

FORD ENERGY RECOVERY FACILITY AND
WASTE SORTING AND TRANSFER FACILITY,
FORD CIRCULAR TECHNOLOGY PARK



ENVIRONMENTAL STATEMENT
TECHNICAL APPENDIX H:
LANDSCAPE AND VISUAL IMPACT ASSESSMENT

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Technical Appendix H Part 1: Planning policy

National planning policy

H1.1 The revised National Planning Policy Framework (NPPF) published by the Ministry of Housing, Communities and Local Government, came into effect in February 2019. It sets out the government's planning policies for England and how these are expected to be applied. The NPPF provides a framework within which councils can produce their own local and neighbourhood plans. The relevant guidance on landscape and visual issues is stated below.

Achieving sustainable development

H1.2 The purpose of the NPPF is to contribute to the achievement of sustainable development. Paragraph 8 sets out three key objectives of the NPPF, which are achieved through the application of core policies, a number of which are relevant to this application.

H1.3 The NPPF in paragraph 8 states:

“Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*
- b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and*
- c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.”*

Making effective use of land

H1.4 The NPPF in paragraph 117 states:

“Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or ‘brownfield’ land.”

H1.5 The NPPF in paragraph 118 lists:

“Planning policies and decisions should:

- a) encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains – such as developments that would enable new habitat creation or improve public access to the countryside;*
- b) recognise that some undeveloped land can perform many functions, such as for wildlife, recreation, flood risk mitigation, cooling/shading, carbon storage or food production;*
- c) give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land;*
- d) promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively (for example converting space above shops, and building on or above service yards, car parks, lock-ups and railway infrastructure); and*
- e) support opportunities to use the airspace above existing residential and commercial premises for new homes. In particular, they should allow upward extensions where the development would be consistent with the prevailing height and form of neighbouring properties and the overall street scene, is well designed (including complying with any local design policies and standards), and can maintain safe access and egress for occupiers.”*

Achieving appropriate densities

H1.6 The NPPF in paragraph 122 lists:

“Planning policies and decisions should support development that makes efficient use of land, taking into account:

- a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;*
- b) local market conditions and viability;*
- c) the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;*
- d) the desirability of maintaining an area’s prevailing character and setting (including residential gardens), or of promoting regeneration and change; and*
- e) the importance of securing well-designed, attractive and healthy places.”*

Achieving well-designed places

H1.7 The NPPF in paragraph 124 confirms:

“The creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process”

H1.8 The NPPF in paragraph 127 states:

“Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”*

Meeting the challenge of climate change, flooding and coastal change

H1.9 The NPPF in paragraph 127 states:

“The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.”

Conserving and enhancing the natural environment

H1.10 Paragraph 170 establishes that planning policies and decisions should contribute to and enhance the natural and local environment by:

- “a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);*
- b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;*
- c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;*
- d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;*
- e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and*
- f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.”*

H1.11 Paragraph 171 states that:

“Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.”

H1.12 Paragraph 172 states that:

“Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads..”

Conserving and enhancing the historic environment

H1.13 Paragraph 184 states:

“Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally

recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.”

H1.14 Paragraph 185 states that:

“Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

- a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;*
- b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*
- c) the desirability of new development making a positive contribution to local character and distinctiveness; and*
- d) opportunities to draw on the contribution made by the historic environment to the character of a place.”*

Proposals affecting heritage assets

H1.15 Paragraph 189 states that:

“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.”

H1.16 Paragraph 190 states that:

“Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.

H1.17 Paragraph 192 states that:

“In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*

- b) *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c) *the desirability of new development making a positive contribution to local character and distinctiveness.”*

Considering potential impacts

H1.18 Paragraph 193 states that:

“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”

H1.19 Paragraph 194 states that:

“Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) *Grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
- b) *Assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.”*

H1.20 Paragraph 195 states that:

“Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) *the nature of the heritage asset prevents all reasonable uses of the site; and*
- b) *no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- c) *conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
- d) *the harm or loss is outweighed by the benefit of bringing the site back into use.”*

H1.21 Paragraph 196 states that:

“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”

H1.22 Paragraph 197 states that:

“The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”

National Planning Practice Guidance (NPPG)

H1.23 The National Planning Practice Guidance contains government guidance, the following of which is relevant to this assessment.

Design: process and tools

H1.24 Paragraph: 001 Reference ID: 26-001-20191001, revision date 1st October 2019 states:

“Well-designed places can be achieved by taking a proactive and collaborative approach at all stages of the planning process, from policy and plan formulation through to the determination of planning applications and the post approval stage. This guidance explains the processes and tools that can be used through the planning system and how to engage local communities effectively.

To be read alongside this guidance, the National Design Guide sets out the characteristics of well-designed places and demonstrates what good design means in practice.

As set out in paragraph 130 of the National Planning Policy Framework, permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development.

