APPENDIX A METHODOLOGY

LANDSCAPE AND VISUAL EFFECTS

1 General

1.1 In landscape and visual assessments, a distinction is normally drawn between landscape effects (i.e. effects on the character or quality of the landscape, irrespective of whether there are any views of the landscape, or viewers to see them) and visual effects (i.e. effects on people's views of the landscape, principally from residential properties, but also from public rights of way and other areas with public access). Thus, a development may have extensive landscape effects but few visual effects (if, for example, there are no properties or public viewpoints), or few landscape effects but significant visual effects (if, for example, the landscape is already degraded or the development is not out of character with it, but can clearly be seen from many residential properties).

1.2 The core methodology followed is that set out in the 'Guidelines for Landscape and Visual Impact Assessment', produced jointly by the Institute of Environmental Management and Assessment and the Landscape Institute ('the GLVIA', 1995, revised 2002 and 2013). The document 'Landscape Character Assessment, Guidance for England and Scotland, 2002' (The Countryside Agency and Scottish Natural Heritage) also stresses the need for a holistic assessment of landscape character, including physical, biological and social factors. This document notes that '*Landscape is about the relationship between people and place*.'

1.3 Further information is set out in 'An Approach to Landscape Character Assessment', October 2014 (Christine Tudor, Natural England) to which reference is also made. This paper notes that 'Landscape' is defined in the European Landscape Convention as: '*Landscape is an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors*'.

1.4 The GLVIA guidance is on the principles and process of assessment, and stresses that the detailed approach adopted should be appropriate to the task in hand. It notes that professional judgement is at the core of LVIA, and that while some change can be quantified (for example the number of trees which may be lost), '*much of the assessment must rely on qualitative judgements*' (GLVIA, section 2.23), and the Landscape Institute's Technical Committee has advised that the 2013 revision of the GLVIA '*places greater emphasis on professional judgement and less emphasis on a formulaic approach*'. The judgements made as part of the assessment were based on the tables set out below.

1.5 Assessment of the baseline landscape was undertaken by means of a desk study of published information, including Ordnance Survey mapping and landscape character assessments at national, county and local scales.

2 Methodology for this Assessment

2.1 For the purposes of this assessment, the guidance set out above was generally adhered to, with the following specific refinements:

1. Landscape and visual effects were assessed in terms of the magnitude of the change brought about by the development (also referred to in the GLVIA as the *'nature of the effect'*, though as effects are the end product of the assessment, rather than one of the inputs to it, the term change is used to avoid confusion) and also the sensitivity of the resource affected (also referred to in the GLVIA as the '*nature of the receptor'*). There is some confusion in the guidance about the term 'impact'; the overall process is known as Landscape and Visual Impact Assessment, but what is actually assessed is more usually referred to as effects, and the GLVIA does also use the word 'impact' to mean the action being taken, or the magnitude of change. In order to avoid this source of confusion, this assessment does not use the word 'impact', but instead refers to the **magnitude of change** caused by the development, which results (in combination with the sensitivity of the resource affected) in landscape and visual **effects**.

2. Landscape and visual effects have been considered in terms of whether they are direct or indirect, short term/temporary or long term/permanent, and beneficial or adverse. It is also important to consider the area over which the effects may be felt, and to note that effects will generally tend to decline with distance from the development in question, so the scale at which the judgement is made will affect the level of significance of the effects.

3. The **magnitude of change** will generally decrease with distance from its source, until a point is reached where there is no discernible change. It will also vary with factors such as the scale and nature of the proposed development, the proportion of the view that would be occupied by the development, whether the view is clear and open, or partial and/or filtered, the duration and nature of the change (e.g. temporary or permanent, intermittent or continuous etc), whether the view would focus on the proposed development or whether the development would be incidental in the view, and the nature of the existing view (e.g. whether it contains existing detracting or intrusive elements).

4. In terms of **sensitivity**, residential properties were taken to be of high sensitivity in general, although this can vary with the degree of openness of their view (see Table 7 below). Landscapes which carry a landscape quality designation and which are otherwise attractive or unspoilt will in general be more sensitive, while those which are less attractive or already affected by significant visual detractors and disturbance will be generally less sensitive (see Table 4 below).

5. For both landscape and visual effects, the assessment is of the development **complete with the proposed mitigation measures**. Those measures are part of the proposed development, and there has therefore been no assessment of a hypothetical, unmitigated development. However, as the mitigation measures involve planting, they will take time to become effective, and the assessment therefore makes allowance for this, considering an initial scenario in the winter of the first year after planting and then a future scenario where the planting has begun to mature.

6. The GLVIA suggests in section 3.32 that an assessment should distinguish between significant and non-significant effects (based on the fact that the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 require the assessment of '*direct and indirect significant effects*' on the environment). Where an assessment forms part of a wider EIA and is summarised in an Environmental Statement (ES), that judgment may be for the editor of the ES to make, but in an assessment which is not part of an EIA, it should be noted that the GLVIA makes it clear in section 3.34 that '*effects not considered to be significant will not be completely disregarded*', and therefore adverse landscape and visual effects of any level (other than no effect or negligible) should be carried forwards by the decision maker into the overall planning balance, as they still constitute harm (or benefit).

