INDIGO

# LANDSCAPE AND VISUAL IMPACT APPRAISAL

# LANDSCAPE AND VISUAL EFFECTS OF THE PROPOSED DEVELOPMENT OF BOROUGH FARM ON TRESCO IN THE ISLES OF SCILLY

## APPENDICES A - C

for
THE TRESCO ESTATE

June 2025

REF: 1218-LVA 2025-06-23

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## APPENDIX A
## LANDSCAPE IMPACT ASSESSMENT METHODOLOGY

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## INTRODUCTION

Landscape effects are concerned with changes to the character of the landscape. These involve direct or indirect effects upon specific landscape components (landscape receptors), which taken together lead to changes in quality and in the way a particular landscape is perceived (landscape character).

This document forms an Appendix to the Landscape and Visual Appraisal (LVA) prepared for the proposed development of Borough Farmhouse on Tresco in the Isles of Scilly.

It contains the detailed methodology applicable to the landscape effect assessment undertaken for the project and should be read in conjunction with the main LVA and the Appendix detailing the methodology of the visual effect assessment (for the determination of the study area).

## BASIS OF ASSESSMENT

The methodology set out below is based on the third edition of the 'Guidelines for Landscape and Visual Impact Assessment' (GLVIA3) prepared jointly by the Landscape Institute and the Institute of Environmental Management and Assessment and published on the 17th April 2013. This publication contains the latest guidance on the subject of landscape effect assessment, and is widely acknowledged to represent the 'industry standard' on the subject.

Reference has also been made to the Landscape Institute's Technical Guidance Note LITGN-2024-01 (published in August 2024) which provides a compilation of clarifications on GLVIA3; to the Landscape Institute's Technical Guidance Note 02/21 'Assessing Landscape Value Outside National Designations' (TGN 02/21) published in May 2021; to the Landscape Institute's Technical Information Note 01/2017 on Tranquillity (published in March 2017); and to the 'Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)' published by Historic England in December 2017 (GPA3).

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# LANDSCAPE EFFECT ASSESSMENT METHODOLOGY

## 1. INTRODUCTION

1.1 The process of landscape effect assessment is divided into the following stages:

i. Determining the scope of the assessment;

ii. Establishing the landscape baseline; and

iii. Determining the receptors to be assessed and undertaking the landscape effect assessment.

1.2 The details of each of these are set out below.

## 2. DATA SOURCES

2.1 Data sources used in the preparation of the landscape assessment are cited within footnotes within the main Landscape and Visual Appraisal document. Sources include Ordnance Survey maps, aerial photography, interactive websites and documents produced by other bodies.

## 3. DETERMINING THE SCOPE OF THE LANDSCAPE EFFECT ASSESSMENT

3.1 The first stage of landscape effect assessment involves determining the scope of the assessment.

3.2 Elements considered in this exercise include:

i. The extent of the study area (broadly defined by the Zone of Visual Influence (ZVI) of the development);

ii. The landscape receptors (key elements) which are to be considered;

iii. The time periods for the assessments (in this case short term (year 1); and medium to longer term (year 10)).[1]

iv. The requirement for assessments during an enabling works demolition phase; the construction phase; and during a potential future decommissioning phase;

v. The requirement for assessments at night;

vi. The requirement for cumulative assessments; and

vii. The requirement for future monitoring.

3.3 GLVIA3 places an emphasis on determining a reasonable approach (proportional to the scale and nature of the development proposed and the nature of its likely effects).[2] It is therefore normal to "scope out" those potential impacts which are felt to be unnecessary or unreasonable (given the nature of the proposals in question).

3.4 Details of the scope of the Appraisal are contained within Section 1 of the main Landscape and Visual Appraisal to which this methodology forms an Appendix.

## 4. BASELINE STUDY

4.1 Having established the scope of the assessment the landscape baseline is recorded. This involves:

i. Establishing the planning background applicable to the study area, including a review of existing landscape, heritage, tree and habitat designations;

ii. Establishing the visual baseline (part of the Visual Assessment); and

iii. Recording the environmental baseline. This makes reference to existing Landscape Character Assessments and other relevant documents applicable to the study area; describes the Site and existing landscape condition with reference to key components which make up the landscape; and determines the value of the landscape as a whole, its susceptibility to change, and its consequential sensitivity.

### Review of Landscape Planning Policies

4.2 In this section reference is made to planning policies and or landscape strategies applicable to the study area where they have relevance in terms of landscape or visual aspects of development.

4.3 In particular, reference is made to those policies / parts of those policies which indicate areas / components / aesthetic or perceptual aspects of the landscape which are particularly valued (e.g., a stated strategy of landscape conservation is a good indicator).

4.4 The national statutory context is initially set out, followed by the local planning context; and reference is made to specific polices as appropriate.

### Review of Existing Landscape, Heritage, Tree (and Habitat)[3] Designations

4.5 In this section existing designations within the study area are reviewed in order to assist with the understanding of the value attributed to the landscape as a whole.

4.6 This is largely a desktop process (in which the existing designations are considered), but also involves fieldwork to confirm value or identify variations. Where designations are present, issues considered include:

i. The level of designation (international / national / local / community / non-designated);

ii. The geographic extent of the designation;

iii. The basis for designation;

iv. The date of designation and whether it still applies in today's context;

v. The degree to which factors for designation are present in the study area;

vi. The value identified in / suggested by the designation; and

vii. Comments from fieldwork.

[1] In this way the effectiveness of mitigating measures over time is considered within the assessment process.

[2] GLVIA3, Paragraphs 1.17 and 3.16 (amongst others).

[3] Habitat designations are listed for consideration of landscape value (see below) and for contextual purposes only. The assessment of the effects on habitats and species is a specialist area undertaken by consultant ecologists and falls outside the scope of this assessment.

**Establishing the visual baseline**

4.7 This section describes the estimated Zone of Visual Influence (ZVI) determined as part of the visual assessment work (refer to LVA Appendix B – Visual impact Assessment Methodology). It details all areas of the surrounding countryside from where development of the nature described in the development proposals section of the LVA may be seen (either from ground level or from within buildings), and is important in that it broadly establishes the extent of the study area for the landscape baseline (albeit the study area for the landscape baseline extends beyond the ZVI to include adjacent areas of the surrounding landscape).

4.8 The extent of the Zone of Visual Influence is described, with reference to relevant landscape features (built form, vegetation, topography etc); public access; and viewpoints used within the Visual Impact Assessment; and visual receptors are listed.

4.9 As set out in the visual assessment methodology (LVA Appendix B), the Zone of Visual Influence takes into consideration the screening effects of topography, built form and areas of vegetation as noted from site work; however, it is estimated (as access to private land is not possible) and it should be recognized that there will always be areas within the ZVI shown on the drawings where the complexity of landscape makes it impossible reasonably to delineate the exact visibility of the proposed development. For example, there will be areas of private land within the mapped ZVI where localised intervening vegetation or buildings screen the Site from view. In reality, there will be some areas within the mapped ZVI where the proposed development will not be visible, and there may be some un-mapped areas where glimpses of the proposed development would also exist.

**Establishing the Environmental Baseline**

4.10 In this section existing Landscape Character Assessments and other relevant documents[4] are reviewed in order to give an understanding of the landscape within the study area. This is a largely desktop process, in which the documents are considered and characteristics are drawn out to inform the landscape baseline.[5]

4.11 This review process is supported by fieldwork to confirm characteristics or identify variations. Issues considered include:

i. The date of the document / assessments undertaken.
ii. The status of the document (adopted SPD or not).
iii. The scale / level of detail of the document.
iv. Landscape Character Areas and Landscape Types identified that fall within the study area.
v. Characteristics of the landscape identified in the documents that are relevant to the Site and surrounding study area. [6]
vi. Details of landscape 'condition'.[7]
vii. Details of any strategies / guidelines and sensitivity identified in the documents (if given).

4.12 National Character Areas are referenced for context / setting the scene but local level Landscape Character Assessments form the primary point of reference.

**Site description**

4.13 This is a brief description of the Site, detailing its size, access points and on-site features.

**Recording the existing characteristics of the landscape**

4.14 Having established the estimated Zone of Visual Influence of the development and reviewed the existing documentation, a review of the key components (receptors) which make up the landscape on and around the Site is undertaken.

4.15 The process involves both desktop study and fieldwork; with elements considered under the three broad headings of 'physical influences'; 'influences of human activity'; and 'aesthetic and perceptual' factors as follows:

**Table A.1 – Landscape Receptors**

| **Physical influences** | **Aesthetic and perceptual factors** |
|---|---|
| ▪ Geology / geomorphology.<br>▪ Soils / pedology.[8]<br>▪ Vegetation.<br>▪ Landform / topography.<br>▪ Drainage / water bodies. | ▪ Landscape scale.<br>▪ Complexity.<br>▪ Degree of enclosure / openness.<br>▪ Relative tranquillity.<br>▪ Relative wildness.<br>▪ Relative remoteness.<br>▪ Sense of place. |

Table continued below ...

[4] For example, Landscape Capacity or Sensitivity Studies; Historic Characterisation Studies; Design Guides and Community level documents such as Village Design Statements. However, Landscape Capacity or Sensitivity Studies may deal other types of development completely; and whilst some may deal with the general type of development that is proposed (in which case they may provide useful preliminary background information for the assessment), they cannot provide a substitute for the individual assessment of the susceptibility of receptors in relation to change arising from the specific development proposal. See GLVIA3 paragraph 5.41 LITGN 2024-01, page 21, paragraph 9(1).

[5] Simply pasting large sections of existing documents into the LVA is avoided in favour of drawing out the key characteristics relevant to the study area, but for reference the relevant sections of these documents are included in an assessment appendix.

[6] Landscape Character Areas are normally significantly larger than the proposed development site and not all the characteristics identified within a Character Area will apply to the area around the Site.

[7] Prior to the publication of TGN 02/21 this was referred to as landscape 'quality'.

