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FIGURE 5.2 – LOCATION PLAN SHOWING VISUAL SUMMARY FROM WIDER LANDSCAPE (FABRIK, 2021)

LEGEND

- SITE BOUNDARY
- 21 LOCATION OF PHOTOGRAPHIC VIEWPOINT – OPEN VIEW (AN OPEN VIEW OF THE WHOLE OF THE SITE OR OPEN VIEW OF PART OF THE SITE).
- 21 LOCATION OF PHOTOGRAPHIC VIEWPOINT – PARTIAL VIEW (A VIEW OF THE SITE WHICH FORMS A SMALL PART OF THE WIDER PANORAMA, OR WHERE VIEWS ARE FILTERED BETWEEN INTERVENING BUILT FORM OR VEGETATION).
- 21 LOCATION OF PHOTOGRAPHIC VIEWPOINT – TRUNCATED VIEW (VIEWS OF THE SITE ARE OBSCURED BY THE INTERVENING BUILT FORM AND / OR VEGETATION, OR IS DIFFICULT TO PERCEIVE).

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VIEWPOINT 15
VIEW LOOKING SOUTH-EAST TOWARDS THE SITE FROM PUBLIC BRIDLEWAY 371 BY HALNAKER WINDMILL, WITHIN THE SOUTH DOWNS NATIONAL PARK. VIEWS OF THE SITE ARE DIFFICULT TO DISCERN DUE TO INTERVENING VEGETATION AND UNDULATING TOPOGRAPHY.

VIEWPOINT 16
VIEW LOOKING SOUTH-EAST TOWARDS THE SITE FROM PUBLIC FOOTPATH 377 WITHIN THE SOUTH DOWNS NATIONAL PARK. VIEWS OF THE SITE ARE TRUNCATED DUE TO A COMBINATION OF INTERVENING MATURE VEGETATION AND UNDULATING TOPOGRAPHY.

VIEWPOINT 17
VIEW LOOKING SOUTH TOWARDS THE SITE FROM PUBLIC FOOTPATH 2970 ON TOP OF THE FOLLY HILL IN THE SOUTH DOWNS NATIONAL PARK. VIEWS OF THE SITE ARE DIFFICULT TO DISCERN DUE TO INTERVENING VEGETATION AND UNDULATING TOPOGRAPHY.

VIEWPOINT 19
VIEW LOOKING SOUTH WEST TOWARDS THE SITE FROM PUBLIC BRIDLEWAY 406 WITHIN THE SOUTH DOWNS NATIONAL PARK. VIEWS TOWARDS THE SITE FROM THIS LOCATION ARE TRUNCATED DUE TO INTERVENING MATURE VEGETATION AND UNDULATING TOPOGRAPHY.

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VIEWPOINT 18
VIEW LOOKING SOUTH TOWARDS THE SITE FROM PUBLIC BRIDLEWAY 377 IN THE SOUTH DOWNS NATIONAL PARK. VIEWS OF THE SITE ARE WHOLLY TRUNCATED DUE TO INTERVENING LAYERS OF VEGETATION.

6.0

LANDSCAPE AND VISUAL CONSTRAINTS AND OPPORTUNITIES

6.1 CONSTRAINTS AND OPPORTUNITIES

The following landscape elements form a series of constraints and opportunities that will inform future development proposals (based on a review of the landscape related planning policy, Site conditions and visual appraisal):

- The existing boundary vegetation provides a high degree of visual enclosure to the Site and connects the Site to the local and wider landscape. Existing vegetation should therefore be retained and supplemented wherever possible to maintain the Site's enclosed character and well treed skyline. In turn, this will create a green buffer to the Site and the adjacent road network / Fontwell Racecourse to the north.
- The Site contains a number of Tree Preservation Orders (TPO's) the detail of which are set out in the Arboricultural Report submitted with the application. These trees are to be retained with the proposed development and where the single Pine tree can be used as a key feature set within open space.
- The proposed building heights are to be limited to 2 storey, consistent with the built form within the local landscape.
- The existing boundary vegetation is to be supplemented with native species to bolster the existing corridors and maintain the visual enclosure to the Site.

6.2 LANDSCAPE AND VISUAL MITIGATION MEASURES

The Site as a whole is relatively enclosed by its boundary vegetation and is a principal feature of the Site. However, it is recommended to bolster and supplement this boundary vegetation with additional trees to maintain the enclosed character of the Site.

The existing native clipped hedgerow is to be replaced across the Site, along the Site boundaries and new garden boundaries and therefore within the public realm. In particular, new tree and hedgerow planting is to be provided along the north-western boundary within the public realm to filter views of the proposed built form from the adjacent dwelling at Bayards Stables.

Furthermore, as part of the delivery of a high quality design, it is recommended to introduce a tree structure to the internal streetscene of the Site which, in the long term, will assimilate the proposed development into the landscape.

The tree planting considered in this LVAIS is located wholly within the public realm.

LEGEND

- SITE BOUNDARY
- EXISTING TREES TO BE RETAINED
- MAINTAIN AND BOLSTER EXISTING HEDGEROW AND TREEBELTS
- PROPOSED HEDGEROW AND TREE PLANTING
- PROPOSED ACCESS
- PROPOSED PUBLIC OPEN GREEN SPACE
- TPO TREES TO BE RETAINED
- ROOT PROTECTION ZONE
- SLOPE DIRECTION
- CONTOUR LINES (0.5M INTERVALS)