LANDSCAPE EFFECTS

7. **Landscape change** was categorised as shown in Table 1 below, where each level (other than no change) can be either beneficial or adverse:

Table 1 ~ Magnitude of Landscape Change	
Category	**Definition**
No change	No loss or alteration of key landscape characteristics, features or elements.
Negligible	Very minor loss or alteration (or improvement, restoration or addition) to one or more key landscape characteristics, features or elements.
Low	Minor loss of or alteration (or improvement, restoration or addition) to one or more key landscape characteristics, features or elements.
Medium	Partial loss of or damage (or improvement, restoration or addition) to key characteristics, features or elements.
High	Total or widespread loss of, or severe damage (or major improvement, restoration or addition) to key characteristics, features or elements.

8. **Landscape quality** was judged on site by an experienced assessor, with reference to the criteria shown in Table 2 below. **Landscape condition** (i.e. the physical state of the landscape, including its intactness and the condition of individual landscape elements) can have a bearing on landscape quality, as indicated.

Table 2 ~ Criteria for Determining Landscape Quality	
Category	**Typical Criteria** [1]
Very high quality	National Park or Area of Outstanding Natural Beauty standard - the area will usually (though not necessarily, especially for small areas) be so designated. It is also possible that some parts of designated areas may be of locally lower quality, if affected by detractors. Will generally be a landscape in good condition, with intact and distinctive elements.
High quality	Attractive landscape, usually with a strong sense of place, varied topography and distinctive landscape or historic features, and few visual detractors. Will generally be a landscape in good condition, with intact and distinctive elements.
Medium quality	Pleasant landscape with few detractors but with no particularly distinctive qualities. Will generally be a landscape in medium condition, with some intact elements.
Low quality	Unattractive or degraded landscape, affected by visual detractors. Will generally be a landscape in poor condition, with few intact elements.

1. Note that the above criteria are indicators of the types of landscapes which may be judged to be of the given quality - they are not intended to be applied in full or literally in all cases.

9. The quality of the landscape is one element which goes into the consideration of **landscape value**, which also takes account of other factors, including rarity, representativeness, conservation interests, recreational value and perceptual aspects such as wildness or tranquillity - these are some of the factors listed for the consideration of landscape value in Box 5.1 of the GLVIA on its page 84.

10. Box 5.1 has come to be used as a default method for determining landscape value, and is frequently referenced. However, it should be noted that it appears in the GLVIA under the heading of 'Undesignated landscapes', and also predates the February 2019 NPPF, which states that valued landscapes should be protected and enhanced '*in a manner commensurate with their statutory status or identified quality in the development plan*'. This shows that landscapes which have statutory protection (i.e. AONBs and National Parks) or an identified quality in the development plan should be regarded as valued, and secondly that the protection to be afforded to valued landscapes will vary with their status, with statutorily protected landscapes receiving the highest level of protection, and landscapes recognised and protected by development plan policies valued and protected at a lower level, but still above that of ordinary countryside. It is also often useful to include some consideration of the function that an area of landscape may have in determining its value, for example if it plays a role in the separation and setting of settlements.

11. The GLVIA considers landscape value as a measure to be assessed in association with landscape character, in order to avoid consideration only of how scenically attractive an area may be, and thus to avoid undervaluing areas of strong character but little scenic beauty. It is defined in the glossary of the GLVIA as:

'The relative value that is attached to different landscapes by society. A landscape may be valued by different stakeholders for a whole variety of reasons.'

Landscape value was judged on site by an experienced assessor, with reference to the above discussion and the criteria shown in Table 3 below.

Table 3 ~ Criteria for Determining Landscape Value

Category	Typical Criteria [1]
Very High Value	Often very high quality landscapes, usually in good condition, with intact and distinctive elements. Will often (though not necessarily, especially for small areas) be a statutorily designated landscape with strong scenic qualities. May have significant recreational value at national or regional scale and include recognised and/or popular viewpoints. May have a strong functional element, for example in providing an open gap between settlements. May also be a rare landscape type, or one with strong wildlife, cultural or other interests or connections.
High Value	Often high quality landscapes, usually in good condition, with some intact and distinctive elements. Will sometimes be a designated landscape with strong scenic qualities. May have significant recreational value at a local scale and include some recognised and/or popular viewpoints. May be a rare landscape type, or one with some wildlife, cultural or other interests or connections. May be a landscape of limited quality, but with a strong functional element, for example in providing an open gap between settlements.
Medium Value	Often pleasant, medium quality landscapes, usually in reasonable condition, with some intact or distinctive elements. Unlikely to be a statutorily or locally designated landscape, but may have some localised scenic qualities. May have some recreational value at a local scale or include some local viewpoints, or have a functional role, for example in providing an open gap between settlements. May have some wildlife, cultural or other interests or connections.
Low Value	Likely to be a lower quality landscape, usually in poor condition, with few intact or distinctive elements. Likely to have limited recreational value at a local scale with no significant viewpoints. Few if any wildlife, cultural or other interests or connections.

1. Note that the above criteria are indicators of the types of landscapes which may be judged to be of the given value - they are not intended to be applied in full or literally in all cases.

12. The assessment of landscape value is then carried forward into the determination of landscape sensitivity.

13. **Landscape sensitivity** relates to the ability of the landscape to accommodate change of the type and scale proposed without adverse effects on its character (i.e. its susceptibility to change), and also to the value of the landscape concerned. As noted in the GLVIA (section 5.39), sensitivity is '*specific to the particular project or development that is being proposed and to the location in question*'. Susceptibility is defined in the GLVIA as '*The ability of a defined landscape or visual receptor to accommodate the specific proposed development without undue negative consequences*.' Susceptibility is judged according to the criteria set out in Table 4 below.