[8] Soils are considered but only insofar as they have the potential to affect other characteristics of the landscape such as drainage or vegetation. Effects on soil structure or quality caused by moving soils during construction of a project are not considered as part of the assessment of landscape effects as it is assumed that these effects would be managed and minimised through a detailed construction method statement and would, therefore, have a negligible effect on landscape character.

| | |
|---|---|
| **Influences of human activity**<br>▪ Heritage assets (World Heritage Sites / Conservation Areas / Listed Buildings / Scheduled Monuments / Registered Parks and Gardens / Registered Battlefields / Protected Wreck Sites / non-designated heritage assets).[9]<br>▪ Land use / management.<br>▪ Landscape / settlement pattern.<br>▪ Character of settlement.<br>▪ Character of buildings and built form.<br>▪ Dark skies.<br>▪ Recreational access / movement.<br>▪ Cultural associations (references in art and literature, poetry, TV/film or music; associated with science, other technical achievements or a notable historical event, or associated with a famous person or people). | |

4.16 In doing so, consideration is given to the following indicators of value (high or low) which are then drawn out in the assessment text as appropriate:

- **Designations**

i. Presence of landscapes designated for the preservation of the beauty of the countryside at a national or international level (e.g. National Parks, National Landscapes (AONBs), National Scenic Areas (Scotland), World Heritage Sites, Heritage Coasts).

ii. Presence of landscapes highlighted as being of high scenic value in local Landscape Character Assessments or given elevated status by virtue of the beauty of the landscape through local designations (e.g., Special Landscape Areas (SLA) or Areas of Great Landscape Value (AGLV)).

iii. Presence of wildlife / ecological or geological designations such as Ramsar Sites, Special Areas of Conservation (SACs), Special Protection Areas (SPAs), SSSIs, National Nature Reserves etc.

iv. Presence of Tree Preservation Orders or Ancient Woodland.

- **Character assessments**

v. Presence of landscapes identified in Landscape Character Assessments as having particular scenic qualities (see paragraph 4.17 below).

- **Natural heritage**

vi. Presence of wildlife and habitats of ecological interest that contribute to sense of place.

vii. Extent and survival of semi-natural habitat that is characteristic of the landscape type.

viii. Presence of Veteran Trees.

ix. Presence of distinctive geological, geomorphological or pedological features.

x. Landscape which contains valued natural capital assets that contribute to ecosystem services (for example distinctive ecological communities and habitats that form the basis of ecological networks).

xi. Landscape which makes an identified contribution to a nature recovery / green infrastructure network.

- **Historic heritage**

xii. Presence of designated heritage assets such as World Heritage Sites, Sites of Archaeological Importance (Scheduled Monuments & Battlefields), Conservation Areas, Listed Buildings and other structures, Registered Parks and Gardens.

xiii. Presence of non-designated heritage assets including historic landmark structures, unregistered historic parks and gardens / designed landscapes or designed landscape elements (e.g. follies, monuments, avenues, tree roundels).

xiv. Landscape which contributes to the significance of heritage assets, for example forming the setting of heritage assets (especially if identified in specialist studies), and whether it forms part of the immediate, wider or extended setting.

xv. Landscape which offers a dimension of time depth. This includes natural time depth, e.g. presence of features such as glaciers and peat bogs and cultural time depth e.g. presence of relic farmsteads, ruins, historic field patterns, historic rights of way (e.g. drove roads, salt ways, tracks associated with past industrial activity).

- **Cultural associations**

xvi. Associations with nationally well-known art, literature, poetry, TV / film and music that contribute to perceptions of the landscape. (Examples include Constable's view of Salisbury Cathedral or references to the "Secret Low Weald" in Rudyard Kipling's Poem Puck's Song).

xvii. Associations with science or other technical achievements.

xviii. Links to a notable historical event.

xix. Associations with a famous person or people.

- **Recreational elements**

xx. Presence of open access land, common land and Public Rights of Way, particularly National Trails, Long Distance Paths, Coastal Paths and Core Paths (Scotland) where appreciation of landscape is a feature.

xxi. Areas with good accessibility that provide opportunities for outdoor recreation and spiritual experience / inspiration.

xxii. Presence of town and village greens or allotments which may be particularly valued at a local level.

xxiii. Other physical evidence of recreational use where experience of landscape is important.

xxiv. Landscape that forms part of a view that is important to the enjoyment of a recreational activity.

[9] Heritage assets such as Listed Buildings contribute to the overall landscape character, context and setting of an area, and landscape value. These aspects will be given consideration in this LVA, however, only in terms of their influence on landscape character. The assessment of effects on historic significance and importance of heritage assets and designations is a specialist area undertaken by Heritage Consultants and falls outside the scope of this assessment. Refer to glossary for further information.

- **Aesthetic and perceptual elements**

xxv. High levels of tranquillity or perceptions of tranquillity, including perceived links to nature, the presence of dark skies, the presence of wildlife / birdsong, and relative peace and quiet.

xxvi. Presence of wild land and perceptions of relative wildness (resulting from a high degree of perceived naturalness,[10] rugged or otherwise challenging terrain, remoteness from public mechanised access and lack of modern artefacts).

xxvii. A sense of particular remoteness or seclusion.

xxviii. A large scale landscape, with a particular sense of openness or an intimate landscape with a particular sense of enclosure.

xxix. A particular lack of complexity (i.e. a landscape in which there are few component parts) or a landscape where complexity is particularly characteristic.

xxx. Dark night skies.

xxxi. A general absence of intrusive or inharmonious development, land uses, transport and lighting.

- **Distinctiveness**[11]

xxxii. Landscape character that has a strong sense of place. In particular the presence of distinctive features which are identified as being characteristic of a particular place; or the presence of rare or unusual features, especially those that help to confer a strong sense of identity.

xxxiii. Landscape which makes an important contribution to the character or identity of a settlement.

xxxiv. Settlement gateways / approaches which provide a clear sense of arrival and contribute to the character of the settlement (may be ancient / historic).

4.17 Key characteristics are drawn out; **identified strategies** / **guidelines and sensitivities** are highlighted; and landscape function, condition, and scenic quality are also considered:

- **Landscape function**[12]

i. Landscapes and landscape elements that contribute to the healthy functioning of the landscape, e.g. natural hydrological systems / floodplains; areas of undisturbed and healthy soils; areas that form carbon sinks such as peat bogs, woodlands and oceans; areas of diverse landcover (benefits pests regulation); pollinator-rich habitats such as wildflower meadows.

ii. Areas that form an important part of a multifunctional green infrastructure network.

iii. Landscapes and landscape elements that have strong physical or functional links with an adjacent national landscape designation, or are important to the appreciation of the designated landscape and its special qualities.

- **Landscape condition**

iv. Intactness of the landscape overall.

v. Good physical condition / intactness of individual landscape elements (e.g. walls, parkland, trees).

vi. Good health of elements such as good water quality and good soil health.

vii. Strong landscape structure (e.g. intact historic field patterns).

viii. Absence of detracting / incongruous features (or features are present but have little influence).

- **Scenic quality**

ix. Distinctive features, or distinctive combinations of features, such as dramatic or striking landform or harmonious combinations of land cover.

x. Strong aesthetic qualities such as scale, form, colour and texture.

xi. Presence of clear natural lines in the landscape (e.g. natural ridgelines, woodland edges, river corridors, coastal edges).

xii. Visual diversity or contrasts which contributes to the appreciation of the landscape.

xiii. Memorable / distinctive views and landmarks, or landscape which contributes to distinctive views and landmarks.

## 5. DESCRIPTION OF THE PROPOSALS

5.1 Following the recording of the baseline the proposals are described at a level of detail applicable to the application.[13]

5.2 Any assumptions made are also stated, and limitations of the assessment are given.

## 6. THE PROCESS OF LANDSCAPE ASSESSMENT

6.1 Recording of the landscape baseline and the description of the proposals is followed by a systematic identification of likely effects on the landscape receptors (key components); and ultimately, an assessment of the effects on overall landscape character.

1.7 As for the visual effect assessment the process involves considering the sensitivity of receptors, the magnitude of effect, and making an assessment of the level (sometimes referred to as significance) of effect.

***Sensitivity of visual receptors x Magnitude of effect = Level of effect***

7.1 <u>DETERMINING THE SENSITIVITY OF THE LANDSCAPE</u>

7.2 The first stage of the assessment process involves determining the sensitivity of the landscape resource to change.

7.3 Sensitivity is evaluated according to:

[10] Relating to extensive semi-natural vegetation, presence of wildlife and presence of natural processes / lack of human intervention.

[11] Referred to as 'rarity' and 'representativeness' in GLVIA3 Box 5.1, but following TGN 02/21 this has been combined into 'Distinctiveness'.

[12] Function "*addresses the value attached to landscapes which perform a clearly identifiable and valuable function*". (TGN 02/21 page 7). "*Landscape function can influence value, but the presence of a spatial designation (e.g. Green Belt or Green Gap) is not in itself an indicator of high landscape value*". (TGN 02/21 page 12).

[13] The description of proposals is constantly updated throughout the preparation of the proposals and the landscape effects assessment, thereby ensuring modifications to the design are reflected in the assessments presented.

i. **The value attached to the landscape.**

ii. **The susceptibility of the landscape to change.**

**Determining value of the landscape**

7.4 All landscapes have value, both designated and non-designated.

7.5 Having considered the characteristics of the key components of the landscape, value is attributed to the overall landscape in accordance with the guidance set out in Table A.2 below:

**Table A.2 – Value**

| | **Value** |
|---|---|
| **High** | Landscapes of a particularly distinctive and highly valued character, typically of national or regional importance.<br><br>Guidance:<br>i. Landscapes designated for the preservation of the beauty of the countryside at a national or international level (National Parks, National Landscapes (AONBs) and National Scenic Areas (Scotland), World Heritage Sites designated for their landscape significance, Heritage Coasts).<br>ii. Landscapes highlighted as being of high scenic value in local Landscape Character Assessments or given elevated status by virtue of the beauty of the landscape through local level designations (e.g. SLA or AGLV).<br>iii. Landscapes of historic importance (e.g. World Heritage Sites designated for their cultural significance) or which contain significant numbers and / or areas of heritage assets such as Registered Historic Parks and Gardens / Sites of Archaeological Importance (Scheduled Monuments & Battlefields) / Listed Buildings and structures / Conservation Areas.<br>iv. Landscape which contributes significantly to the immediate setting[14] of designated heritage assets (especially if identified in specialist studies) or which makes a significant contribution to the character or identity of a settlement.<br>v. Landscape which offers a significant dimension of time depth. This includes natural time depth (e.g. the presence of features such as glaciers and peat bogs) and cultural time depth (e.g. presence of significant numbers / areas of relic farmsteads, ruins, intact historic field patterns, historic rights of way (e.g. drove roads, salt ways, tracks associated with past industrial activity)).<br>vi. Landscapes particularly valued for individual factors or a combination of factors including designated components of acknowledged value (e.g. heritage assets, Tree Preservation Orders, Ancient Woodland, ancient hedgerows, wildlife and habitat designations that contribute to sense of place); non-designated components which have value at a national or regional scale (such as distinctive geological, geomorphological or pedological features, Veteran Trees, National Trails / Long Distance Paths, Coastal Paths etc.); areas of open access land or common land; areas of surviving semi-natural habitat that is characteristic of the landscape type; components or landscapes associated with nationally well-known art or literature etc.; dark night skies; designed landscapes or designed landscape elements (e.g. follies, monuments, avenues, tree roundels); settlement gateways / approaches which provide a clear sense of arrival and contribute to the character of the settlement (and may be ancient / historic); etc.<br>vii. Landscapes valued highly for aesthetic or perceptual factors such as scale, complexity, degree of openness / enclosure, tranquillity or perceptions of tranquillity, relative wildness or remoteness, seclusion, sense of place / identity; or landscapes valued highly for a general absence of intrusive or inharmonious development / land uses / transport and lighting or a general absence of detracting / incongruous features (or features are present but have little influence).<br>viii. Landscapes of high scenic quality that contain distinctive features, or distinctive combinations of features, such as dramatic or striking landform or harmonious combinations of land cover; strong aesthetic qualities such as scale, form, colour and texture; the presence of clear natural lines in the landscape (e.g. natural ridgelines, woodland edges, river corridors, coastal edges); that include particularly strong visual diversity or contrasts which contribute to the appreciation of the landscape; that contain memorable / distinctive views and landmarks, or a landscape which contributes to distinctive views and landmarks.<br>ix. Landscapes highly valued for natural capital assets that contribute to ecosystem services (for example distinctive ecological communities and habitats that form the basis of ecological networks), or a landscape which makes a significant contribution to a nature recovery / green infrastructure network.<br>x. Landscapes particularly valued for its physical condition / intactness either as a whole or for individual of individual landscape elements (e.g. walls, parkland, trees); for the health of elements such as water quality and soil health; for a strong landscape structure (e.g. intact historic field patterns); or for a function that contributes to the healthy functioning of the landscape (such as natural hydrological systems / floodplains, significant areas of undisturbed and healthy soils, carbon sinks such as peat bogs woodland and oceans, and pollinator rich habitats such as wildflower meadows).<br>xi. Landscapes that form an important part of a multifunctional Green Infrastructure network; or that have strong physical or functional links with an adjacent national landscape designation (or are important to the appreciation of the designated landscape and its special qualities).<br>xii. Limited potential to recreate or replace the landscape / elements. |
| **Medium** | Landscapes of moderate distinctiveness, typically of regional or local importance.<br><br>Guidance:<br>i. Landscapes identified as having moderate scenic qualities in local Landscape Character Assessments.<br>ii. Landscapes which contain moderate numbers and / or areas of heritage assets such as Registered Historic Parks and Gardens / Sites of Archaeological Importance (Scheduled Monuments & Battlefields) / Listed Buildings and structures / Conservation Areas.<br>iii. Landscape which contributes to the wider or extended setting of designated heritage assets; or which makes a moderate contribution to the character or identity of a settlement. |

[14] Setting of a heritage asset: "*The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral*". (Annex 2: Glossary, National Planning Policy Framework).

| | |
|---|---|
| | iv. Landscapes containing non-designated heritage assets including historic landmark structures, unregistered historic parks and gardens / designed landscapes or designed landscape elements (e.g. follies, monuments, avenues, tree roundels).<br>v. Landscape which offers a moderate dimension of time depth including natural time depth, (e.g. presence of features such as limited areas of Ancient Woodland) and cultural time depth (e.g. presence of limited numbers / areas of relic farmsteads, ruins, intact historic field patterns, historic rights of way).<br>vi. Landscapes / areas particularly valued at the local level e.g., town or village greens / allotments / certain local green spaces etc.<br>vii. Landscapes moderately valued for individual factors or a combination of factors potentially including some designated components of acknowledged value (e.g. heritage assets, Tree Preservation Orders, Ancient Woodland, ancient hedgerows, wildlife and habitat designations that contribute to sense of place); some non-designated components which have value at a national or regional scale (such as distinctive geological, geomorphological or pedological features, Veteran Trees, National Trails / Long Distance Paths, Coastal Paths etc.); areas of open access land or common land; areas of surviving semi-natural habitat that is characteristic of the landscape type; components or landscapes associated with nationally well-known art or literature etc.; dark night skies; designed landscapes or designed landscape elements (e.g. follies, monuments, avenues, tree roundels); settlement gateways / approaches which provide a clear sense of arrival and contribute to the character of the settlement (and may be ancient / historic); etc.<br>viii. Landscapes containing non-designated components which nevertheless have value locally (e.g. significant but unprotected specimen trees; wildlife and habitats of ecological interest that contribute to local sense of place; areas with good accessibility or evidence of recreational use that provide opportunities for outdoor recreation and where experience of landscape is important; a landscape that forms part of a view that is important to the enjoyment of a recreational activity; locally distinctive geological, geomorphological or pedological features; and components or landscapes referenced in local guidebooks / on tourist maps or in locally well-known literature).<br>ix. Landscapes valued moderately for aesthetic or perceptual factors such as scale, complexity, degree of openness / enclosure, tranquillity or perceptions of tranquillity, relative wildness or remoteness, seclusion, sense of place / identity; or landscapes valued moderately for a general absence of intrusive or inharmonious development / land uses / transport and lighting or a general absence of detracting / incongruous features (or features are present but have little influence).<br>x. Landscapes of moderate scenic quality that may contain some distinctive features or distinctive combinations of features, such as dramatic or striking landform or harmonious combinations of land cover; some strong aesthetic qualities such as scale, form, colour and texture; the presence of some clear natural lines in the landscape (e.g. natural ridgelines, woodland edges, river corridors, coastal edges); that may include some visual diversity or contrasts which contribute to the appreciation of the landscape; and that may contain memorable / distinctive views and landmarks, or a landscape which may contribute to distinctive views and landmarks.<br>xi. Landscapes moderately valued for natural capital assets that contribute to ecosystem services (for example distinctive ecological communities and habitats that form the basis of ecological networks), or a landscape which makes a moderate contribution to a nature recovery / green infrastructure network.<br>xii. Landscapes moderately valued for its physical condition / intactness either as a whole or for individual landscape elements (e.g. walls, parkland, trees); for the health of elements such as water quality and soil health; for a strong landscape structure (e.g. intact historic field patterns); or for a function that contributes to the healthy functioning of the landscape (such as natural hydrological systems / floodplains, areas of undisturbed and healthy soils, carbon sinks such as peat bogs woodland and oceans, and pollinator rich habitats such as wildflower meadows).<br>xiii. Landscapes that form a moderate part of a multifunctional green infrastructure network; or that have moderate physical or functional links with an adjacent national landscape designation, or are moderately important to the appreciation of the designated landscape and its special qualities.<br>xiv. There is moderate potential to recreate or replace the landscape / elements. |
| **Low** | Landscapes of relatively low distinctiveness, or degraded, typically only of local importance. May have some redeeming features.<br>Guidance:<br>i. Landscapes identified as of limited scenic value in local Landscape Character Assessments.<br>ii. Landscapes containing non-designated components with limited value locally.<br>iii. Landscapes with limited aesthetic or perceptual value such as scale, complexity, degree of openness / enclosure, tranquillity or perceptions of tranquillity, relative wildness or remoteness, seclusion, or sense of place / identity;<br>iv. Landscapes with significant intrusive or inharmonious development / land uses / transport and lighting or detracting / incongruous features.<br>v. Landscapes in poor health or poor physical condition.<br>vi. Components that are easily replaced. |

**Determining the susceptibility to change**

7.6 Susceptibility refers to the ability of the landscape to accommodate the specific proposed development without undue consequences for the maintenance of the baseline situation and / or the achievement of landscape planning policies and strategies,[15] and is evaluated in accordance with the criteria contained within Table A.3 below.

7.7 Landscape effects are particular to both the specific landscape and the specific nature of the proposed development, and the assessment of susceptibility is therefore tailored to the project considering both the type of development (for example housing or a solar park), and the nature of change including the relative size of the development (for example whether the proposal is for 4 or 400 houses). Other detail known about the development also feeds into and informs the judgement about how susceptible the Site and the surrounding landscape are to what is proposed, although care is taken to avoid double counting with magnitude.

[15] GLVIA3 paragraph 5.40; however, it is important to note that the assessment process and judgements made operate independent of policy. See LITGN-2024-01, page 3, paragraph 1(2) and page 12, paragraph 5(6).

7.8 As an example, a landscape already dominated by housing development is likely to be less susceptible to a moderately sized development of additional housing than a landscape in which housing development is not present; however, the same landscape would be more susceptible to a large urban extension.

**Table A.3 – Susceptibility**

| | **Susceptibility** |
|---|---|
| **High** | A landscape whose character is particularly susceptible to change of the nature proposed.<br>• The landscape has limited ability to accommodate the nature of the proposed development without undue consequences for the maintenance of the baseline situation and / or achievement of landscape planning policies and strategies. |
| **Medium** | A landscape whose character is moderately capable of accepting change of the nature proposed.<br>• The landscape has moderate ability to accommodate the nature of the proposed development without undue consequences for the maintenance of the baseline situation and / or achievement of landscape planning policies and strategies. |
| **Low** | A landscape whose character is tolerant to substantial change of the nature proposed.<br>• The landscape has significant potential to accommodate the nature of the proposed development without undue consequences for the maintenance of the baseline situation and / or achievement of landscape planning policies and strategies. |

**Overall landscape sensitivity**

7.9 To reach an assessment of the **sensitivity** of the landscape, 'Susceptibility' and 'Value' are then combined using Table A.4 below.

**Table A.4 – Sensitivity of receptors**

| | | **Value** | | |
|---|---|---|---|---|
| | | **High** | **Medium** | **Low** |
| **Susceptibility** | **High** | High sensitivity | Medium - high sensitivity | Medium sensitivity |
| | **Medium** | Medium - high sensitivity | Medium sensitivity | Medium - low sensitivity |
| | **Low** | Medium sensitivity | Medium - low sensitivity | Low sensitivity |

7.10 It should be noted that the assessment may take place in situations where there are existing landscape sensitivity and capacity studies. These may deal with the general type of development that is proposed, in which case they may provide useful preliminary background information for the assessment, however they cannot provide a substitute for the individual assessment of the susceptibility of the receptors in relation to change arising from the specific development proposal.[16]

[16] GLVIA3, page 89, paragraph 5.41.

