



**WASTE MANAGEMENT FACILITY AT LINK PARK ROAD,
THORNEY MILL -
LANDSCAPE AND VISUAL APPRAISAL**

KHC Management Services Limited

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Felstone Consulting Limited

Email: contact@felstoneconsulting.co.uk Web: www.felstoneconsulting.co.uk

Registered Office: 3 Princes Court, Royal Way, Loughborough, LE11 5XR. Company Registration Number: 14177017

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1 INTRODUCTION AND SCOPE OF REPORT

1.1 Introduction

1.1.1 Felstone Consulting Limited has been instructed to carry out a landscape and visual appraisal (LVA) of the proposed waste management facility for the storage, treatment and recycling of metals, including End of Life Vehicles (ELVs), with associated new surfacing and drainage, depollution building, site office and weighbridge on land east of Link Park Road, Thorney Mill ('the Site').

1.1.2 This LVA has been carried out by Chartered Landscape Architects at Felstone Consulting Limited and includes desk-based research and photography from fieldwork carried out in March 2026.

1.2 Summary of the Proposed Development and Mitigation

1.2.1 The proposed development comprises a 4m-high concrete panel retaining wall along the eastern boundary and sections of the northern and southern boundary, with the retention of the existing 2m-high palisade fencing to the western boundary and western half of the northern and southern boundaries.

1.2.2 There would be a new depollution building (24m x 7m, with steel sheet walls and 4 roller shutter doors, and sloping roof from 4m to 3.5m high) to the southwestern corner of the Site (with a 1m offset from the existing fence boundary).

1.2.3 There would be a small welfare unit (6.3m x 2.5m and 2.6m high) to the south of the entrance by an area of staff/visitor parking, with a small modular / portacabin office (3m x 10m and 2.6m high) along the northern boundary and weighbridge extending to the east of the access.

1.2.4 The existing hardstanding would be upgraded with a new 300mm thick concrete floor slab with impermeable joints, with an engineered fall to the centre for drainage.

1.2.5 The proposed access would be via the existing, shared access routes into the industrial site off Thorney Mill Road with other development on the industrial complex. Waste would be stored on site and there would be skips in the south and north.

1.2.6 The proposed recycling facility would cover 0.37 hectares (3,700m²) and enable processing of up to 29,998 tonnes per annum (tpa). Refer to the planning statement

for further details of the waste types.

1.3 Scope and Definitions

- 1.3.1 This appraisal takes account of the principles and processes set out in The Landscape Institute and Institute of Environmental Management and Assessment's Guidelines for Landscape and Visual Impact Assessment, third edition (GLVIA3), published in 2013.
- 1.3.2 Paragraph 5.1 of GLVIA3 describes how landscape effects are concerned with *"how the proposal will affect the elements that make up the landscape, the aesthetic and perceptual aspects of the landscape and its distinctive character"*.
- 1.3.3 Allied to this, paragraph 6.1 of GLVIA3 describes how visual effects are concerned with *"assessing how the surroundings of individuals or groups of people may be specifically affected by changes in the content and character of views as a result of the change or loss of existing elements of the landscape and/or introduction of new elements"*.
- 1.3.4 This assessment considers landscape and visual effects separately (although where relevant and appropriate, cross references may be made to the same features or elements).
- 1.3.5 The nature of effects are also described, including:
- adverse or negative effects, relating to the loss, deterioration or reduction of baseline landscape and visual conditions;
 - beneficial or positive effects relating to the addition, enhancement or enlargement of baseline landscape and visual conditions (or by virtue of good design); and
 - neutral effects include those changes which are neither adverse nor beneficial, or where there it is judged that there is a balance between adverse and beneficial (e.g. the proposal fits with existing character).

1.4 Methodology

- 1.4.1 The main source of guidance for this chapter has been GLVIA3 (*op. cit.*) and the method used in assessing landscape and visual effects is set out in Appendix 1.
- 1.4.2 In addition to GLVIA3, the Landscape Institute's Technical Guidance Note 06/19 Visual Representation of Development (hereafter referred to as "LI TGN 06/19") and Technical

Guidance Note 02/21 Assessing Landscape Value outside National Designations (hereafter referred to as “LI TGN 02/21”) has also been referred to in the preparation of this appraisal, where relevant.

- 1.4.3 Annotated baseline photography is included to show the extent and position of the Site and other existing features to act as an aid in assessing landscape and visual effects (defined as Type 1 in LI TGN 06/19). Photographs were taken using a Canon 6D camera and 50mm F1.4 USM Lens, with a Manfrotto tripod and panoramic head. The camera was set to a focal length which is the equivalent of a 50mm lens for a 35mm format camera. The panoramic views consist of several photographic frames digitally merged using industry standard software.
- 1.4.4 Visual effects vary depending on light and weather conditions and also the time of day and year. Accordingly, this assessment takes account of the conditions in the photographs but also considers alternative conditions within the written assessment.
- 1.4.5 No technical difficulties were encountered in assessing the landscape and visual impacts of the proposed development.

1.5 Consultations

- 1.5.1 The application Site straddles the boundary between Buckinghamshire Council (BC) and the London Borough of Hillingdon Council (LBHC). The larger part of the proposed operational development area (to the north and centre) lies within LBHC, and the smaller southern section and access road from the public highway is within BC.
- 1.5.2 The screening response from BC confirmed that the proposal does not require an Environmental Impact Assessment (EIA) and that *“The proposed development would have a similar appearance to other adjacent developments, being enclosed buildings of similar heights and wouldn’t be a significant increase of mass and scale overall. The proposed development site is not within a designated National Landscape or SSSI. The development is wholly within the Metropolitan Green Belt and the Colne Valley Regional Park. The scale and proposed visual impacts of the metal recycling facility would have permanent visual impacts on the landscape, as part of a wider, industrialised complex. These impacts would be broadly similar to existing development but would add in an element of possible contamination.”* It was also concluded that *“there would be permanent landscape impacts by infilling an existing open area to a limited degree, but this would be similar to the existing waste development and uses.”*

1.6 Structure of the Report

1.6.1 The following sections of the report are structured as follows:

- a summary review of landscape-related planning considerations;
- appraisal of landscape effects;
- appraisal of visual effects;
- review of landscape and visual effects in relation to Green Belt; and
- conclusions.

2 LANDSCAPE PLANNING CONSIDERATIONS

2.1 National Planning Policy

- 2.1.1 National Planning Policy guidance is set out in the National Planning Policy Framework (NPPF) and the internet-based Planning Practice Guidance (PPG).
- 2.1.2 At the heart of the NPPF is a presumption in favour of sustainable development and there is reference to recognising the intrinsic character and beauty of the countryside and that good design is a key aspect of sustainable development.
- 2.1.3 The NPPF requires that planning policies and decisions ensure development is sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (para 135) and protecting and enhancing valued landscapes, recognising the intrinsic character and beauty of the countryside (para 187).
- 2.1.4 The NPPF states that great weight to be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and National Landscapes, which have the highest status of protection in relation to these issues (para 189). There are no national landscape designations within the Site or immediate surrounding area.
- 2.1.5 The NPPF also confirms that the Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence (para 142). The Site is within Green Belt.

2.2 Local Development Framework and Designations

- 2.2.1 LBHC's Local Plan Part 1 - Strategic Policies includes minimising harmful impacts on landscape, as part of its ambitions for an attractive and sustainable borough. This includes Policy BE1 which refers to how new developments should be designed to be appropriate to the identity and context of Hillingdon's buildings, townscapes, landscapes and views, and make a positive contribution to the local area in terms of layout, form, scale and materials and seek to protect the amenity of surrounding land and buildings, particularly residential properties.
- 2.2.2 LBHC's Policies Map shows the north and central part of the Site lying within Green Belt, Colne Valley Park and a Nature Conservation Site of Metropolitan or Borough

Grade I Importance (Frays Island & Mabey's Meadow nature reserve). The edge of West Drayton Green Conservation Area is at c. 250m to the east of the Site and the edge of an Area of Special Local Character (Garden City, West Drayton – residential area) is located a similar distance to the north.