Table 4 ~ Criteria for Determining Landscape Susceptibility

Category	Typical Criteria [1]
High Susceptibility	A landscape with a low capacity to accommodate change, either because the change in question would be large scale and/ or out of character with the existing landscape, or because the landscape has little capacity to accept or absorb that change which would be poorly screened and readily visible. The change would conflict with the existing character of the landscape.
Medium Susceptibility	A landscape with a moderate capacity to accommodate change, either because the change in question would be generally in scale and/ or character with the existing landscape, or because the landscape has some capacity to accept or absorb that change, which would be partially screened. The change would conflict with the existing character of the landscape to some extent.
Low Susceptibility	A landscape with a high capacity to accommodate change, either because the change in question would be small scale and/ or in keeping with the existing landscape, or because the landscape has a high capacity to accept or absorb that change which would be well screened. The change would complement the existing character of the landscape.

1. Note that the above criteria are indicators of the types of landscapes which may be judged to be of the given level of susceptibility - they are not intended to be applied in full or literally in all cases.

14. The judgement as to sensitivity combines judgements on susceptibility and value. A landscape of high sensitivity will tend be one with a low ability to accommodate change and a high value, and vice versa. Landscape sensitivity was judged according to the criteria set out in Table 5 below, taking into account factors such as the presence or absence of designations for quality and the nature of the proposed change.

Table 5 ~ Criteria for Determining Landscape Sensitivity	
Sensitivity	**Typical Criteria**
Very High	A landscape with a very low ability to accommodate change because such change would lead to a significant loss of valuable features or elements, resulting in a significant loss of character and quality. Development of the type proposed would be discordant and prominent. Will normally occur in a landscape of very high or high quality or value.
High	A landscape with limited ability to accommodate change because such change would lead to some loss of valuable features or elements, resulting in a significant loss of character and quality. Development of the type proposed would be discordant and visible. Will normally occur in a landscape of high quality or value, but can also occur where the landscape is of lower quality but where the type of development proposed would be significantly out of character.
Medium	A landscape with reasonable ability to accommodate change. Change would lead to a limited loss of some features or elements, resulting in some loss of character and quality. Development of the type proposed would be visible but would not be especially discordant. Will normally occur in a landscape of medium quality or value, a low quality/value landscape which is particularly sensitive to the type of change proposed, or a high quality/value landscape which is well suited to accommodate change of the type proposed.
Low	A landscape with good ability to accommodate change. Change would not lead to a significant loss of features or elements, and there would be no significant loss of character or quality. Development of the type proposed would not be readily be visible or would not be discordant. Will normally occur in a landscape of low quality or value.

1. Note that the above criteria are indicators of the types of landscapes which may be judged to be of the given sensitivity - they are not intended to be applied in full or literally in all cases.

15. **Landscape effects** were determined according to the interaction between magnitude of change and sensitivity, as summarised in Table 6 below. As noted in the GLVIA (section 5.55):

'… *susceptibility to change and value can be combined into an assessment of sensitivity for each receptor, and size/scale, geographical extent and duration and reversibility can be combined into an assessment of magnitude for each effect* [i.e. magnitude of change]. *Magnitude and sensitivity can then be combined to assess overall significance*.'

Table 6 ~ Significance Criteria for Landscape Effects	
Significance	**Typical Criteria**[1]
No Effect	The proposals: • complement the scale, landform and pattern of the landscape • incorporate measures for mitigation to ensure that the scheme will blend in well with the surrounding landscape • avoid being visually intrusive and adverse effects on the current level of tranquillity of the landscape • maintain existing landscape character in an area which is not a designated landscape nor vulnerable to change.
Insignificant	The proposals: • generally fit the landform and scale of the landscape • have limited effects on views • can be mitigated to a reasonable extent • avoid effects on designated landscapes.
Slight Adverse	The proposals: • do not quite fit the landform and scale of the landscape • will impact on certain views into and across the area • cannot be completely mitigated because of the nature of the proposal or the character of the landscape • affect an area of recognised landscape quality or value • would lead to minor loss of or alteration to existing landscape features or elements, or introduce some minor new uncharacteristic elements.
Moderate Adverse	The proposals are: • out of scale or at odds with the landscape • visually intrusive and will adversely impact on the landscape • not possible to fully mitigate • will have an adverse impact on a landscape of recognised quality or value, or on vulnerable and important characteristic features or elements • would lead to loss of or alteration to existing landscape features or elements, or introduce some new uncharacteristic elements.
High Adverse	The proposals are damaging to the landscape in that they: • are at variance with the landform, scale and pattern of the landscape • are visually intrusive and would disrupt important views • are likely to degrade or diminish the integrity of a range of characteristic features and elements and their setting • will be damaging to a high quality or value, or highly vulnerable landscape • cannot be adequately mitigated • would lead to significant loss of or alteration to existing landscape features or elements, or introduce some significant new uncharacteristic elements.
Major Adverse	The proposals are very damaging to the landscape in that they: • are at considerable variance with the landform, scale and pattern of the landscape • are visually intrusive and would disrupt fine and valued views • are likely to degrade, diminish or even destroy the integrity of a range of characteristic features and elements and their setting • will be substantially damaging to a high quality or value, or highly vulnerable landscape, or would fundamentally alter a less valuable landscape • cannot be adequately mitigated • would lead to extensive loss of or alteration to existing landscape features or elements, or introduce some dominant new uncharacteristic elements.