**DETERMINING THE MAGNITUDE OF LANDSCAPE EFFECT**

7.11 Having determined the Sensitivity of receptors the magnitude of effect is assessed.

7.12 The magnitude of landscape effect predicts the degree to which changes will occur to overall landscape character as a result of the proposed development including the effects of primary mitigation.[17] Change may arise from built form, engineered forms and / or from soft landscape elements of the development.

7.13 The magnitude of effect is considered in accordance with Table A.5 below. This involves careful consideration of the complex interrelationships between the landscape receptors considered and the elements set out below. An informed professional judgement is made on these relationships and whether effects are positive or negative (or neutral); direct, indirect or a secondary effect;[18] and their consequences for landscape character.

7.14 In doing so it should be noted that Site itself is considered as part of the overall landscape, and that the focus of the assessment is not only on any changes to the Site, but the effects on overall landscape character. Whilst the Site itself forms part of the baseline and the effects on the Site form part of the consideration of effects, the question that is asked is not simply "would the landscape character of the Site itself change as a result of the proposals", but "would the character of the landscape resource as a whole change as a result of the proposals and do the changes affect the integrity of the wider setting or are they largely in keeping with the existing landscape despite the changes that occur".[19]

7.15 For each element consideration is given to the following:

**Size or scale**

i. The size / scale of change, both in terms of loss of existing features and addition of new features and the proportion of the total extent this represents.

ii. In considering the size / scale of change, the contribution that the component makes to the character of the landscape; and whether the effect changes the key characteristics of the landscape which are critical to its distinctive character are considered.

**Geographical extent of the area influenced**

iii. The geographical extent over which the landscape effects will be felt is considered using the following categories as guidance:

- At the Site level;
- At the level of the immediate setting of the Site;
- At the level of the wider landscape surrounding the Site;
- At the scale of the Landscape Type or Character Area within which the proposal lies; or
- At a larger scale, over several Landscape Types / Character Areas.

[17] Primary mitigation includes measures developed through the iterative design process and integrated or embedded into the project design (GLVIA3 page 67, tenth bullet point).

[18] A direct effect results from the development itself. An indirect or secondary effect results from consequential change resulting from the development – e.g., alterations to a drainage regime which might change the vegetation downstream with consequences for the landscape (an indirect effect) or requirement for associated development such as a requirement for mineral extraction to supply material or a need to upgrade facilities which may themselves have further landscape and visual effects (secondary effects) (GLVIA3 Paragraph 3.22, page 36).

[19] This approach is reinforced by TGN 02/21 (page 12) which in considering value states that "*when assessing landscape value of a site as part of a planning application or appeal it is important to consider not only the site itself and its features / elements / characteristics / qualities, but also their relationship with, and the role they play within, the site's context. Value is best appreciated at the scale at which a landscape is perceived – rarely is this on a field-by-field basis*".

**The type of effect**

iv. The type of effect is considered, including:

- Whether the effect is direct or indirect or a secondary effect; and
- Whether the effect is adverse, beneficial or neutral.

7.16 Finally the **duration, reversibility** and **avoidability** of the effects are considered, where:

i. **Duration** is considered in terms of how long the effects will last (for example, temporary, 10, 15, 20 years etc. or permanent). The frequency of an effect that is not continuously present is also considered here.

ii. **Reversibility** is a judgement about the prospects and the practicality of the development (and therefore the effects) being reversed.

iii. **Avoidability** is a judgement as to whether the effect is avoidable or unavoidable.

7.17 In considering the magnitude of effects on <u>overall landscape character</u> the assessment of magnitude takes account of the effects on all the elements which contribute to landscape character <u>and</u> the extent to which these effects would be felt both on Site and in the surrounding area (geographical extent). For example one development could have a significant effect on a single element of the landscape locally to the site, but minimal effects on all other components – whilst another may have lots of less significant wider effects. By considering all aspects of the landscape at this stage a considered assessment of the overall effect on landscape character is made using table A.5 below:

**Table A.5 – Magnitude of effect on <u>overall landscape character</u>**

| Magnitude of effect | Criteria for assessing magnitude of landscape effects on overall landscape character |
|---|---|
| **Very high adverse** | The proposals would be severely damaging to the character of the landscape in that they would cause severe harm to key components of the baseline landscape.<br><u>Examples:</u><br>▪ The proposals:<br>○ Would create a landscape whose character is totally incompatible with the appearance, condition or quality of the landscape; and / or<br>○ Would introduce components considered to be severely uncharacteristic of the attributes of the receiving landscape; and / or<br>○ Would completely destroy the integrity of characteristic features and components or their setting; and / or<br>○ Would completely destroy existing sense of place. |
| **High adverse** | The proposals would be substantially damaging to the character of the landscape in that they would cause substantial harm to key components of the baseline landscape.<br><u>Examples:</u><br>▪ The proposals:<br>○ Would create a landscape whose character is substantially incompatible with the appearance, condition or quality of the landscape; and / or<br>○ Would introduce components considered to be substantially uncharacteristic of the attributes of the receiving landscape; and / or<br>○ Would substantially destroy the integrity of characteristic features and components or their setting; and / or<br>○ Would substantially destroy existing sense of place. |
| **Medium - high adverse** | The proposals would be considerably damaging to overall landscape character in that they would cause considerable harm to key components of the baseline landscape.<br><u>Examples:</u><br>▪ The proposals:<br>○ Would create a landscape whose character is considerably at odds with the appearance, condition or quality of the landscape; and / or<br>○ Would introduce components considered to be considerably uncharacteristic of the attributes of the receiving landscape; and / or<br>○ Would considerably damage the integrity of characteristic features and components or their setting; and / or<br>○ Would considerably damage existing sense of place. |
| **Medium adverse** | The proposals would be moderately damaging to overall landscape character in that they would cause moderate harm to key components of the baseline landscape.<br><u>Examples:</u><br>▪ The proposals:<br>○ Would create a landscape whose character is moderately at odds with the appearance, condition or quality of the landscape; and / or<br>○ Would introduce components considered to be moderately uncharacteristic of the attributes of the receiving landscape and / or<br>○ Would moderately degrade the integrity of characteristic features and components or their setting; and / or<br>○ Would moderately damage existing sense of place. |
| **Medium - low adverse** | The proposals would be notably damaging to overall landscape character in that they would cause notable harm to key components of the baseline landscape.<br><u>Examples:</u><br>▪ The proposals:<br>○ Would create a landscape whose character is notably at odds with the appearance, condition or quality of the landscape; and / or<br>○ Would introduce components considered to be notably uncharacteristic of the attributes of the receiving landscape; and / or<br>○ Would notably diminish the integrity of characteristic features and components or their setting; and / or<br>○ Would notably damage existing sense of place. |

Table continued below ….

| | |
|---|---|
| **Low adverse** | The proposals would be slightly damaging to overall landscape character in that they would cause slight harm to key components of the baseline landscape.<br><br>Examples:<br>▪ The proposals:<br>o Would create a landscape whose character is slightly at odds with the appearance, condition or quality of the landscape; and / or<br>o Would introduce components considered to be slightly uncharacteristic of the attributes of the receiving landscape; and / or<br>o Would slightly weaken the integrity of characteristic features and components or their setting; and / or<br>o Would slightly damage existing sense of place. |
| **Very low adverse** | The proposals would be very slightly damaging to overall landscape character in that they would cause very slight harm to key components of the baseline landscape.<br><br>Examples:<br>▪ The proposals:<br>o Would create a landscape whose character is very slightly at odds with the appearance, condition or quality of the landscape; and / or<br>o Would introduce components considered to be very slightly uncharacteristic of the attributes of the receiving landscape; and / or<br>o Would very slightly weaken the integrity of characteristic features and components or their setting; and / or<br>o Would very slightly damage existing sense of place. |
| **Neutral** | The proposals would be compatible with the existing landscape character:<br><br>Examples:<br>o The proposals would cause no change to key components of the receiving landscape; or<br>o The proposals would be in keeping with the existing landscape despite changes that occur; or<br>o Positive effects of the proposals balance any negative effects of change. |
| **Very low Beneficial** | The proposals would be of very slight benefit to overall landscape character in that they would cause very slight enhancement to or restoration of key components of the baseline landscape.<br><br>Examples:<br>▪ The proposals:<br>o Would very slightly improve the appearance, condition and / or quality of the existing landscape, and / or<br>o Would introduce components that very slightly improve the characteristics of the receiving landscape; and / or<br>o Would very slightly strengthen the integrity of characteristic features and components or their setting; and / or<br>o Would very slightly improve existing sense of place. |
| **Low beneficial** | The proposals would be of slight benefit to overall landscape character in that they would cause slight enhancement to or restoration of key components of the baseline landscape.<br><br>Examples:<br>▪ The proposals:<br>o Would slightly improve the appearance, condition and / or quality of the existing landscape, and / or<br>o Would introduce components that slightly improve the characteristics of the receiving landscape; and / or<br>o Would slightly strengthen the integrity of characteristic features and components or their setting; and / or<br>o Would slightly improve existing sense of place. |
| **Medium - low beneficial** | The proposals would be notably beneficial to overall landscape character as they would cause notable enhancement to or restoration of key components of the baseline landscape.<br><br>Examples:<br>▪ The proposals:<br>o Would notably improve the appearance, condition and / or quality of the existing landscape, and / or<br>o Would introduce components that notably improve the characteristics of the receiving landscape, and / or<br>o Would notably strengthen the integrity of characteristic features and components or their setting; and / or<br>o Would notably improve existing sense of place. |
| **Medium beneficial** | The proposals would be of moderate benefit to overall landscape character as they would cause moderate enhancement to or restoration of key components of the baseline landscape.<br><br>Examples:<br>▪ The proposals:<br>o Would moderately improve the appearance, condition and / or quality of the existing landscape, and / or<br>o Would introduce components that moderately improve the characteristics of the receiving landscape; and / or<br>o Would moderately strengthen the integrity of characteristic features and components or their setting; and / or<br>o Would moderately improve existing sense of place. |