- 2.2.3 BC's Mineral and Waste Local Plan 2016-2036, Policy 20: Landscape Character requires proposals for minerals and waste development to protect and enhance valued landscape in a manner commensurate with their status recognising their importance and contribution to wider networks. Proposals for minerals and waste development will require a Landscape Impact Assessment detailing the identification of: landscape character and/or features and its value (including the nature, extent and level of importance); connection with and contribution to wider networks; potential adverse impacts that are likely to arise as result from the proposed development; measures required to avoid and/or minimise potentially adverse impacts to an acceptable level; and opportunities to protect and enhance particular features that create a specific aspect of local distinctiveness or character.
- 2.2.4 BC's Policies Map also identifies the southern part of the Site as part of Minerals Commitments: Thorney Mill Rail Aggregate Depot, Iver and is Safeguarded for Rail Aggregate Depot/Rail Waste Transfer Station.
- 2.2.5 The Ivers Parish Council Neighbourhood Plan 2021 – 2040 identifies the southern part of the Site and the access road from the public highway as being within IV16: Link Park Heathrow & Thorney Mill Sidings. This confirms that proposals for the redevelopment of this land will be supported provided *inter alia* that the location and design of the new buildings and structures are such that their height and bulk will not significantly harm the openness of the Green Belt.
- 2.2.6 Listed Buildings in the area include The Frays (grade II*) at c. 250m to the southeast of the Site and Fray's Cottage Old Mill House (grade II*) at c. 300m to the southeast. The Stable Range at Thorney Farm (grade II) is at c. 680m to the northwest and The Tower Arms Public House (grade II) is at c. 1.1km to the west. There is a cluster of grade II and II* properties in West Drayton at over 400m to the southeast, east and northeast.

3 LANDSCAPE EFFECTS

3.1 Landscape Baseline

- 3.1.1 The baseline conditions for the application site and its local setting have been assessed and described below.

Character of the Landscape

- 3.1.2 The Site is located within National Character Area 115 Thames Valley, which is described in the summary as:

- *“a mainly low-lying, wedge-shaped area, widening from Reading, which includes Slough, Windsor, the Colne Valley and the southwest London fringes. The River Thames provides a unifying feature through a very diverse landscape of urban and suburban settlements, infrastructure networks, fragmented agricultural land, historic parks, commons, woodland, reservoirs and extensive minerals workings.”*

- 3.1.3 The Hillingdon Landscape Character Assessment¹ (Land Use Consultants) identifies the northern part of the Site as located within ‘Floodplain’ landscape character type and the *“Colne Valley corridor - defining a clear western edge to the borough dominated by canal, rivers and larger bodies of water.”*

- 3.1.4 The South Bucks Landscape Character Assessment (Land Use Consultants, 2011) identifies the southern part of the Site as being located within a defined area of ‘Settlement’, within the ‘Colne Valley Floodplain’ LCA, as indicated by Figure 1 below.

¹ Figure 6 in The Hillingdon Townscape Character Study (Allies and Morrison, Nov 2013)

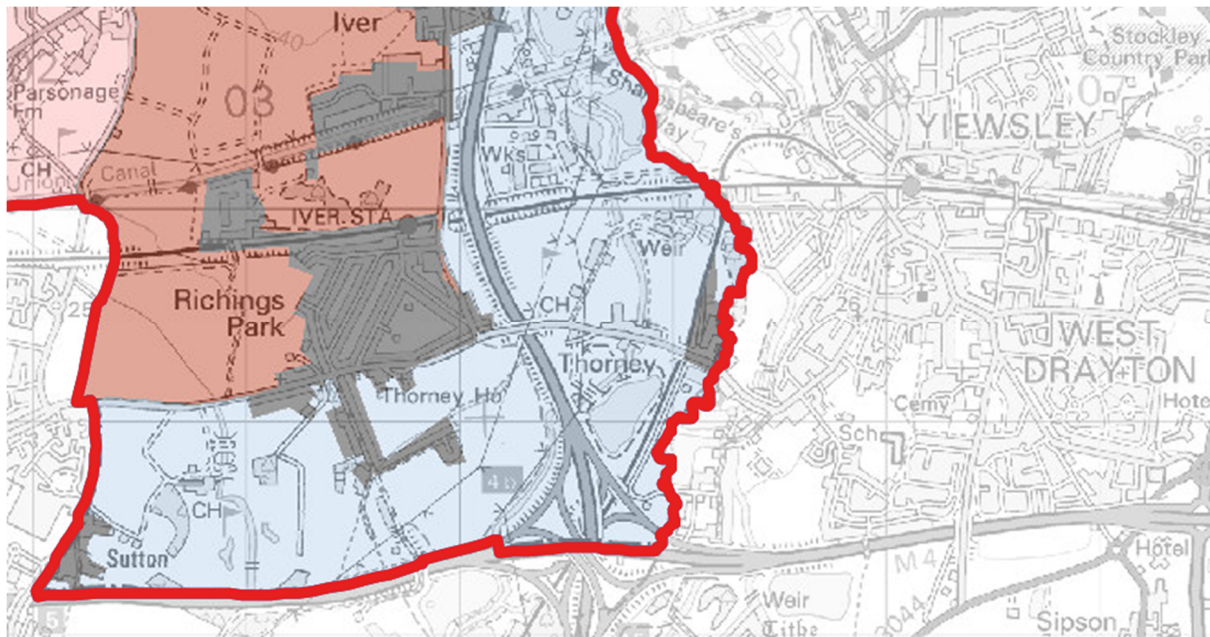


Figure 1 South Bucks Landscape Character Assessment (Site is located along the eastern boundary within area of grey coloured 'Settlement')

3.1.5 The landscape character of the Colne Valley Floodplain is described in the South Bucks Landscape Character Assessment as follows:

- *"Open, flat, low lying floodplain, dominated by rough grazing and rough pasture, with some interspersed fields of arable and paddocks. An extensive network of hedgerows delineates field boundaries, often low and scrubby. Settlement is low density and dispersed throughout much of the character area, with the exception of three relatively compact settlements in the north. Denham village, has a retained a strong historic core, with distinctive vernacular buildings. Former gravel pits have been developed into a string of water bodies, connected by rivers and streams, and the River Colne passes largely along the eastern edge. These areas provide elements of tranquillity within a landscape interrupted by several major roads and pylons. The area lies within the Colne Valley Country Park, and provides recreational features, such as golf courses, footpaths, cycle routes and other activities associated with open water, such as angling and canoeing. Long views are afforded across the open flat landscape, with extensive vistas across the Colne Valley Lakes from the adjacent Hillingdon District in the west."*

Landscape Elements and Features

3.1.6 The Site is a small area of hardstanding within part of an established industrial estate

contained by palisade fencing, with gates on the western boundary and a shared road access, connecting to Thorney Mill Road to the south.

- 3.1.7 The industrial estate extends to the north, west and south, with a large, pitched roof shed building (c. 8m high) at c. 50m to the west and several buildings to the southwest with railway sidings to the west. Commercial activities at this location include aggregate / mineral, vehicle and plant hire and open storage. Google Earth indicates the Site forming part of the developed land area, with various vehicles and plant / built form at different times since before the year 1999 (the imagery before this date is unclear).
- 3.1.8 The eastern boundary is adjacent to mature trees and a small water course known as Bigley Ditch, with a telecoms mast, additional hardstanding, vehicle parking and commercial activities within this area. Woodland extends to the north and east with the River Colne at c. 150m away from the Site. This area forms part of Frays Island and Mabey's Meadow Nature Reserve with footpaths connecting to the Thorney Mill Road to the south with IVE/16/2 footpath to the north.
- 3.1.9 There is a railway line at c. 160m to the west, with Thorney Park Golf Club extending for over 500m beyond, around Thorney Farm. Colne Valley Trail passes through this area. Residential properties at Thorney extend along Thorney Mill Road from about 300m away from the Site, with IVE/16/2 footpath at the rear of the properties, extending across the golf course.
- 3.1.10 Thorney Pool (also labelled as Godwin Pool) and Thorney Country Park are to the south of Thorney Mill Road, with a Caravan Park.
- 3.1.11 West Drayton is c. 250m to the east and southeast and c. 400m to the north, with Yewley at c. 1km to the northeast and Iwer at c. 1km to the west. The M25 and M4 junction 4b is c. 600m to the southwest.
- 3.1.12 The topography of the Site is essentially flat and within the broader floodplain, with level changes limited to localised areas such as the road bridge over the railway line to the west of the Site.