Good design is set out in the National Design Guide under the following 10 characteristics:

- *Context*
- *Identity*
- *Built form*
- *Movement*
- *Nature*
- *Public spaces*
- *Uses*
- *Homes and buildings*
- *Resources*
- *Lifespan*

The National Design Guide can be used by all those involved in shaping places including in plan-making and decision making.”

Natural environment – Green Infrastructure

H1.25 Paragraph: 005 Reference ID: 8-005-20190721, revision date 21st July 2019 states that:

“Green infrastructure is a natural capital asset that provides multiple benefits, at a range of scales. For communities, these benefits can include enhanced wellbeing, outdoor recreation and access, enhanced biodiversity and landscapes, food and energy production, urban cooling, and the management of flood risk. These benefits are also known as ecosystem services.”

H1.26 Paragraph: 008 Reference ID: 8-008-20190721, revision date 21st July 2019 states that:

“Green infrastructure opportunities and requirements need to be considered at the earliest stages of development proposals, as an integral part of development and infrastructure provision, and taking into account existing natural assets and the most suitable locations and types of new provision.

Depending on individual circumstances, planning conditions, obligations, or the Community Infrastructure Levy may all be potential mechanisms for securing and funding green infrastructure.

Green infrastructure will require sustainable management and maintenance if it is to provide benefits and services in the long term. Arrangements for funding need to be identified as early as possible, and factored into the design and implementation, balancing the costs with the benefits. Local community engagement can assist with management and tailoring provision to local needs.”

Natural environment – Landscape

H1.27 Paragraph: 036 Reference ID: 8-036-20190721, revision date 21st July 2019 states that:

“The National Planning Policy Framework is clear that plans should recognise the intrinsic character and beauty of the countryside, and that strategic policies should provide for the conservation and enhancement of landscapes. This can include nationally and locally-designated landscapes but also the wider countryside.

Where landscapes have a particular local value, it is important for policies to identify their special characteristics and be supported by proportionate evidence. Policies may set out criteria against which proposals for development affecting these areas will be assessed. Plans can also include policies to avoid adverse impacts on landscapes and to set out necessary mitigation measures, such as appropriate design principles and visual screening, where necessary. The cumulative impacts of development on the landscape need to be considered carefully.”

H1.28 Paragraph: 037 Reference ID: 8-037-20190721, revision date 21st July 2019

states that:

“For a designated landscape, the relevant management plan will contain further information on the area’s particular character and beauty.

Where appropriate, landscape character assessments can be prepared to complement Natural England’s National Character Area profiles. Natural England provides guidance on undertaking these assessments.

To help assess the type and scale of development that might be able to be accommodated without comprising landscape character, a Landscape Sensitivity and Capacity Assessment can be completed.

To demonstrate the likely effects of a proposed development on the landscape, a Landscape and Visual Impact Assessment can be used.”

Local planning policy

West Sussex County Council

H1.1 West Sussex County Council (WSCC) and the SDNP Authority have worked in partnership to produce the West Sussex Waste Local Plan which was adopted in April 2014 and contains policy regarding waste. The following policies are relevant to the landscape and visual assessment:

H1.2 Policy W2 – Safeguarding Waste Management Sites and Infrastructure

“Development that would prevent or prejudice the use of existing waste management sites or infrastructure that make an important contribution to the transfer of waste will not be permitted unless:

(a) the current use is temporary and the site or infrastructure is unsuitable for continued waste use;

(b) continued use of the site or infrastructure for waste management purposes would be unacceptable in terms of its impact on local communities and/or the environment;

(c) redevelopment of the site or loss of the infrastructure would form part of a strategy or scheme that has wider social and/or economic benefits that clearly outweigh the retention of the site or the infrastructure for waste use; or

(d) suitable replacement site or infrastructure has been identified and permitted.”

H1.3 Policy W10 – Strategic Waste Allocations

“The following sites are allocated to meet identified shortfalls in transfer, recycling and recovery capacity. Accordingly, they are acceptable, in principle, for the development of waste management facilities for the transfer, recycling, and/or recovery of waste (including the recycling of inert waste):

- *Site north of Wastewater Treatment Works, Ford (Policy Map 1);*
- *Hobbs Barn, near Climping (Policy Map 2);*

- *Fuel Depot, Bognor Road, Chichester (Policy Map 3);*
- *Brookhurst Wood, near Horsham (Policy Map 4); and*
- *Land west of Wastewater Treatment Works, Goddards Green (Policy Map 5).*

(b) The following site is allocated to meet an identified shortfall in non-inert landfill capacity. Accordingly, it is acceptable, in principle, for that purpose:

- *Extension to Brookhurst Wood Landfill Site, near Horsham (Policy Map 4).*

(c) The development of a site allocated under (a)-(b) must take place in accordance with the policies of this Plan and satisfactorily address the 'development principles' for that site identified in the supporting text to this policy.