1. Note that the above criteria are indicators of the types of situation in which landscape effects of the given level of significance may be expected - they are not intended to be definitions to be applied in full or literally in all cases.
2. Effects in the 'Major Adverse' category are unlikely to occur with most forms of development, but the scale set out above is intended to cover all potential forms of development in all landscapes, so this category is likely to apply only where the landscape is extremely sensitive and/ or where the development is at a very large scale or of a very intrusive nature.

Table 6 ~ Significance Criteria for Landscape Effects (continued)	
Significance	**Typical Criteria[1]**
Slight Beneficial	The proposals: • fit the landform and scale of the landscape • will improve certain views into and across the area to a limited extent • can be effectively mitigated • remove small scale unattractive or discordant features • benefit an area of recognised landscape quality or value • would introduce some minor new or restored positive and characteristic elements.
Moderate Beneficial	The proposals: • fit the landform and scale of the landscape • will improve certain views into and across the area • can be effectively mitigated • remove significant unattractive or discordant features • benefit a landscape of recognised quality or value, or enhance vulnerable and important characteristic features or elements • would introduce some new or restored positive and characteristic elements.
High Beneficial	The proposals provide significant benefit to the landscape in that they: • are in accord with the landform, scale and pattern of the landscape • will improve important views • are likely to enhance a range of characteristic features and elements and their setting • will lead to improvement to a high quality or value, or highly vulnerable landscape • need no significant mitigation • would introduce some significant new or restored positive and characteristic elements.
Major Beneficial	The proposals provide very significant benefit to the landscape in that they: • are in accord with the landform, scale and pattern of the landscape • will improve expansive and/or fine and valued views • are likely to significantly enhance a range of characteristic features and elements and their setting • will lead to substantial improvement to a high quality or value, or highly vulnerable landscape • need no mitigation • would introduce some extensive or highly significant new or restored positive and characteristic elements.

1. Note that the above criteria are indicators of the types of situation in which landscape effects of the given level of significance may be expected - they are not intended to be definitions to be applied in full or literally in all cases.
2. Effects in the 'Major Beneficial' category are unlikely to occur with most forms of development, but the scale set out above is intended to cover all potential forms of development in all landscapes, so this category is likely to apply only where the landscape is extremely sensitive and/ or where the development leads to some major or widespread landscape improvements.

VISUAL EFFECTS

16. For **visual** effects, the GLVIA (in section 2.20) differentiates between effects on specific views and effects on '*the general visual amenity enjoyed by people*', which it defines as:

    '*The overall pleasantness of the views people enjoy of their surroundings, which provides an attractive visual setting or backdrop for the enjoyment of activities of the people living, working, recreating, visiting or travelling through an area*.'

    There is obviously some overlap between the two, with **visual amenity** largely being an amalgamation of a series of views. This assessment therefore considers effects on specific views, but then also goes on to consider the extent to which effects on those views may affect general visual amenity, taking into account considerations such as the number of views within which the development may be present, the magnitude of change to those views, the discordance of the development, the relative importance of those views, and also the number and importance of other views in which the development is not present.

17. In describing the nature and content of a view, the following terms may be used:

    - No view - no views of the site or development.
    - Glimpse - a limited view in which the site or development forms a small part only of the overall view.
    - Partial - a clear view of part of the site or development only.
    - Oblique - a view (usually through a window from within a property) at an angle, rather than in the direct line of sight out of the window.
    - Fleeting - a transient view, usually obtained when moving, along a public right of way or transport corridor.
    - Filtered - views of the site or development which are partially screened, usually by intervening vegetation, noting the degree of screening/filtering may change with the seasons.
    - Open - a clear, unobstructed view of the site or development.

18. For the purpose of the assessment visual change was categorised as shown in Table 7 below, where each level (other than no change) can be either beneficial or adverse:

Table 7 ~ Magnitude of Visual Change	
Category	**Definition**
No change	No discernible change.
Negligible	The development would be discernible but of no real significance - the character of the view would not materially change. The development may be present in the view, but not discordant.
Low	The development would cause a perceptible deterioration (or improvement) in existing views. The development would be discordant (or would add a positive element to the view), but not to a significant extent.
Medium	The development would cause an obvious deterioration (or improvement) in existing views. The development would be an obvious discordant (or positive) feature of the view, and/or would occupy a significant proportion of the view.
High	The development would cause a dominant deterioration (or improvement) in existing views. The development would be a dominant discordant (or positive) feature of the view, and/or would occupy the majority of the view.

19. **Sensitivity** was also taken into account in the assessment, such that a given magnitude of change would create a larger visual effect on a sensitive receptor than on one of lesser sensitivity (see Table 8 below). As discussed above for landscape sensitivity, the sensitivity of visual receptors is determined according to the susceptibility of the receptor to change and the value attached to the view in question, with higher value views being those from specific or recognised viewpoints or those from Public Rights of Way where users would be expected to be using the route with the intention of enjoying the views from it.