Aesthetic and Perceptual Characteristics

- 3.1.13 The hardstanding on Site is small scale, enclosed by fencing. As an unoccupied plot it

is still (i.e. no movement) and simple in appearance, with muted greys and brown colours.

3.1.14 The mature trees to the east and north and buildings and further fencing to the west and south provide enclosure of the Site. The industrial estate is more complex and busier with colourful vehicle movements, which reduces the sense of tranquillity around the Site during working hours.

3.1.15 The wider area is diverse, with woodland areas and river corridor to the east and north being typically small to medium scale, relatively simple and with muted greens and browns, whilst the road corridor and caravan park to the south are also small to medium scale, but built up, with vertical forms and more colourful.

Classification of Site and Immediate Surroundings

3.1.16 The analysis of existing landscape attributes has concluded that the Site is generally consistent with the published landscape character assessments and as part of an area of 'Settlement' within the 'Colne Valley Floodplain'.

3.1.17 At a local level, the Site is classified as "Industrial Estate".

Landscape value

3.1.18 The application Site does not form part of any national valued landscape designation, such as a National Park or National Landscape.

3.1.19 The Strength of Character/Intactness for the Colne Valley Floodplain in the South Bucks Landscape Character Assessment referred to how *"This is a landscape of contrast and in places the strength of character and intactness of the Colne Valley Floodplain is weak, where high levels of human impact, unmanaged fields and boundaries, with gappy hedgerows, reduce the distinctiveness of character. However, pockets of areas with a stronger character and intactness exist throughout, which provide an important natural setting for the River Colne and Colne Lakes."*

3.1.20 The hardstanding on Site is not considered to be a rare or distinctive feature which contributes to the natural setting of the River Colne and Colne Lakes. The scenic quality and sense of tranquillity are influenced by the disturbed condition of the Site and the active industrial estate. No evidence of artistic or literary associations with the Site or immediately surrounding study area has been noted as part of this appraisal. There are

recreational activities in the wider study area, including the nature reserve to the east.

3.1.21 Overall, the Site is not considered to be valued landscape, for the purposes of NPFF.

3.2 Prediction of Landscape Effects

3.2.1 As described in paragraph 5.34 of GLVIA3, landscape receptors that may be affected by the scheme include the overall character and key characteristics, individual elements or features and specific aesthetic or perceptual aspects.

3.2.2 The appraisal of landscape effects is carried out for each effect thought likely to occur and for the relevant receptor that may be altered by the scheme.

Physical Disturbance of Individual Elements and Features

3.2.3 There is no demolition or vegetation clearance works associated with the project.

3.2.4 The proposal would necessitate civils engineering to ensure adequate drainage and construction of concrete slab and boundary wall to part of the boundary, within an existing area of hardstanding. The remainder of the palisade fencing to the west and existing access road would be retained.

3.2.5 The development would introduce additional vehicle movements, with new vehicles accessing the Site, although this would be in the context of the existing road and nearby properties.

3.2.6 The footprint and height of the new covered depollution building, welfare and modular weighbridge office would be significantly smaller than the existing industrial pitched roof shed building to the west.

3.2.7 The proposed built elements would be a relatively small part of the wider Site boundary, which in turn is a small part of the industrial estate, and would retain its overall defined character as 'Settlement'.

3.2.8 There would be no valued landscape elements or features lost as a result of the proposals (e.g. mature trees, landforms, structures).

3.2.9 The landscape elements and features have a low sensitivity to the proposals and would receive a slight and neutral magnitude of change (the proposal fits within the existing settlement character on and around the Site). The overall effects would be minor and

neutral.

Alterations to Aesthetic and Perceptual Characteristics

- 3.2.10 The proposals would still be small scale and remain enclosed by the boundary fencing, with additional walling. As an occupied plot there would be an increase in movement during working hours and with a more complex appearance, with colour of materials brought to the Site. The proposed buildings would comprise horizontal and vertical lines and forms, with sheet metal walling and roofing materials.
- 3.2.11 The mature trees to the east and north and buildings and further fencing to the west and south would continue to provide enclosure of the Site. The activity and appearance of the Site would be in the context of the industrial estate which is more complex and busier with colourful vehicle movements, which reduces the sense of tranquillity around the Site during working hours.
- 3.2.12 Lighting would also be required at certain times of day and year, and a scheme would be devised to minimise potentially obtrusive light.
- 3.2.13 The aesthetic or perceptual aspects at the Site have a low sensitivity to the proposals and would receive a slight and neutral magnitude of change (the proposal fits within the existing settlement character on and around the Site). The overall effects would be no more than minor and neutral.

Changes to Overall Landscape Character

- 3.2.14 The defined characteristics of the Site forming part of 'Settlement' within the 'Colne Valley Floodplain' would be unchanged as a result of the proposed development. The proposals would affect a very localised part of the area and a single unoccupied plot. At a local level, the Site would remain classified as 'Industrial Estate'.
- 3.2.15 The 'Settlement' within the 'Colne Valley Floodplain' has a low sensitivity to the proposals and would receive a negligible and neutral magnitude of change. The overall effects would be no more than minor-negligible and neutral.

4 VISUAL EFFECTS

4.1 Visual Baseline

4.1.1 Baseline conditions for the Site and surrounding area are set out below.

Visual receptors

4.1.2 Visual receptors include people living in the area; people who work there; people passing through by road; people visiting promoted landscapes or attractions; and people engaged in recreation.

4.1.3 Initially, it is necessary to define the extent of visibility of the Site and how it relates to potential receptors. ZTV analysis has been undertaken using digital terrain model data in LSS software (McCarthy Taylor). The ZTV assessment is limited to subtended vertical angles above 0.25°. Areas with less than this theoretical angle were considered unlikely to generate significant effects.

4.1.4 Drawing 1 is a ZTV of the proposed boundary wall and buildings, based on a bare terrain; that is, the computer model does not include any vegetation, structures or other buildings. As a result, the extent of theoretical visibility would be reduced when surrounding intervening vegetation, is taken into consideration. These elements are considered in the main appraisal of changes to views, where appropriate.

4.1.5 Fieldwork was carried out to verify the ZTV and review the degree of additional screening provided by vegetation and/or built-up areas and buildings. This identified that the Site is generally well screened.

4.1.6 Key potential visual receptors include the following:

- local residents at properties along Thorney Mill Road;
- Users of the local road network such as Thorney Mill Road;
- Recreational visitors to Frays Island and Mabey's Meadow Nature Reserve with footpaths connecting to the Thorney Mill Road to the south with IVE/21/3 footpath to the north; and
- Recreational visitors to Thorney Park Golf Club and footpath IVE/16/2 footpath.

4.1.7 In order to provide proportionality within the appraisal, the following visual receptors (which were identified during the fieldwork to have restricted visibility due to distance away, topography, vegetation or other intervening features), are not considered in any more detail:

- inhabitants of settlements, such as Thorney, West Drayton, Iver and Yiewsley;
- users of the wider road network, including within and around West Drayton and Yiewsley, M25 or M4; and
- users of the more distant public rights of way and recreational attractions, including visitors at Thorney Country Park and Colne Valley Trail to the west.

Viewpoints – representative, specific, illustrative

4.1.8 Representative viewpoints have been selected for the purpose of this appraisal at the locations shown on Drawing 1 below. Baseline photographs of existing views from each of these locations shown on the accompanying drawing sheets:

- Viewpoint 1 - Link Park Road, opposite proposed weighbridge (Drawing 2), which shows the small unoccupied development plot, enclosed by palisade fencing, with mature trees on the skyline to the east and commercial activity on the plot adjacent to the north;
- Viewpoint 2 - Link Park Road, opposite proposed fire exit gate (Drawing 3) which shows the small unoccupied development plot, enclosed by palisade fencing, with mature trees on the skyline to the east and the large, pitched roof shed building on the plot adjacent to the west;
- Viewpoint 3 - Thorney Mill Road, opposite Link Park Road (Drawing 4), which shows the entrance gate to the industrial estate, with a range of vehicles and buildings;
- Viewpoint 4 - Footpath IVE/16/2, Thorney Park Golf Course (Drawing 5) which shows mature trees along the railway boundary to the east (in the direction of the Site); and
- Viewpoint 5 - Footpath IVE/16/2, Thorney Park Golf Course by footbridge over Colne Brook (Drawing 6), which shows mature trees along the railway boundary to the east (in the direction of the Site);

- Viewpoint 6 - Footpath IVE/21/3 (Drawing 7), which shows mature woodland to the south (in the direction of the Site) with filtered views of large, pitched roof shed building on the plot adjacent to the west of the Site;
- Viewpoint 7 - Frays Island and Mabey's Meadow Nature Reserve, by River Colne (Drawing 8), which shows dense scrub and woodland vegetation to the west (in the direction of the Site) with the tele coms mast to the east of the Site just visible on the skyline; and
- Viewpoint 8 - Frays Island and Mabey's Meadow Nature Reserve (Drawing 9), which shows dense scrub and woodland vegetation to the northwest (in the direction of the Site) with filtered views of the vehicle parking area to the southeast of the Site just visible.

