and existing trees would be retained. The copse of trees to the east of the existing farmhouse would partially screen the proposed property.

Taking the above into consideration, the size or scale of change is assessed to be **negligible.**

In terms of geographical extent, the changes would be visible across a **negligible** proportion of the overall view.

The duration of the development is anticipated to be **permanent** and the prospect and the practicality of the effect being reversed is anticipated to be **nil.**

The overall magnitude of visual change is therefore judged to be **negligible.**

Assessment of Overall Visual Effects

The overall sensitivity of the visual receptors is assessed to be **medium** and the overall magnitude of the change **negligible**. The overall visual effects are therefore assessed to be **minor/negligible**

Nature of Effects

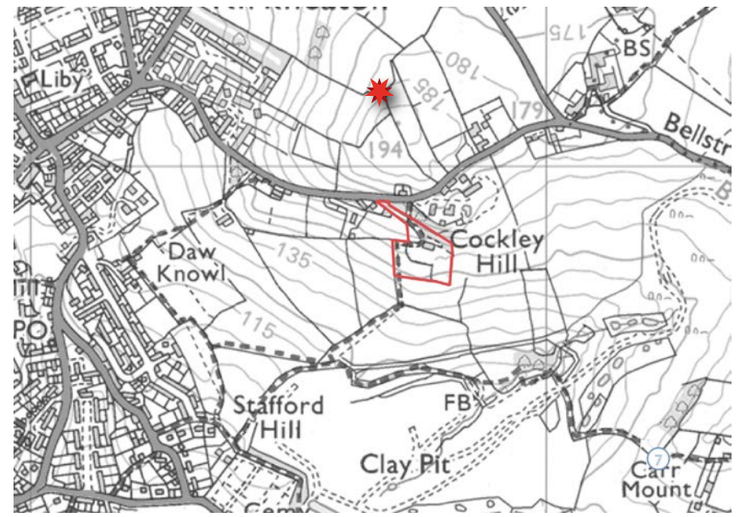
It is judged that the replacement property would have negligible visual effects on the landscape and that the nature of the effects would be **neutral.**

Overall Visual Effects

The overall visual effect is therefore assessed as being **minor/negligible neutral.**

Site location

Site boundary



Appendix 1
Methodology

APPENDIX: METHODOLOGY

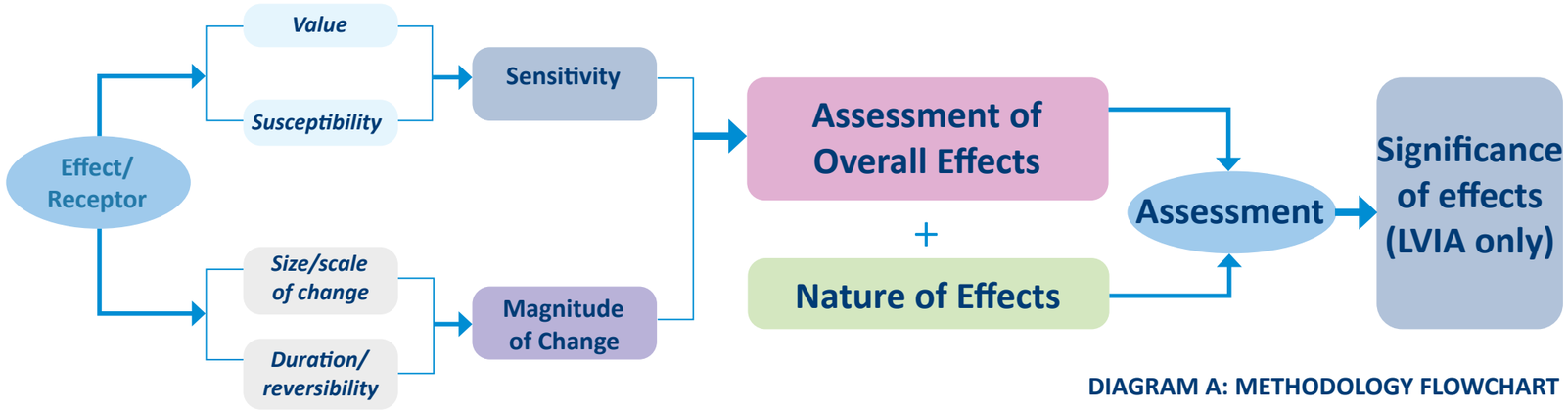


DIAGRAM A: METHODOLOGY FLOWCHART

Landscape and Visual Impact Assessment (LVIA) is a process used to identify the effects resulting from development on landscape, as an environmental resource in its own right, and on people's views and visual amenity, paragraph 1.1, Guidelines for Landscape and Visual Impact Assessment 3rd Edition published by The Landscape Institute and the Institute of Environmental Management & Assessment in April 2013 (GLVIA3). Paragraph 2.22 identifies that although inter-related they should be assessed separately.

