

## **A. ASSESSMENT METHODOLOGY**

### **A.1 Introduction**

- A.1.1 This assessment aims to identify and describe the nature and importance of the effects likely to arise as a result of the proposed development on the existing townscape and the visual amenity of people.

### **A.2 Approach**

- A.2.1 This methodology has been developed in accordance with the principles of good practice set out in the following published guidance produced by the relevant professional organisations concerned with landscape / townscape and visual assessment:

- Guidelines for Landscape and Visual Impact Assessment Third Edition (2013), (GLVIA3), published by the Landscape Institute and the Institute of Environmental Management & Assessment
- GLVIA3 Statement of Clarification 1/13 (2013), published by the Landscape Institute
- Landscape Institute Technical Information Note 05/2017, Townscape Character Assessment (revised April 2018), published by the Landscape Institute
- Natural England's 'Approach to Landscape Character Assessment' (2014)
- Landscape Institute Advice Note 01/11, Photography and photomontage in landscape and visual impact assessment (2011), published by the Landscape Institute

- A.2.2 The GLVIA3 states that:

*"Landscape and Visual Impact Assessment (LVIA) is a tool used to identify and assess the significance of and the effects of change resulting from development on both the landscape as an environmental resource in its own right and on people's views and visual amenity."*

- A.2.3 With regard to the Townscape, GLVIA3 defines this as:

*"Townscape refers to areas where the built environment is dominant. Villages, towns and cities often make important contributions as elements in wider-open landscapes but townscape means the landscape within the built up area, including the buildings, the relationships between them, the different types of urban open spaces, including green spaces, and the relationship between buildings and open spaces."*

- A.2.4 Therefore, the terms 'landscape' and 'townscape' are considered to be of equal relevance when being appraised as part of the LVIA / TVIA process. In the case of this assessment, townscape is considered to be the relevant term for assessment of effects on the surrounding character and context of the Site.

- A.2.5 GLVIA3 Statement of Clarification 1/13 states that for LVIA (which includes TVIA) outside of the EIA process, it is not necessary to establish whether likely effects are significant, given that the term is enshrined in EIA Regulations. It goes on to note an approach that *"is proportional to the scale of the project that is being assessed and the nature of its likely effects"* also applies to LVIA (or TVIA) being undertaken outside of the formal requirements of EIA. In this assessment judgements are made therefore about the level of effects, referred to by their importance rather than significance, with the assessment then used to determine whether these effects are likely to be relevant the decision-making process.

- A.2.6 Whilst linked, the assessment of townscape and visual effects are treated separately in TVIA. The overall approach used to identify and assess landscape and visual effects is summarised as follows:

- Determine the scope of assessment;
- Collate baseline information through desk study research and field based survey work, select appropriate landscape / townscape and visual receptors and establish their value;
- Review the proposed development and determine susceptibility of landscape / townscape and visual receptors to the nature of development proposed;
- Combine value with susceptibility to determine the sensitivity of landscape / townscape and visual receptors to the nature of development proposed;
- Describe the nature and magnitude of change likely to be experienced by landscape / townscape and visual receptors as a result of the proposed development;
- Describe any measures to avoid or reduce the magnitude of any adverse change;
- Assess the importance of effects for landscape / townscape and visual receptors in relation to the proposed development through a clear description of judgements on sensitivity and magnitude; and
- Identify those effects that are considered relevant to decision making.

### ***Purpose of TVIA***

- A.2.7 The overriding aim of TVIA is to draw out the key townscape and visual issues that are likely to arise as a result of a proposed development and to ensure that the importance of effects and the scope for reducing any adverse effects are properly understood by the public and the competent authority. Whilst it is important to identify the range of effects likely to be experienced by receptors, the aim should be to identify and describe in detail any important effects that are likely to be most relevant to decision making.

### ***Professional Judgement in TVIA***

- A.2.8 The GLVIA3 asserts that professional judgement is a very important part of TVIA as much of the assessment must rely on qualitative judgements about the nature of change and whether it is positive, neutral or negative. However; professional judgement must be informed by clear and transparent methods, as clarified in paragraph 2.24 of the GLVIA3:

*“In all cases there is a need for the judgements that are made to be reasonable and based on clear and transparent methods so that the reasoning applied at different stages can be traced and examined by others.”*

### ***Limitations of TVIA***

- A.2.9 Townscape results from the interplay between the historic, physical and cultural components of the environment and as such the assessment of townscape and visual effects is a process closely linked with other topics, notably ecology and the historic environment. Whilst each of these topics can influence the character of the townscape and contribute to the sensitivity and value of townscape resources and visual amenity, the assessment has been carried out in townscape and visual terms only, as an assessment of effects on heritage assets and their wider cultural setting (e.g. impacts on cultural and historic associations) are considered to be beyond the remit of this TVIA. The TVIA does not assess direct or any other indirect effects on heritage or ecological resources.
- A.2.10 The TVIA is based on views from publicly accessible locations. Where an impact on residential and other private views (e.g. commercial properties) is noted this has, necessarily, been estimated (unless access is provided by a landowner). The viewpoints identified in the TVIA are illustrative of the worst case potential impact from a representative range of receptors including residences, rights of way,

public open spaces, private open space, commercial operations, the road and rail network etc. This TVIA does not necessarily identify all locations from where the Proposed Development would potentially be visible.

### **A.3 Scope of Assessment**

#### **Spatial Scope**

- A.3.1 A preliminary study area has been identified, the extent of which considers the nature and scale of the proposed development in relation to the existing physical characteristics of the landscape / townscape as well as existing landscape studies and assessments. The preliminary study area was based on an approximate radius of 2km from the boundary of the site, which is considered to be sufficient to account for potential important effects that may arise as a result of the Proposed Development. This was then refined through testing of Zones of Theoretical Visibility as described below.

#### ***Zones of Theoretical Visibility***

- A.3.2 Zones of theoretical visibility (ZTV) were modelled digitally to identify those areas of the landscape / townscape that theoretically are visually connected with the proposed development, in order to refine the extent of the study area.

**Figure 3 Zone of Theoretical Visibility 1**, represents the worst case scenario. This treats landform as if it were 'bare earth' and illustrates the area within which the development would theoretically be visible assuming other vertical features within the landscape and built environment (such as buildings, infrastructure and vegetation) would not act as barriers to views toward the development;

**Figure 4 Zone of Theoretical Visibility 2**, takes account of the effect that settlements and significant woodland blocks / belts would have on views toward the proposed development and therefore illustrates a reasonably realistic area within which the development could theoretically be visible during the summer months.

- A.3.3 The ZTVs were modelled using the Key Terra-Firma ZTV module for AutoCAD 2017 and are based on the following parameters and data sources:
- Ordnance Survey mapping at 1:25,000 scale
  - Ordnance Survey Landform Profile contour data at 5m height intervals
  - Viewer eye height set at 1.6m above landform
  - The developable volume is set at a range of heights, as indicated on the Parameter Plan; it should be noted that this may be subject to change when the scheme is finalised
  - Existing settlements and built form in close proximity to the Site are set at 9m high following landform and set as visually impermeable
  - Woodland blocks are set at 12m high following landform and set as visually impermeable

#### ***Determining the Study Area***

- A.3.4 Following the modelling of the ZTVs the potential visibility was tested in the field during site visits in July 2019.