Table 8 ~ Criteria[1] for Determining Visual Sensitivity	
Sensitivity	**Typical Criteria**
Very High	Visitors to recognised or specific viewpoints, or passing along routes through statutorily designated or very high quality landscapes where the purpose of the visit is to experience the landscape and views.
High	Residential properties[2] with predominantly open views from windows, garden or curtilage. Views will normally be from ground and first floors and from two or more windows of rooms in use during the day[3]. Users of Public Rights of Way with predominantly open views in sensitive or unspoilt areas. Non-motorised users of minor or unclassified roads in the countryside. Visitors to heritage assets where views of the surroundings are an important contributor to the experience, or visitors to locally recognised viewpoints. Users of outdoor recreational facilities with predominantly open views where the purpose of that recreation is enjoyment of the countryside - e.g. Country Parks, National Trust or other access land etc.
Medium	Residential properties[2] with views from windows, garden or curtilage. Views will normally be from first floor windows only[3], or an oblique view from one ground floor window, or may be partially obscured by garden or other intervening vegetation. Users of Public Rights of Way with restricted views, in less sensitive areas or where there are significant existing intrusive features. Users of outdoor recreational facilities with restricted views or where the purpose of that recreation is incidental to the view. Schools and other institutional buildings, and their outdoor areas. Motorised users of minor or unclassified roads in the countryside.
Low	People in their place of work. Users of main roads or passengers in public transport on main routes. Users of outdoor recreational facilities with restricted views and where the purpose of that recreation is incidental to the view.

1. Note that the above criteria are indicators of the types of situation in which visual sensitivity of the given level may be expected - they are not intended to be definitions to be applied literally in all cases.
2. There is some discussion in the GLVIA as to whether private views from residential properties should be included within an LVIA, as they are a private (rather than a public) interest, but they have been included in this assessment on the basis that they are likely to matter most to local people. The appropriate weight to be applied to such views can then be determined by the decision maker.
3. When (as is usually the case) there has been no access into properties to be assessed, the assumption is made that ground floor windows are to habitable rooms in use during the day such as kitchens/dining rooms/living rooms, and that first floor rooms are bedrooms.

20. **Visual effects** were then determined according to the interaction between change and sensitivity (see Table 9 below), where effects can be either beneficial or adverse. Where the views are from a residential property, the receptor is assumed to be of high sensitivity unless otherwise stated.

Table 9 ~ Significance Criteria for Visual Effects	
Significance	**Typical Criteria[1]**
No Effect	No change in the view.
Insignificant	The proposals would not significantly change the view, but would still be discernible.
Slight	The proposals would cause limited deterioration (or improvement) in a view from a receptor of medium sensitivity, but would still be a noticeable element within the view, or greater deterioration (or improvement) in a view from a receptor of low sensitivity.
Moderate	The proposals would cause some deterioration (or improvement) in a view from a sensitive receptor, or less deterioration (or improvement) in a view from a more sensitive receptor, and would be a readily discernible element in the view.
High	The proposals would cause significant deterioration (or improvement) in a view from a sensitive receptor, or less deterioration (or improvement) in a view from a more sensitive receptor, and would be an obvious element in the view.
Major	The proposals would cause a high degree of change in a view from a highly sensitive receptor, and would constitute a dominant element in the view.

1. Note that the above criteria are indicators of the types of situation in which visual effects of the given level of significance may be expected - they are not intended to be definitions to be applied literally in all cases.

21. **Photographs** were taken with a digital camera with a lens that approximates to 50mm (some additional photographs were taken with a zoom lens to magnify some aspects of the view, but with a 50mm lens view also included). This is similar to a normal human field of view, though this field of view is extended where a number of separate images are joined together as a panorama. Photographs were taken in November 2020 and May and June 2021, and visibility during the site visits was generally good (by definitions set out on the Met Office website, i.e. visibility was between 10 to 20km).

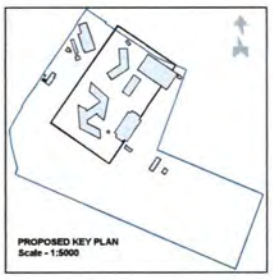
22. The Landscape Institute have produced guidance on the use of visualisations (Technical Guidance Note 06/19, Visual Representation of Development Proposals, September 2019). As its title suggests, this guidance is largely to do with how a proposed development is illustrated, but does also contain sections on baseline photography. Section 1.2.7 states that '*Photographs show the baseline conditions; visualisations show the proposed situation*', though it does than also go on to provide guidance for what it refers to as 'Type 1 Visualisations', which are in fact baseline images - 'Annotated Viewpoint Photographs'. The detailed guidance for these images suggests that panoramic images should be presented at A1 size. As this guidance is extensive, and is intended for use where visualisations such as photomontages are also produced, it has been followed for this assessment in terms of its general recommendations regarding lens types, noting where images have been combined into panoramas and the use of annotations to describe the content of the photographs and the extent of the site within them, but not in terms of all of the recommendations for presentation of images. The photographs included within this assessment are intended as general representations of what can be seen from the viewpoints used, and are not a replacement for observing the site and the views on the ground - any decision maker making use of this assessment should visit the site, and the photographs are simply an *aide-memoire* to assist consideration following a site visit, not a replacement for it.