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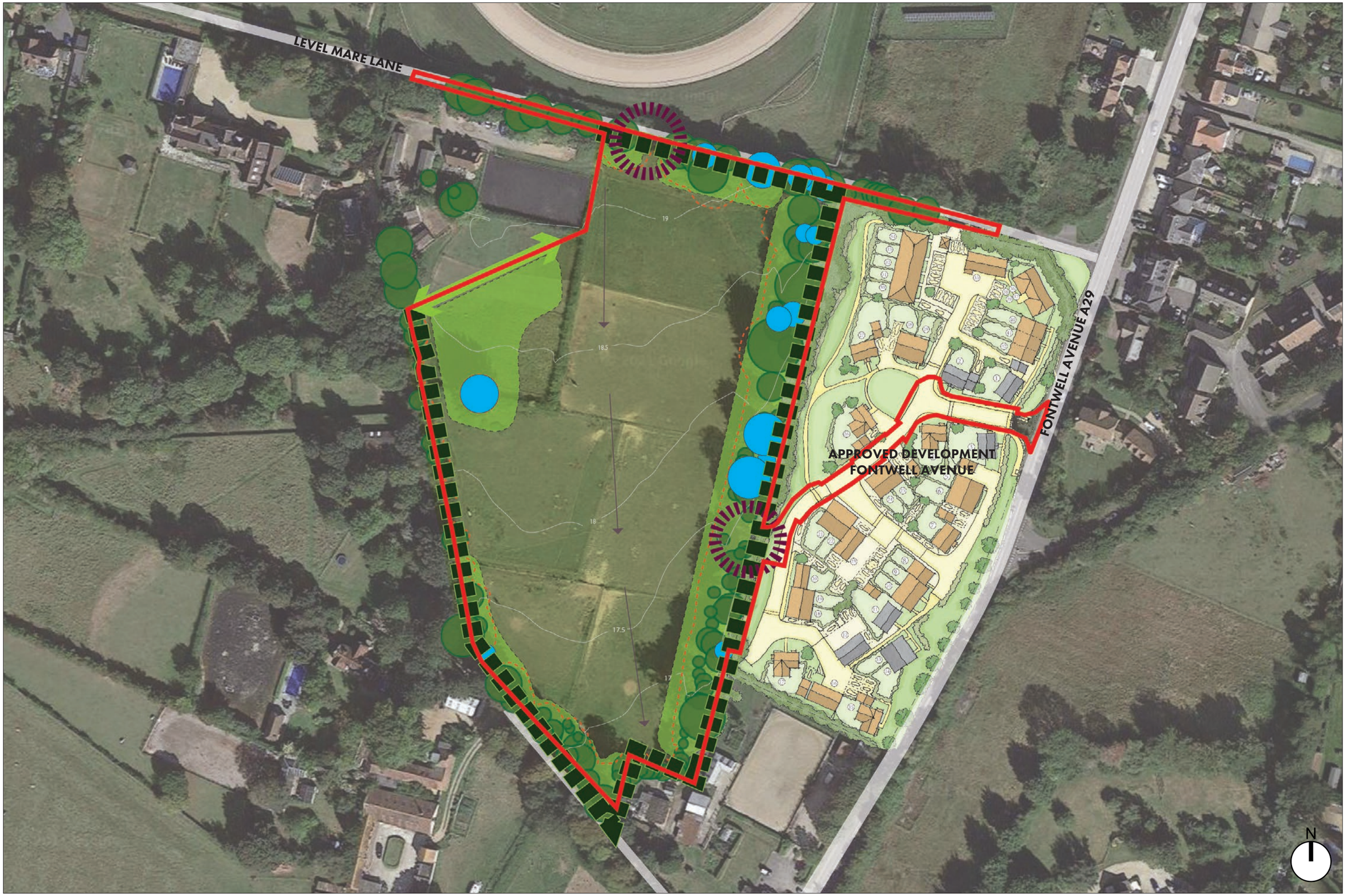

FIGURE 6.1 – PLAN ILLUSTRATING THE CONSTRAINTS AND OPPORTUNITIES (FABRIK, 2021)

7.0

MASTERPLAN PROPOSALS

7.1 MASTERPLAN PROPOSALS

The masterplan illustrated on Figure 7.1 opposite has been prepared by considering the retention of the key landscape features of the Site, namely the vegetated boundaries; landscape policy and landscape character guidelines; and the visual constraints associated with the local landscape. The proposed development therefore comprises the following:

- 69 residential units, and associated car parking set within the retained and supplemented boundary vegetation;
- Public open space set around the existing TPO Pine tree, including dedicated equipped play spaces;
- A linear area of green space along the eastern boundary; and
- Pedestrian and vehicular Site access and from the newly approved planning scheme, Land West of Fontwell Avenue (to the immediate east) and from Mare Lane (to the immediate north);
- 2 storey dwellings, with building heights up to a maximum of 10m (consistent with the consented scheme to the east), including apartments, detached, semi-detached and terraced houses.

The landscape features within and immediately adjacent (including the approved planning scheme, Land West of Fontwell Avenue) to the Site have informed the layout of the proposed development, with built form set back from the Site boundaries, allowing for:

- Supplementary planting along the Site boundaries providing opportunities for biodiversity net gain and enhancement of the existing function as a wildlife corridor. This in turn will create a 'Green Interface' between the proposed built form, the site boundaries and its immediate environs;
- Open space with 'village green' character focused around the existing TPO'd Pine tree as a key feature of the Site, which will provide opportunities for native planting.
- New tree and hedgerow plating along part of the northern Site boundary which will in the long term, provide a positive green interface between proposed development and the adjacent dwelling to the north-west and surrounding landscape, consistent with the current boundaries.

The primary mitigation measure / best practice measures that are embedded into the scheme proposals include:

- The retention and bolstering of the boundary vegetation to maintain the Site's enclosed character and well treed skyline. This in turn, this will create a green buffer to the Site and maintain links to adjacent surrounding vegetation;
- The inclusion of a supplementary vegetation which follows the north-western boundary as far as possible, to provide in the long term, a treed and well vegetated edge which mitigates visual effects on the adjacent dwelling;
- The inclusion of new street tree planting; and
- The replacement native hedgerow planting.

Table of Open Space Provision on Site

Typology		**Quantity Guideline**		**Quantum Required Based on 69 Units (2.2 people per unit)**	**Quantum Provided On Site**
		Hectares per 1,000 population	Square Metres per 1,000 population	Square Metres per 152 population	Square Metres
Public Open Space	Parks and Gardens	0.80	8,000	1,216	Off-site contribution
	Amenity Greenspace	0.60	6,000	912	1,814
	Natural and Semi-Natural	1.80	18,000	2,736	5,412
	POS total	3.20	32,000	**4,864 (open space excel calculator requires 4,858)**	**7,226 (including boundary vegetation)**
Play Space	Equipped / designated play areas (LAPS and LEAPS)	0.25	2,500	380	600
	Other outdoor provision (NEAPS e.g. MUGAs and skateboard parks)	0.30	3,000	456	Off-site contribution
	Play total	0.55	5,500	**836 (open space excel calculator requires 835)**	**600**
Allotments		0.25	2,500	357.5 (open space excel calculator requires 1,251 off Site contribution)	Off-site contribution
	TOTAL	**4.00**	**40,000**	**5,554.5**	**7,826**

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FIGURE 7.1 – PLAN ILLUSTRATING MASTERPLAN (CLAGUE ARCHITECTS, 2021)

LEGEND

- SITE BOUNDARY
- 1 ROAD ACCESS TO LEVEL MARE LANE
- 2 ROAD ACCESS TO APPROVED DEVELOPMENT FONTWELL AVENUE
- 3 OPEN SPACE - VILLAGE GREEN
- 4 OPEN SPACE - GREEN INTERFACE
- 5 RESIDENTIAL HUB
- 6 RETAINED TREE
- 7 EXISTING BOUNDARY PLANTING
- 8 PROPOSED HEDGE PLANTING TO BOUNDARY
- 9 PROPOSED TREES
- 10 AREAS OF FORMAL AND INFORMAL NATURAL PLAY
- 11 PRIVATE REAR GARDEN
- 12 RESIDENTIAL PARKING

8.0

STATEMENT OF LANDSCAPE AND VISUAL EFFECTS AND ASSESSMENT AGAINST POLICY AND LANDSCAPE CHARACTER

8.1 LANDSCAPE AND VISUAL EFFECTS

This LVAIS has identified a limited number of landscape constraints and opportunities for the development of this edge of settlement Site.

With the exception of the existing boundary vegetation and the single feature Pine tree, there are no other significant landscape features present within the Site to preclude the wholesale development of the Site.

Whilst there will be change to the character of the of the Site it is not a valued landscape, and is a landscape that has no associated designations. That said the proposal has recognised the intrinsic character of the area with the outcome being a high quality scheme that integrates well into its context.