4.2 Prediction of Visual Effects

- 4.2.1 As described in paragraph 6.26 of GLVIA3, changes in views and visual amenity may arise from built or engineered forms and/or soft landscape elements of the development.
- 4.2.2 The appraisal of visual effects is carried out for each effect thought likely to occur and for the relevant receptor that may be altered by the scheme.

Effects at individual viewpoints

- 4.2.3 A summary of effects at each representative viewpoint is as follows:
- Viewpoint 1 - Link Park Road, opposite proposed weighbridge. People at this location (passing workers at the industrial estate) would have a low sensitivity to the proposals and experience a slight and neutral magnitude of change (with addition of small buildings, vehicle movements and materials stockpiles). The overall visual effects at this location would be minor and neutral;
 - Viewpoint 2 - Link Park Road, opposite proposed fire exit gate. People at this location (passing workers at the industrial estate) would have a low sensitivity to the proposals and experience a slight and neutral magnitude of change (with addition of small buildings, vehicle movements and materials stockpiles). The overall visual effects at this location would be minor and neutral;

- Viewpoint 3 - Thorney Mill Road, opposite Link Park Road. People at this location (road users) would have a low sensitivity to the proposals and experience a negligible and neutral magnitude of change (with the small buildings and materials stockpiles set back some distance and partly obscured by the intervening industrial estate, albeit with passing vehicle movements at the road junction). The overall visual effects at this location would be minor-negligible and neutral;
- Viewpoint 4 - Footpath IVE/16/2, Thorney Park Golf Course. People at this location (recreational visitors) would have a medium sensitivity to the proposals and experience a negligible and neutral magnitude of change, due to the intervening vegetation screening views (this would still be the case even in the winter, when the deciduous vegetation is not in leaf). The overall visual effects at this location would be negligible and neutral;
- Viewpoint 5 - Footpath IVE/16/2, Thorney Park Golf Course by footbridge over Colne Brook. People at this location (recreational visitors) would have a medium sensitivity to the proposals and experience a negligible and neutral magnitude of change, due to the intervening vegetation screening views (this would still be the case even in the winter, when the deciduous vegetation is not in leaf). The overall visual effects at this location would be negligible and neutral; and
- Viewpoint 6 - Footpath IVE/21/3. People at this location (recreational visitors) would have a high-medium sensitivity to the proposals and experience a negligible and neutral magnitude of change, due to the intervening vegetation screening views (this would still be the case even in the winter, when the deciduous vegetation is not in leaf). The overall visual effects at this location would be negligible and neutral;
- Viewpoint 7 - Frays Island and Mabey's Meadow Nature Reserve, by River Colne. People at this location (recreational visitors) would have a high-medium sensitivity to the proposals and experience a negligible and neutral magnitude of change, due to the intervening vegetation screening views (this would still be the case even in the winter, when the deciduous vegetation is not in leaf). The overall visual effects at this location would be negligible and neutral; and
- Viewpoint 8 - Frays Island and Mabey's Meadow Nature Reserve. People at this location (recreational visitors) would have a high-medium sensitivity to the

proposals and experience a negligible and neutral magnitude of change, due to the intervening vegetation screening views (this would still be the case even in the winter, when the deciduous vegetation is not in leaf).

- 4.2.4 In the case of the views from within the industrial estate and at its access road, the proposal fits with the existing character, resulting in minor and neutral changes to views. Elsewhere, the proposals are anticipated to be obscured by intervening vegetation along the railway line and golf course or around the nature reserve and along River Colne, resulting in negligible and neutral changes to views.

Local Residents

- 4.2.5 Local residents within individual properties along Thorney Mill Road, would have a medium sensitivity to the proposals and experience a negligible and neutral magnitude of change, with no perceptible change to views. This is due to the intervening vegetation screening views of the proposals both around each property, but also in the intervening landscape (this would still be the case even in the winter, when the deciduous vegetation is not in leaf). See Viewpoint 4, which is along a footpath behind a residential property to the west of the Site. The overall visual effects would be negligible and neutral.

Users of road network

- 4.2.6 Users of Thorney Mill Road would have a medium-low sensitivity to the proposals and experience a negligible and neutral magnitude of change. This is due to the relatively well enclosed nature of this road corridor and intervening vegetation screening views of the proposals (this would still be the case even in the winter, when the deciduous vegetation is not in leaf). There would be a short section of the route where users pass the industrial estate access junction, with potential for views of vehicles accessing the Site. However, the proposed buildings would be set back into the industrial estate, and any glimpsed views would be restricted by intervening elements. See Viewpoint 3. The overall visual effects would be negligible and neutral.

Visitors to recreational facilities

- 4.2.7 Recreational visitors to Frays Island and Mabey's Meadow Nature Reserve would have a high-medium sensitivity to the proposals and experience a negligible and neutral magnitude of change, with no perceptible change to views. This is due to the dense

scrub and mature trees throughout the area and intervening vegetation screening views of the proposals (this would still be the case even in the winter when the deciduous vegetation is not in leaf). See Viewpoints 7 and 8. The overall visual effects would be negligible and neutral.

- 4.2.8 Recreational visitors to Thorney Park Golf Club would have a medium sensitivity to the proposals and experience a negligible and neutral magnitude of change, with no perceptible change to views. This is due to the mature trees along the railway line (as well as along the fairways) and intervening vegetation screening views of the proposals (this would still be the case even in the winter, when the deciduous vegetation is not in leaf). The overall visual effects would be negligible and neutral.
- 4.2.9 Recreational visitors to footpaths IVE/16/2 and IVE/21/3 would have a high-medium sensitivity to the proposals, with no perceptible change to views. This is due to the intervening vegetation screening views of the proposals (this would still be the case even in the winter, when the deciduous vegetation is not in leaf). The overall visual effects would be negligible and neutral.

5 REVIEW OF LANDSCAPE AND VISUAL EFFECTS IN RELATION TO GREEN BELT

5.1 Background

- 5.1.1 As set out in National Planning Policy Framework (NPPF) the Government attaches great importance to Green Belts, and the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence. This is also carried over into local planning policy, under DMEI4 in LBHC's Local Plan and Policy 21 in BC's Mineral and Waste Local Plan 2016-2036.
- 5.1.2 Openness has both a visual and spatial element; the following section addresses visual components of openness, including landscape character. As noted above, the Site is a small unoccupied plot of land within an existing industrial estate. It is identified in published landscape character assessments as being part of an area of 'Settlement' within the 'Colne Valley Floodplain'. At a local level, this appraisal classified the Site as "Industrial Estate". The Site has a relatively poor visual amenity in comparison to the green spaces nearby, such as the nature reserve (to the north and east) and golf course (to the west). The Site is well enclosed and hidden from the surrounding areas of green space.
- 5.1.3 The proposed development would introduce small built forms across part of this plot, a new wall to part of the boundary and concrete slab over the existing hardstanding. Although the footprint of the built forms would be relatively small, they would comprise vertical elements. Overall, whilst this would represent the introduction of additional urbanising features and diminish the visual sense of openness on the Site, this would be limited by their height and mass. It is important to note that any openness experienced is a function of the man-made hardstanding pad and not a lack of anthropogenic features.
- 5.1.4 The proposals would have a similar appearance to other adjacent development, albeit smaller than the pitched roof shed building on the plot adjacent to the west of the Site. The proposals would not constitute a significant increase of mass and scale to the industrial estate overall.
- 5.1.5 This section of the landscape and visual appraisal reviews the identified effects associated with the proposed development in relation to the Green Belt functions of the Site and surrounding areas.