A.3.5 The final 2km extent of the study area has been determined by considering together the preliminary study area, the results of the ZTV modelling and the initial findings of the baseline appraisal and assessment process.

A.3.6 It is considered that any direct or indirect landscape or visual effects arising as a result of the proposed development at a distance of greater than 2km would be negligible and are therefore not included within this assessment.

### **Temporal Scope**

A.3.7 This assessment considers townscape and visual effects at the following stages of the proposed development:

- Effects during construction: Assesses the likely impact of temporary construction activities and considers the changing nature of the site itself.
- Effects during operation at Year 0: Assesses the completed development assuming structural landscape treatments would have been implemented and would be establishing, albeit not to a level sufficient to provide a screening function.
- Effects during operation at Year 15: Assumes structural landscape treatments would have reached semi-maturity allowing for an assessment of likely landscape and visual effects that takes established mitigation measures into account.
- Effects during summer and winter are considered where these would substantially differ as a result of vegetation growth or leaf cover.
- Effects at night are considered where these would substantially differ from day time effects.

### **Determining Baseline Conditions**

A.3.8 Information has been collated through desk study and field survey in order to describe the baseline situation in relation to townscape character, townscape features / elements and the visual amenity of people within the study area.

### **Desk Study**

A.3.9 A variety of sources have been reviewed to gain an understanding of the quality, variety and sensitivity of the features and elements that contribute toward landscape / townscape character and visual amenity in order to identify potential landscape / townscape and visual receptors.

A.3.10 These include relevant published local policy and guidance documents, existing published landscape / townscape character studies, Ordnance Survey mapping and aerial photography.

### **Data Sources**

A.3.11 The desk study has included a review of the following sources of information:

- National Planning Policy Framework (February 2019);
- The Hillingdon Local Plan: Part 1 – Strategic Policies;
- The extant 2007 Saved Unitary Development Plan policies adopted as the Hillingdon Local Plan: Part 2; and
- The London Plan consolidated with alteration since 2011 was published by the Mayor in March 2016;

- Local Plan Part 2 – Proposed Schedule of Main Modification 2019, including Local Plan Part 2 – Development Management Policies, Site Allocation and Designations, Policies Map Atlas of Changes;
- London Borough of Hillingdon Green Belt Assessment Update;
- National Character Area (NCA) 115 Thames Valley;
- London Natural Signatures - Barnet Plateau Natural Landscape Area (NLA)
- Hillingdon's Landscape Character Assessment (May 2012) – G3 Yeading Brook River Corridor;
- Hillingdon Townscape Character Study (November 2013);
- Ordnance Survey Mapping at 1:25,000 scale
- Aerial photography of the site and wider area (Google Earth, [www.maps.google.co.uk](http://www.maps.google.co.uk) and [www.bing.com/maps](http://www.bing.com/maps))
- Multi Agency Geographic Information for the Countryside (MAGIC) interactive mapping ([www.magic.gov.uk](http://www.magic.gov.uk))
- National Heritage List for England Map Search, English Heritage (<http://www.english-heritage.org.uk/>)
- National Cycle Network mapping ([www.sustrans.org.uk](http://www.sustrans.org.uk))
- British Geological Survey, Geology of Britain Viewer (<https://www.bgs.ac.uk/>)

### **Site Survey**

- A.3.12 Initial field work provides a context for TVIA and helps to identify likely opportunities and constraints for a proposed development. In best practice, the findings of initial field work can be used to influence and guide the design of the proposed development in order to avoid or reduce potential impacts and to achieve the best fit with the landscape. Survey work for this TVIA was undertaken in July 2019 in order to identify those features or elements that contribute to the character of the area and determine the potentially visibility of the Proposed Development.

### **Photography**

- A.3.13 A series of representative and specific viewpoint photographs were captured during field work using a digital SLR camera with a fixed 50mm lens (equivalent focal length) at approximately 1.6m in height. The method used to capture and present the photographs was consistent with Landscape Institute Advice Note 01/2011. These are presented as a series of panoramic viewpoints that were stitched together using Adobe Photoshop CC – Photomerge and have been used to inform the assessment.

### **Selection of Landscape / Townscape and Visual Receptors**

- A.3.14 Landscape / townscape and visual receptors were identified during desk study and have been verified during field survey work to provide a baseline against which to describe those effects likely to arise as a result of the Proposed Development. Receptors used within this assessment include:
- Landscape / townscape character types or areas drawn from published documents;
  - Physical townscape features and elements; and
  - Views experienced by people and their visual amenity.

## Establishing Value

### *Landscape / Townscape Value*

- A.3.15 Landscape / townscape value describes the relative level of value or importance attached to a landscape or townscape or feature (that would potentially be affected by the proposed development) by the different stakeholders and parts of society that use or experience that landscape or townscape resource.
- A.3.16 Factors that have been considered in the determination of landscape and townscape value include generic designations and the level of importance that they signify (i.e. whether international, national or local), relevant local planning policy and guidance, the status of individual areas or features (e.g. TPOs), the quality, condition and rarity of individual features or elements within the townscape and any verifiable local community interest (e.g. village greens, allotments etc.).
- A.3.17 The value of landscape / townscape receptors are determined against the criteria set out in **Table A.01** in order to establish a consistent and objective baseline against which the potential effects arising as a result of the Proposed Development can be assessed. Professional judgement is applied to determine the value attributed in response to these criteria. The factors listed below are not considered to be exhaustive and for any one receptor, these factors may overlap between degrees of value. Therefore, not all criteria need to be attributed to any one receptor for that value to be assigned.

**Table A.01 Criteria considered when determining landscape / townscape value.**

Value	Criteria
Very High	<p>International and National level designated areas (e.g. World Heritage Sites, National Parks, AONBs, Registered Parks and Gardens, Scheduled Monuments, Grade I or II* Listed Buildings, SSSIs etc) are present within the receptor.</p> <p>The area is considered to be an important component of the country's character and is experienced by a high number of tourists.</p> <p>The condition of the landscape / townscape and its individual elements is good and is generally maintained to a high standard.</p> <p>Rare or distinctive elements and / or features are key components that contribute to the character of the area / quality of the landscape / townscape resource.</p>
High	<p>Regional or County level designated areas (e.g. Areas of Great Landscape Value (AGLV), Green Belt, Country Parks, Grade II Listed Buildings, Conservation Areas etc) are present within the receptor.</p> <p>The area is considered to be an important component of the region or county's character and is experienced by a reasonable proportion of its population.</p> <p>The condition of the landscape / townscape and its individual elements is good and is generally well maintained.</p> <p>Rare or distinctive elements and / or features may be present and would contribute to the character of the area / quality of the landscape / townscape resource.</p>

Value	Criteria
Medium	<p>No designated landscapes / townscape are present, but the landscape / townscape may be valued locally (e.g. village greens, allotments or public open spaces etc).</p> <p>Use of the area is likely to be limited to the local community with informal recreational use / greenspace.</p> <p>The condition of the landscape / townscape and its individual elements are good to fair, but has good potential for flora and fauna.</p> <p>If present, rare or distinctive elements and / or features are not notable components that contribute to the character of the area.</p>
Low	<p>A landscape / townscape of low importance, of low quality and in fair to poor condition, with few features of value or interest.</p> <p>The townscape has little or no amenity value.</p> <p>Rare or distinctive elements and / or features are not present.</p> <p>The landscape has low potential for biodiversity.</p>
Very Low	<p>Industrial or contaminated land.</p> <p>The landscape / townscape has no amenity value.</p> <p>A landscape / townscape of very low quality and in poor condition, with very low potential for biodiversity.</p>

- A.3.18 Other factors influencing landscape / townscape receptor value may include: aesthetic and perceptual qualities that creates distinctiveness, the presence of wildlife and cultural heritage assets, guided townscape walks, relevant associations with notable figures such as writers or artists, or any important historical events.