23. A useful concept in considering the potential visual effects of a development is that of the visual envelope (or zone of visual influence, ZVI). This is the area from within which the development would be visible. Any significant visual effects will therefore be contained within this area, and land falling outside it need not be considered in terms of visual effects. The area from within which the various elements of the proposed development would be visible has therefore been estimated using the manual approach set out in the GLVIA (section 6.7), with map interpretation, rough cross sections where required, site observation using an eye height of 1.7m and visualisation of the potential visibility of the proposed development. The boundary shown for the visual envelope is an estimate - it is not a firm or absolute boundary, and should be taken as an indication of the area from within which views of the development are likely to be possible. In some cases, some limited views of parts of the new development may be obtained from areas outside the identified visual envelope, from more distant properties or from elevated, distant vantage points, above intervening vegetation or other screening features, and such views are referred to where appropriate in the assessment.

APPENDIX B PROPOSALS DRAWINGS

Drawing HCHQ-VGA-XX-XX-DR-AR-00122/P01 ~ Proposed Site Landscaping Plan

Drawing HCHQ-VGA-EW-XX-DR-AR-00582/P09 ~ Enabling Works: Estates and Facilities Building Proposed Block Plan



LEGEND

- Application boundary
- HCHQ site boundary
- Building access
- Vehicle access
- Line of fencing
- Existing building
- Proposed building
- Demolished building
- Gravel / unsurfaced
- Roads surfaces, tarmac finish.
- Proposed permeable tarmac finish.
- Marshalls permeable block paving- 200x100x69mm finish Bracken.
- (kerbs) Carpark Kerbs - Marshalls Keykerb - finish Bracken.
- Carpark footpaths - Marshalls Tegula original 120x150x50mm - finish Charcoal.
- seats pedestal — Treads and risers - Forest of Dean Pennant sandstone, sawn finish.
- steps — Treads and risers - Forest of Dean Pennant sandstone sawn finish with magma resign strip for DDA compliance.
- (handrails) Brushed stainless steel handrails 60mm diameter tubes - to access stairs.
- (kerbs) Forest of Dean Pennant sandstone - sawn finish - random length 300 - 900mm - 50mm thick. Kerbs, around the HQ site and Decant site. Forest Dean Pennant sandstone- 915mm length, height 255mm.
- Blister tactile paving, Forest of Dean Penant, 400x400mm
- Welsh Pennant Stone - flamed finish, 600x 300mm. In stripes
- Security bollards - Forest of Dean Pennant sandstone - 600x600x900mm high
- Precast concrete benches with hardwood timber slats.
- (footpaths & striped paving, 2 - 4m centres) Philips Hue - Impress outdoor bollard lighting finish black 100x100x700mm high
- Philips mast lighting 6.0m high dark grey finish.
- (around Decant and HQ buildings, 12m centres) Philips flood uplighting LED neutral white.
- Philips inset up lighting under feature trees.
- Proposed reinforced grass
- Reinforced gravel
- Rubber matting on grass
- Haul Road- compacted hoggin finish.
- Short / cut grass
- Proposed wild flowers / long grass
- Proposed herb garden
- Proposed shrubs
- Proposed hedging
- Existing tree
- Proposed tree
- 75.20 Proposed level
- 75.04 Existing level

Soft Landscaping Notes

1. This drawing shows the general arrangement of the landscape proposals - detailed planting proposals, including species, sizes and numbers to be provided as a planning condition on approval, though species will be based on those shown below.
2. All planting to take place within the November to March planting season where possible, hedge and tree planting to be into prepared pits backfilled with topsoil, areas of shrub planting to receive min. 450mm topsoil over non-deleterious subsoil. Establishment maintenance for five years after planting to include replacement of any dead or failed plants.
3. Existing retained trees are to be protected during construction in accordance with BS5837.
4. Species to include the following:

Trees
Predominantly native species around site perimeter and in car park, to include oak, birch, field maple, rowan and wild cherry. More ornamental species closer to the new buildings, to provide year round interest and colour, and to include flowering and fruiting species with benefits for wildlife, such as flowering cherry, crab apple and Amelanchier.

Hedges
Mixed native species where around perimeter, to include blackthorn, hawthorn, field maple, wild rose and hazel. Single species closer to buildings, with beech, hornbeam or privet.

Shrubs
Mixture of native and ornamental species around car parks, native species to include hazel, holly, rose and dogwood. More ornamental species closer to buildings, including flowering/ fruiting species such as rose, Choisya, Philadelphus, Hypericum, lavandar and laurel, with honeysuckle, ivy and other climbing plants on proposed pergolas and boundary fences.

Rain Gardens
Shrubs and grasses tolerant of intermittent damp conditions, to include dogwood, iris, Ligularia, Miscanthus, Alchemilla and Acanthus.

Wildflower Areas
Areas to be sown with locally appropriate wildflower grassland seed mix, to include cornflower, cowslip, field scabious, hemp agrimony, knapweed, ox-eye daisy, red campion, St John's wort, wild marjoram and some common poppy for short term effect.

Orchards and Herb Garden
Orchards to include a variety of fruit trees, including plum, cherry, apple and pear, with contemporary and also traditional varieties used. Herb garden to include common garden herbs, with perennial or shrubby species such as sage, rosemary, thyme, mint, fennel, sorrel and bay, together with annual planting of chives, oregano and marjoram.