5.2 Green Belt Functions

- 5.2.1 In relation to the first purpose (a) of Green Belt in paragraph 143 of NPPF, in landscape and visual terms, the addition of the proposed development would not be perceived as constituting additional sprawl of large built-up areas. The development would be positioned within an existing industrial estate on an unoccupied plot. Only part of the plot would be built on. There would be no vegetation clearance required and no lateral expansion of hardstanding.
- 5.2.2 In other words, the development would not physically extend an existing built up area. Furthermore, the potential perception of sprawl would be further restricted by the limited visibility of the proposals and the influence of intervening vegetation. This is illustrated by each of the representative viewpoints.
- 5.2.3 In relation to the second purpose (b) of Green Belt in paragraph 143 of NPPF, in landscape and visual terms, the addition of the proposed development would not result in the perception of neighbouring towns merging into one another. West Drayton and Iwer would still be over 1km away from each other, with no reduction in the actual or perceived gaps anticipated as a result of the proposed development.
- 5.2.4 In relation to the third purpose (c) of Green Belt in paragraph 143 of NPPF, in landscape and visual terms, the proposed development would safeguard the wider countryside from encroachment, being located on an unoccupied plot of land within an industrial estate.
- 5.2.5 In relation to the fourth purpose (d) of Green Belt in paragraph 143 of NPPF, in landscape and visual terms, the proposed development would not adversely affect the setting or special character of historic towns.
- 5.2.6 In relation to the fifth purpose (e) of Green Belt in paragraph 143 of NPPF, in landscape and visual terms, proposed development would not detract from potential opportunities for urban regeneration, as it relates to part of an established industrial estate at some distance away from urban land.

6 CONCLUSIONS

6.1 Summary

- 6.1.1 This appraisal of the proposed waste management facility at Link Park Road, has reviewed the current baseline conditions and predicted landscape and visual effects.
- 6.1.2 The defined characteristics of the Site, which forms part of an area of 'Settlement' within the 'Colne Valley Floodplain' would be unchanged as a result of the proposed development. The proposals would affect a very localised part of the area and a single unoccupied plot. At a local level, the Site would remain classified as 'Industrial Estate'.
- 6.1.3 The proposals would be well screened from local residents and recreational visitors to the Frays Island and Mabey's Meadow Nature Reserve, Thorney Park Golf Club and footpaths IVE/16/2 and IVE/21.
- 6.1.4 Users of Thorney Mill Road would pass by the industrial estate access, with potential for views of vehicles accessing the Site. However, the proposed buildings would be set back into the industrial estate, and any glimpsed views would be restricted by intervening elements.
- 6.1.5 The proposals would have a similar appearance to other adjacent development, albeit much smaller than the pitched roof shed building on the plot adjacent to the west of the Site. The proposals would not constitute a significant increase of mass and scale to the industrial estate overall. The proposed development would be appropriate to the local landscape context.

LVIA METHODOLOGY

The methodology for this Landscape and Visual Appraisal (LVA) follows the Guidelines for Landscape and Visual Impact Assessment (3rd Edition), published by Landscape Institute and Institute of Environmental Management and Assessment (hereafter referred to as “GLVIA 3”).

In reading the following methodology, it is important to also refer to the detailed guidance and considerations set out in GLVIA 3.

The determination of effects follows the step-by-step process shown in Figure 3.5 of GLVIA3 and is based on the combination of the sensitivity of the receptor (susceptibility to the type of change proposed and value) and the magnitude of effect (size/scale, geographical extent, duration and reversibility).

Landscape Effects

Paragraph 5.1 of GLVIA3 describes how landscape effects are concerned with *“how the proposal will affect the elements that make up the landscape, the aesthetic and perceptual aspects of the landscape and its distinctive character”*.

Sensitivity of Landscape Receptors

In relation to sensitivity, Paragraph 5.39 of GLVIA states that *“Landscape receptors need to be assessed firstly in terms of their sensitivity, combining judgements of their susceptibility to the type of change or development proposed and the value attached to the landscape.”*

The susceptibility to the type of change of each landscape receptor will be judged as either high, medium or low, in accordance with the considerations set out in the table below.

Susceptibility to Type of Change Proposed	Considerations
High	The landscape receptor (including the elements that make up the landscape, the aesthetic and perceptual aspects of the landscape and its distinctive character) has very limited or no ability to accommodate the proposed development without undue negative consequences for the maintenance of the baseline situation and/or achievement of landscape planning policies and strategies.
Medium	The landscape receptor (including the elements that make up the landscape, the aesthetic and perceptual aspects of the landscape and its distinctive character) has some ability to accommodate the proposed development without negative consequences for the maintenance of the baseline situation and/or achievement of landscape planning policies and strategies.
Low	The landscape receptor (including the elements that make up the landscape, the aesthetic and perceptual aspects of the landscape and its distinctive

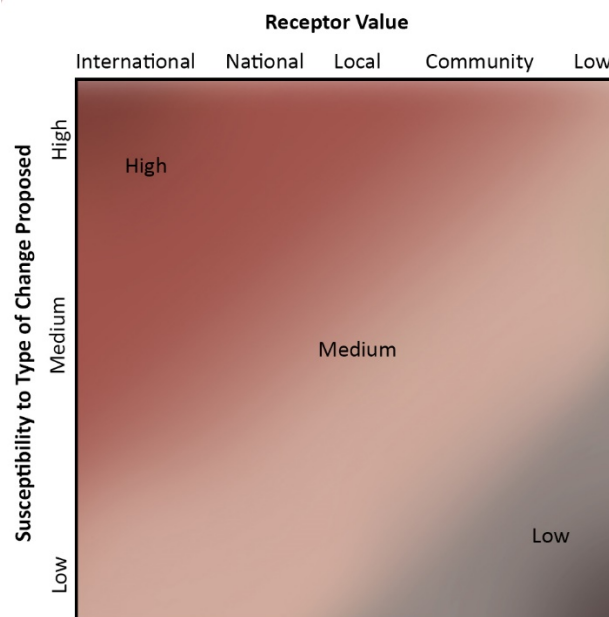
	character) is generally able to accommodate the proposed development whilst ensuring the maintenance of the baseline situation and/or achievement of landscape planning policies and strategies.
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The value of the landscape receptors will be judged as either international, national, local, community or as a low level, in accordance with the considerations set out in the table below. This may reflect landscape designations and the level of importance which they signify, although there should not be an over-reliance on designations as the sole indicator of value. Other criteria such as those in Table 1 in the Landscape Institute's TGN-02/21 should also be considered (including landscape condition, natural heritage, cultural heritage, associative, distinctiveness, recreational, scenic, perceptual and spatial function).

Landscape Value	Considerations
International	The landscape receptor (including the elements that make up the landscape, the aesthetic and perceptual aspects of the landscape and its distinctive character) are identified as being of international importance according to UNESCO criteria. This would include World Heritage Sites, candidate World Heritage Site. Consideration should be given to their settings especially where these contribute to the attributes of outstanding universal value for which such an area of landscape is valued.
National	The landscape receptor (including the elements that make up the landscape, the aesthetic and perceptual aspects of the landscape and its distinctive character) is identified as being of national importance. This would include National Parks, National Landscape, National Scenic Areas (in Scotland) or equivalent areas. Gardens and designed landscapes included on the Register of Parks and Gardens of Special Historic Interest as Grade I, II* or II or included in Historic Scotland's Inventory of Gardens and Designed Landscapes in Scotland. Consideration should be given to their settings especially where these contribute to the special qualities for which the landscape is valued.
Local	The landscape receptor (including the elements that make up the landscape, the aesthetic and perceptual aspects of the landscape and its distinctive character) is identified as having value, which are either recognised at the local authority level by a local designation or considered to be of equivalent value using other criteria.
Community	The landscape receptor (including the elements that make up the landscape, the aesthetic and perceptual aspects of the landscape and its distinctive character) is not nationally or locally designated, or judged to be of equivalent value, but nevertheless valued at a community level.