#### **Value Attached to Views**

- A.3.19 A view is valued through formal designation and / or indicators of value attached by people. **Table A.02** sets out the value attached to visual receptors, in order to establish a consistent and objective baseline against which the potential effects arising as a result of the proposed development can be assessed. As noted for Landscape / Townscape Value above, the list of factors noted in the criteria below is not considered exhaustive and professional judgement is applied to determine an appropriate value for each view.

**Table A.02 Criteria for determining value attached to views**

Value	Criteria
Very High	Views from / over / toward landscapes / townscapes of International and National importance (e.g. World Heritage Sites, National Parks, AONBs, Registered Parks and Gardens, Scheduled Monuments, Grade I or II* Listed



Value	Criteria
	Buildings, SSSIs etc), particularly where the view provides a contribution to the significance of the asset. Views from viewpoints within highly popular visitor attractions / tourist destinations. Protected views.
High	Views from / over / toward landscapes / townscape of Regional or County importance (e.g. Areas of Great Landscape Value (AGLV), Country Parks, Long Distance Trails, Grade II Listed Buildings, Conservation Areas etc). Views from viewpoints within moderately popular, well used visitor attractions / tourist destinations, including long distance trails, rights of way etc. Views to which receptors have a proprietary interest, including residential properties.
Medium	Views from / over / toward landscapes / townscape of local importance, which may be subject to designation (e.g. village greens, allotments or public open spaces etc). Views from landscapes / viewpoints not used by substantial numbers of people, including public rights of way, touring routes, cycle paths, canals, public open spaces etc.
Low	Views from landscapes / townscape with no designations and of at most local importance. Views from viewpoints which are not particularly popular or recognised as being destinations in their own right, including infrequently used rights of way. Views with no cultural associations.
Very Low	Views from landscapes / townscape of no importance, of poor scenic quality or with no sense of tranquillity.

#### **A.4 Assessment of Likely Effects**

A.4.1 Having determined the baseline conditions for the site and study area, the assessment process then proceeds with the following stages:

- Evaluate the sensitivity of landscape / townscape and visual receptors in relation to the proposed development;
- Assess the magnitude of change (impact) arising as a result of the proposed development in relation to: landscape / townscape character, physical features and elements of the landscape / townscape; and the visual amenity and views of people;
- Combine judgements on the nature of receptor (sensitivity) with the nature of change (magnitude of impact) to arrive at a clear and reasoned professional judgement regarding the importance of effects.

A.4.2 The criteria used for each of these stages of the assessment process in relation to both landscape / townscape and visual receptors are detailed in the following section of the methodology and are arranged in word scales in line with the preferred approach described within the GLVIA3.



- A.4.3 Criteria detailed within these scales provide examples of the different thresholds used within the assessment process. It is important to note that these criteria act as a guide for professional judgement but do not replace it.

### **Assessment of Townscape Effects**

#### ***Landscape / Townscape Sensitivity***

- A.4.4 In TVIA, the sensitivity of landscape and townscape receptors is specifically related to the particular development that is being proposed and its location. Whilst the landscape and townscape generally have some intrinsic sensitivity, these receptors have different features and elements that can accommodate different types of development and levels of change.
- A.4.5 The sensitivity of receptors is assessed by combining judgements on the value attached to the landscape and townscape resource and its susceptibility to the type of change proposed, i.e. a judgement about the nature of the proposed development and the baseline capacity of the landscape / townscape to accept that type of change. The sensitivity of receptors will vary therefore, depending on the type and nature of development proposed.

#### ***Landscape / Townscape Susceptibility***

- A.4.6 Landscape and townscape susceptibility describes the ability of a receptor to accommodate change (i.e. the proposed development) without undue consequences for the maintenance of the baseline situation and / or the achievement of landscape / townscape planning policies or strategies.
- A.4.7 **Table A.03** sets out the criteria that have been considered when determining landscape and townscape susceptibility. As noted for landscape / townscape value, the criteria for determining susceptibility are not considered exhaustive and are applied using professional judgement.

#### ***Sensitivity of Landscape / Townscape Receptors***

- A.4.8 Receptors are selected to describe the likely effects on the landscape / townscape resource arising as a result of the proposed development at a range of scales and can include wider landscape / townscape character areas / types as well as specific features or elements within the site and the surrounding area.
- A.4.9 Sensitivity is specific to each landscape / townscape receptor and reflects a balanced judgement on the value attached to the receptor and its susceptibility to the type of change proposed. The matrix in **Table A.04** illustrates how sensitivity is determined by a combination of value and susceptibility of the landscape / townscape receptor.
- A.4.10 The sensitivity of landscape / townscape receptors is described using a five-point word scale. Intermediate levels of sensitivity can also be attributed to receptors where relevant. **Table A.03** sets out the examples of criteria to determine landscape / townscape susceptibility. The criteria identified in the table indicates criteria along the varying scale of their adjacent descriptor, ranging from Very High to Negligible. This list is not considered exhaustive and professional judgement is used to attribute susceptibility with consideration to these criteria. Not all criteria need to be met for a specific value to be attributed to any one receptor.

**Table A.03 Criteria for determining landscape / townscape susceptibility**

Susceptibility	Criteria
Very High	<p>The proposed development would conflict with relevant or specific national planning policies or strategies.</p> <p>The landscape / townscape is of a very large scale and / or there is a negligible level of containment, resulting in a significant degree of interaction between landform, topography, urban grain, development pattern, city skyline, and vegetation cover.</p> <p>There is no existing reference or context within the receptor to the type of development proposed.</p> <p>The majority of existing element(s) would not be easy to replace (e.g. ancient woodland, mature trees etc).</p> <p>Detracting features or major infrastructure are not present in the area.</p> <p>The receptor has a very low level of ability to accept the type of development proposed and there are very limited opportunities for mitigation.</p>
High	<p>The proposed development would conflict with relevant or specific local planning policies or strategies.</p> <p>The landscape / townscape is of a large scale and / or there is a low level of containment, resulting in a moderate degree of interaction between landform, topography, urban grain, development pattern, city skyline, and vegetation cover.</p> <p>There is little or no existing reference or context within the receptor to the type of development proposed.</p> <p>The majority of existing element(s) would not be easy to replace (e.g. ancient woodland, mature trees etc).</p> <p>Detracting features or major infrastructure are not present in the area or, where present, these have little influence on the character or experience of the landscape / townscape.</p> <p>The receptor has a low level of ability to accept the type of development proposed and there are limited opportunities for mitigation.</p>
Medium	<p>The proposed development would not be supported by specific local planning policies or strategies but may be in line with general policy, guidance or strategies.</p> <p>The landscape / townscape is of a medium scale and / or there is a moderate level of containment, resulting in a minor degree of interaction between landform, topography, urban grain, development pattern, city skyline, and vegetation cover</p> <p>There is some existing reference or context within the receptor to the type of development proposed.</p> <p>There are limited opportunities for replacement of existing elements.</p> <p>Detracting features or major infrastructure are present in the area and these have a noticeable influence on the character or experience of the landscape / townscape.</p>