REV		DATE	BY

HERTFORDSHIRE CONSTABULARY, HEADQUARTERS REDEVELOPMENT, STANBOROUGH

Proposed Site Landscaping Plan

VGA PROJECT NUMBER	L&L
7645	
DRAWING REFERENCE	REV
HCHQ-VGA-XX-XX-DR-AR-00122	P01
DRAWN / DATE: NK MAY 21	CHECKED / DATE: MC JUN 21
SCALE: 1:200 at A0, 1:400 at A2	

PLANNING ISSUE

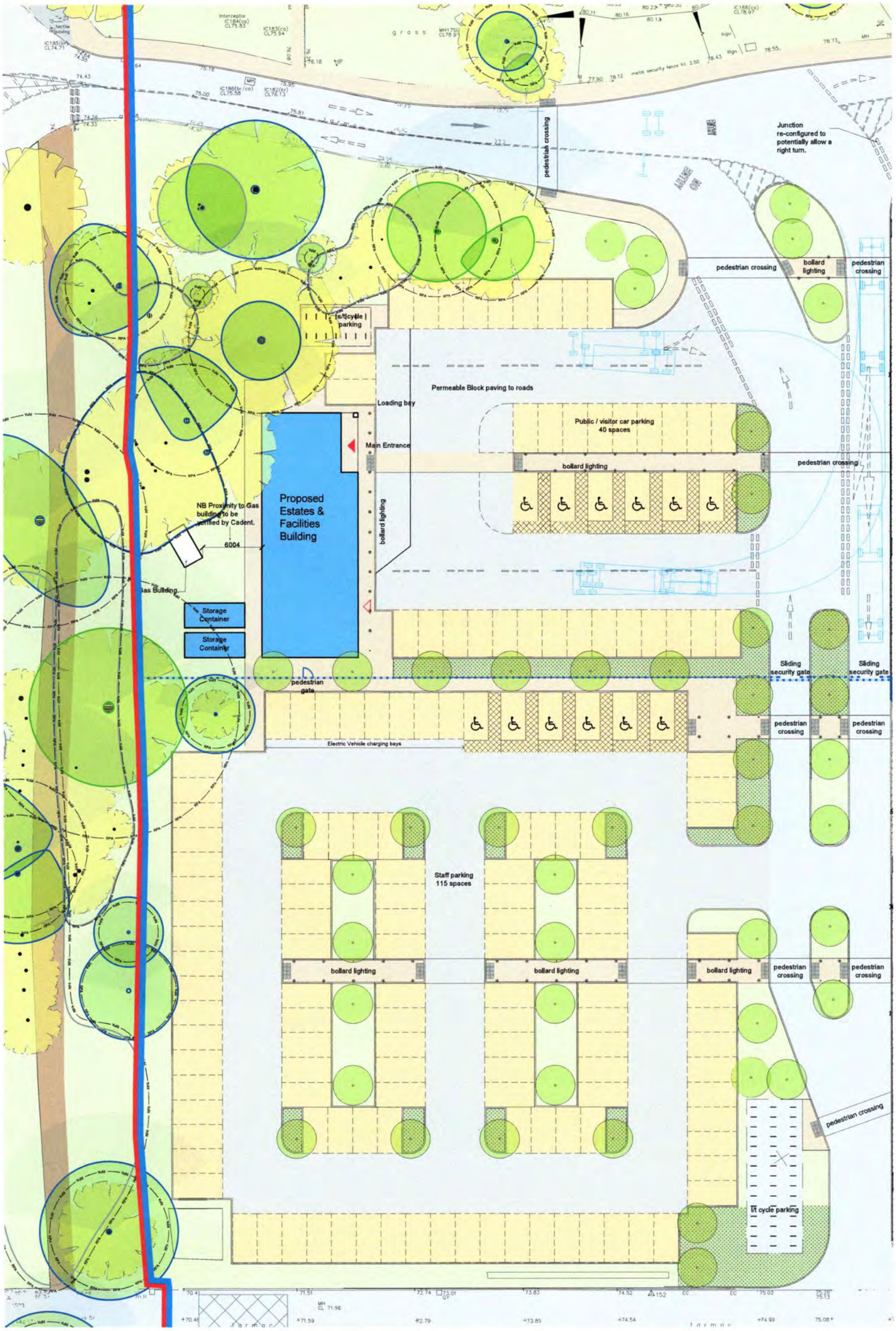
Written dimensions to be taken. Do not scale off this drawings. Any discrepancies written or scaled should be brought to the attention of the architect immediately.

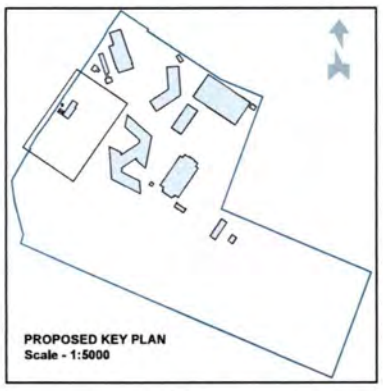
T: +44 (0) 1438 316 331
architects@vincent-gorbing.co.uk
vincent-gorbing.co.uk
Vincent and Gorbing Limited, Sterling Court Norton Road, Stevenage, Hertfordshire SG1 2JY