(d) The sites allocated under (a)-(b) will be safeguarded from any development either on or adjoining the sites that would prevent or prejudice their development (in whole or in part) for the allocated waste management use or uses."

H1.4 Policy W11 – Character

"Proposals for waste development will be permitted provided that they would not have an unacceptable impact on:

(a) the character, distinctiveness, and sense of place of the different areas of the County and that they reflect and, where possible, reinforce the character of the main natural character areas (including the retention of important features or characteristics); and

(b) the separate identity of settlements and distinctive character of towns and villages (including specific areas or neighbourhoods) and development would not lead to their actual or perceived coalescence. "

H1.5 Policy W12 – High Quality Developments

"Proposals for waste development will be permitted provided that they are of high quality and, where appropriate, the scale, form, and design (including landscaping) take into account the need to:

(a) integrate with and, where possible, enhance adjoining land-uses and minimise potential conflicts between land-uses and activities;

(b) have regard to the local context including:

(i) the varied traditions and character of the different parts of West Sussex;

(ii) the characteristics of the site in terms of topography, and natural and man-made features;

(iii) the topography, landscape, townscape, streetscape and skyline of the surrounding area;

- (iv) views into and out of the site; and*
- (v) the use of materials and building styles;*
- (c) includes measures to maximise water efficiency;*
- (d) include measures to minimise greenhouse gas emissions, to minimise the use of non-renewable energy, and to maximise the use of lower-carbon energy generation (including heat recovery and the recovery of energy from gas); and*
- (e) include measures to ensure resilience and enable adaptation to a changing climate."*

H1.6 Policy W13 – Protected Landscapes

"(a) Proposals for waste development within protected landscapes (the South Downs National Park, the Chichester Harbour Area of Outstanding Natural Beauty (AONB), and the High Weald AONB) will not be permitted unless:

- (i) the site is allocated for that purpose in an adopted plan; or*
- (ii) the proposal is for a small-scale facility to meet local needs that can be accommodated without undermining the objectives of the designation; or*
- (iii) the proposal is for major* waste development that accords with part (c) of this Policy.*

(b) Proposals for waste development located outside protected landscapes will be permitted provided that they do not undermine the objectives of the designation.

(c) Proposals for major waste development within protected landscapes will not be permitted unless:*

- (i) there is an overriding need for the development within the designated area; and (ii) the need cannot be met in some other way or met outside the designated area; and*
- (iii) any adverse impacts on the environment, landscape, and recreational opportunities can be satisfactorily mitigated. "*

H1.7 Policy W14 – Biodiversity and Geodiversity

"Proposals for waste development will be permitted provided that:

(a) areas or sites of international biodiversity importance are protected unless there are no appropriate alternative solutions and there are overriding reasons which outweigh the need to safeguard the value of sites or features, and provided that favourable conservation status is maintained;

(b) there are no adverse impacts on areas or sites of national biodiversity or geological conservation importance unless the benefits of the development clearly outweigh the impact on the objectives of the designation and on the wider network of such designated areas or sites;

(c) there are no adverse impacts on areas, sites or features of regional or local biodiversity or geological conservation importance unless the benefits of the development clearly outweigh the impact on the objectives of the designation;

(d) where development would result in the loss of or adversely affect an important area, site or feature, the harm is minimised, mitigated, or compensated for, including, where practicable, the provision of a new resource elsewhere which is of at least equivalent value;

(e) where appropriate, the creation, enhancement, and management of habitats, ecological networks, and ecosystem services is secured consistent with wider environmental objectives including Biodiversity Opportunity Areas and the South Downs Way Ahead Nature Improvement Area; and (f) where necessary, the investigation, evaluation, and recording of important sites and features is undertaken and, where appropriate, representative features are preserved."

H1.8 Policy W15 – Historic Environment

"Proposals for waste development will be permitted provided that:

(a) known features of historic or archaeological importance are conserved and, where possible, enhanced unless there are no alternative solutions and there are overriding reasons which outweigh the need to safeguard the value of sites or features;

(b) it would not adversely affect currently unknown heritage assets with significant archaeological interest; and

(c) where appropriate, the further investigation and recording of any heritage assets to be lost (in whole or in part) is undertaken and the results made publicly available.

H1.9 WSCC SPD 'West Sussex High Quality Waste Facilities Supplementary Planning Document 2006' is a relevant SPD but it is noted that in the Former Wealden Brickworks, Horsham appeal (Appeal Ref: APP/P3800/W/18/3218965), the inspector found that where it requires that development "does not detract from the character of the County's rural areas", thereby placing a high level of protection on landscape irrespective of its value, is not consistent with the Framework, unduly restrictive and I give it little weight.'

Arun District Council (ADC)

14.1 The Arun Local Plan was adopted in 2018 and sets out the vision for the future of the district, and guides development to achieve that vision. The following policies are relevant to the landscape and visual assessment:

H1.10 Policy SD SP2 – Built-up Area Boundary

"Built Up Area Boundaries are defined for the main towns and villages in the District and shown on the Policies Maps. Development should be focused within the Built Up Area Boundaries and will be permitted, subject to consideration against other policies of this Local Plan."