As with any greenfield Site there will be a major adverse impact relating to the substitution of the grassland with the proposed new homes set within the retained and supplemented landscape framework. This enables the current streetscene to retain its green character and retains the good degree of visual containment that the Site currently affords. Internally the scheme will deliver high quality homes, that in themselves will be attractive and set within a mature green framework which allows for visual amenity, physical amenity and ecological improvement. The proposed development will also provide a net gain in the number of trees across the Site. The combination of high quality and good design will therefore moderate the adverse effects on the character of the Site.

Effects on the wider landscape character area LCA 16: Fontwell-Eastergate Mosaic would be negligible with this development representing a logical and localised extension of the settlement edge of Fontwell.

In relation to visual impact the Site is well contained. The character and amenity of the views from footpaths and transient corridors will not significantly change with the proposed development in place, where effects are limited to the Site and its immediate local context. The change that they will experience will moderate overtime as the combination of the retained and proposed boundary planting matures and enables the new homes to be visually integrated and to be consistent with the character of Level Mare Lane. Effects from these receptors are anticipated to range from minor to moderate adverse, with effects moderating over time as the proposed planting matures. The most significant change will be experienced by the neighbouring residential receptor, in particular to the north-west where the boundary is more open. Effects are predicted to be major adverse, moderating to a degree over time.

It should be noted that the visual impact on receptors to the east of the Site in the immediate will diminish over time as the newly approved planning scheme, Land West of Fontwell Avenue develops.

The proposed built form will sit amongst the existing trees and below the tree line. As such, there will be no change to long distance views in the South Downs National Park.

8.2 ASSESSMENT AGAINST POLICY AND CHARACTER

The Site itself does not lie within any nationally designated landscape and there are no ecological or heritage designations within the immediate local landscape that restrict the development of the Site.

The proposed illustrative masterplan proposes a high quality residential development which retains and supplements the key landscape features, namely the boundary vegetation and TPO'd trees as part of the integral structure of the Site. The proposals will include residential development parcels set within this retained landscape framework. The mass of the proposals will be appropriate to a village environment. The development parcels will be all connected via a network of clear and legible streets and new footpaths which connect to surrounding vehicular road networks. The majority of the homes will front onto the internal street network and overlook the area of open space. The boundary vegetation will be maintained and supplemented where necessary. Overall the retention and enhancement will create a strong green interface between the Site and its immediate context.

The scheme has been evolved in consideration of the requirements of National Planning Policy Framework (July 2021) and associated supplementary guidance and informatives at both the national, regional and local level.

With regard to the Arun Local Plan (July, 2018) and Aldingbourne Neighbourhood Plan 2014-2034 (Adopted July 2021), whilst the Site lies outside of the defined settlement boundary in policy terms, it lies to the west of the consented development off Fontwell Avenue and therefore considering the future build out of that land, will be well related to a new settlement edge in relation to Arun Policy SD SP2 and Aldingbourne NP Policy EH1 on the built up area boundary; associated Arun Policy C SP1 on Countryside; and Aldingbourne NP Policy H3 on Housing Density. With the exception of the provision of public art, the development as proposed has positively responded to the high quality design requirements of Arun Policy D DMI on Aspects of Form and Design Quality, Policy D SP1 on Design and Policy QE SP1, in that careful consideration has been given to the Site constraints and it's contextual environment.

Arun Policy ENV DM4 and Aldingbourne NP Policy EH6 deals with the protection of trees. All of the existing boundary trees and understorey planting, which includes TPO's will be retained maintaining the principal landscape assets of the Site and creating a green infrastructure setting to the proposed development. Where a single hedgerow is proposed to be removed, replacement planting with native species is proposed. Similarly, where trees are proposed to be removed to facilitate Site access, compensatory planting is proposed across the Site to provide an overall net gain to the vegetation stock present within the Site.

The proposals retain and supplement the boundary vegetation with a range of planting to improve biodiversity with regard to Arun Policies ENV DM5, ENV SP1 and G1 SP1 in relation to biodiversity, the natural environment and green infrastructure. Further information is contained in the Ecology Report submitted with the application.

The Site does not perform a significant role in the setting to the South Downs National Park currently and it is predicted that with the retention of the boundary vegetation and the provision of new tree planting across the Site, the proposed development will assimilate into the landscape and will therefore not have a significant adverse effect on the setting to the National Park in relation to Arun Policy LAN DM1 on the Protection of Landscape Character.

With regard to the provision of SUDs, underground tanking systems and permeable paving are proposed for this Site as required by Policy W DM3. Further information on attenuation is contained in the DAS.

The proposed development will deliver a range of amenity green space, natural and semi-natural greenspace and equipped play space within the Site which exceeds the Arun Open Space Study Standards for these type of spaces relative to Arun Policy OSR DM1 and Aldingbourne NP Policy H8, however, contributions will also need to be made relative to parks and gardens, NEAP/MUGA and allotments.

A lighting strategy is included in the DAS and in the evolution and detailed design of this strategy, the requirements of Aldingbourne NP Policy EH10 regarding the unlit village status will be a material consideration. The landscape guidelines as set out in Section 4 of A Strategy for the West Sussex Landscape (November, 2005) have been a material consideration in the evolution of the scheme.

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9.0
CONCLUSIONS

A landscape and visual analysis of the Site reveals that the Site is well related to the settlement of Fontwell. The Site does not lie within either a nationally or locally protected landscape, designated for its special scenic qualities. In policy terms, there are no overriding landscape constraints to development.

There are a range of heritage assets (Listed Buildings, Sites of Special Scientific Interest, Scheduled Ancient Monuments) in the wider study area. But there is no physical or visual relationship between the Site and these heritage assets. In addition, there are no ecological designations within the immediate local landscape that restrict the development of the Site.

Surrounding the Site boundary, clusters of mature trees and mature hedgerows enclose the Site, with an exception to the north-western boundary which is partially open to the adjacent dwelling and stables. The enclosure limits views into the Site from these corresponding aspects. With the exception of views from the immediate local environs, the Site is well contained in the landscape due to the combination of undulating topography, built form and mature boundary vegetation.

The Site is currently used for animal grazing with horse paddocks situated on the Site. The Site on its own does not perform a significant role in providing the landscape setting to the settlement of Fontwell. As it sits on the settlement fringe, with the rural landscape beyond to the west and south. Surrounding developments associated with the western edge of Fontwell are in close proximity to the Site.

Distinct landscape features to be retained include its topographic profile; enclosed vegetated boundaries with trees and mature hedgerows / treebelts which bound the Site, areas of pastureland and the single Pine tree. Some of the boundary trees are subject to a Tree Preservation Order.

A series of key representative viewpoints have been considered in this LVAIS to demonstrate a range of different receptors at various distances from the Site. The baseline visual assessment reveals that views of the Site, along with its boundary vegetation, are limited to the immediate local environs to the Site, with views from the east diminishing over time as the newly approved planning scheme, Land West of Fontwell Avenue develops. All wider viewpoints within the distant landscape experience truncated views. Even from the highest view points, on top of Folly Hill and Halnaker Hill, within the South Downs National Park, views of the Site are truncated (refer to viewpoints 15 and 18). As such, and given the Site's location, surrounding boundary vegetation, built form and wider landscape undulating topography, it is concluded that the Site is visually well contained in the landscape.