Susceptibility	Criteria
	The receptor has a medium level of ability to accept the type of development proposed and there are good opportunities for mitigation.
Low	<p>The proposed development would be in line with local planning policies, strategies or guidance and the site may be allocated for the type of development proposed.</p> <p>The landscape / townscape is of small scale and / or has a high level of containment, resulting in only a slight degree of interaction between landform, topography, urban grain, development pattern, city skyline, and vegetation cover</p> <p>There are many existing references within the receptor to the type of development proposed. Few / no existing landscape elements are present (e.g. brownfield sites) or, where these are present, these can easily be replaced.</p> <p>Some existing features are detracting and / or major infrastructure is present which has an obvious influence on the character or experience of the landscape / townscape.</p> <p>The receptor has a high level of ability to accept the type of development proposed and there are good opportunities for mitigation and enhancement.</p>
Very Low	<p>The proposed development would be in line with local and national planning policies, strategies and guidance and the site may be allocated for the type of development proposed.</p> <p>Due to the scale of enclosure, the receptor has no interaction with the surrounding landscape / townscape.</p> <p>The proposed development would be in keeping with the land use of the site and the surrounding landscape / townscape.</p> <p>All landscape / townscape elements are easily replaceable.</p> <p>Existing features are detracting and / or major infrastructure is present which heavily influences the character or experience of the landscape / townscape.</p> <p>The receptor has a very high level of ability to accept the type of development proposed and there are very good opportunities for mitigation and enhancement.</p>

**Table A.04 Matrix for determining landscape / townscape sensitivity**

	VALUE					
		Very Low	Low	Medium	High	Very High
SUSCEPTIBILITY	Very Low	Negligible	Low	Low	Moderate	Moderate
	Low	Low	Low	Moderate	Moderate	High
	Medium	Low	Moderate	Moderate	High	High
	High	Moderate	Moderate	High	High	Very High
	Very High	Medium	High	High	Very High	Very High

**Magnitude of landscape / townscape Change**

- A.4.11 The magnitude of impact for landscape / townscape change is influenced by a number of factors including the extent to which landscape / townscape features are lost and / or altered, the introduction of new features into the landscape / townscape and the resulting change in the physical and / or perceptual characteristics of the landscape / townscape. It is determined by, but not necessarily limited to:
- The size and scale of the impact;
  - The extent of the geographical area over which change is likely to be felt;
  - The duration of the impact and its potential reversibility; and
  - The proximity of the landscape / townscape receptor to the site and the nature of the effect.
- A.4.12 Consideration has been given to the location of character areas in relation to the proposed development as it is recognised that landscape and townscape features in close proximity to a proposed development would usually have a much stronger influence on the sense of the landscape / townscape character than more distant features. It is however acknowledged that more distant features can also have an influence.
- A.4.13 The magnitude of impact for landscape / townscape change is described using a five point word scale. Intermediate levels of magnitude can also be attributed to receptors where relevant. Magnitude is assessed as being very large, large / very large, large, medium / large, medium, small / medium, small or negligible.
- A.4.14 The magnitude of impact for landscape / townscape change has been assessed with reference to the criteria set out in **Table A.05** with professional judgement applied in its determination.

**Table A.05 Criteria for determining magnitude of impact for landscape / townscape change**

Magnitude	Criteria
Very Large	The size and scale of change is considered to be very high due to the total loss of or alteration to existing landscape / townscape character or highly distinctive / important features and elements, and / or the addition of uncharacteristic

Magnitude	Criteria
	<p>conspicuous features and elements, resulting in a complete change to key aesthetic or perceptual qualities.</p> <p>The geographical extent of change would influence the landscape / townscape at a national level.</p> <p>Impacts would be considered long term and would either be irreversible or very difficult to reverse in practical terms.</p>
Large	<p>The size and scale of change is considered to be high due to the notable loss of or alteration to existing landscape / townscape character or distinctive / important features and elements, and / or the addition of uncharacteristic noticeable features and elements, degrading the integrity of key aesthetic or perceptual qualities.</p> <p>The geographical extent of change would influence the landscape / townscape at a regional level.</p> <p>Impacts would be considered long term and would either be irreversible or very difficult to reverse in practical terms.</p>
Medium	<p>The size and scale of change is considered to be medium due to the partial loss of or alteration to existing landscape / townscape character or features and elements, and / or the addition of uncharacteristic features and elements, resulting in key aesthetic or perceptual qualities out of scale or at odds with the local pattern and landform.</p> <p>The geographical extent of change would influence the landscape / townscape at a local level.</p> <p>Impacts would be considered medium term and / or potentially reversible, although it may not be practical to do so.</p>
Small	<p>The size and scale of change is considered to be low due to minor loss or alteration of existing landscape features and elements, resulting in a discernible negative effect to key aesthetic or perceptual qualities.</p> <p>The geographical extent of change would influence the immediate setting of the proposed development.</p> <p>Impacts would be considered short term and / or potentially reversible and in practical terms would easily be achievable.</p>
Negligible	<p>The size and scale of change to existing landscape / townscape features and elements is considered to be barely discernible.</p> <p>The geographical extent of change would influence the site only.</p> <p>Impacts would be considered short term / temporary and / or easily reversible and in practical terms would very easily be achievable.</p>

## Assessment of Visual Effects

### Visual Sensitivity

- A.4.15 Visual receptors are people and comprise individuals or groups of people who are likely to be affected by the proposed development at specific viewpoints or a series of viewpoints. The sensitivity of visual

receptors is determined by balancing judgements about the susceptibility of receptors to changes in their views and visual amenity (i.e. by the proposed development) with the baseline value attached to the view by the receptor. The sensitivity of visual receptors will therefore vary depending on the type and nature of development proposed.

### ***Susceptibility of Visual Receptors***

- A.4.16 The susceptibility of different receptors to changes in their views and visual amenity is a function of the occupation or activity of people experiencing a view at a particular location and the extent to which their attention is focussed on the view and visual amenity they experience.
- A.4.17 **Table A.06** sets out the criteria that have been considered when determining the susceptibility of visual receptors to change. As noted for the value of views, the criteria for determining susceptibility are not considered exhaustive and are applied using professional judgement.