Low	The landscape receptor (including the elements that make up the landscape, the aesthetic and perceptual aspects of the landscape and its distinctive character) is not designated or has demonstrable physical attributes that elevates its value, which are in poor condition, or are degraded, or fundamentally altered by the presence of man-made structures (which are judged to be intrusive).
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The overall sensitivity of each landscape receptor assessed will be judged by combining the considerations of susceptibility to the type of change proposed and value. The table below provides an indication of how these judgements might be combined and should be reviewed in conjunction with the more detailed guidance set out in GLVIA 3.



Magnitude of Landscape Effects

In relation to magnitude, Paragraph 5.48 of GLVIA states that *“Each effect on landscape receptors need to be assessed in terms of its size or scale, the geographical extent of the area influenced and its duration and reversibility.”*

The size or scale of landscape effect will be recorded as large, medium, small, or negligible, in accordance with the considerations as set out in the table below. No change may also be recorded, where appropriate.

Size or Scale of Landscape Change	Considerations
Large	• large extent of loss of existing features or addition of new features, high proportion of the total extent that this represents and /or key contribution that the element makes to the character of the landscape; and/or • large degree of change to aesthetic and perceptual aspects of the landscape as a result of removal of existing components or addition of new ones (eg removal of hedges may change a small-scale intimate landscape into a large-scale, open landscape) • direct and large degree of change (loss or addition) to key characteristics which are critical to distinctive character (e.g. development becomes a dominant feature in the landscape, changing the balance of landscape characteristics and/or would dominate important visual connections with other landscape types).
Medium	• medium extent of loss of existing features or addition of new features, medium proportion of the total extent that this represents and /or moderate contribution that the element makes to the character of the landscape; and/or • medium degree of change to aesthetic and perceptual aspects of the landscape as a result of removal of existing components or addition of new ones (e.g. removal of hedges may change a small-scale intimate landscape into a medium-scale, more open landscape) • medium degree of change (loss or addition) to key characteristics which contribute to distinctive character (e.g. the proposed development would be prominent but would not change the overall balance or composition of the landscape; and/or key visual connections to other landscape types may be interrupted intermittently by the proposed development, but these connections would not be dominated by them.)
Small	• small extent of loss of existing features or addition of new features, small proportion of the total extent that this represents and /or limited contribution that the element makes to the character of the landscape; and/or • small degree of change to aesthetic and perceptual aspects of the landscape as a result of removal of existing components or addition of new ones (e.g. removal of hedges may change a small-scale intimate landscape into a small-scale, more open landscape) • little to no change (loss or addition) to key characteristics which contribute to distinctive character (e.g. there would be no introduction of new elements)

	into the landscape and the proposed development would not significantly change the composition/balance of the landscape.)
Negligible	There would be a negligible level or no perceptible change to the extent of existing landscape elements, aesthetic and perceptual aspects, key characteristics or landscape character (e.g. the proposed development would be a small element and/or would be a considerable distance from the landscape receptor/ the proposed development would cause little to no change to the landscape).

The geographical extent of landscape change will be recorded at various scales, including large area, medium area, small area or negligible area and may be expressed as how it relates to the Site level, the Site and immediate setting, a landscape type or character area, in accordance with the considerations set out in the table below.

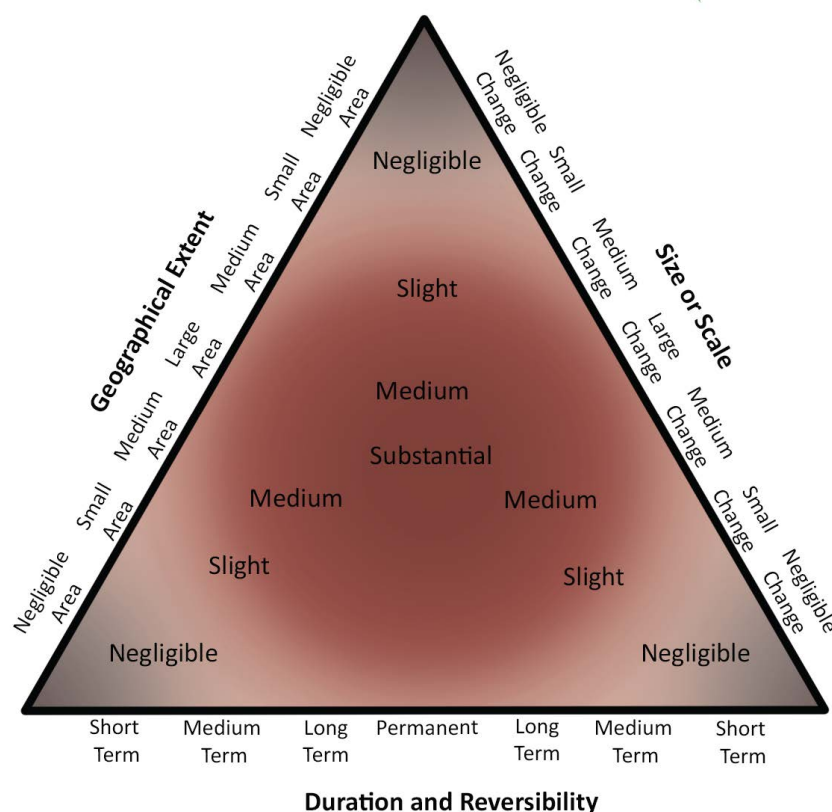
Geographical Extent of Landscape Change	Considerations
Large Area	The change may affect a large area and/or the majority of the landscape receptor under consideration (e.g. may influence several landscape types or character areas.)
Medium Area	The change may affect a medium area and/or approximately half of the landscape receptor under consideration (e.g. influence may extend beyond the Site and its immediate setting and include a landscape type or character area).
Small Area	The change may affect a small area and/or extent of the landscape receptor under consideration (e.g. influence may be restricted to the Site and its immediate setting only).
Negligible Area	The change will affect only a limited area and/or negligible extent of the landscape receptor under consideration (e.g. may be limited to the Site level only).

The duration and reversibility of landscape effect will be recorded at various scales, from short-term, medium-term, long-term and permanent, in accordance with the considerations set out in the table below.

Duration and Reversibility of Landscape Effects	Considerations
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Permanent	Change that will last for over 25 years and is deemed permanent or irreversible.
Long term	Change that will endure for between 10 and 25. This may include change which is deemed reversible.
Medium term	Change that will last from 5 to 10 years. This may include change which is deemed reversible.
Short term	Change that will last from 0 to 5 years. This may include change which is deemed reversible.

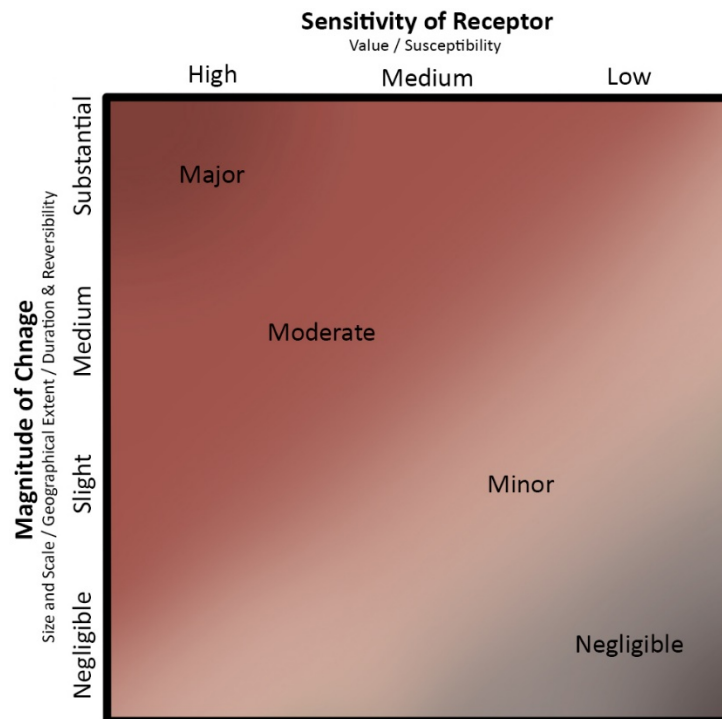
The overall magnitude of effect on landscape receptor will be judged by combining the considerations of size or scale, geographical extent of the area influenced and duration and reversibility. The table below provides an indication of how these judgements might be combined and should be reviewed in conjunction with the more detailed guidance set out in GLVIA 3.