H1.11 Policy LAN DM1 – Protection of Landscape Character

"Development within the setting of the South Downs National Park must have special regard to the conservation of that setting, including views into and out of the Park, and will not be permitted where there would be harmful effects on these considerations.

Development throughout the plan area should respect the particular characteristics and natural features of the relevant landscape character areas and seek, wherever possible, to reinforce or repair the character of those areas

The historic character and development pattern of settlements within the District should be respected, taking into account their distinct identity and setting."

H1.12 Policy LAN DM2 – The Setting of Arundel

"Development will not be permitted within the area identified on the Policies Map which would adversely affect the views of the town of Arundel, its Castle, Cathedral and its special setting. Any development, including the proposed A27 Arundel bypass, will be of a high design standard that reflects the quality of the landscape and the setting of Arundel. No development will be permitted, particularly within the area shown on the Policies Map, which would adversely affect the rural views outwards from the town and in particular from the following locations:

- 1. London Road, in the vicinity of 9 and 11 London Road (north westerly views)*
- 2. London Road, in the vicinity of the Roman Catholic cemetery (southerly views)*
- 3. The northern ends of Mount Pleasant, King Street and Parsons Hill and at their junction with London Road (southerly views)*
- 4. London Road, in the vicinity of Tower House (easterly views)*
- 5. The northern end of High Street (southerly views)*
- 6. Bakers Arms Hill and its junction with Maltravers Street (southerly views)*
- 7. Kings Arm Hill and its junction with Maltravers Street (southerly views)*
- 8. Mount Pleasant, in the vicinity of the Old Poor House (southerly views)*
- 9. The Arundel river bridge, in Queen Street (easterly views)*

Developments shall also be consistent with all other Local Plan policies."

H1.13 Policy D SP1 – Design

"All development proposals should seek to make efficient use of land but reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details. Development proposals should have been derived from: a thorough site analysis and context appraisal; adherence to objectives informing sustainable design (inclusivity, adaptability, security, attractiveness, usability, health and wellbeing,

climate change mitigation and habitats); and the influence these objectives have on the form of the development.

With major developments (as defined in the GDPO 1995 (as amended)) or allocated sites in the Development Plan. In addition to a Design and Access Statement, a context appraisal, context plan and analysis of the site will also be required.

H1.14 Policy HER SP1 – The Historic Environment

The Local Planning Authority will grant planning permission or relevant consent for development proposals that conserve or enhance the historic environment of the District, based on the following approach:

Designated heritage assets including listed buildings, structures and their settings; and Conservation Areas will be given the highest level of protection and should be conserved and enhanced in a manner appropriate to their significance.

Non-designated heritage assets including locally listed heritage assets (Buildings or Structures of Character and Areas of Character) and their settings will also need to be conserved and enhanced in a manner appropriate to their significance and contribution to the historic environment;

Development likely to prejudice any of the above, including their settings, will be refused.

Any proposals for development will be required to comply with all other relevant policies and reflect any relevant appraisals or management proposals adopted by the Local Planning Authority.

The Local Planning Authority will encourage the re-use of vacant or underused Listed Buildings or unlisted buildings by approving proposals that contribute positively to their conservation either individually or as part of wider strategies for regeneration. Where changes of use are proposed, the Local Planning Authority will consider these in a flexible way but will favour proposals which improve public access where these are not prejudicial to existing character or appearance.

The Local Planning Authority will take a pro-active stance to any heritage assets that may be at risk. This will include working with property owners to find a use that will enable them to be put back in to use.

Development proposals involving the demolition of Listed Buildings or substantial harm to a Conservation Area will not be permitted unless it can be demonstrated that the loss or harm achieves substantial public benefits."

H1.15 Policy ENV SP1 – Natural Environment

" Arun District Council will encourage and promote the preservation, restoration and enhancement of biodiversity and the natural environment through the development process and particularly through policies for the protection of both designated and non-designated sites. Where possible it shall also promote the

creation of new areas for habitats and species. In relation to designated sites, development will be permitted where it protects sites listed in Tables 17.1-17.7 that are recognised for the species and habitats contained within them."