***Table A.06 Criteria for determining susceptibility of visual receptors***

Susceptibility	Criteria
Very High	Tourists and visitors to heritage assets or other attractions where views of the surroundings are an important part of the experience.
High	Occupiers of residential properties with clear views toward the development. People engaged in outdoor recreation whose attention is likely to be focussed on the landscape and / or particular views, or for whom their appreciation of views is an important factor in the enjoyment of the activity. People travelling through the landscape / townscape on roads, rail or other routes on recognised scenic routes or where there is a distinct awareness of views of their surroundings and their visual amenity.
Medium	Occupiers of residential properties with oblique or partially screened views. People at work and in educational institutions for whom the appreciation of setting is important to the quality of working / school life, with oblique or partially screened views. People staying in hotels and healthcare institutions who are likely to appreciate views of their surroundings. People engaged in outdoor recreation or sport which involves an appreciation of views (including public rights of way, touring routes, cycle paths, public open spaces etc), but not used by substantial numbers of people. People travelling through the landscape / townscape for short periods of time on roads, rail, canals or other routes who are likely to experience and appreciate views of their surroundings or are passing through the landscape / townscape to enjoy the view.
Low	Occupiers of residential properties with limited views of the development. People at their place of work where the appreciation of the setting is of limited importance to the quality of working life.

Susceptibility	Criteria
	<p>People staying in hotels and healthcare institutions who are unlikely to appreciate views of their surroundings.</p> <p>People engaged in outdoor recreation or sport which does not involve an appreciation of views.</p> <p>People travelling through the landscape / townscape who have limited views of their surroundings or for whom the appreciation of views is of limited importance to their journey (e.g. on main roads, rail corridors, infrequently used public rights of way or footways adjacent to carriageways).</p>
Very Low	<p>People travelling through the landscape / townscape often at high speed (e.g. on motorways and main line railways).</p> <p>People who have no views of their surroundings or for whom views of their surroundings are not important.</p>

### ***Sensitivity of Visual Receptors***

- A.4.18 Receptors have been selected to describe the range of likely effects on the views of people and their visual amenity arising as a result of the proposed development, taking into account a range of factors including the number and sensitivity of viewers likely to be affected.
- A.4.19 Sensitivity is specific to each visual receptor and reflects a balanced judgement on the value attached to the view by the receptor, their visual amenity and its susceptibility to the type of change proposed. The matrix in **Table A.07** illustrates how sensitivity is determined by a combination of value and susceptibility of the visual receptor.
- A.4.20 The sensitivity of visual receptors is described using a five point word scale. Intermediate levels of sensitivity can also be attributed to receptors where relevant. Sensitivity is assessed to be very high, high / very high, high, moderate / high, moderate, low / moderate, low or negligible.



**Table A.07 Matrix for determining visual sensitivity**

	VALUE					
		Very Low	Low	Medium	High	Very High
SUSCEPTIBILITY	Very Low	Negligible	Low	Low	Moderate	Moderate
	Low	Low	Low	Moderate	Moderate	High
	Medium	Low	Moderate	Moderate	High	High
	High	Moderate	Moderate	High	High	Very High
	Very High	Moderate	High	High	Very High	Very High

**Magnitude of Visual Change**

- A.4.21 The impact on visual receptors is assessed with regard to the magnitude of change (impact) to the views and visual amenity of people arising as a result of the proposed development. The magnitude of visual impact is evaluated in relation to its size or scale, its geographical extent and its duration and reversibility.
- A.4.22 The magnitude of visual change is described using a five point word scale. Intermediate levels of magnitude can also be attributed to receptors where relevant. Magnitude is assessed as being very large, large / very large, large, medium / large, medium, small / medium, small or negligible.
- A.4.23 The magnitude of visual impact has been assessed with reference to the criteria set out in the **Table A.08** with professional judgement applied in its determination.

**Table A.08 Criteria for determining magnitude of visual impact**

Magnitude	Criteria
Very Large	<p>The scale of change is considered to be very high due to the total loss or major alteration to key elements / features / characteristics of views. The proposed development creates a new focus and has a defining influence on the view.</p> <p>The geographical extent of change is considered to be very high due to the adjacent or close proximity of the receptor to the development, the full and / or direct view and the substantial extent of the view that would change as a result of the development.</p> <p>Impacts would be considered long term and would either be irreversible or very difficult to reverse in practical terms.</p>
Large	<p>The size and scale of change is considered to be high due to the major loss / addition / alteration of features within the view, the change to the composition of the view, the degree of contrast / integration of the proposal with the baseline situation and the nature of the view.</p> <p>The geographical extent of change is considered to be high due to near distance proximity of the receptor to the development, the full and / or near direct to slight</p>

Magnitude	Criteria
	<p>angle of view and the substantial extent of the view that would change as a result of the development.</p> <p>Impacts would be considered long term and would either be irreversible or very difficult to reverse in practical terms.</p>
Medium	<p>The size and scale of change is considered to be medium due to the reasonable extent of loss / addition / alteration of features within the view, the change to the composition of the view, the degree of contrast / integration of the proposal with the baseline situation and the nature of the view.</p> <p>The geographical extent of change is considered to be medium due to the middle distance of the receptor to the development, the partial and / or oblique angle of view and the reasonable extent of the view that would change as a result of the development.</p> <p>Impacts would be considered medium term and would potentially be reversible, although it may not be practical to do so.</p>
Small	<p>The size and scale of change is considered to be low due to the limited extent of loss / addition / alteration of features within the view, the change to the composition of the view, the degree of contrast / integration of the proposal with the baseline situation and the nature of the view.</p> <p>The geographical extent of change is considered to be low due to the middle to long distance of the receptor from the development, the glimpsed and / or indirect angle of view and the minimal extent of the view that would change as a result of the development.</p> <p>Impacts would be considered short term, would potentially be reversible and in practical terms would easily be achievable.</p>
Negligible	<p>The size and scale of change is considered to be very low due to the barely perceptible extent of loss / addition / alteration of features within the view, the change to the composition of the view, the degree of contrast / integration of the proposal with the baseline situation and the nature of the view.</p> <p>The geographical extent of change is considered to be barely perceptible due to the long distance of the receptor from the development, the glimpsed and / or indirect angle of view and the extent of the view that would change as a result of the development.</p> <p>Impacts would be considered short term or temporary, would easily be reversible and in practical terms would very easily be achievable.</p>

#### **Definitions of Terms used to Describe Change**

- A.4.24 The GLVIA3 emphasises the importance of clarifying any assumptions underlying professional judgements, therefore where verbal scales are used to describe the nature and magnitude of changes (impacts) likely to occur as a result of the proposed development, which differ from the previously defined scales, the following definitions apply.

#### ***Nature of Change***

- A.4.25 The nature of change is defined as follows:

- Direct (resulting directly from the development) or Indirect (consequential change resulting from the development);
  - Permanent or Temporary (if temporary a timescale will be described); and
  - Positive, Negative or Neutral.
- A.4.26 The GLVIA3 acknowledges that determining whether change is positive, negative or neutral is a challenging issue and requires informed professional judgements to be made with reference to the following criteria as a minimum:
- The degree to which the proposal fits with existing landscape / townscape character; and
  - The contribution to the landscape / townscape that the development may make in its own right, usually by virtue of good design, even if it is in contrast to the existing character of the landscape / townscape.

#### ***Nature of View***

- A.4.27 This criterion describes the nature and relative amount of time over which views of the proposed development are likely to be experienced. Views are described as being:
- Full: views would be relatively open / unscreened and of a duration sufficient to appreciate the scale of the proposed development;
  - Partial: views of the proposed development would be partially screened / filtered and / or would be of a limited duration that would not allow the full scale of the development to be fully appreciated; or
  - Glimpsed: views of the proposed development would be largely screened and / or the duration of views would be so limited that the scale of the development cannot be appreciated by the receptor.