Table continued below ….

| | |
|---|---|
| **Medium - high Beneficial** | The proposals would be of considerable benefit to overall landscape character as they would cause considerable enhancement to or restoration of key components of the baseline landscape.<br><br>Examples:<br>▪ The proposals:<br>o Would considerably improve the appearance, condition and / or quality of the existing landscape, and / or<br>o Would introduce components that considerably improve the characteristics of the receiving landscape; and / or<br>o Would considerably strengthen the integrity of characteristic features and components or their setting; and / or<br>o Would considerably improve existing sense of place. |
| **High beneficial** | The proposals would be of substantial benefit to overall landscape character as they would cause substantial enhancement to or restoration of key components of the baseline landscape.<br><br>Examples:<br>▪ The proposals:<br>o Would substantially improve the appearance, condition and / or quality of the existing landscape, and / or<br>o Would introduce components that substantially improve the characteristics of the receiving landscape; and / or<br>o Would substantially strengthen the integrity of characteristic features and components or their setting; and / or<br>o Would substantially improve existing sense of place. |
| **Very high beneficial** | The proposals would be of abundant benefit to overall landscape character as they would cause abundant enhancement to or restoration of key components of the baseline landscape.<br><br>Examples:<br>▪ The proposals:<br>o Would abundantly improve the appearance, condition and / or quality of the existing landscape, and / or<br>o Would introduce components that abundantly improve the characteristics of the receiving landscape; and / or<br>o Would abundantly strengthen the integrity of characteristic features and components or their setting; and / or<br>o Would abundantly improve existing sense of place. |

## DETERMINING THE LEVEL OF LANDSCAPE EFFECTS

7.18 The last stage of the process of landscape effect assessment involves the determination of the **level of effect** on overall landscape character.

7.19 To do so the **sensitivity** of the landscape and the **magnitude** of effect are combined using Table A.6 below.

**Table A.6 – Level of effect**

| | | Sensitivity of visual receptors | | | | | |
|---|---|---|---|---|---|---|---|
| | | **High** | **Medium - high** | **Medium** | **Medium - low** | **Low** | |
| **Magnitude of effect** | **Very high adverse** | Severe adverse effect | Substantial adverse effect | Major / substantial adverse effect | Major adverse effect | Appreciable adverse effect | **NEGATIVE** |
| | **High adverse** | Substantial adverse effect | Major / substantial adverse effect | Major adverse effect | Appreciable adverse effect | Moderate adverse effect | |
| | **Medium-high adverse** | Major / substantial adverse effect | Major adverse effect | Appreciable adverse effect | Moderate adverse effect | Slight adverse effect | |
| | **Medium adverse** | Major adverse effect | Appreciable adverse effect | Moderate adverse effect | Slight adverse effect | Very slight adverse effect | |
| | **Medium-low adverse** | Appreciable adverse effect | Moderate adverse effect | Slight adverse effect | Very slight adverse effect | Very slight / negligible adverse effect | |
| | **Low adverse** | Moderate adverse effect | Slight adverse effect | Very slight adverse effect | Very slight / negligible adverse effect | Negligible adverse effect | |
| | **Very low adverse** | Slight adverse effect | Very slight adverse effect | Very slight / negligible adverse effect | Negligible adverse effect | Negligible / neutral adverse effect | |
| | **Neutral** | Neutral effect | Neutral effect | Neutral effect | Neutral effect | Neutral effect | **NEUTRAL** |
| | **Very low beneficial** | Slight beneficial effect | Very slight beneficial effect | Very slight / negligible beneficial effect | Negligible beneficial effect | Negligible / neutral beneficial effect | **POSITIVE** |
| | **Low beneficial** | Moderate beneficial effect | Slight beneficial effect | Very slight beneficial effect | Very slight / negligible beneficial effect | Negligible beneficial effect | |
| | **Medium-low beneficial** | Appreciable beneficial effect | Moderate beneficial effect | Slight beneficial effect | Very slight beneficial effect | Very slight / negligible beneficial effect | |
| | **Medium beneficial** | Major beneficial effect | Appreciable beneficial effect | Moderate beneficial effect | Slight beneficial effect | Very slight beneficial effect | |
| | **Medium-high beneficial** | Major / substantial beneficial effect | Major beneficial effect | Appreciable beneficial effect | Moderate beneficial effect | Slight beneficial effect | |
| | **High beneficial** | Substantial beneficial effect | Major / substantial beneficial effect | Major beneficial effect | Appreciable beneficial effect | Moderate beneficial effect | |
| | **Very high beneficial** | Abundant beneficial effect | Substantial beneficial effect | Major / substantial beneficial effect | Major beneficial effect | Appreciable beneficial effect | |

**‘Significant’ landscape effects**

7.20 As set down in GLVIA3 the aim of a Landscape and Visual Impact Assessment (LVIA) as part of an Environmental Statement (as required under EIA legislation) is to determine any ‘significant’ effects.

7.21 In carrying out a Landscape and Visual Appraisal (LVA), however, although GLVIA3 and LITGN-2024-01 makes it clear that “*it is not required to establish whether the effects arising are or are not significant*”,[20] whether an effect is or is not ‘significant’ is often considered within the planning process. Establishing significance within a Landscape and Visual Appraisal which is not part of an Environmental Statement (and which has instead been prepared to accompany a non-EIA level planning application) therefore remains a useful tool to assist the Local Planning Authority in making a decision on the proposals.

7.22 ‘Significant’ effects vary from project to project and are appropriate to the nature, size and location of the proposed development. In this case (as for the visual appraisal) for the purposes of planning, ‘appreciable’, ‘major’, ‘substantial’, ’severe’ and ‘abundant’ effects (and their combinations in Table A.6) are considered ‘Significant’.

7.23 It is important to note, however, that in considering the effects on overall landscape character, all of the components which contribute to landscape character are considered. It is clearly important, in considering the overall effects of a development, to consider not only those receptors experiencing greater effects, but those with lesser effects as well. In concluding the overall effect on landscape character, it is important that the focus does not become purely on a single or limited number of effects, when the bigger picture may be one of generally minimal effects (and may also include beneficial as well as adverse effects).

[20] Quote taken from LITGN-2024-01, page 7, paragraph 3(1). See also GLVIA3 page 26 paragraph 3.2 (second bullet point) and table 3.1.

INDIGO

# LANDSCAPE AND VISUAL IMPACT APPRAISAL

# LANDSCAPE AND VISUAL EFFECTS OF THE PROPOSED DEVELOPMENT OF BOROUGH FARM ON TRESCO IN THE ISLES OF SCILLY

## APPENDIX B
## VISUAL IMPACT ASSESSMENT METHODOLOGY

for
THE TRESCO ESTATE

June 2025

REF: 1218-LVA 2025-06-23

In the interest of sustainability, this document is intended
to be printed double sided on A3 paper.

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## INTRODUCTION

Visual effects are the effects on people (visual receptors) from changes in the character of available views resulting from development; and the changes in the visual amenity[1] of the visual receptors.

The process of visual effect assessment is therefore concerned with assessing how the surroundings of individuals (or groups of people) may be specifically affected by changes in the context and character of views as a result of the change or loss of existing elements of the landscape and / or introduction of new elements.

This document forms an Appendix to the Landscape and Visual Appraisal (LVA) prepared for the proposed development of Borough Farmhouse on Tresco in the Isles of Scilly.

It contains the detailed methodology applicable to the visual effect assessment undertaken for the project and should be read in conjunction with the main LVA.

## BASIS OF ASSESSMENT

The methodology set out below is based on the third edition of the 'Guidelines for Landscape and Visual Impact Assessment' (GLVIA3) prepared jointly by the Landscape Institute and the Institute of Environmental Management and Assessment and published on the 17th April 2013. This publication contains the latest guidance on the subject of visual effect assessment, and is widely acknowledged to represent the 'industry standard' on the subject.

Reference has also been made to the Landscape Institute's Technical Guidance Note LITGN-2024-01 (published in August 2024) which provides a compilation of clarifications on GLVIA3; to the Landscape Institute's Technical Guidance Note 02/21 'Assessing Landscape Value Outside National Designations' (TGN 02/21), published in May 2021; to the Landscape Institute's Technical Guidance Note 2/19 (published in March 2019) which provides guidance on Residential Visual Amenity Assessment (RVAA); and to the 'Historic Environment Good Practice Advice in planning Note 3 (second edition)' published by Historic England in December 2017 (GPA3).

In addition, all photos have been taken and presented in accordance with Landscape Institute Technical Guidance Note (TGN) 06/19 which was formally adopted on the 17th September 2019.

[1] Visual amenity means the overall pleasantness of the views that receptors enjoy of their surroundings (GLVIA Paragraph 2.20).

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# VISUAL EFFECT ASSESSMENT METHODOLOGY

## 1. INTRODUCTION

1.1 The process of visual effect assessment is divided into the following stages:

i. **Determining the Zone of Visual Influence of the development and identifying the nature of visual receptors;**

ii. **Selecting viewpoints to be assessed and (if possible) agreeing the scope of the assessment with the competent authority;**

iii. **Establishing a detailed baseline for each viewpoint selected;**

iv. **Presentation of photographs; and**

v. **The process of visual effect assessment.**

1.2 The details of each of these are set out below.

## 2. DATA SOURCES

2.1 Data sources used in the preparation of the visual assessment are cited within footnotes within the main Landscape and Visual Appraisal document. Sources include Ordnance Survey maps, aerial photography, and interactive websites.

## 3. DETERMINING THE ZONE OF VISUAL INFLUENCE OF THE DEVELOPMENT

3.1 The first stage of visual effect assessment involves identification of a preliminary study area and subsequent mapping of the visibility of the development proposals to determine the estimated Zone of Visual Influence (ZVI) of the development through a combination of desk study and fieldwork.

3.2 The ZVI details all areas of the surrounding countryside from where development of the nature described in the development proposals section of the LVA may be seen (either from ground level or from within buildings), and is important not only for the visual assessment but also in that it broadly establishes the extent of the study area for the landscape baseline (refer to Appendix A), albeit the study area for the landscape baseline extends beyond the ZVI to include adjacent areas of the surrounding landscape.

**Desk study**

3.3 The potential extent of visibility of the development proposals is first established by identifying possible viewpoints through a desktop study of Ordnance Survey maps; web-based mapping tools; and aerial photography.