Overall Landscape Effects

The separate judgements about sensitivity of landscape receptors and the magnitude of landscape effects will then be combined to allow a final judgement to be made about each effect.

The table below provides an indication of how these judgements might be combined and should be reviewed in conjunction with the more detailed guidance set out in GLVIA 3.



A summary of considerations for each category of landscape effect is set out in the table below.

Overall Landscape Effects	Considerations
Major	Large size or scale of change, over a large area, on a long-term or permanent basis, on landscape elements, aesthetic and perceptual aspects and/or distinctive character area that have a high susceptibility to the type of change proposed and are nationally or internationally valued.
Moderate	Medium size or scale of change, over a medium area, on a medium to long-term basis, on landscape elements, aesthetic and perceptual aspects and/or distinctive character area that have a medium susceptibility to the type of change proposed and are of national or local value.
Minor	Small size or scale of change, over a small area, of short duration, on landscape elements, aesthetic and perceptual aspects and/or distinctive character areas that have a low susceptibility to the type of change proposed and are of local or community value.

Negligible	Negligible size or scale of change over a negligible area and of short duration, on landscape elements, aesthetic and perceptual aspects and/or distinctive character areas that have a negligible susceptibility to the type of change proposed and are of community or low value.
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Visual Effects

Paragraph 6.1 of GLVIA3 describes how visual effects are concerned with *“assessing how the surroundings of individuals or groups of people may be specifically affected by changes in the content and character of views as a result of the change or loss of existing elements of the landscape and/or introduction of new elements”*.

Sensitivity of Visual Receptors

In relation to sensitivity, Paragraph 6.31 of GLVIA states that *“Each visual receptor, meaning the particular person or group of people likely to be affected at a specific viewpoint, should be assessed in terms of both their susceptibility to change in views and visual amenity and also the value attached to particular views.”*

The susceptibility to the type of change of each visual receptor will be judged as either high, medium or low, in accordance with the considerations set out in the table below.

Susceptibility to Type of Change Proposed	Considerations
High	The visual receptor (i.e. the person or group of people likely to be affected) has very limited or no ability to accommodate the proposed development without undue negative consequences for their occupation or activity. For example, residents at home, people engaged in outdoor recreation where their attention is likely to be focused on the landscape and on particular views, visitors to heritage assets or other attractions where views of the surroundings are an important part of the experience, communities where views contribute to the landscape setting enjoyed by residents in the area and travellers along recognised scenic routes, where awareness of views is likely to be high)
Medium	The visual receptor (i.e. the person or group of people likely to be affected) has some ability to accommodate the proposed development without undue negative consequences for their occupation or activity. For example, people engaged in outdoor recreation where interest is focused on activity rather than primarily on views, visitors to heritage assets or other attractions where surroundings are not important to the experience and travellers on road, rail

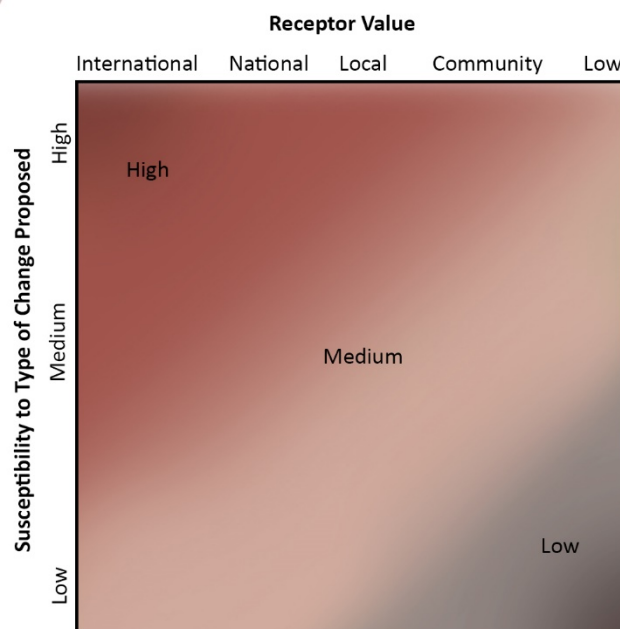
	or other transport routes where the attention of drivers and passengers may be focused on the landscape and on particular views.
Low	The visual receptor (i.e. the person or group of people likely to be affected) has the ability to accommodate the proposed development without undue negative consequences for their occupation or activity. For example, people engaged in outdoor sport or recreation, which does not involve or depend upon appreciation of views, people at their place of work whose attention may be focused on their work or activity, and where the setting is not important to quality of working life and travellers, where the view is incidental to the journey.

The value attached to certain views and visual receptors will be judged as either international, national, local, community or as a low level, in accordance with the considerations set out in the table below. This may reflect recognition through landscape designations or heritage assets or indicators of the value attached to views by visitors, through appearance in guidebooks, tourist maps or provision of facilities.

Value	Considerations
International	The visual receptor (i.e. the person or group of people likely to be affected) is at a viewpoint or experiencing a view which is identified as being of international importance according to UNESCO criteria. This would include World Heritage Sites, candidate World Heritage Site. Consideration should be given to their settings especially where these contribute to the attributes of outstanding universal value for which such an area of landscape is valued.
National	The visual receptor (i.e. the person or group of people likely to be affected) is at a viewpoint or experiencing a view which is identified as being of national importance. This would include National Parks, National Landscapes, National Scenic Areas (in Scotland) or equivalent areas. Gardens and designed landscapes included on the Register of Parks and Gardens of Special Historic Interest as Grade I, II* or II or included in Historic Scotland's Inventory of Gardens and Designed Landscapes in Scotland. Consideration should be given to their settings especially where these contribute to the special qualities for which the landscape is valued. This may include popular tourist or visitor attractions, where the view forms a recognised part of the visitor experience and with provision of facilities for enjoyment. There may also be other cultural associations.
Local	The visual receptor (i.e. the person or group of people likely to be affected) is at a viewpoint or experiencing a view which is identified as being of value, either recognised at the local authority level by a local designation or considered to be of equivalent value using other criteria. This would include Special Landscape Areas, Areas of Great Landscape Value, etc. This may

	include local visitor attractions, where the view forms a recognised part of the visitor experience and with provision of facilities for enjoyment, such as seating or interpretation boards. There may also be other known cultural associations.
Community	The visual receptor (i.e. the person or group of people likely to be affected) is at a viewpoint or experiencing a view which is not nationally or locally designated, or judged to be of equivalent value, but nevertheless valued at a community level. This may include provision of facilities for enjoyment, such as seating or interpretation boards.
Low	The visual receptor (i.e. the person or group of people likely to be affected) is at a viewpoint or experiencing a view which is not designated or linked to a popular tourist attraction, has no demonstrable physical attributes that elevates its value and is in poor condition, or are degraded, or fundamentally altered by the presence of man-made structures (which are judged to be intrusive). No formal planning status or known cultural associations.

The overall sensitivity of each visual receptor assessed will be judged by combining the considerations of susceptibility to the type of change proposed and value. The table below provides an indication of how these judgements might be combined and should be reviewed in conjunction with the more detailed guidance set out in GLVIA 3.



Magnitude of Visual Effects

In relation to magnitude, Paragraph 6.38 of GLVIA states that *“Each of the visual effects identified needs to be evaluated in terms of its size or scale, the geographical extent of the area influenced, and its duration and reversibility.”*

The size or scale of visual effect will be recorded as large, medium, small, negligible, in accordance with the considerations as set out in the table below. No change may also be recorded, where appropriate.