The components of LVIA are:

- **Project description** – a description of the proposed development for the purpose of the assessment, identifying the main features of the proposals and the extent and size of elements.
- **Baseline studies** – Establishes the existing nature of the landscape and visual environment of the study area, including any relevant changes likely to occur independently of the proposed development. It draws upon information gathered during desk study and field survey work as well as planning designations intended to protect landscape and visual amenity and existing published landscape character assessments at national, county and district scales. Where relevant other sources of information such as historic landscape character assessments are identified to further refine the understanding of the landscape.
- **Identification and description of effects** – the systematic identification and description of the effects likely to occur, including whether the effects are adverse or beneficial.
- **Assessing the significance of effects** – the transparent identification of the likely significance of the identified effects. The Landscape Institute's Statement of Clarification 1/13 advises that assessing "significance of effect" is not appropriate to informal appraisals (for example '**Landscape and Visual Appraisals' (LVAs)**).
- **Mitigation** – Makes proposals for measures designed to avoid/prevent, reduce or offset (or compensate for) significant adverse effects. (GLVIA3 Table 3.1).

ASSESSING LANDSCAPE CHARACTER EFFECTS

Landscape baseline information is combined with an understanding of the development and how it would change the landscape to identify and describe the landscape effects. This requires an understanding of the components of the landscape (landscape receptors) likely to be affected. Landscape receptors include individual elements such as hedges or fields, aesthetic characteristics such as tranquillity or openness and the defined character of the landscape character area or landscape type.

Identifying landscape effects requires an assessment of the sensitivity of the landscape receptors to the proposed development and the magnitude of effect which would be experienced by each receptor.

LANDSCAPE SENSITIVITY

The sensitivity of landscape receptors is assessed by combining judgements about the susceptibility of the receptor to the change proposed and the perceived value attached to the landscape (GLVIA 5.39).

Landscape value

Landscapes may be valued at an international, national, local or community level and landscape designations provide an initial indication of value as follows:

Table A Indicators of Landscape Value

Landscape Value	Designation
International	World Heritage Site
National	National Parks and Areas of Outstanding Natural Beauty (AONBs) Registered Parks and Gardens, Registered Battlefields
Local	Local landscape designations often identified in Local Plans at the local authority level e.g. Special Landscape Areas
Community	No formal designation but valued locally by people
Negligible	Not used or viewed by residents or visitors

Landscape outside of a formally designated area should also be considered to have such value where it contributes to the special qualities of the designated site. Such areas are referred to as the setting of a designation.

Landscape designations provide a starting point for judging landscape value. However, areas that are not formally designated may be valued at a local authority or community level. The following criteria can help in the identification of value.

Table B Factors considered in Assessing Landscape Value (Box 5.1 GLVIA3)

Factor	Criteria
Landscape Quality	The physical state of the landscape. The presence of characteristic features and their condition and the general absence of detracting features that are atypical
Scenic Quality	The appeal of the landscape to the senses through factors such as clear and recognisable landscape pattern, land cover, scale, colour, texture, simplicity, diversity
Rarity	The presence of rare features or elements in the landscape or the presence of a rare Landscape Character Type
Representativeness	The presence of landscape character, features or elements considered to be important examples
Conservation Interests	The presence of ecological, geological, cultural heritage features and landscapes features where they contribute to the experience of landscape. Features may include SSSIs, TPOs, listed buildings, conservation areas, registered parks and gardens
Recreation Value	Evidence that the landscape is valued for recreational activity where experience of the landscape is important
Perceptual aspects	A site's perceptual qualities such as openness, wildness and/ or tranquillity
Associations	Evidence that the landscape is culturally important. This is evidenced through an association with people such as writers or artists or historical events or cultural traditions