3.4 From this information a preliminary Zone of Visual Influence (ZVI) is determined and mapped manually. At this stage the preliminary ZVI illustrates the potential visibility of the proposed development in the landscape. It takes into consideration the likely screening effects of topography and significant areas of vegetation, but is broad scale and requires refinement.

3.5 Digital methods using specialist software can be useful as an aid at this stage of the process to establish the ZVI (referred to as the 'Zone of Theoretical Visibility' (ZTV) if digital methods are used), however, such methods take little or no account of potential screening by vegetation or built form[2] and have not been used for this assessment.

**Fieldwork**

3.6 Having undertaken the desktop study the preliminary ZVI is checked and revised through extensive on-site fieldwork.

3.7 On completion of the fieldwork an estimated 'Zone of Visual Influence' is mapped and a good degree of accuracy is obtained.[3] At this stage the estimated 'Zone of Visual Influence' includes all areas of the surrounding countryside from where development of the nature described in the development proposals section of the LVA may be seen either from ground level or from within buildings.

## 4. IDENTIFYING THE NATURE OF THE VISUAL RECEPTORS

4.1 Having established the estimated Zone of Visual Influence, the people (visual receptors) using the various areas within this zone are identified.

4.2 People have differing responses to changes to views and visual amenity depending on both the context and their purpose for being in a particular place. They are therefore identified according to their activity and location.

4.3 Receptors at public viewpoints (land and buildings with public access) may include the following:

**Table B.1 – Activity and Location – Public Viewpoints**

| | |
|---|---|
| People passing through the area on transport routes.<br>▪ Arterial routes (motor ways / dual carriageways / trunk roads).<br>▪ Major roads (A roads).<br>▪ Minor roads (B and C class roads).<br>▪ Railways (excluding scenic routes).<br>▪ Waterways used for transport.<br>▪ Cycle routes used primarily for commuting. | People using facilities / undertaking activities (including walking, cycling, mountain biking and horse riding) or visiting promoted attractions specifically associated with experience and enjoyment of the landscape.<br>▪ Public Rights of Way (Footpaths / Bridleways / Restricted Byways / Byways / off road Cycle routes etc.).<br>▪ Scenic routes (National Trail / Long Distance Path).<br>▪ Open access land.<br>▪ Acknowledged viewpoints.<br>▪ Tourist facilities.<br>▪ Canals and rivers used for recreation.<br>▪ Scenic railways. |

Table continued below ….

[2] There is some discussion on page 103 of GLVIA3 on the use of computer modelling; but acknowledgement that this has limitations and that "*site surveys are therefore essential to provide an accurate baseline assessment of visibility*".

[3] The Zone of Visual Influence takes into consideration the screening effects of topography, built form and areas of vegetation as noted from the site work, however, it is estimated (as access to private land is not possible) and it should be recognized that there will always be areas within the ZVI shown on the drawings where the complexity of the landscape makes it impossible reasonably to delineate the exact visibility of the proposed development. For example, there will be areas of private land within the mapped ZVI where localised intervening vegetation or buildings screen the site from view. In reality, there will be some areas within the mapped ZVI where the proposed development will not be visible, and there may be some un-mapped areas where glimpses of the proposed development would also exist.

| | |
|---|---|
| People visiting designated landscapes.<br>▪ National Parks.<br>▪ National Landscapes (formerly AONBs). | People engaged in formal outdoor recreation activities of different types.<br>▪ Sports pitches.<br>▪ Golf courses. |
| People located at or in the setting of a heritage asset.[4]<br>▪ National Trust properties.<br>▪ Registered Parks and Gardens.<br>▪ Conservation Areas.<br>▪ Listed Buildings.<br>▪ Scheduled Monuments.<br>▪ Non-designated heritage assets. | People living and working in the area.<br>▪ Roads / pavements used by locals and for commuting.<br>▪ People accessing residential properties.<br>▪ People using community facilities (e.g., station, supermarket or public library). |

4.4 Receptors at private viewpoints (land and buildings with no open public access) may include:

**Table B.2 – Activity and Location – Private Viewpoints**

| | |
|---|---|
| People living in the area.<br>▪ Private houses / flats and private gardens. | People working in the area.<br>▪ Offices.<br>▪ Commercial / industrial premises. |
| People visiting facilities requiring membership / permission for access.<br>▪ Allotments.<br>▪ Scout huts.<br>▪ Private golf courses. | |
| (**Note:** In large parts of the estimated ZVI (for example on farmer's fields) there will be no public access and very few people will experience visual effects created by the proposed development. The effects on receptors in these locations are not normally assessed). | |

## 5. SELECTING VIEWPOINTS

5.1 Following the fieldwork; establishment of the estimated ZVI; and identification of the visual receptors in each area, a number of representative viewpoints from locations within the public domain[5] are selected for assessment of the visual effects.

5.2 Viewpoints selected can be:

1. **Representative viewpoints**: Chosen to represent the effects experienced from a number of viewpoints which cannot all be included individually, and where the levels of effects are unlikely to differ (for example a viewpoint chosen to represent views along a particular footpath).
2. **Specific viewpoints**: Chosen because they are key and sometimes promoted viewpoints within a landscape, or to assess views from specific private residences.
3. **Illustrative viewpoints**: Chosen to demonstrate a particular effect or specific issue (which might, for example, be the restricted visibility at certain locations; or the effect of distance).

5.3 Selection takes account of a range of factors including accessibility; sensitivity and potential numbers of receptors who may be affected; viewing distance, direction and elevation; the nature of the viewing experience (static, transient, sequential); the type of view (glimpse, panorama etc.); and the potential for cumulative views in conjunction with other developments.

5.4 Viewpoints are chosen to:

i. Cover as wide a range of situations as possible (from locations both near to the Site and more distant).
ii. Cover important sequential views along key routes.
iii. Cover the full range of different visual receptors who may be affected.
iv. Demonstrate the influence of distance.
v. Demonstrate the effects on receptors at any specific landmarks or heritage assets.
vi. Be as typical as possible of views likely to be experienced in each location.

5.5 The emphasis here is on proportionality in relation to the scale and nature of the development proposal and its likely 'Significant'[6] effects.

5.6 In the case of these proposals, following the scoping exercise, comment has been made on the effects on receptors at private residences (refer to the scope of the appraisal in Section 1 of the main LVA), although a specific Residential Visual Amenity Assessment (RVAA) has not been undertaken.[7]. As part of this process (where appropriate) properties have been grouped so that those where the effects will be similar have been considered together. These comments are based on views from publicly accessible locations close to the properties and from views looking out from the Site. No access has been gained to these residences.

## 6. DETERMINING THE SCOPE

6.1 Having determined the ZVI; established the nature of visual receptors; and considered appropriate viewpoints for assessment; the scope of the visual assessment can then be determined.

6.2 Elements considered / agreed in this exercise include:

i. The extent of the study area (based on the survey work undertaken).
ii. The location of viewpoints to be examined in detail.

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4 Setting of a heritage asset: "*The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral*". (Annex 2: Glossary, National Planning Policy Framework).

5 Planning is primarily concerned with effects on the public domain, and with respect to visual impact the focus of GLVIA3 and LVA is on public views and public visual amenity. However, as noted in GLVIA3 paragraph 6.17, in some instances it may also be appropriate to consider private viewpoints – See Paragraph 5.6 above.

6 Refer to paragraphs 10.19 – 10.21 below for definition of 'Significant'.

7 Residential Visual Amenity Assessment (RVAA) is a stage beyond LVA which focuses exclusively on private views and private visual amenity, and is one component of 'Residential Amenity' (which also considers aspects of residential amenity such as noise, dust, access to daylight etc.). Refer to the Landscape Institute's Technical Guidance Note 2/19 for further detail.

iii. The time periods for the assessments (in this case short term (year 1); and medium to longer term (year 10)).[8]

iv. The requirement for seasonal assessments (summer and winter).

v. The eye level for assessments undertaken (generally c.1.6m).

vi. The requirement for assessment from private residences / land.

vii. The requirement for assessments during an enabling works demolition phase; the construction phase; and during a potential future decommissioning phase.

viii. The requirement for assessments at night.

ix. The requirement for cumulative assessments.

x. The requirement for future monitoring.

6.3 GLVIA3 places an emphasis on determining a reasonable approach (proportional to the scale and nature of the development proposed and the nature of its likely effects). [9] It is, therefore, normal to "scope out" those potential impacts which are felt to be unnecessary or unreasonable (given the nature of the proposals in question).

6.4 Details of the scope of the Appraisal are contained within Section 1 of the main Landscape and Visual Appraisal to which this methodology forms an Appendix.

## 7. ESTABLISHING THE BASELINE FOR EACH VIEWPOINT TO BE ASSESSED

7.1 Having established the scope of the assessment the visual baseline is recorded for each viewpoint selected.

7.2 For each viewpoint a photographic record is presented (in this case taken in winter) and details of the location, description of the existing view, and the sensitivity of receptors, are recorded as required (refer to Section 8 of the main LVA):

i. Viewpoint locations are accurately mapped and the approximate direction of the view; approximate elevation; approximate horizontal and vertical view angles covered by the photograph presented; approximate distance to the closest edge of site; landscape and heritage designations at the viewpoint; and any other comments are recorded (the intention being that sufficient information is provided to allow any person to return to the location and record the same view).

ii. The nature of the existing view is recorded in detail including a description of the scene; the type of view (panoramic, open, contained, restricted, enclosed, filtered, fragmented, glimpsed); the extent of the site visible; the approximate angle of view in relation to main activity of the receptor; and the viewpoint type (representative, specific or illustrative). Other elements considered include whether it is one of a sequence (for example along a footpath); the relative amount of time view will be experienced; whether any heritage assets are visible in the scene; whether the view is from a specific viewpoint where parking, benches, sign boards or interpretative material are provided; whether the view appears in art, literature, guidebooks, on tourist maps etc.; and any additional comments.

iii. The Sensitivity of Visual receptors is also recorded in these tables (although this forms part of the assessment process set out below). This involves consideration of the value and susceptibility of receptors as noted in Section 10 below, and includes a recording of the primary activity of receptors; the focus of receptors; whether the receptors are stationary or transient (so see the view only for a short time); and an estimate of the approximate / relative numbers of people at each viewpoint.[10]

## 8. PRESENTATION OF PHOTOGRAPHS

8.1 Assessment photographs are presented in Section 8 of the main LVA and within Appendix D, with reference images in Appendix F, and are intended to be viewed digitally. These were taken with a Nikon D3400 or D3500 digital SLR camera with a fixed 35mm focal length lens and are presented using a multiplication factor of 1.5 to give the equivalent of 52.5mm focal length. They replicate normal eye level viewed at approximately 1.6 metres above ground level and are presented in the appendices with viewing distances stated; all in accordance with Landscape Institute Technical Guidance Note 06/19.