The proposed development and masterplan have evolved considering the retention of the key landscape features of the Site considering landscape related policy and landscape character guidance, alongside the visual constraints associated with the local landscape. The proposed development therefore:

- Retains and supplements boundary vegetation to maintain the Site's enclosed character and well treed skyline. This in turn, creates a 'Green Interface' character along the Site boundaries and maintain links to adjacent surrounding vegetation;
- Includes supplementary vegetation which follows along the north-western boundary, to provide a treed and well vegetated edge which mitigates visual effects on the adjacent dwelling as much as possible;
- The setting back of built form from the vegetated boundaries;
- Proposes open space with 'village green' characteristic which will provide native planting and a central space which will provide a strong green heart for the site. The central village green will provide an open expansive space for community events and areas for formal and informal play; and
- Creates a new tree structure across the Site to the streetscene.

The layout of the development is responsive to the existing features and local landscape character, whilst accommodating opportunities for biodiversity net gain, as required.

The proposed development has evolved in consideration of, and predominantly provides a positive response to, the requirements of National Planning Policy Framework, Arun District Council and Aldingbourne Parish Council Policies, landscape character assessment / strategy guidance documents and informatives.

As with any greenfield Site there will be an adverse impacts relating to the substitution of the grassland with the proposed new homes and their associated green and blue infrastructure. However, this is to be balanced against the retention of a significant area of space as part of the place making and the proposed landscape enhancements relative to the provision of new planting and proposed green space, providing a positive effect on the vegetation resource of the Site in the long term. To ensure proactive management enables the streetscene to retain its green character and additional retains the good degree visual containment that the Site currently has. Internally the scheme will deliver high quality homes, that in themselves will be attractive and they will be set into a series of new greenspaces for both visual amenity, physical amenity and ecological improvement. The latter point therefore leads to a positive impact at the local level on the Site character.

Effects on the wider landscape character area LCA 16: Fontwell-Eastergate Mosaic would be negligible with this development representing a logical and localised extension of the settlement edge of Fontwell.

Sensitively located residential scale development within the Site (which considers the Arun Local Plan and supplementary guidance documents) set within the retained and supplemented landscape framework, with the exception of those receptors in the immediate vicinity of the Site, would not significantly alter the character or amenity of the range of visual receptors. The development of this settlement fringe Site once the neighbouring development is in place, therefore forms a local extension to Fontwell.

Overall, in landscape and visual terms, there are no significant overriding landscape constraints to the delivery of new homes on this Site. Whilst such delivery will represent change, the change in itself (the new homes and their associated open space) it able to reflect the character of the local area.

APPENDIX 1

FABRIK LVIA METHODOLOGY

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A1.1 INTRODUCTION

The methodology employed in carrying out the LVAIS with an impact statement (LVAIS) of the Site, is drawn from the Landscape Institute and the Institute of Environmental Management and Assessment's "Guidelines for Landscape and Visual Impact Assessment" (GLVIA) Third Edition (Routledge 2013).

The term landscape is defined as an area perceived by people, whose character is the result of the action and interaction of nature and / or human factors. It results from the way that different components of our environment – both natural and cultural / historical interact together and are perceived by us. The term does not mean just special, valued or designated landscapes and it does not only apply to the countryside. The definition of landscape can be classified as:

- All types of rural landscape, from high mountains and wild countryside to urban fringe farmland (rural landscapes);
- Marine and coastal landscapes (seascapes); and
- The landscape of villages, towns and cities (townscapes).

The LVAIS provides a description of the baseline conditions and sets out how the study area and site appears, or would appear, prior to the proposed development. The baseline assessment is then used to predict the landscape and visual impacts arising from the proposed development. The assessment of impact is carried out as part of the iterative design process in order to build in mitigation measures to reduce the impacts as much as possible. The impact statement will identify and assess effects at the operational stages,

A1.2 SUMMARY OVERVIEW OF LVIA METHODOLOGY

Landscape and visual assessments are separate, although linked, procedures. For example, often the assemblage of landscape elements contributes to informing the Zone of Theoretical Visibility and the degree of visibility from the range of visual receptors.

The baseline assessment describes:

- Each of the landscape elements which then collectively inform landscape character for the contextual area to the site and the site itself;
- The character, amenity and degree of openness of the view from a range of visual receptors (either transient, serial or static views);
- The current and future baseline scenarios; and (amend as relevant to the project).
- The value of each of the landscape and visual receptors.

Landscape effects derive from changes in either direct or in-direct changes to the physical landscape, which may give rise to changes to the individual landscape components which in turn effects the landscape character and potentially changes how the landscape is experienced and valued.

Visual effects relate to the changes that arise in the composition, character and amenity of the view as a result of changes to the landscape elements.

The assessment of effects therefore systematically:

- Combines the value of the receptor with the susceptibility to the proposed change to determine the sensitivity of the receptor;
- Combines the size, scale, geographic extent, duration of the proposals and its reversibility in order to understand the magnitude of the proposal.
- Combines the sensitivity of the each of the receptors and the magnitude of effect to determine the significance of the effect.
- Presents the landscape and visual effects in a factual logical, well-reasoned and objective fashion.
- Indicates the measures proposed over and above those designed into the scheme to prevent/avoid, reduce, offset, remedy, compensate for the effects (mitigation measures) or which provide an overall landscape and visual enhancement;
- Sets out any assumptions considered throughout the assessment of effects; and

Sets out residual effects.

Effects may be positive (beneficial) or negative (adverse) direct or indirect, residual, permanent or temporary short, medium or long term. They can also arise at different scales (national, regional, local or site level) and have different levels of significance (major, moderate, low, negligible or neutral / no change). Residual effects are those at year 15 / 20 with any further residual effects considering any additional mitigation measures in place over and above those designed in to the scheme.

The combination of the above factors influences the professional judgement and opinion on the significance of the landscape and visual effect.

The following sections sets out in more detail the assessment process employed.

A1.3 ESTABLISHING THE LANDSCAPE BASELINE

Desk and Field Studies

The initial step is to identify the existing landscape and visual resource in the vicinity of the proposed development – the baseline landscape and visual conditions. The purpose of baseline study is to record and analyse the existing landscape, in terms of its constituent elements, features, characteristics, geographic extent, historical and cultural associations, condition, the way the landscape is experienced and the value / importance of that particular landscape. The baseline assessment will also identify any potential changes likely to occur in the local landscape or townscape which will change the characteristics of either the site or its setting.

An desk study is carried out to establish the physical components of the local landscape and to broadly identify the boundaries of the study area. Ordnance survey (OS) maps and digital data is used to identify local features relating to topography/ drainage pattern, land cover, vegetation, built developments/settlement pattern, transport corridors/definitive public rights of way and any historic or prominent landscape features, which together combine to create a series of key characteristics and character areas. Vertical aerial photography will be used, to supplement the OS information. At this stage, any special designated landscapes (such as Areas of Outstanding Natural Beauty, National Parks, Green Belt, Conservation Areas, Listed Buildings, Areas of Special Character); heritage or ecological assets are identified. A review of information available in terms of any published historic landscape characterisation together with any other landscape / capacity / urban fringe and visual related studies is carried out at this stage. In addition, a desk study of any unbuilt commitments will be incorporated. Amend the last sentence as required.