#### ***Distance of Receptor from Site Boundary***

- A.4.28 This is expressed in metres or kilometres and considers the following thresholds in relation to the site boundary:
- Adjacent: next to or in very close proximity to the site;
  - Near Distance: up to 500m;
  - Middle Distance: between 500m and 2km; or
  - Long Distance: 2km and above.

#### ***Area of Landscape / Townscape Affected***

- A.4.29 This criterion provides thresholds that describe the geographical extent of the landscape / townscape over which change arising as a result of the proposed development would be felt. Change is described as being of the following scales:
- Regional: likely to influence more than one landscape type or character area;
  - Local: at the scale of a landscape / townscape type or character area;
  - Immediate Setting: within close proximity to the site; or
  - Site only: within the development itself.

#### ***Angle of View of Visual Receptors***

- A.4.30 This criterion describes the angle of the view toward the proposed development that a visual receptor is likely to experience in relation to the activity they are undertaking, e.g. walking along a public footpath:

- Direct: in line with the activity being undertaken.
- Indirect: not in line with the activity being undertaken.

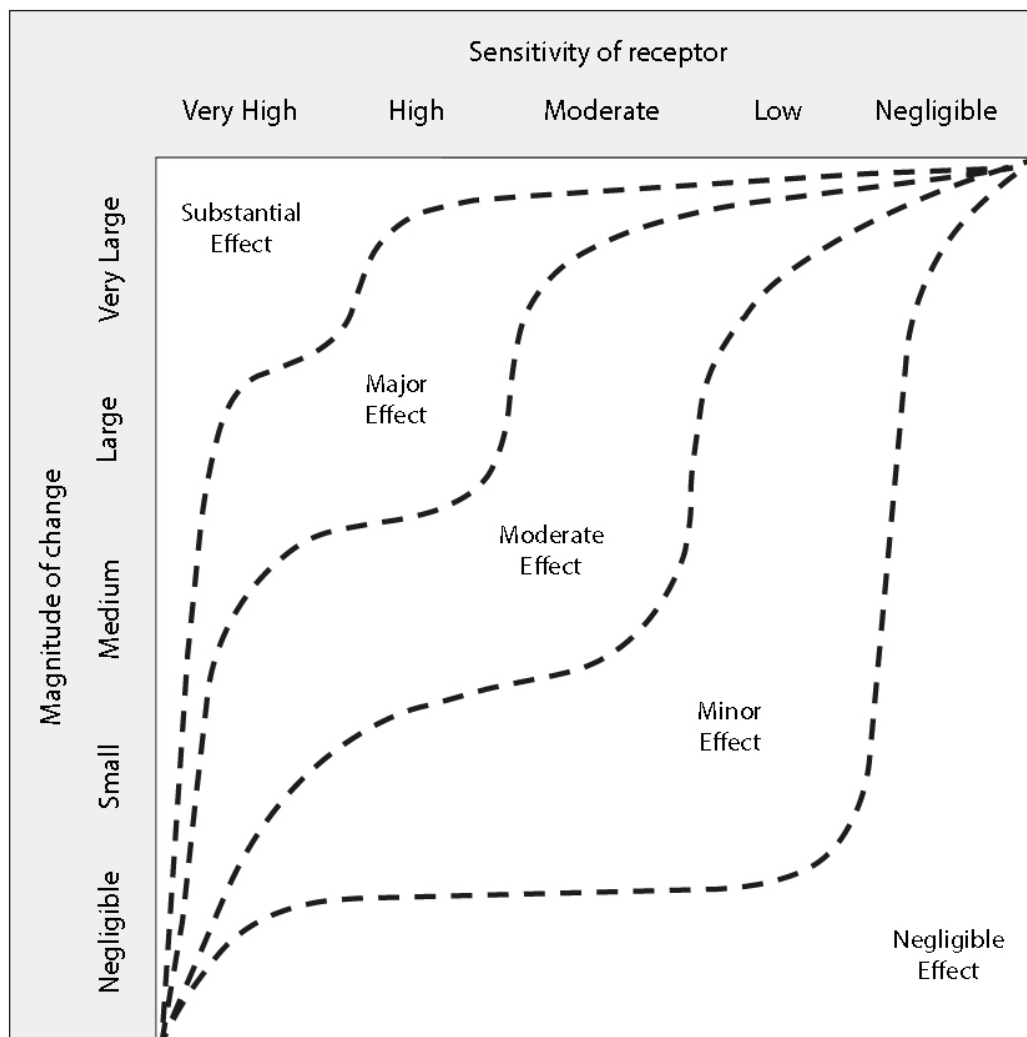
#### ***Duration of Impact***

- A.4.31 The duration of impacts are considered against the following thresholds:
- Temporary : During Construction
  - Short term: up to 5 years
  - Medium term: between 5 and 10 years
  - Long term: over 10 years
- A.4.32 The reversibility of impacts is also considered. These are recorded as either reversible or irreversible and comprise a judgement about the prospects and practicality of a particular impact being reversed over a defined timescale.

### **A.5 Determining Effects**

- A.5.1 The final conclusions for both landscape / townscape and visual effects are based on a combination of sensitivity of the receptor and magnitude of change (impact). The overall judgement on the nature and level of these effects is based on the sequential combination of each criteria, leading to a balanced justification as described by the criteria provided in **Tables A.10 & A.11**, with professional judgement applied to inform this determination. The matrix in **Table A.09** provides an indicative illustration of how the effect is determined by this combination of sensitivity and magnitude but is not applied without due consideration of the specific details of the site and development under assessment.

**Table A.09 Matrix for determining importance of effect**



- A.5.2 GLVIA3 Statement of Clarification 1/13 states that for LVIA/TVIA outside of the EIA process, it is not necessary to establish whether likely effects are significant, given that the term is enshrined in EIA Regulations. It goes on to note an approach that “*is proportional to the scale of the project that is being assessed and the nature of its likely effects*” also applies to LVIA/TVIA being undertaken outside of the formal requirements of EIA. In this assessment, judgements are made therefore about the level of effects, referred to by their importance rather than significance, with the assessment then used to determine whether these effects are likely to be relevant to the decision making process.
- A.5.3 Describing the effects likely to arise as a result of the proposed development and determining their importance requires the application of professional judgement to weigh the findings of the sensitivity of receptors against the predicted magnitudes of change (impact), which can be beneficial, adverse or neutral.
- A.5.4 The importance of landscape / townscape and visual effects are described using a five-point word scale. Intermediate levels of importance can be attributed where relevant. Importance of landscape / townscape effects is assessed as being substantial, major / substantial, major, moderate / major,

moderate, minor / moderate, minor or negligible. A judgement of neutral effect can also be determined where there is no discernible change.

A.5.5 The criteria used to determine the importance of both landscape / townscape and visual effects are set out in **Tables A.10** and **A.11** and are derived from guidance provided within the GLVIA3.