8.2 Refer to Technical Methodology in Appendix C for further details.

## 9. DESCRIPTION OF THE PROPOSALS

9.1 Following the recording of the visual baseline the proposals are described at a level of detail applicable to the application.[11]

## 10. THE PROCESS OF VISUAL ASSESSMENT

10.1 Recording of the visual baseline and the description of the proposals is followed by a systematic identification of likely effects on potential visual receptors at each viewpoint.

10.2 The process involves considering the sensitivity of receptors, the magnitude of change, and making an assessment of the level (sometimes referred to as significance) of effect.

***Sensitivity of visual receptors x Magnitude of effect = Level of effect***

### DETERMINING THE SENSITIVITY OF VISUAL RECEPTORS

10.3 The first stage of the assessment process involves determining the sensitivity of the visual receptors.

10.4 Visual receptors at each viewpoint selected for assessment are identified and evaluated (using table B.3 below) according to:

- Their susceptibility to change in a view and visual amenity.
- The value attached to each particular view.

10.5 Susceptibility is a function of the occupation / activity of the receptor at that particular location and, as a consequence, the extent to which their attention / interest may therefore be focused on the view and the visual amenity they experience.

[8] In this way the effectiveness of mitigating measures over time is considered within the assessment process.

[9] GLVIA3, Paragraphs 1.17, 3.16, 6.2 and 6.21 (amongst others).

[10] As no firm data on the exact numbers of people using footpaths / roads etc is available, this is made in the form of a relative judgement (high / moderate / low), however, it should be recognised that the number of people at any viewpoint does not affect the sensitivity of an individual receptor or the magnitude of effect from a viewpoint. The relative numbers of people at each viewpoint may simply be referred to, therefore, in concluding the overall visual assessment.

[11] The description of proposals is constantly updated throughout the preparation of the proposals and the visual effects assessment, thereby ensuring modifications to the design are reflected in the assessments presented.

10.6 Value takes account of value attached to views in relation to heritage assets; planning designations; and value attached to views by visitors (may be indicated by reference to views in nationally well-known art,[12] literature,[13] poetry, TV / film or music; associated with science, other technical achievements or a notable historical event, or associated with a famous person or people; or referenced in guidebooks, on tourist maps, and indicated by the provision of facilities for the enjoyment of the views (such as sign boards / interpretative materials / parking areas and benches)) or residents.

**Table B.3 – Susceptibility and Value**

| | Susceptibility | Value |
|---|---|---|
| **High** | Viewers whose focus is primarily on their setting:<br>• Viewers visiting heritage assets, or other attractions, where views of the surroundings are an important contributor to the experience.<br>• Viewers using Public Rights of Way (Roads / Footpaths / Bridleways / Restricted Byways / Byways open to all traffic (BOATs)); Access Land; permissive paths, railways; canals; or other facilities for the enjoyment of the landscape / countryside.<br>• Residents in their private homes and gardens. | • Views from landscapes of high scenic quality, normally designated for the preservation of the beauty of the countryside at a national level (National Parks, National Landscapes (formerly AONBs)).<br>• Views from Conservation Areas, Scheduled Monuments, Listed Buildings or Registered Parks and Gardens; or their immediate setting.<br>• Nationally well-known viewpoints referenced in art, literature, poetry, TV / film or music; associated with science, other technical achievements or a notable historical event; or associated with a famous person or people.<br>• Viewpoints shown on Ordnance Survey maps which may also be referenced in guidebooks / on tourist maps. Interpretation may be provided for the enjoyment of the view. |
| **Medium** | Viewers whose focus is not primarily on their setting, but who may value the setting as part of the activity in which they are involved:<br>• People engaged in outdoor recreational sports.<br>• Viewers using roads for local access.<br>• Viewers accessing residential properties.<br>• Viewers using Public Rights of Way and other areas with public access other than for the specific enjoyment of the countryside (e.g., for local access).<br>• Recreational area user groups. | • Views from landscapes judged to be of moderate to good scenic quality (potentially identified in local Landscape Character Assessments).<br>• Views from non-designated heritage assets or from areas with local landscape designations.<br>• Views from residential areas.<br>• Viewpoints where locally valued features are a major component of the scene.<br>• Locally well-known viewpoints. Limited facilities may be provided for the enjoyment of the view (such as / parking areas / benches), but no interpretation materials or references on Ordnance Survey maps. |
| **Low** | Viewers whose focus is primarily on the activity in which they are involved and not on their setting and / or whose view may be transitory:<br>• Viewers travelling through an area on trains or in vehicles on major roads.<br>• Viewers working in / using commercial premises including shopping.<br>• Viewers working in and around industrial premises<br>• People engaged in formal sports. | • Views from landscapes judged to be of limited scenic quality / no particular merit (potentially identified in local Landscape Character Assessments).<br>• Views dominated by negative elements in the scene or negative experiential aspects of the viewpoint (for example a viewpoint dominated by a noisy road).<br>• No national or local landscape designations.<br>• No references to the location in guidebooks / tourist maps. No facilities provided. |

10.7 When there are visual receptors of differing susceptibility to change to consider in one particular location, the estimated frequency of use by each receptor will normally determine the overall susceptibility of receptors from that location. For instance, when local roads are frequently used by walkers as part of a popular walk or a National Trail the high susceptibility receptor (viewers using designated Public Rights of Way for the enjoyment of the countryside) will take precedence. However, when local roads are only used by occasional walkers then the medium sensitivity receptor (viewers using roads for local access) will take precedence. Only in specific situations will both be assessed.

10.8 To reach an assessment of the **sensitivity** of each receptor, 'Susceptibility' and 'Value' are then combined using table B.4 below. For example, a receptor playing a football match (low susceptibility) in a National Park (high value) would have a medium level of sensitivity.

**Table B.4 – Sensitivity of Receptors**

| | | Value | | |
|---|---|---|---|---|
| | | **High** | **Medium** | **Low** |
| **Susceptibility** | **High** | High sensitivity | Medium - high sensitivity | Medium sensitivity |
| | **Medium** | Medium - high sensitivity | Medium sensitivity | Medium - low sensitivity |
| | **Low** | Medium sensitivity | Medium - low sensitivity | Low sensitivity |

[12] For example Constable's view of Salisbury Cathedral from the Bishop's Ground.

[13] For example references to Stonehenge in Thomas Hardy's writings; or to views of Top Withens (the Wuthering Heights farmhouse) in Emily Bronte's 'Wuthering Heights'.

## DETERMINING THE MAGNITUDE OF VISUAL EFFECT

10.9 Having determined the Sensitivity of receptors the magnitude of effect is assessed.

10.10 The magnitude of a visual effect considers the degree to which changes in views and visual amenity will occur as a result of the proposed development. Change may arise from built form, engineered forms and / or from soft landscape elements of the development.

10.11 Each of the visual effects identified is evaluated in terms of its size / scale, the geographical extent of the area influenced and the type of effect.

10.12 For each viewpoint and assessment period chosen, consideration is given to:

**The nature of the view**

i. The distance of the viewpoint from the proposed development;

ii. The angle of the view in relation to the receptor: oblique / straight on;

iii. The type of the view: panoramic, open, contained, filtered, fragmented, glimpsed; and

iv. Whether the view is stationary or transient[14] or one of a sequence of views.

**The nature of the visual effect**

v. The proportion of the development visible;

vi. Degree of change in the view (the extent of the view over which changes would be evident) / the proportion of the view occupied by the development;

vii. Extent of change in composition of the view (e.g. change from field to built development);

viii. Whether the development is the focus of view due to proximity / scale;

ix. Features lost from the view, and their extent;

x. New features – both man-made objects and vegetation with particular features noted – (Is there a new visual focus in the view?);

xi. Change in visual scale;

xii. Change in the degree of visual enclosure;

xiii. Change to the skyline;

xiv. Change in the simplicity/complexity of the view;

xv. The degree of contrast / integration of any new features or changes in the landscape with existing / remaining landscape elements / characteristics in terms of form, scale, extent, line, height, colour, texture;

xvi. The effectiveness of mitigating measures;

xvii. Whether there is a deliberate relationship with a heritage asset, and if so, how this is affected;

xviii. If a heritage asset is seen, whether it is a designed view, major component or an incidental element, and whether the view of it has changed (improved, lost, partially retained); and

xix. If the site is seen in a designed view from a heritage asset, whether it is in the immediate, wider or extended setting.

**The type of effect**

xx. Adverse, beneficial or neutral.

10.13 Finally the **duration, reversibility** and **avoidability** of the effects are considered, where:

i. **Duration** is considered in terms of how long the effects will last (for example, temporary, 10, 15, 20 years etc. or permanent). The frequency of an effect that is not continuously present is also considered here.

ii. **Reversibility** is a judgement about the prospects and the practicality of the development (and therefore the effects) being reversed.

iii. **Avoidability** is a judgement as to whether the effect is avoidable or unavoidable.

10.14 Magnitude of effects are then determined using the guidance in Table B.5 below. Considering the magnitude of effect involves careful consideration of the complex interrelationships between the differing elements set out above. An informed professional judgement is made on these relationships and whether visual effects are positive or negative (or neutral) and their consequences for views and visual amenity. This is based on a judgement about whether the changes will affect the quality of the visual experience for those groups of people who will see the changes, given the nature of the existing views.