Landscape character assessment, is the tool for classifying the landscape into distinct character areas or types, which share common features and characteristics. There is a well established methodology developed in the UK by the Countryside Agency and Scottish Natural Heritage in 2002, which has been superseded in England by guidance published by Natural England in 2014. The national and regional level character assessments are often available in published documents, however the local / district or site levels may need to be set out based on a combination of desk studies and field survey work. The character assessment will also identify environmental and landscape opportunities, recent changes, future trends and forces for change where they may be important in relation to the proposal, especially considering how the landscape appears, or would appear prior to the commencement of development. The condition of the landscape, i.e. the physical state of an individual area of landscape, is described as factually as possible. The assessment of landscape importance includes reference to policy or designations as an indicator of recognised value, including specific features or characteristics that justify the designation of the area. The value of that landscape by different stakeholders or user groups may also influence the baseline assessment.

If published local / site level landscape character assessments are not available, the landscape is to be classified into distinctive character areas and / or types, based on variations in landform, land cover, vegetation / settlement pattern, field pattern, enclosure, condition, value and etc. The classification will take into account any National, County/District and Parish level landscape character assessments.

These desk based studies are then used as a basis for verification in the field.

Judgements on the value of both the landscape and visual receptor are made at the baseline stage.

Landscape Value

Value is concerned with the relative value or importance that is attached to different landscapes. The baseline assessment considers any environmental, historical and cultural aspects, physical and visual components together with any statutory and non-statutory designations and takes into account other values to society, which may be expressed by the local community or consultees. The tables set out on the following page are considered a starting point for consideration in the field. The landscape designations are to be considered in terms of their 'meaning' to today's context. The following table sets out the criteria and definitions used in the baseline assessment to determine landscape value at the local or site level (in addition to condition / quality as set out on the previous page). Wherever possible information and opinions on landscape value is to be sought through discussions with consultees, stakeholders and user groups.

TABLE A1.1 – LANDSCAPE VALUE CRITERIA

CRITERIA
HIGH (VERY GOOD / GOOD CONDITION) INTERNATIONAL - NATIONAL - REGIONAL SCALE
• Exceptional landscape with outstanding perceptual qualities. Very attractive, intact, natural, scenic, rare, wild and tranquil. The landscape may include World Heritage Sites, National Parks, Areas of Outstanding Natural Beauty or Heritage Coast or key elements/features within them; together with any non-statutory designations. Alternatively, the landscape may be un-designated but is valued as set out in published landscape character assessments and which, for example, identify and artistic and literary connections which assist in informing the identify of a local area (such as 'Constable Country' or 'Jurassic Coast'); • Key or protected views; • Areas designated and protected for geological or biological conservation; • A landscape that contains particular characteristics or elements important to the character of the area; • Very good or good condition with appropriate management for land use and land cover, or with some scope to improve certain elements; • No or limited detracting features.
MEDIUM (GOOD - ORDINARY CONDITION) REGIONAL - LOCAL SCALE
• Ordinary landscape and perceptual qualities. The landscape may include local designations such as Special Landscape Areas, Areas of Great Landscape Value, Strategic or Local Gaps; or un-designated but value expressed through literature, historical and / or cultural associations; or through demonstrable use by the local community; together with any non-statutory designations. Alternatively, the landscape may be valued through the landscape character assessment approach. • Distinguishable landscape structure, with some characteristic patterns of landform and landcover; • Typical, commonplace farmed landscape or a townscape with limited variety or distinctiveness; • Open spaces which have won awards for design or quality; • Open spaces or other features identified on a local list; • Scope to improve management; • Some detracting features.
LOW (ORDINARY - POOR CONDITION) LOCAL /SITE SCALE
• Poor landscape and perceptual qualities. Generally un-designated. Certain individual landscape elements or features may be worthy of conservation and landscape either identified or would benefit from restoration or enhancement (such as local parks and open spaces). Alternatively, the landscape may be valued through the landscape character assessment approach. • Monotonous, weak, uniform or degraded landscape or townscape which has lost most of it's natural or built heritage features and where the landcover are often masked by land use; • Lack of management and intervention has resulted in degradation; • Frequent dominant detracting features; • Disturbed or derelict land requires treatment.

A1.4 ESTABLISHING IN THE VISUAL BASELINE

Desk and Field Studies

The visual baseline will establish the area in which the site and the proposed development may be visible, the different groups of people who may experience the views, the places where they will be affected and the nature, character and amenity of those views.

The area of study for the Visual Assessment is determined through identifying the area from which the existing site and proposal may be visible (the Zone of Theoretical Visibility or ZTV). The baseline ZTV of the site is determined through either manual topographical analysis (a combination of desk and field based analysis which are considered appropriate for Landscape and Visual Appraisals and projects below the EIA threshold) or digital mapping based on bare earth modelling, (which do not take account of features such as vegetation or built form) constructing a map showing the area where the proposal may theoretically be visible. The extent of the mapping will depend on the type of proposal. The actual extent of visibility is checked in the field (both in the summer and winter months if the project timescales allow) to record the screening effect of buildings, walls, fences, trees, hedgerows and banks not identified in the initial bare ground mapping stage and to provide an accurate baseline assessment of visibility. Viewpoints within the ZTV should also be identified during the desk assessment, and the viewpoints used for photographs selected to demonstrate the relative visibility of the site (and any existing development on it and its relationship with the surrounding landscape and built forms). The selection of a range of key viewpoints will be based on the following criteria for determination in the field:

- The requirement to provide an even spread of representative, specific, illustrative or static / kinetic / sequential / transient viewpoints within the ZTV and around all sides of the Site.
- From locations which represent a range of near, middle and long distance views (although the most distant views may be discounted in the impact assessment if it is judged that visibility from this distance will be extremely limited).
- Views from sensitive receptors within designated, historic or cultural landscapes or heritage assets (such as from within World Heritage Sites; adjacent to Listed Buildings - and co-ordinated with the heritage consultant - Areas of Outstanding Natural Beauty or Registered Parks and Gardens) key tourist locations and public vantage points (such as viewpoints identified on OS maps).
- The inclusion of strategic / important / designed views and vistas identified in published documents.
- The selection of viewpoints considering cumulative views of the proposed development in conjunction with other developments (as agreed with the LPA via the Planning Consultant and if known at the baseline stage).

Views from the following are to be included in the visual assessment:

- Individual private dwellings. These are to be collated as representative viewpoints as it may not be practical to visit all properties that might be affected.
- Key public buildings, where relevant (e.g. libraries; hospitals, churches, community halls etc)
- Transient views from public viewpoints, i.e. from roads, railway lines and public rights of way (including tourist or scenic routes and associated viewpoints);

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- Areas of open space, recreation grounds and visitor attractions; and places of employment, are to be included in the assessment where relevant.

The final selection of the key viewpoints for inclusion in the LVIA will be based proportionately in relation to the scale and nature of the development proposals and likely significant effects.