Size or Scale of Visual Change	Considerations
Large	• large scale of change in the view with respect to the loss or addition of important features and complete changes in composition, including a high proportion of the view occupied by the proposed development • large degree of contrast of any new features or changes in the landscape (low degree of integration, non-characteristic or discordant) with the existing or remaining landscape elements and characteristics in terms of form, scale and mass, line, height, colour and texture • full view of the proposed development (rather than partial or glimpsed) and therefore a dominant feature
Medium	• medium scale of change in the view with respect to the loss or addition of features and clearly noticeable changes in composition, including a moderate proportion of the view occupied by the proposed development • medium degree of contrast of any new features or changes in the landscape (some degree of integration) with the existing or remaining landscape elements and characteristics in terms of form, scale and mass, line, height, colour and texture • partial / intermittent view of the proposed development (rather than full or glimpsed) and therefore a noticeable feature
Small	• small scale of change in the view with respect to the loss or addition of features and perceptible changes in composition, including a small proportion of the view occupied by the proposed development • small but perceptible degree of contrast of any new features or changes in the landscape (moderate degree of integration, involving features already present in the view) with the existing or remaining landscape elements and characteristics in terms of form, scale and mass, line, height, colour and texture

	• partial / restricted view of the proposed development (rather than full or glimpsed) and therefore a perceptible feature
Negligible	• negligible scale of change in the view with respect to the loss or addition of features and barely perceptible changes in composition, including a very limited proportion of the view occupied by the proposed development • negligible degree of contrast of any new features or changes in the landscape (high degree of integration, involving features already present in the view) with the existing or remaining landscape elements and characteristics in terms of form, scale and mass, line, height, colour and texture • glimpsed view of the proposed development and therefore a barely perceptible feature

The geographical extent of visual change will be recorded at various scales including, large area, medium area, small area or negligible area and may be expressed in terms of the angle of view in relation to the main activity of the receptor, distance away and extent of the area over which changes would be visible, in accordance with the considerations set out in the table below.

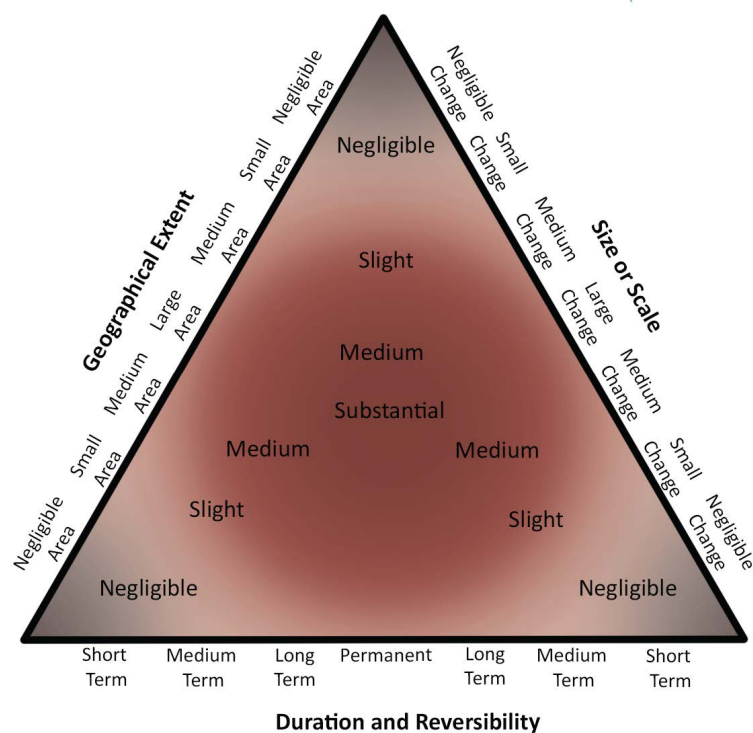
Geographical Extent of Visual Change	Considerations
Large Area	• large (wide) angle of view in relation to main activity of the receptor • short / close distance of the viewpoint from the proposed development (e.g. development would occupy the foreground) • large extent of the area over which the changes would be visible (the proposed development would be seen from many locations or from the majority, or a large proportion, of a linear route and/or by large numbers of viewers)
Medium Area	• medium (moderate) angle of view in relation to main activity of the receptor • medium distance of the viewpoint from the proposed development (e.g. development would occupy the middle-ground) • medium extent of the area over which the changes would be visible (the proposed development would be seen from several locations or from a moderate proportion, of a linear route and/or by moderate numbers of viewers)

Small Area	• small (narrow) angle of view in relation to main activity of the receptor • long distance of the viewpoint from the proposed development (e.g. development would occupy part of the background) • small extent of the area over which the changes would be visible (the proposed development would be seen from few locations or from limited proportion of a linear route and/or by small numbers of viewers)
Negligible Area	• negligible (very narrow) angle of view in relation to main activity of the receptor • considerable distance of the viewpoint from the proposed development (e.g. development would occupy part of the distant background) • negligible extent of the area over which the changes would be visible (the proposed development would be seen from few locations or from very limited proportion of a linear route and/or by very small numbers of viewers)

The duration and reversibility of visual effect will be recorded at various scales, from short-term, medium-term, long-term and permanent, in accordance with the considerations set out in the table below.

Duration and Reversibility of Visual Effects	Considerations
Permanent	Change that will last for over 25 years and is deemed permanent or irreversible.
Long term	Change that will endure for between 10 and 25. This may include change which is deemed reversible.
Medium term	Change that will last from 5 to 10 years. This may include change which is deemed reversible.
Short term	Change that will last from 0 to 5 years. This may include change which is deemed reversible.

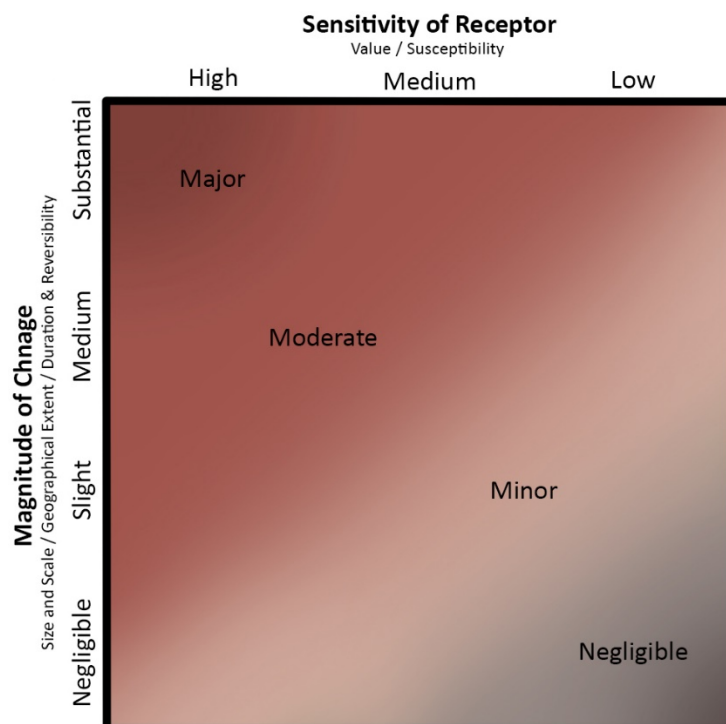
The overall magnitude of effect on visual receptor will be judged by combining the considerations of size or scale, geographical extent of the area influenced and duration and reversibility. The table below provides an indication of how these judgements might be combined and should be reviewed in conjunction with the more detailed guidance set out in GLVIA 3.



Overall Visual Effects

The separate judgements about sensitivity of visual receptors and the magnitude of visual effects will then be combined to allow a final judgement to be made.

The table below provides an indication of how these judgements might be combined and should be reviewed in conjunction with the more detailed guidance set out in GLVIA 3.



A summary of considerations for each category of effect is set out in the table below.

Overall Effects	Visual	Considerations
Major		Large size or scale of change to views (introducing new, non-characteristic, discordant or intrusive elements), over a large geographical extent, on a long-term or permanent basis, on people who have a high susceptibility to the type of change proposed and are at recognised or important viewpoints (or scenic routes) which are nationally or internationally valued.
Moderate		Medium size or scale of change to views (introducing new elements which are similar to existing), over a medium geographical extent, on a medium to long-term basis, on people who have a medium susceptibility to the type of change proposed and are at recognised viewpoints of national or local value.
Minor		Small size or scale of change to views (involving features already present in views), over a small geographical extent, of short duration, on people who have a low susceptibility to the type of change proposed and are at viewpoints which are of local or community value.
Negligible		Negligible size or scale of change to views, over a negligible geographical extent and of short duration, on people who have a negligible susceptibility to the type of change proposed and are at viewpoints which are of community or low value.

FELSTONE
CONSULTING
CHARTERED LANDSCAPE ARCHITECTS

Felstone Consulting Limited

Email: contact@felstoneconsulting.co.uk Web: www.felstoneconsulting.co.uk

Registered Office: 3 Princes Court, Royal Way, Loughborough, LE11 5XR. Company Registration Number: 14177017