**Table A.10 Criteria for determining landscape / townscape effects**

Effect	Description. The proposed development would:
Substantial Adverse Effect	<ul style="list-style-type: none"> <li>• Be at complete variance with the character of the landscape / townscape.</li> <li>• Permanently diminish the integrity of a wide range of characteristic features and elements.</li> <li>• Permanently damage the sense of place.</li> </ul>
Major Adverse	<ul style="list-style-type: none"> <li>• Be at considerable variance with the character of the landscape / townscape.</li> <li>• Degrade or diminish the integrity of a wide range of characteristic features and elements.</li> <li>• Substantially damage the sense of place.</li> </ul>
Moderate Adverse Effect	<ul style="list-style-type: none"> <li>• Conflict with the character of the landscape / townscape.</li> <li>• Have an adverse impact on some characteristic features and elements.</li> <li>• Diminish the sense of place.</li> </ul>
Minor Adverse Effect	<ul style="list-style-type: none"> <li>• Not quite fit with the character of the landscape / townscape.</li> <li>• Be at variance with characteristic features and elements.</li> <li>• Detract from the sense of place.</li> </ul>
Negligible Adverse Effect	<ul style="list-style-type: none"> <li>• Result in a barely perceptible deterioration of landscape / townscape character.</li> <li>• Have a barely perceptible impact on characteristic features and elements.</li> <li>• Barely degrade the sense of place.</li> </ul>
Neutral Effect	<ul style="list-style-type: none"> <li>• Maintain the existing character of the landscape / townscape.</li> <li>• Blend in with characteristic features and elements.</li> <li>• Enable the sense of place to be maintained.</li> </ul>
Negligible Beneficial Effect	<ul style="list-style-type: none"> <li>• Result in a barely perceptible improvement to landscape / townscape character.</li> <li>• Provide limited enhancement of characteristic features and elements.</li> <li>• Barely improve the sense of place</li> </ul>
Minor Beneficial Effect	<ul style="list-style-type: none"> <li>• Complement the character of the landscape / townscape.</li> <li>• Enhance characteristic features and elements.</li> <li>• Slightly enhance the sense of place.</li> </ul>

Effect	Description. The proposed development would:
Moderate Beneficial Effect	<ul style="list-style-type: none"> <li>• Slightly enhance the character of the landscape / townscape.</li> <li>• Enable the restoration of characteristic features and elements partially lost or diminished as a result of changes from inappropriate management or development.</li> <li>• Enhance the sense of place.</li> </ul>
Major Beneficial Effect	<ul style="list-style-type: none"> <li>• Enhance the character of the landscape / townscape.</li> <li>• Enable the restoration of characteristic features and elements completely lost or diminished as a result of changes from inappropriate management or development.</li> <li>• Greatly enhance the sense of place.</li> </ul>
Substantial Beneficial Effect	<ul style="list-style-type: none"> <li>• Significantly enhance the character of the landscape / townscape.</li> <li>• Enable the restoration of characteristic features and elements of a very high value landscape, completely lost or diminished as a result of changes from inappropriate management or development.</li> <li>• Significantly enhance the sense of place.</li> </ul>

**Table A.11 Criteria for determining visual effects**

Effect	Description. The proposed development would:
Substantial Adverse Effect	<ul style="list-style-type: none"> <li>• Cause a significant deterioration to the view of a receptor of very high sensitivity that would constitute a total change in the view or would introduce a major discordant element into the view.</li> </ul>
Major Adverse Effect	<ul style="list-style-type: none"> <li>• Cause a major deterioration to the view of a receptor of high sensitivity that would constitute a total change in the view or would introduce a major discordant element into the view.</li> </ul>
Moderate Adverse Effect	<ul style="list-style-type: none"> <li>• Cause an obvious deterioration to the view of a receptor of medium to high sensitivity that would constitute a clear change in the view or would introduce a discordant element into the view; or, a major deterioration to the view of a receptor of low sensitivity.</li> </ul>
Minor Adverse Effect	<ul style="list-style-type: none"> <li>• Cause a limited deterioration to the view of a receptor of medium to high sensitivity that would constitute a noticeable change in the view or would introduce uncharacteristic features or elements into the view; or, an obvious deterioration to the view of a receptor of low sensitivity.</li> </ul>
Negligible Adverse Effect	<ul style="list-style-type: none"> <li>• Result in a barely perceptible change in the view, associated with the introduction of uncharacteristic features or elements.</li> </ul>
Neutral	<ul style="list-style-type: none"> <li>• Not be visible to the receptor. Any associated mitigation would represent an indiscernible change to the baseline situation.</li> </ul>
Negligible Beneficial Effect	<ul style="list-style-type: none"> <li>• Result in a barely perceptible change in the view, associated with the introduction of characteristic features or elements.</li> </ul>



Effect	Description. The proposed development would:
Minor Beneficial Effect	<ul style="list-style-type: none"> <li>Result in a limited improvement to the view of a receptor of medium to high sensitivity; or, an obvious improvement to the view of a receptor of low sensitivity.</li> </ul>
Moderate Beneficial Effect	<ul style="list-style-type: none"> <li>Result in an: obvious improvement to the view of a receptor of medium to high sensitivity; or, a major improvement to the view of a receptor of low sensitivity.</li> </ul>
Major Beneficial Effect	<ul style="list-style-type: none"> <li>Result in a major improvement to the view of a receptor of high sensitivity that would constitute a total change in the view or would introduce a major discordant element into the view.</li> </ul>
Substantial Beneficial Effect	<ul style="list-style-type: none"> <li>Result in a significant improvement to the view of a receptor of very high sensitivity.</li> </ul>

#### ***Describing the Importance of Effects to Decision Making***

A.5.6 For the purposes of this assessment, effects are described in relation to their importance to decision making and have been defined as follows:

- **Substantial** – Considerable effect (by extent, duration or magnitude of impact) of more than local importance or in breach of recognised acceptability, legislation, policy and / or standards. Considered to be very important and material to decision making.
- **Major** – Obvious effect (by extent, duration or magnitude of impact) considered to be important and material to the decision making process.
- **Moderate** – Potential to be material to decision making.
- **Minor** – Slight, very short or highly localised effect, not important for decision making.
- **Negligible or Neutral** – No important effect, not relevant to decision making.

#### **A.6 TVIA and the Design Process**

##### ***Mitigation & Enhancement Measures***

A.6.1 Mitigation measures are proposed to prevent, reduce and where possible offset any adverse landscape / townscape and visual effects and are typically developed in collaboration with members of the design team and environmental specialists.

A.6.2 In terms of TVIA, the aims of mitigation are to ensure the proposed development achieves the best fit with the local townscape character, retains and makes best use of existing townscape features and provides adequate screening for visual receptors. The type(s) of mitigation measures proposed are influenced by the surrounding townscape character and where possible would address opportunities to enhance biodiversity and improve nature conversation.

A.6.3 Enhancement relates to any proposals that seek to improve the townscape and / or visual amenity of the proposed development site and its wider setting beyond its original baseline condition and as such is not specifically related to the mitigation of adverse effects.

- A.6.4 For the purposes of this TVIA it has been assumed that mitigation and enhancement measures would be implemented during the construction phase and would be in place at completion. Mitigation is therefore considered within this assessment as an integral part of the development proposals.

## A.7 Glossary of Terms

- A.7.1 Definitions of the following terms used throughout this TVIA have been included for ease of reference.