The visual assessment should record:

- The character and amenity of the view, including topographic, geological and drainage features, woodland, tree and hedgerow cover, land use, field boundaries, artefacts, access and rights of way, direction of view and potential seasonal screening effects will be noted, and any skyline elements or features.
- The type of view, whether panoramas, vistas or glimpses.

The baseline photographs are to be taken in accordance with the Landscape Institutes technical guidance on Photography and Photomontage in LVIA (Landscape Institute 2011). The extent of visibility of the range of receptors is based on a grading of degrees of visibility, from a visual inspection of the site and surrounding area. There will be a continuity of degree of visibility ranging from no view of the site to full open views. Views are recorded, even if views are truncated of the existing site, as the proposed development may be visible in these views. To indicate the degree of visibility of the site from any location three categories are used:

a **Open View:**
An open, unobstructed and clear view of a significant proportion of the ground plane of the site; or its boundary elements; or a clear view of part of the site and its component elements in close proximity.
b **Partial View**:
A view of part of the site, a filtered or glimpsed view of the site, or a distant view where the site is perceived as a small part of the wider view;
c **Truncated View:**
No view of the site or the site is difficult to perceive.

Following the field survey the extent to which the site is visible from the surrounding area will be mapped. A Photographic Viewpoint Plan will be prepared to illustrate the representative, specific and illustrative views into / towards and within the Site (if publicly accessible) and the degree of visibility of the site noted. The visual assessment will include a series of annotated photographs, the location and extent of the site within the view together with identifying the character and amenity of the view, together with any specific elements or important component features such as landform, buildings or vegetation or detracting features which interrupt, filter or otherwise influence views. The photograph will also be annotated with the Value attributed to the receptor or group of receptors.

By the end of this stage of the combined landscape and visual site study, it will be possible to advise, in landscape and visual terms, on any specific mitigation measures required in terms of the developments preferred siting, layout and design.

Value of Visual Receptors

Judgements on the value attached to the views experienced are based on the following criteria.

TABLE A1.2 – VALUE ATTACHED TO VIEWS

VALUE	CRITERIA
HIGH	Views from landscapes / viewpoints of national importance, or highly popular visitor attractions where the view forms an important part of the experience, or with important cultural associations. This may include residential receptors in Listed Buildings where the primary elevation of the dwelling is orientated to take advantage of a particular view (for example across a Registered Park and Garden or National Park).
MEDIUM	Views from landscapes / viewpoints of regional / district importance or moderately popular visitor attractions where the view forms part of the experience, or with local cultural associations. This may include residential receptors where the primary elevation of the dwelling is orientated to take advantage of a particular view.
LOW	Views from landscapes / viewpoints with no designation, not particularly important and with minimal or no cultural associations. This may include views from the rear elevation of residential properties.

A1.5 PREDICTING & DESCRIBING THE LANDSCAPE & VISUAL EFFECTS

An assessment of visual effect deals with the change on the character and amenity arising from the proposal on the range of visual receptors.

The assessment of effects aims to:

- Identify systematically and separately the likely landscape and visual effects of the development;
- Identify the components and elements of the landscape that are likely to be affected by the scheme;
- Identify interactions between the landscape receptors and the different components of the development;
- Indicate the secondary mitigation measures over and above those already designed into the scheme proposed to avoid, reduce, remedy or compensate for these effects;
- Estimate the magnitude of the effects as accurately as possible and considering this in relation to the sensitivity of the receptor; and
- Provide an assessment of the significance of these effects in a logical and well-reasoned fashion.

Having established the value of the landscape and visual receptor, the effects are then considered in relation to the magnitude of change, which includes the size / scale, geographical extent of the areas influenced and the duration, permanence and reversibility.

Wherever possible tables or matrixes will be used, linked with the illustrative plans, so that the landscape and visual effects are recorded and quantified in a systematic and logical manner. Consideration is given to the impacts on completion of development at Year 1. Assumptions or limitations to the assessment will also be set out.

Effects will include the direct and/or indirect impacts of the development on individual landscape elements / features as well as the effect upon the general landscape character and visual receptors.

Landscape Susceptibility

Landscape susceptibility is evaluated by its ability to accommodate the proposed change (i.e. the degree to which the landscape is able to accommodate the proposed change without undue consequences for the maintenance of the baseline situation and / or the achievement of landscape planning policies and strategies) as set out in Table A1.3.

As part of the assessment of the landscape character and its component parts, conclusions will be drawn as to the overall susceptibility of the landscape / landscape elements and visual environment to the type of development proposed. Existing landscape capacity assessments may form a starting point for the refinement of the assessment of landscape susceptibility at the local and site level.

TABLE A1.3 – LANDSCAPE SUSCEPTIBILITY CRITERIA

SUSCEPTIBILITY	CRITERIA
HIGH	A landscape or townscape particularly susceptible to the proposed change, which would result in significant negative or beneficial effects on landscape character, value, features or individual elements.
MEDIUM	A landscape or townscape capable of accepting some of the proposed change with some negative or beneficial effects on landscape character, value, features or elements.
LOW	A landscape or townscape capable of accommodating the proposed change without significant negative or beneficial effects on landscape character, value, features or elements.

Landscape Sensitivity

The assessment of landscape sensitivity is then combined through a judgement on the value attributed to that landscape receptor / component and the susceptibility of the landscape receptor to the proposed change using the following matrix.

TABLE A1.4 - LANDSCAPE SENSITIVITY

		LANDSCAPE RECEPTOR SUSCEPTIBILITY		
		HIGH	MEDIUM	LOW
LANDSCAPE VALUE	HIGH	HIGH	HIGH - MEDIUM	MEDIUM
	MEDIUM	HIGH - MEDIUM	MEDIUM	MEDIUM - LOW
	LOW	MEDIUM	MEDIUM - LOW	LOW - NEGLIGIBLE

Visual Susceptibility

The susceptibility of the different types of visual receptors to the changes proposed is based on the occupation of the activity of the viewer at a given location; and the extent to which the persons attention or interest may be focussed on a view, considering the visual character and amenity experienced at a given view. The criteria used to assess the susceptibility of a visual receptor is set out below.

TABLE A1.5 – VISUAL SUSCEPTIBILITY CRITERIA

Susceptibility	Criteria
HIGH	People particularly susceptible to the proposed change because they have a particular interest in the view, and/ or with prolonged viewing opportunity of the site / proposed development, such as: • Residents with direct/clear/open views of the site; • Those using Public Rights of Way, Access land, Commons or outdoor recreation facilities, where views are an important contributor to the experience; • Those with views from designated landscapes and heritage assets, or views described in literature, where the views of the surroundings are an important contributor to the experience; • Those using described/published scenic routes where views contribute to the enjoyment and quality of the journey; • Those with clear views of areas within or around the site, that contribute to landscape setting, and/or which are enjoyed by the community.
MEDIUM	People partially susceptible to the proposed change because they have a moderate interest in the view, and/or with some viewing opportunity of the site / proposed development, such as: • Those with an oblique or limited view toward the site, which may include some residents; • Those travelling through the landscape on roads or Public Rights of Way, or through Access land/Commons where views are partly constrained, or where views only partly contribute to the experience; • Those using outdoor recreation facilities, where views are incidental or not important to their enjoyment of that activity. • Those using roads that are not described/not published scenic routes, but where the appreciation of the view partly contributes to the enjoyment and quality of that journey; • Those with partial views of areas within or around the site, that contribute to landscape setting, and/or which are enjoyed by the community.