H1.16 Policy ENV DM4 – Protection of Trees

"Development will be permitted where it can be demonstrated that trees protected by a Tree Preservation Order(s), (TPO) identified as Ancient Woodland, in a Conservation Area or contributing to local amenity, will not be damaged or destroyed now and as they reach maturity, unless development:

- a. Would result in the removal of one or more trees in the interests of good arboricultural practice. This shall be demonstrated by the developer following the advice of a suitably qualified person which shall be guided by BS 5837 (2012). Details of any advice received having regard to BS 5837 (2012) shall be submitted, in writing, as part of a planning application; or*
- b. Would enhance the survival and growth prospects of other protected trees;*
- c. The benefits of the proposed development in a particular location outweigh the loss of trees or woodland, especially ancient woodland."*

H1.17 Policy ENV DM5 – Development and Biodiversity

" Development schemes shall, in the first instance, seek to achieve a net gain in biodiversity and protect existing habitats on site. They shall also however incorporate elements of biodiversity including green walls, roofs, bat and bird boxes as well as landscape features minimising adverse impacts on existing habitats (whether designated or not). Development schemes shall also be appropriately designed to facilitate the emergence of new habitats through the creation of links between habitat areas and open spaces. Together, these provide a network of green spaces which serve to reconnect isolated sites and facilitate species movement.

Where there is evidence of a protected species on a proposed development site, planning applications shall include a detailed survey of the subject species, with details of measures to be incorporated into the development scheme to avoid loss of the species. This involves consideration of any impacts that will affect the species directly or indirectly, whether within the application site or in an area outside of the site, which may be indirectly affected by the proposals. All surveys shall be carried out at an appropriate time of year and shall be undertaken by a qualified and, where appropriate, suitably licensed person.

All developments shall have regard to Natural England's standing advice for protected species."

Ford Neighbourhood Plan 2017-2031 ('made' 9th January 2019)

H1.18 The Ford Neighbourhood Plan was made in 2019 and is in general conformity with the strategic policies contained in the WLP 2014 and the Arun Local Plan 2018. The following policies are relevant to landscape and visual assessment:

H1.19 Policy EH1 – Protection of Trees and Hedgerows. This policy seeks to protect

existing trees and hedgerows in the plan area.

H1.20 Policy EH8 – Light Pollution. This policy specifically seeks to have lighting design to minimise impact on the night sky.

H1.21 Policy EE10 – Quality of Design of Commercial Buildings. This policy requires that new buildings should be of high-quality design, be energy efficient and designed to be in harmony with the landscape setting and contribute positively to the environment.

Technical appendix H part 2: Assessment methodology

To be read with reference to figures 12.1 to 12.6 of chapter 12 of the ES.

Introduction

H 2.1 The following paragraphs set out the methodology that has been followed in the baseline study of the existing landscape and visual amenity and the subsequent assessment of the effects of the proposals.

LVIA Guidelines

H 2.2 The Landscape and Visual Impact Assessment (LVIA) has been carried out in accordance with the following best practice guidelines:

- *The Guidelines for Landscape and Visual Impact Assessment, (GLVIA) 3rd Edition, Landscape Institute (LI) and Institute for Environmental Management and Assessment (IEMA) (2013)*
- *An Approach to Landscape Character Assessment, Natural England (October 2014)*
- *Landscape Institute Technical Guidance Note 06/19, Visual Representation of Development Proposals 17 September 2019*

Role of the LVIA

H 2.3 Paragraph 2.21 of the GLVIA states that there are two distinct components of the LVIA:

“Assessment of landscape effects: assessing effects on the landscape as a resource in its own right;

Assessment of visual effects: assessing the effects on specific views and on the general visual amenity experienced by people.”

Definition of landscape

H 2.4 In describing landscape, paragraph 2.19 of the GLVIA states that:

“Landscape results from the interplay of the physical, natural and cultural components of our surroundings. Different combinations of these elements and their spatial distribution create the distinctive character of landscapes in different places, allowing different landscapes to be mapped, analysed and described. Character is not just about the physical elements and features that make up a landscape, but also embraces the aesthetic, perceptual and experiential aspects of the landscape that make different places distinctive.”

Definition of visual amenity

H 2.5 The GLVIA glossary defines the meaning of visual amenity as:

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

H 2.6 The methodology for assessing both the landscape and visual effects is outlined in paragraphs H2.34 to H2.67.

Assessment process

H 2.7 The process of LVIA includes the following stages:

- **Project description** – Describes the proposed development, identifying the main features of the proposals, and establishes parameters such as maximum extents of the development or sizes of the elements.
- **Baseline studies** – Establishes the existing nature of the landscape and visual environment in the study area, including any relevant changes likely to occur independently of the development proposal. Includes information on the value attached to the different environmental resources.
- **Identification and description of effects** – Systematically identifies and describes the effects that are likely to occur, including whether they are adverse or beneficial.
- **Assessing the significance of effects** – Systematically and transparently assesses the likely significance of the effects identified.
- **Mitigation** – Makes proposals for measures designed to avoid / prevent, reduce or offset (or compensate for) any significant negative (adverse) effects.

Professional judgement

H 2.8 Professional judgement is an important consideration in the determination of the overall landscape and visual effects and even with qualified and experienced professionals there can be differences in the judgements made.

H 2.9 Paragraph 2.23 of the GLVIA states that:

“While there is some scope for quantitative measurement of some relatively objective matters, for example the number of trees lost to construction of a new mine, much of the assessment must rely on qualitative judgements, for example about what effect the introduction of a new development or land use change may have on visual amenity or about the significance of change in the character of the landscape and whether it is positive or negative.”