0mm A0 ORIGINAL SCALE 50mm A0 ORIGINAL SCALE 100mm

25/08/2021 - 00:23:15

FILE PATH = Y:\7645 Project Phoenix New Police Headquarters\2-VGA Drawings\2b-Design & Planning Drawings\HCHQ-VGA-XX-XX-DR-AR-00122_Proposed Site Landscaping Plan.dwg / #####





LEGEND

- Application boundary
- HCHQ site boundary
- Building access
- Vehicle access
- Line of fencing
- Existing building
- Proposed building
- Demolished building
- Gravel / unsurfaced
- Roads surfaces, tarmac finish.
- Proposed permeable tarmac finish.
- Marshalls permeable block paving- 200x100x60mm finish Bracken.
- (kerbs) Carpark Kerbs - Marshalls Keykerb - finish Bracken.
- Carpark footpaths - Marshalls Tegula original 120x160x50mm - finish Charcoal.
- seats pedestal: Treads and risers - Forest of Dean Pennant sandstone, sawn finish.
- steps: Treads and risers - Forest of Dean Pennant sandstone sawn finish with magma resign strip for DDA compliance.
- (handrails) Brushed stainless steel handrails 60mm diameter tubes - to access stairs.
- Forest of Dean Pennant sandstone - sawn finish.- random length 300 - 900mm - 50mm thick.
- (kerbs) Kerbs, around the HQ site and Decant site. Forest Dean Pennant sandstone- 915mm length, height 255mm.
- Blister tactile paving. Forest of Dean Penant, 400x400mm
- Welsh Pennant Stone - flamed finish. 600x 300mm. In stripes
- Security bollards - Forest of Dean Pennant sandstone - 600x600x900mm high
- Precast concrete benches with hardwood timber slats.
- (footpaths & striped paving, 2 - 4m centres) Philips Hue - Impress outdoor bollard lighting finish black 100x100x700mm high
- Philips mast lighting 6.0m high dark grey finish.
- (around Decant and HQ buildings, 12m centres) Philips flood uplighting LED neutral white.
- Philips inset up lighting under feature trees.
- Proposed reinforced grass
- Reinforced gravel
- Rubber matting on grass
- Haul Road- compacted hoggin finish.
- Short / cut grass
- Proposed wild flowers / long grass
- Proposed herb garden
- Proposed shrubs
- Proposed hedging
- Existing tree

Soft Landscaping Notes

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2. All planting to take place within the November to March planting season where possible, hedge and tree planting to be into prepared pits backfilled with topsoil, areas of shrub planting to receive min. 400mm topsoil over non-deleterious subsoil. Establishment maintenance for five years after planting to include replacement of any dead or failed plants.
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4. Species to include the following:

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ARBORICULTURIST TREE LEGEND

- **A - CATEGORY** *(HIGH QUALITY & VALUE)*
- **B - CATEGORY** *(MODERATE QUALITY & VALUE)*
- **C - CATEGORY** *(LOW QUALITY & VALUE)*
- **U - CATEGORY** *(UNSUITABLE FOR RETENTION)*
- **ROOT PROTECTION AREAS (RPA)** *(AS DEFINED BY BS 5837:2012)*
- **APPROXIMATE SHADING ARC** *(AS DEFINED BY BS 5837:2012)*

PHASE 2

1:200 Scale Bar

REV	DESCRIPTION	DATE	BY
P09	Minor updates.	25.06.21	NK
P08	Proposed substation near E&F building omitted.	14.06.21	NK
P07	Substation added. Storage containers added.	11.06.21	SC
P06	Building location and footprint updated.	08.06.21	SC
P05	Disabled parking and building location updated	03.06.21	NK
P04	Amendments to suit client comments.	28.05.21	SC
P03	Revision	19.05.21	SC
P02	Revision	04.05.21	CB
P01	Initial Issue	23.03.21	CB

HERTFORDSHIRE CONSTABULARY, HEADQUARTERS REDEVELOPMENT, STANBOROUGH

Enabling Works
Estates & Facilities Building
Proposed Block Plan - Complete

VGA PROJECT NUMBER **7645** | L&L

DRAWING REFERENCE **HCHQ-VGA-EW-XX-DR-AR-00582** | REV **P09**

DRAWN / DATE CB MAY 21 | CHECKED / DATE MC JUN 21 | SCALE 1:200 at A1

PLANNING ISSUE

T: +44 (0) 1438 316 331
architects@vincent-gorbing.co.uk
vincent-gorbing.co.uk
Vincent and Gorbing Limited, Sterling Court
Norton Road, Stevenage, Hertfordshire SG1 2JY

0mm A1 ORIGINAL SCALE 50mm A1 ORIGINAL SCALE 100mm

25/06/2021 - 01:11:34

FILE PATH = Y:\7645 Project Phoenix New Police Headquarters\2-VGA Drawings\2b-Design & Planning Drawings\7645_03_E&F Building\HCHQ-VGA-EW-XX-DR-AR-00582_E&F Building Proposed Block Plan - Complete.dwg / #####

Jon Etchells Consultancy
Jon Etchells
Senior Landscape Architect
T +01763 269946
E je@jon-etchells.co.uk

VINCENT + GORBING
Mark Chandler
Architect Director
T +01438 316331
E mark.chandler@vincent-gorbing.co.uk

AECOM
Dave Brown
Senior Project Manager
T +44-(0)1727-53-5000
E Dave.M.Brown@aecom.com

jon-etchells.co.uk
vincent-gorbing.co.uk
aecom.com