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Susceptibility	Criteria
LOW	People with limited susceptibility to the proposed change because they have momentary, or little interest in the view and their surroundings, and/or because they have little viewing opportunity of the site / proposed development, such as: Those with very oblique, limited or distant views of the site, which may include some residents; • Those travelling through the landscape on roads or Public Rights of Way, or through Access land/Commons where views are largely constrained (for example within or alongside a woodland); or where views make a limited contribution to the experience; • People engaged in outdoor sport, whose attention is focused on their activity; • People at their work place, whose attention is focused on their employment; • Travellers where the view is fleeting (for example, due to the speed of the road, or boundary vegetation) or where views are incidental to the experience of the journey; • Long distance views where the site and proposed development form a small part of the wider panorama.

Visual Sensitivity

The sensitivity of visual receptors in views is based on the professional judgement combining the value and susceptibility to change on that visual receptor.

TABLE A1.6 - VISUAL SENSITIVITY

		VISUAL RECEPTOR SUSCEPTIBILITY		
		HIGH	MEDIUM	LOW
VALUE OF VISUAL RECEPTOR	HIGH	HIGH	HIGH - MEDIUM	MEDIUM
	MEDIUM	HIGH - MEDIUM	MEDIUM	LOW
	LOW	MEDIUM	LOW	LOW - NEGLIGIBLE

A1.7 MAGNITUDE OF LANDSCAPE & VISUAL EFFECTS

The criteria for each of the above is to be determined relative to the size and scale of the individual project applying professional judgement and opinion.

Typically, the following are used:

Size and Scale: relates to the combination of the following (and are linked to the descriptions set out under table A1.9):

- the extent of existing landscape elements that will lost (to proportion of the total extent that is lost) and the contribution that the element has to landscape character;
- the degree to which aesthetic or perceptual aspects of the landscape are altered;
- whether the effect changes the key characteristics of the landscape (addition or removal of features and elements)
- the size and scale of change in the view (with respect to the loss or addition of features in the view) and changes to the composition, including the proportion of the view occupied by the proposed development;
- the degree of contrast or integration of any new features or changes in the landscape with the existing or remaining landscape elements and characteristic terms of form, scale, mass, line, height, colour and texture;
- the nature of the view of the proposed development, in terms of relative amount of time over which it will be experienced and whether views will be open, partial, glimpsed.

Geographic Extent: In relation to landscape effects, this is to consider the geographic area over which the landscape effects will be felt relative to the proposal; effects limited to the site level; effects on the immediate setting; effects relating to the scale of the landscape type or character area (district, regional or national level); effects on a larger scale such as influencing several landscape character areas.

In relation to visual receptors, the geographic extent is to reflect the angle of the view; the distance of the viewpoint; the extent of the area over which the changes would be visible.

Duration, Permanence and Reversibility: These are separate but linked considerations and are project specific. Operational effects are likely to be long term, permanent and for this project.

TABLE A1.7 - MAGNITUDE OF LANDSCAPE & VISUAL EFFECTS

MAGNITUDE ELEMENTS				
SIZE / SCALE	**GEOGRAPHIC EXTENT**	**DURATION AND PERMANENCE**	**REVERSIBILITY**	**OVERALL MAGNITUDE OF CHANGE**
Significant change to the landscape elements, key characteristic features and perceptual qualities; Significant change to a open or partial view (static or transient). A major change overall.	Proposal effects wider setting a district or regional level; Site level or immediate setting to the site; At the scale of the landscape type or character area; Close proximity views; Direct or oblique views	Permanent or Temporary (Long, medium or short term)	Irreversible or Reversible	**High - Medium**
Some change to the landscape elements, key characteristic features and perceptual qualities; Moderate or significant change to static or transient, partial view. A moderate change overall.	Site or immediate setting to the site; At the scale of the landscape type or character area; Middle distance or close proximity views; Direct or oblique views	Permanent or Temporary (Long, medium or short term)	Irreversible or Reversible	**Medium - Low**
Small change to the landscape elements, key characteristic features and perceptual qualities; Small change to a static or transient partial or glimpsed view. A minor change overall.	Site, immediate setting to the site, or wider setting; At the scale of the landscape type or character area; Close proximity, middle or long distance views; Oblique or direct views	Permanent or Temporary (Long, medium or short term)	Irreversible or Reversible	**Low**
Small, imperceptible change. Negligible.	All of the above	Permanent or Temporary (Long, medium or short term)	Irreversible or Reversible	**Negligible**

If there is no change to the landscape or visual receptor then the overall magnitude of change will be Neutral.

A1.8 SIGNIFICANCE OF EFFECTS

The two principal criteria determining the significance of effects are the sensitivity of the receptor and in relation to the magnitude of effect. A higher level of significance is generally attached to the magnitude of change on a sensitive receptor; for example, a low magnitude of change on highly sensitive receptor can be of greater significance than very high magnitude of change on low sensitivity receptor. Therefore, whilst the table opposite sets out a starting point for the assessment, it is important that a balanced and well reasoned professional judgement of these two criteria is provided and an explanation provided.

In order to develop thresholds of significance, both the sensitivity of receptors and the magnitude of change must be classified for both landscape receptors and visual receptors as set out in the tables below. Where landscape effects are judged to be adverse, additional mitigation or compensatory measures are to be considered. The significant landscape effects remaining after mitigation are then to be summarised as the residual effects.

Effects will be described clearly and objectively, and the extent and duration of any negative / positive effects quantified, using four categories of effects, indicating a gradation from high to low.

TABLE A1.8 - COMBINATION OF SENSITIVITY AND MAGNITUDE OF EFFECTS TO DETERMINE SIGNIFICANCE OF EFFECT

MAGNITUDE	LANDSCAPE AND VISUAL RECEPTOR SENSITIVITY		
	HIGH	**MEDIUM**	**LOW**
HIGH	MAJOR	MODERATE - MAJOR	MODERATE
MEDIUM	MODERATE - MAJOR	MODERATE	MODERATE / MINOR
LOW	MODERATE	MODERATE / MINOR	MINOR
NEGLIGIBLE	NEGLIGIBLE	NEGLIGIBLE	NEGLIGIBLE
NEUTRAL	NEUTRAL	NEUTRAL	NEUTRAL

The effects set out below the red line are not significant in EIA terms.

The degree of effect is graded on the following scale in relation to the significance criteria above.