H 2.10 Paragraph 2.24 of the GLVIA states that:

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

Baseline assessment

H 2.11 The landscape and visual baseline conditions were established by:

Landscape	Visual
Identify elements and features	Identify extent of possible visibility (ZTV)
Identify landscape character and key characteristics	Identify visual receptors (people) who may be affected
Consider value attached to landscape	Identify and select representative, illustrative and specific viewpoints
Identify landscape receptors	

Site familiarisation

H 2.12 The site and surrounding area were visited in November, December of 2019 and January, February and March of 2020 to obtain familiarity with the landscape and carry out photography. Field studies and desk studies of photographs, aerial photographs, map information, landscape character assessments and statutory and emerging planning policy documents have enabled the recording of landscape elements such as topography, drainage, land use, development, vegetation and other features.

Defining the study area

H 2.13 The study area defines the scope of the assessment. The study area includes the site itself and the wider area around it, within which the proposed development may have a significant influence. The extent of the study area has been established using a zone of theoretical visibility (ZTV) of the proposed development in combination with observations made on site. During the assessment process the study area may change as a result of fieldwork studies or changes to the proposals.

H 2.14 A 10 km study area was initially chosen for the study and later requested by WSCC in their scoping response as an appropriate area, as the visibility beyond this distance will become limited and the proposed development is unlikely to have any significant effects.

H 2.15 In the course of the assessment process, important SDNP views from long distance PROWs were identified at approximately 11.5km from the site and therefore the assessment includes these.

Identifying landscape character, elements and features

H 2.16 Published and adopted landscape character assessments (LCA) prepared by relevant authorities at varying levels, from national through to local assessments, have been referred to in order to identify the baseline landscape character, resources and associated value. These established assessments have been reviewed in terms of their status, scale and level of detail provided and therefore suitability for use within the LVIA. This review also took account of the date in which the assessments were carried out and how relevant the content is in relation to the current landscape characteristics.

H 2.17 National and county level LCAs generally give a broad scale assessment that often provides an overview of the landscape context and setting but does not

necessarily represent the local landscape characteristic of the site and surrounding area. Local LCAs provide more detail on the types of landscape that occur in the study area. They are therefore considered appropriate as a basis for describing the key characteristics and are used to inform the description of the landscapes that may be affected by the proposals. In this instance the ADC character assessments were used as the main basis for identifying landscape resources outside the SDNP and the SDNP character assessments were referred to in coming to an overall assessment of the SDNP resource and characteristics.

H 2.18 Detailed fieldwork carried out within the site and immediate surroundings is used to check the applicability of the LCAs throughout the study area and, where variations in the landscape are identified since the LCA was adopted, modifications are made or supplementary information is provided in the baseline assessment.

H 2.19 ZTV analysis and field studies have been carried out to determine which landscape character areas will be physically or perceptually affected by the proposals.

Identifying possible extent of visibility (ZTV)

H 2.20 Computer generated mapping has been used in combination with fieldwork to assess the potential visibility of the proposals. The extent of visibility over which the proposed development may theoretically be seen, the ZTV, is provided in figure 12.14.

H 2.21 The ZTV has been derived from Digital Surface Modelling (DSM). The DSM used was based on a 1 m Lidar data provided by the Environment Agency. Topographic features including landform, woodland, settlements, individual buildings, isolated trees, copses, hedgerows, embankments and other minor topographic features, out to a distance of 10 km from the application boundary, are all modelled. The accuracy of the DSM falls within acceptable limits; however, there are potential discrepancies between the DSM and the actual landform where there are minor topographic features that are too small to be picked up. The Lidar data can pick up the majority of the woodland and buildings, although areas can be missed between the 1 m grid.

H 2.22 For this project, the ZTV has been generated using the DSM and the proposed building height parameters between 51.22m, with the height of the stack at 85m. The proposed heights are above existing ground levels and to the highest roof lines. All ancillary features are contained within the building envelope.

H 2.23 The height from which the proposed development would be seen was set at 1.6 m (mid-way between the average heights for men and women given in the GLVIA). A professional judgement has been made for this assessment that approximately 10 km is the distance beyond which proposals of this scale, nature and context would not have a significant effect on either landscape character or views. The resulting ZTV, figure 12.13, illustrates the extent to which any part of the proposals (large or small) is potentially visible from the surrounding area.

H 2.24 During fieldwork, any significant discrepancies in the ZTV are recorded and later amended. A ZTV omitting tree cover was produced but fieldwork confirmed that the ZTV including tree cover gave an accurate picture of the visibility of the

proposals and was therefore the main ZTV used for the assessment work. Fieldwork was confined to the site, public rights of way, transport routes and other publicly accessible areas.