APPENDIX: METHODOLOGY

Susceptibility to change

This refers to the ability of the landscape receptor, whether that be a particular landscape character area or type, an individual element or an aesthetic or perceptual aspect, to "accommodate the proposed development without undue adverse consequences for the baseline situation and/or the achievement of landscape planning policies and strategies" (GLVIA para 5.40)

Table C Factors considered in Judging Landscape Receptor Susceptibility

Susceptibility	Criteria
High	The landscape receptor is highly susceptible to the proposed change and has no ability or very limited ability to accommodate the change. The proposal would change the overall character, or alter or remove individual elements or features or change the aesthetic and perceptual quality of the landscape or introduce incongruous elements.
Medium	The landscape receptor is moderately susceptible to the proposed change and has some ability to accommodate the proposed change without changing the overall character, or individual elements, features or aesthetic or perceptual characteristics are moderately capable of tolerating the change
Low	The landscape receptor is able to accommodate the proposed change with minimal change to the overall character, individual elements, features or aesthetic or perceptual characteristics.

Landscape Sensitivity

The sensitivity of the landscape receptor is judged by combining the value of the landscape receptor with its susceptibility to the change proposed. The below table acts a guide:

The overall **Sensitivity** is judged on a scale of **High, Medium, Low, Very Low.**

Table D Overall Landscape Sensitivity

		Susceptibility of Receptor		
		High	**Medium**	**Low**
Landscape Value	**International**	High	High	Medium
	National	High	High	Medium
	Local	High	Medium	Low
	Community	Medium	Low	Very Low
	Negligible	Low	Very low	Very Low

MAGNITUDE OF CHANGE

As identified in GLVIA paragraph 5.48 each effect on a landscape receptor needs to be assessed in terms of its size or scale, its geographical extent, its duration and reversibility as follows:

Table E Factors considered in Judging Magnitude of Landscape Change

Factor	Consideration
Size or scale of change	Categorised on a scale of **Major**, **Moderate**, **Minor** or **Negligible** The extent of existing landscape elements that will be lost, the proportion of the total extent that this represents and the contribution of that element to the character of the landscape The degree to which aesthetic or perceptual aspects of the landscape are altered either by removal of existing components of the landscape or additions of new ones Whether the effect changes the key characteristics of the landscape, which are critical to its distinctive character
Geographical extent	Categorised on a scale of: Site Local **Small**: at site level, within the development site itself or at the level of the immediate setting of the site; District/ Borough **Medium**: at the scale of the landscape type or character area within which the proposal lies; Regional National **Large**: where the development influences several landscape types or character areas.
Duration	The durations of changes due to the development are categorised as: **Short term**: zero to five years **Medium term**: five to ten years **Long term**: ten to twenty-five years **Permanent**: more than twenty-five
Reversibility	The prospect and the practicality of the effect being reversed

The overall **Magnitude of Change** is judged on a scale of :

High, Medium, Low, Very Low, No Impact

ASSESSMENT OF OVERALL LANDSCAPE EFFECTS

The overall identification of landscape effects is arrived at by combining the separate judgements about the sensitivity of the landscape receptors (value and susceptibility) with the magnitude of the change (size/scale, geographical extent, duration and reversibility). The table below summarises how these judgements are combined to identify and overall level of landscape effect.

The **Assessment of Overall Landscape Effects** is judged on a scale of **Major, Moderate, Minor, Negligible, No Change**:

Table F Overall Landscape Effects

		Sensitivity			
		High	**Medium**	**Low**	**Very Low**
Magnitude of Change	**High**	Major	Major	Moderate	Minor
	Medium	Major	Moderate	Minor	Negligible
	Low	Moderate	Minor	Negligible	Negligible
	Very Low	Minor	Negligible	Negligible	Negligible
	No Impact	No Change	No Change	No Change	No Change

It is important to note that the values in the above table do not represent fixed levels of effect and the range of values should be regarded as a continuous scale ranging from Major through to Negligible. The rationale for arriving at judgements is clearly described in the report.

NATURE OF LANDSCAPE EFFECTS

The nature of landscape effects can be **adverse**, **beneficial** or **neutral.** Adverse effects are changes that reduce the quality of the landscape resource. Beneficial effects are changes that are improve the quality of the landscape resource. Neutral effects are changes that neither enhance nor undermine the landscape resource.