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TABLE A1.9 - SIGNIFICANCE OF LANDSCAPE AND VISUAL EFFECTS

EFFECT SIGNIFICANCE	CRITERIA
MAJOR NEGATIVE / ADVERSE EFFECT	Where the proposals would cause a the total or significant loss of or alteration to key mature landscape elements and characteristic features; or introduce elements considered uncharacteristic of the area; a major deterioration in the character and amenity of the view in terms of perceptual qualities; and where the proposals would result in a significant deterioration or dominant element to close or medium distance views, or more notable change in more distant views, considering the character and amenity of the view from the range of visual receptors.
MODERATE NEGATIVE / ADVERSE EFFECT	Where the proposals would cause partial loss of or moderate alteration to some of the key landscape elements and characteristic features; or introduce elements considered in part uncharacteristic of the area; results in a noticeable deterioration in the character and amenity of the view from the range of visual receptors and range of distances.
MINOR NEGATIVE / ADVERSE EFFECT	Where the proposals would cause a minor loss of or slight alteration to some landscape elements or characteristic features; introduce elements considered in part uncharacteristic of the area; and a barely perceptible deterioration in the character and amenity of the view from the range of visual receptors and range of distances.
NEGLIGIBLE	Where the proposals would have no discernible deterioration or improvement in the existing baseline situation in terms of landscape elements or view.
NEUTRAL	Where the proposals would result in no change overall (resulting in no net beneficial or adverse effect).
MINOR POSITIVE / BENEFICIAL EFFECT	Where the proposals would result in a minor enhancement, alteration or improvement of some elements or characteristic features; introduce elements considered characteristic; and cause a barely perceptible improvement in the character and amenity of the existing view for the range of receptors and range of distances.
MODERATE POSITIVE / BENEFICIAL EFFECT	Where the proposals would cause a moderate enhancement to the key landscape elements or characteristic features; or introduce elements considered in part characteristic of the areas; results in a noticeable improvement in the character and amenity of the existing view from a range of visual receptors and range of distances.
MAJOR POSITIVE / BENEFICIAL EFFECT	Where the proposals would cause a significant enhancement to the key mature landscape elements or characteristic features; or introduce new elements considered wholly characteristic of the area; a significant improvement in the character and amenity of the close or middle distance view in terms of perceptual qualities for a range of visual receptors and range of distances.

Effects assessed as being lower than moderate are considered to be a insignificant effect (relative to the EIA regulations).

A1.10 EFFECTS DURING OPERATION (AT YEAR 1 & YEAR 15 OR 20)

At the operational stage, the sources of landscape and visual effects may include:

- The location, scale, height, mass and design of buildings in terms of elevational treatment; structures and processes, including any other features;
- Access arrangements and traffic movements;
- Lighting;
- Car parking;
- The noise and movement of vehicles in terms of perceived effects on tranquillity;
- Signage and boundary treatments;
- Outdoor activities that may be visible;
- The operational landscape, including landform, structure planting, green infrastructure and hard landscape features;
- Land management operations and objectives; and
- The enhancement or restoration of any landscape resource of particular view.

A1.11 MITIGATION AND COMPENSATORY MEASURES

The purpose of mitigation is to avoid, reduce and where possible, remedy or offset, any significant (major to moderate) negative (adverse) effects on the landscape and visual receptors arising from the proposed development. Mitigation is thus not solely concerned with “damage limitation”, but may also consider measures that could compensate for unavoidable residual effects. Mitigation measures may be considered under three categories:

- Primary measures that intrinsically comprise part of the development design through an iterative process;
- Secondary (or residual) measures designed to specifically address the remaining effects after the primary and standard construction practices have been incorporated.

If planting is required as part of the mitigation measures, it is proposed that areas of planting are introduced as part of the proposed development and the height of this planting will be considered as follows (dependent on plant specification and details of the scheme):

- Planting at completion / short term: 3-5 metres (dependent on plant specification)
- Planting at Year 15 / medium term: Approximately 8 metres
- Planting at maturity / long term: Approximately 20 metres

An average growth rate of 300mm per year is applied to establish the height at Year 15. Whilst the ultimate growth is relative to species selection and climatic conditions, the average growth is based on recommendations set out by the Alice Holt Forestry Commission Research Centre.

Strategies to address likely negative (adverse) effects include:

- Prevention and avoidance of an impact by changing the form of development;
- Reduce impact by changing siting, location and form of development;
- Remediation of impact, e.g. by screen planting;
- Compensation of impact e.g. by replacing felled trees with new trees; and
- Enhancement e.g. creation of new landscape or habitat.

A1.12 GUIDELINES FOR MITIGATION

Consultation with local community and special interest groups, if possible, on the proposed mitigation measures is important;

- Landscape mitigation measures should be designed to suit the existing landscape character and needs of the locality, respecting and building on local landscape distinctiveness and helping to address any relevant existing issues in the landscape.
- Many mitigation measures, especially planting, are not immediately effective. Where planting is intended to provide a visual screen for the development, it may also be appropriate to assess residual effects for different periods of time, such as day of opening at Year 1, at Year 15 or Year 20 and again at maturity.
- The proposed mitigation measures should identify and address specific landscape issues, objectives and performance standards for the establishment, management maintenance and monitoring of new landscape features.
- The proposed mitigation measures should identify and address specific visual issues.
- A programme of appropriate monitoring may be agreed with the regulatory authority, so that compliance and effectiveness can be readily monitored and evaluated.

A1.13 RESIDUAL EFFECTS

The residual effects of the proposed development are to be assessed. Residual effects considers any additional mitigation measures required to address specific landscape and visual sensitivities in place over and above the primary mitigation measures proposed and those already included and designed in to the scheme. The process of assessing residual effects is the same as assessing the primary effects.

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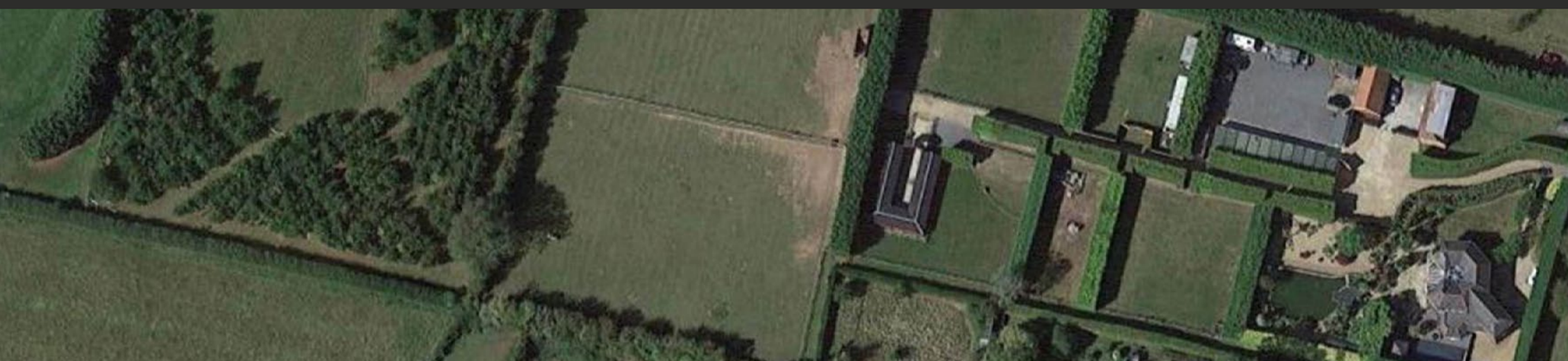
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