Identifying visual receptors

H 2.25 The baseline study will have determined the individuals and / or defined groups of people who have the potential to be affected by the proposals. These are referred to as visual receptors.

H 2.26 Paragraph 6.13 of the GVLIA states that visual receptors may include:

“...people living in the area, people who work there, people passing through the landscape on road, rail or other forms of transport, people visiting promoted landscapes or attractions, and people engaged in recreation of different types”.

Identifying viewpoints

H 2.27 Following analysis of the ZTV and fieldwork, a series of viewpoints from which the proposals will be seen by the individual or groups of visual receptors were identified and agreed with West Sussex County Council. To illustrate all potential viewpoints from which the proposals will be seen by the different visual receptors within the study area is not practical and is unnecessary for the purposes of the EIA. Therefore, viewpoints selected for inclusion in the LVIA broadly fall into three groups:

- **Representative** viewpoints (represent the experience of different types of visual receptors). For example, certain points may be chosen to represent the views of users from a particular public right of way
- **Specific** viewpoints (a particular view from a key or promoted viewpoint). For example, viewpoints with particular cultural landscape associations
- **Illustrative** viewpoints to demonstrate a particular effect / issue. For example, the restricted visibility at a certain location

H 2.28 Generally, viewpoints are selected from publicly accessible land and/or transport routes. Private views from residential receptors have not been taken as this would be part of a residential visual amenity assessment RVAA and this is not part of the remit of LVIA. (RVAA focuses on private visual amenity whilst LVIA focusses on public amenity and views- para 3.8 of Landscape Institute RVAA guidelines, technical note 2/19). However, representative or specific viewpoints from adjacent areas, such as local PROWs, open spaces or streets, can take into consideration that similar views may be afforded from receptors of residential properties.

H 2.29 Covid 19 restrictions that came into force during the latter part of the assessment process have prevented the illustration of some views requested and agreed with WSCC. These include views from Wick, a view from a public right of way west of Burndell, a view from Arundel Castle Keep and a view from Horsemere Green Lane. For the former three views, figures from the LVIA for ‘The Landings’ outline application have been referred to, to help inform the assessment and site knowledge and reference to views of a similar location in ‘The Landings’ have enabled this view to be included in the assessment.

Future baseline

H 2.30 In describing potential effects, account must also be taken of ongoing changes to the area surrounding the site, and the site itself, should no development take place, which is described as the future baseline. Those schemes that are under construction or have planning consent, which it can be reasonably assumed will be constructed, are to be included in the assessment's baseline. Understanding and describing how the proposals will be experienced in the immediate context of existing and future developments is important to reaching accurate and realistic conclusions on the overall effects.

H 2.31 Chapter 5 of this ES describes the cumulative schemes. Those schemes that are not visible in the immediate context of the proposed development have not been considered as part of the future baseline. The baseline schemes that have been taken into consideration are described within this assessment under paragraphs 12.160-163 and in table 12.4.

Description of proposals

H 2.32 The planning application drawings and design and access statement provide a description of the proposals. In this ES the proposed development is described in chapter 3 and the design evolution in Chapter 4. Chapter 12 summarises the elements that are likely to give rise to landscape or visual effects. The effects on landform and on existing landscape features are also described.

Mitigation measures

H 2.33 The GLVIA describes three forms of mitigation measures. These are:

- *“Primary measures, developed through the iterative design process, which have become integrated or embedded into the project design;*
- *Standard construction and operational management practices for avoiding and reducing environmental effects;*
- *Secondary measures, designed to address any residual adverse effects remaining after primary measures and standard construction practices have been incorporated into the scheme.”*

H 2.34 The first two forms are referred to as primary mitigation, while the last is referred to as secondary mitigation. At all stages of the iterative design development, the purpose has been to prevent / avoid, reduce and where possible offset or remedy potential adverse effects by including primary mitigation measures and standard construction and operational management practices. The plans illustrated in chapter 3 incorporate the primary measures used to assess predicted potential effects.

H 2.35 Secondary mitigation measures are those that have not been designed into the proposals that form an outline application. Potential secondary mitigation measures are those that are considered as part of reserved matters. The planning application pursuant to this ES chapter is detailed and therefore secondary mitigation is not applicable.

Landscape assessment

H 2.36 The landscape assessment judges the potential effects of the proposals on the landscape receptors that have been identified. The significance of a landscape effect is determined by consideration of the sensitivity of the landscape receptors and the magnitude of the landscape effect as a result of the proposals. These are defined in the following paragraphs.

Criteria for assessing potential significance of landscape effects

Sensitivity of landscape receptor

H 2.37 The sensitivity of the landscape is assessed by combining the considerations of two factors:

- Value
- Susceptibility to specific change

H 2.38 The **value** of the landscape receptor is defined in the GLVIA (paragraph 5.19) as:

“The relative value that is attached to different landscapes by society, bearing in mind that a landscape may be valued by different stakeholders for a whole variety of reasons.”