SIGNIFICANCE OF EFFECTS (LVIA ONLY)

- Effect significance- **'Moderate'** or **'major'** effects are deemed to be **'significant'**
- **'Minor'** effects are **'not significant'**, although they may be a matter of local concern
- **'Negligible'** and **'No Change'** effects are **'not significant'** and not a matter of local concern

APPENDIX: METHODOLOGY

ASSESSING VISUAL EFFECTS

Visual effects are experienced by people (visual receptors) whose views may be affected by development proposals. They include users of public rights of way, recreational facilities where appreciation of the landscape is a key component of the activity, and people travelling through an area either while visiting or working/living there, residents or people at their place of work. The assessment of visual effects is a methodical assessment of the sensitivity of the visual receptor to the type of change proposed combined with the scale or magnitude of change resulting in the level of visual effect experienced by each visual receptor.

VIEWPOINT SELECTION

Viewpoints are taken from publicly accessible locations and are selected to represent views of groups of people likely to experience a change in their view.

VISUAL SENSITIVITY

The sensitivity of visual receptors is defined by combining the value of the view with the susceptibility of the visual receptor to the change proposed.

Value

The value of a view is identified with reference to landscape-related designations, planning policy, cultural heritage designations, appearance in guidebooks, tourist maps or by evidence of elements such as seating, interpretative panels. The assessment of the value of views is categorised on a scale of **High, Medium, or Low** and is summarised in the table below:

Table G Indicators of the Value of View

Value	Criteria
High	Views from nationally recognised viewpoints or nationally designated landscapes or important heritage assets, Views of importance to visitors e.g. in guidebooks/on maps/provision of interpretation/parking/referred to in literature or art. Views associated with popular visitor attractions where views form an important part of the visitor experience Views associated with nationally recognised walking routes where views form an important part of the user experience
Medium	Views from locally or regionally recognised viewpoints or locally or regionally designated landscapes or heritage assets, Views of local importance to visitors e.g. in guidebooks/on maps/provision sometimes with the provision of interpretation/parking Views associated with local attractions where views form an important part of the visitor experience Views associated with recognised walking routes where views form an important part of the user experience
Low	Views from locations with no formal planning designation or cultural heritage association Views from locations that are not popular visitor designations Locations where views are not part of the visitor/residential experience

These criteria are provided for guidance only and are not intended to be absolute.

Susceptibility of visual receptors to change

The susceptibility of a visual receptor differs depending on the activity of the receptor at a location and the degree to which their attention is focussed on the view. The assessment of the value of views is categorised on a scale of **High**, **Medium**, or **Low** and is summarised in the table below:

Table H Factors considered in Judging Visual Receptor Susceptibility

Susceptibility	Criteria
High	• Residents; • People engaged in outdoor recreation where the purpose of that recreation is the enjoyment of the countryside • Visitors to recognised viewpoints or beauty spots, or to designated buildings or landscapes where the wider landscape setting contributes to or adds value to the experience. • Users of Public Rights of Way with predominantly open views • Visitors to cultural heritage assets or other visitor attractions where views of the countryside are an important part of the visitor experience; • Settlements where views contribute to the landscape setting enjoyed by the residents; and • Travellers on scenic routes where views of the countryside are an important component of the visitor experience • Non-motorised users of minor or unclassified roads in the countryside • Occupiers at places of work where views contribute to quality of working life.
Medium	• Views experienced intermittently or by a moderate number of people or for a moderate length of time. • Travellers on transport routes, where attention is generally less likely to be focused on views of the countryside.
Low	• People engaged in outdoor sport or recreation where appreciation of views of the countryside is not an component • Occupiers at places of work where views do not contribute to quality of working life. • Travellers along routes where views of the countryside are not relevant to the experience

The sensitivity of a visual receptor is identified by combining the value of the view with the susceptibility of the visual receptor to the change proposed and is summarised in the following table:

Table I Factors considered in Judging Visual Receptor Sensitivity

		Value		
		High	**Medium**	**Low**
Susceptibility	**High**	High	High	Medium
	Medium	High	Medium	Low
	Low	Medium	Low	Very Low

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