**Table A.09 Glossary of terms**

Term	Definition
Baseline	Also referred to as the 'baseline situation', this term describes the existing nature of the townscape and the visual environment within the study area at a fixed point in time, as well as any changes likely to occur independently of the proposed development, including the legislative and planning context and any relevant published guidance.
Construction	Construction, also referred to as the construction phase, refers to the all activity on and offsite required to implement the proposed development. The construction phase is considered to commence with the first activity on site, for example the creation of site access or site clearance works, and ends with demobilisation.
Demobilisation	This term refers to the completion and the removal of physical and manpower resources from a construction site at the completion of the construction phase.
Designated Landscape	Area(s) of land identified as being of importance at international, national or local levels, either defined by statute or identified in development plan or other documents.
Development	Any proposal that results in a change to the landscape and / or visual environment.
Effect	The nature of the change(s) likely to occur as a result of a particular impact.
Direct effect	An effect that is directly attributable to the proposed development.
Indirect effect	An effect that results from the proposed development as a consequence of a direct effect(s), often occurring away from the site, or as a result of a sequence of interrelationships or a complex pathway.
Element	Individual parts which make up the landscape, for example trees, hedgerows or buildings.
Enabling works	Enabling works cover those activities and preparations required to make a site construction ready and include the creation of access routes, and installation of security fencing, hoarding, signage and site compound(s). Enabling works are considered to occur during the construction phase.

Term	Definition
Enhancement	Measures that seek to improve the landscape of the site and / or its wider setting beyond its baseline condition.
Façade	A façade is generally one exterior side of a building, usually the front or the side facing the public street/road.
Feature	Prominent or eye-catching elements in the landscape, such as wooded skylines, parkland trees, church spires, or a particular aspect of the proposed development.
Impact	This term describes the action being undertaken, for example construction of the proposed development or the removal of landscape features.
Importance of effect	The level or importance of landscape and visual effects, determined by considering together sequentially the sensitivity of the receptor with the magnitude of effect.
Key characteristic	The combination of elements which are particularly important to the current character of the landscape and help to give an area its particularly distinctive sense of place.
Land cover	This term relates to the surface cover of the land and is usually expressed in terms of vegetation cover or lack thereof.
Land use	This term refers to what land is used for and is based on broad categories such as urban, industrial, agriculture or forestry.
Landform	The shape and form of the land surface resulting from combinations of geology, geomorphology, slope, elevation and physical processes.
Landmark	A recognisable natural or artificial feature, historically used for navigation, stands out from its surrounding environment and also is seen from a long distance.
Landscape character	A distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse.
Landscape Character Area (LCA)	Single unique areas which are discreet geographical areas of a particular landscape type.
Landscape Character Assessment	The process of identifying and describing variation in the character of the landscape and using this information to assist in managing change in the landscape.
Landscape Character Type (LCT)	Distinct types of landscape that are relatively homogenous in character. They are generic in nature in that they may occur in different parts of the country, but wherever they occur they share broadly similar combinations of geology, topography, drainage patterns, vegetation and historical land use and settlement pattern, and perceptual and aesthetic attributes.

Term	Definition
Landscape quality / condition	A measure of the physical state of the landscape. It may include the extent to which the character typical of the area is represented in individual locations, the intactness of the landscape and the condition of individual elements.
Landscape receptor	The constituent features and elements of the landscape, its specific or perceptual qualities and its character considered in relation to the proposed development.
Landscape resource	This term refers to the character and all features, elements and qualities of the landscape, which is defined by the European Landscape Convention (ELC) as follows: " <i>Landscape is an area, as perceived by people, whose character is the result of the action and interaction of natural and / or human factors</i> " (Council of Europe, 2000). The landscape resource concerns all types of landscape within the study area and covers " <i>natural, rural, urban and peri-urban areas. It includes land, inland water and marine areas. It concerns landscapes that might be considered outstanding as well as everyday or degrade landscapes</i> " (Article 2 of the ELC, Council of Europe, 2000).
(The) Landscape scheme	The landscape design for the proposed development, incorporating all landscape mitigation and enhancement measures.
Landscape value	The relative value that is attached to landscapes by society, which may vary depending on the nature of the stakeholder.
Magnitude of change	A judgement regarding the size and scale of the change, the geographical extent of the area that would be affected and the duration of the effect and its reversibility.
Mitigation	This term refers to those measures that are proposed to prevent / avoid, reduce and where possible offset any adverse effects.
Open Access Land	Land where the public have access either by legal right or informal agreement, within which certain activities may be restricted.
Operation	Also referred to as completion, this term describes the operation phase of the completed development and is considered to commence at the end of the construction phase, after demobilisation. The duration of the operation phase is dependent on the nature of the proposed development.
Parameters	A limit or boundary which defines the scope of a particular process or activity.
Perception / perceptible	A term used to describe the sensory (i.e. received through human senses) with the cognitive (i.e. knowledge and understanding gained from many sources and experiences).
Permissive Paths	A path over which there is no formal right of access (i.e. not a public right of way) whose use by the public is allowed by the landowner.

Term	Definition
(The) Proposed development	The proposed development, also referred to as development proposals, is the 'fixed' or 'frozen' design of the scheme for which planning consent is sought.
Public Realm	Public realm embraces the external spaces within the cities and towns that are accessible to all.
Public Right of Way	In England and Wales public rights of way are routes on which the public have a legally protected right to pass. These include footpaths, bridleways, byways open to all traffic and restricted byways.
Receptor	See 'Landscape Receptor' and 'Visual Receptor'.
Sensitivity (of a receptor)	A judgement regarding the susceptibility of a receptor to the change arising as a result of the proposed development and the value attached to the receptor.
Skyline	A skyline is a horizon created by a city's or town's overall structure against the sky.
Stakeholder	The whole constituency of individuals and groups who have an interest in a subject, place or landscape.
Study area	The area within which it is considered that changes arising as a result of the proposed development would result in the highest and / or most important direct or indirect effects.
Topography	Local detail or specific features of landform.
Townscape	The character and composition of the built up environment including the buildings and relationship between them, the interaction between built form and urban open space.
Townscape Character	A distinct and recognisable pattern of townscape features that occurs consistently in a particular type of townscape and make it different from others. It reflects the particular combination of urban structure, urban grain, scale and height, architectural design, legibility, vegetation and open spaces.
Tranquil / tranquillity	A state of calm and quietude associated with peace and considered to be an important asset of landscape.
Urban grain	A description of the pattern of plots in an urban block.
Urban Structure	Urban structure is the arrangement of land use in urban areas.
Viewpoint	The location from which photographs that describe specific or representative views toward the proposed development are captured.

Term	Definition
Visual amenity	The overall pleasantness of the views people enjoy of their surroundings, which provides the setting or backdrop for the enjoyment of peoples activities.
Visual envelope	The approximate geographical area(s) from within which full or partial views of the proposed development would be possible.
Visual receptor	Individuals and / or defined groups of people who have the potential to be affected by the proposed development.
Worst case	Reasonable prediction of the scenario that would result in the highest level of effect(s).
Zone of Theoretical Visibility (ZTV)	Those areas of the landscape that theoretically are visually connected with the proposed development.