[14] Oxford English Dictionary definition of transient is "*lasting only for a short time*"

**Table B.5 – Magnitude of Visual Effects**

| Magnitude of effect | Guidance for assessing magnitude of visual effects |
|---|---|
| **Very high adverse** | The development proposals would have a severely detrimental effect on the overall scene. |
| **High adverse** | The development proposals would have a substantially detrimental effect on the overall scene. |
| **Medium-high adverse** | Where the development proposals would have a considerably detrimental effect on the overall scene. |
| **Medium adverse** | Where the development proposals would have a moderately detrimental effect on the overall scene. |
| **Medium-low adverse** | Where the development proposals would have a notably detrimental effect on the overall scene. |
| **Low adverse** | Where the development proposals would have a slightly detrimental effect on the overall scene. |
| **Very low adverse** | Where the development proposals would have a very slightly detrimental effect on the overall scene. |
| **Neutral** | Where the development proposals would, on balance, have little effect on the overall scene and are neither adverse or beneficial:<br>• The development cannot be seen or<br>• The development would be scarcely appreciated in the overall view, and/or<br>• The view may have changed but the overall effect is no worse or better than the existing. |
| **Very low beneficial** | Where the development proposals would cause a very slight improvement to the overall scene. |
| **Low beneficial** | Where the development proposals would cause a slight improvement to the overall scene. |
| **Medium-low beneficial** | Where the development proposals would cause a notable improvement to the overall scene. |
| **Medium beneficial** | Where the development proposals would cause a moderate improvement to the overall scene. |
| **Medium-high beneficial** | Where the development proposals would cause a considerable improvement to the overall scene. |
| **High beneficial** | Where the development proposals would cause a substantial improvement to the overall scene. |
| **Very high beneficial** | Where the development proposals would cause abundant improvement to the overall scene / sense of place restored. |

## DETERMINING THE LEVEL OF VISUAL EFFECTS

10.15 The overall **level of visual effect** is then determined by combining the sensitivity of the individual receptors and the magnitude of visual effect. These are defined in Table B.6 below.

**Table B.6 – Level of effect**

| | | Sensitivity of visual receptors | | | | | |
|---|---|---|---|---|---|---|---|
| | | **High** | **Medium - high** | **Medium** | **Medium - low** | **Low** | |
| **Magnitude of effect** | **Very high adverse** | Severe adverse effect | Substantial adverse effect | Major / substantial adverse effect | Major adverse effect | Appreciable adverse effect | **NEGATIVE** |
| | **High adverse** | Substantial adverse effect | Major / substantial adverse effect | Major adverse effect | Appreciable adverse effect | Moderate adverse effect | |
| | **Medium-high adverse** | Major / substantial adverse effect | Major adverse effect | Appreciable adverse effect | Moderate adverse effect | Slight adverse effect | |
| | **Medium adverse** | Major adverse effect | Appreciable adverse effect | Moderate adverse effect | Slight adverse effect | Very slight adverse effect | |
| | **Medium-low adverse** | Appreciable adverse effect | Moderate adverse effect | Slight adverse effect | Very slight adverse effect | Very slight / negligible adverse effect | |
| | **Low adverse** | Moderate adverse effect | Slight adverse effect | Very slight adverse effect | Very slight / negligible adverse effect | Negligible adverse effect | |
| | **Very low adverse** | Slight adverse effect | Very slight adverse effect | Very slight / negligible adverse effect | Negligible adverse effect | Negligible / neutral adverse effect | |
| | **Neutral** | Neutral effect | Neutral effect | Neutral effect | Neutral effect | Neutral effect | **NEUTRAL** |
| | **Very low beneficial** | Slight beneficial effect | Very slight beneficial effect | Very slight / negligible beneficial effect | Negligible beneficial effect | Negligible / neutral beneficial effect | **POSITIVE** |
| | **Low beneficial** | Moderate beneficial effect | Slight beneficial effect | Very slight beneficial effect | Very slight / negligible beneficial effect | Negligible beneficial effect | |
| | **Medium-low beneficial** | Appreciable beneficial effect | Moderate beneficial effect | Slight beneficial effect | Very slight beneficial effect | Very slight / negligible beneficial effect | |
| | **Medium beneficial** | Major beneficial effect | Appreciable beneficial effect | Moderate beneficial effect | Slight beneficial effect | Very slight beneficial effect | |
| | **Medium-high beneficial** | Major / substantial beneficial effect | Major beneficial effect | Appreciable beneficial effect | Moderate beneficial effect | Slight beneficial effect | |
| | **High beneficial** | Substantial beneficial effect | Major / substantial beneficial effect | Major beneficial effect | Appreciable beneficial effect | Moderate beneficial effect | |
| | **Very high beneficial** | Abundant beneficial effect | Substantial beneficial effect | Major / substantial beneficial effect | Major beneficial effect | Appreciable beneficial effect | |

**Conclusion of effects on overall visual amenity**

10.16 Following assessment of the individual viewpoints selected an assessment of the effects on overall visual amenity (meaning the overall pleasantness of the views that receptors enjoy of their surroundings)[15] is made within the assessment conclusions.

10.17 This considers the effects of the proposed development as a whole, and considers both those viewpoints where effects are 'Significant' as well as those with lesser effects. In concluding the overall effect of a development on visual amenity, it is important that the focus does not become purely on a single or limited number of 'Significant' effects, when the bigger picture may be one of generally minimal effects (and may also include beneficial as well as adverse effects).

**The use of photomontage to assist in the assessment process**

10.18 Photomontages have not been prepared for this project.

**'Significant' visual effects**

10.19 As set down in GLVIA3 the aim of the assessment process (as part of an Environmental Statement and required under EIA legislation) is to determine any 'Significant' effects.

10.20 In carrying out a Landscape and Visual Appraisal (LVA), however, although GLVIA3 and LITGN-2024-01 makes it clear that "*it is not required to establish whether the effects arising are or are not significant*" [emphasis added],[16] whether an effect is or is not 'significant' is often considered within the planning process. Establishing significance within a Landscape and Visual Appraisal which is not part of an Environmental Statement (and which has instead been prepared to accompany a non-EIA level planning application) therefore remains a useful tool to assist the Local Planning Authority in making a decision on the proposals.

10.21 "Significant" effects vary from project to project and are appropriate to the nature, size and location of the proposed development. In this case (as for the landscape appraisal) for the purposes of planning, 'appreciable', 'major', 'substantial', 'severe' and 'abundant' effects (and their combinations in Table B.6) are considered "Significant".

10.22 However, as noted in paragraph 10.17 above, those viewpoints where the effects are not considered to be "Significant" are considered in the main LVA and are not disregarded. Whilst considering the effects of a development on overall visual amenity it is clearly important to consider not only those receptors experiencing "Significant" effects, but those with lesser effects as well.

[15] GLVIA Paragraph 2.20

[16] Quote taken from LITGN-2024-01, page 7, paragraph 3(1). See also GLVIA3 page 26 paragraph 3.2 (second bullet point) and table 3.1.

INDIGO

# LANDSCAPE AND VISUAL IMPACT APPRAISAL

# LANDSCAPE AND VISUAL EFFECTS OF THE PROPOSED DEVELOPMENT OF BOROUGH FARM ON TRESCO IN THE ISLES OF SCILLY

## APPENDIX C
## TECHNICAL METHODOLOGY - PRESENTATION OF PHOTOGRAPHS

for
THE TRESCO ESTATE

June 2025

REF: 1218-LVA 2025-06-23

In the interest of sustainability, this document is intended
to be printed double sided on A3 paper.

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## APPENDIX C: Technical Methodology - Presentation of Photographs

### I.1. Introduction

I.1.1. All photographs presented within this Appraisal are "Type 1" visualisations (Annotated Viewpoint Photographs), presented in accordance with Landscape Institute Technical Guidance Note (TGN) 06/19.

### I.2. Camera equipment used

I.2.1. Photographs have been taken with a Nikon D3400 or D3500 digital SLR camera (cropped frame sensor) with a fixed 35mm focal length lens (Nikon Nikkor AF-S 35mm f1.8G DX lens). The 35mm focal length together with the manufacturer's stated sensor multiplication factor of 1.5 gives an equivalent of 52.5mm focal length. All photographs have been taken at 1.6m above ground level to replicate normal eye level views.

### I.3. Presentation of images

Panoramic images:

I.3.1. Photographs are presented at a minimum of 300dpi in PDF versions of Appendix D, and are **intended to be viewed digitally.** Those within the main Appraisal document are presented at 200dpi.

I.3.2. Cylindrical panoramic images have been presented throughout the Appraisal as humans typically have wider peripheral vision than the 39.6 degree Horizontal Field of View (HFoV) captured in a single photograph taken with a 'full frame' 50mm focal length SLR camera (or equivalent). Furthermore humans are not static, and when taking in a view we generally move our heads from side to side and therefore experience a wider field of view.

Software used:

I.3.3. All photographs have been stitched together using Photomerge ('reposition only' layout) in Adobe Photoshop, with manual control over image alignment.

Image enlargement:

I.3.4. The annotated viewpoint photographs are presented as enlarged images, with enlargement factors stated on individual photosheets. This is to account for the fact that humans generally have 'binocular' vision (whilst cameras are 'monocular' in nature) and that a degree of image enlargement provides a better impression of scale for most viewers using two eyes (refer to Landscape Institute Technical Guidance Note 06/19, Section 3.8). Our approach is therefore to use **150% enlargement** for viewpoints in expansive / open landscapes or seascapes, where components are more distant (in accordance with TGN 06/19, paragraph 3.8.8); and **125% enlargement** in mid to smaller scale landscapes / townscapes (refer to TGN 06/19, paragraph 3.8.10).

I.3.5. The presentation size of photographs has been calculated by horizontally measuring a 360 degree, manually stitched panoramic photo (taken in landscape orientation) to establish the relationship between pixel dimensions and degrees of field of view. The camera produces an individual 6000 x 4000 pixel image with a field of view of 36.79 x 24.53 degrees. When printed and viewed at a distance of 542mm, the image must be presented at 353.49 x 235.66mm to match the real monocular view. This is subject to enlargement as described above.

Extent of the Site indicated:

I.3.6. The horizontal extent of the Site indicated on all the 'Type 1' visualisations is approximate (being based on reference to site features such as field or plot boundaries).

## INSTRUCTIONS FOR VIEWING IMAGES:

As set out above (and on all photosheets), the photographs presented within this Appraisal are **intended to be viewed digitally.**

To correctly represent views on site, all images must be viewed with the 100mm scale bar displayed at its true size (achieved by adjusting PDF zoom level). The images should then be viewed at comfortable arm's length (exact mathematical reference point = 542mm from eye to image) by maintaining the head in a constant position (without turning) and panning the image from side to side. This maintains a constant viewing distance across the panorama and provides the best recommended representation of the view found on Site.

If printed on A3 paper the images in the main report are for context only. A 125% or 150% enlargement reference image (showing the indicated insert within each viewpoint presented in the main report) is provided in Appendix F.