H 2.39 The value of the landscape receptor is established at the baseline stage and considers two key categories as highlighted in paragraph 5.44 of the GLVIA:

- *“The value of the landscape character types or areas based on review of any designations at both national and local levels, and, where there are no designations, judgements based on criteria that can be used to establish landscape value;*
- *The value of individual contributors to landscape character, especially the key characteristics, which may include individual elements of the landscape, particular landscape features, notable aesthetic, perceptual or experiential qualities, and combinations of the contributors.”*

H 2.40 Landscape designations should not be over relied upon to signify the value of the landscape receptors. Other factors that can help in the identification of valued landscapes include:

- Landscape quality (condition)
- Scenic quality
- Rarity
- Representativeness
- Conservation interests
- Recreational value
- Perceptual aspects including wildness and / or tranquillity
- Associations

H 2.41 In the absence of a formal landscape designation or landscape character area,

judgement on the value of a landscape is based on the criteria set out in the preceding paragraph.

H 2.42 The landscape receptors' **susceptibility** to specific change is defined in the GLVIA (paragraph 5.40) as follows:

“The ability of the landscape receptor (whether it be the overall character or quality/condition of a particular landscape type or area, or an individual element and/or feature, or a particular aesthetic and perceptual aspect) to accommodate the proposed development without undue consequences for the maintenance of the baseline situation and/or achievement of landscape planning policy and strategies.”

H 2.43 Paragraph 5.42 of the GLVIA also states that:

“Since landscape effects in LVIA are particular to both the specific landscape in question and the specific nature of the proposed development, the assessment of susceptibility must be tailored to the project.”

H 2.44 Factors for judging susceptibility to change include:

- Vulnerability or robustness of elements of the landscape
- The tolerance, i.e. the extent to which elements of the landscape can be replaced, restored or may be altered
- The level or role elements of the landscape have in defining the character of the landscape
- The landscape sensitivity to the specific type of development proposed.

H 2.45 The guidance set out in figure 12.1 has been used in this assessment to arrive at an overall evaluation of landscape sensitivity. Both susceptibility to change and value are judged as high, medium, low or negligible based on the criteria shown. There may be circumstances where the weighting given to some criteria may be greater than others. The combination of susceptibility and value produces an overall evaluation of landscape sensitivity, which is ultimately a matter of professional judgement, and is defined in the chapter as high, medium, low or negligible.

Magnitude of landscape impact

H 2.46 The magnitude of impact is assessed in terms of:

- Size / scale
- Geographical extent
- Duration
- Reversibility

H 2.47 The **size or scale** of an impact is assessed by determining the degree of change that would arise from the proposals. The effect of both loss and addition of new features is judged as major, partial, minor or very minor based on the criteria set out in figure 12.2. The judgements may take into account:

- The extent of existing landscape elements that will be lost (this may be quantified)
- The degree to which aesthetic or perceptual aspects of the landscape are altered through the loss of or addition of landscape resources / elements. For example, removal of hedges may change a small scale intimate landscape into a large scale, open one
- Whether the effect changes any of the key characteristics that are distinctive to the landscape character

H 2.48 The **geographical extent** of impacts is assessed by determining the area over which the landscape impacts will be felt. The impact is considered across varying scales of wide, intermediate, localised or limited based on the criteria set out in figure 12.2. In general, the impacts will vary according to the nature of the project and may not be relevant on every occasion.

H 2.49 The **duration** of impacts is assessed by the period of time over which the degree of change to the landscape would arise from the development. Duration is judged as long term, medium term or short term based on the criteria set out in figure 12.2.

H 2.50 The **reversibility** of an impact assesses the prospects or practicality of the impact being reversed. The impact is judged as reversible, partially reversible or permanent as set out in figure 12.2.

H 2.51 Duration and reversibility can be considered together so that a temporary or partially reversible impact is linked to the definition of how long that impact may last.

H 2.52 The guidance notes and criteria set out in figure 12.2 have been used to make a judgement on the magnitude of landscape impact for this assessment. The magnitude of landscape impact is determined by combining the judgements of the four individual factors of size / scale, geographical extent, duration and reversibility. There may be circumstances where the weighting given to some criteria may be greater than others. The combination of all four factors produces an overall evaluation of magnitude of landscape impact, which is ultimately a matter of professional judgement, and is defined in the chapter as large, medium, small or negligible.

Judging the overall significance of landscape effect

H 2.53 The degree of the effects on the landscape resources is considered from a sequentially combined evaluation of the landscape sensitivity and the magnitude of impact. The matrix in figure 12.3 has been used to guide this judgement. The definitions used are included in that figure. They are applied to both potential effects pre-mitigation, and to residual effects. If the degree of effect is moderate or above then the effect is considered to be significant.

H 2.54 The GLVIA guidance also states that thought must be given to whether the likely significant landscape effects are judged to be positive (beneficial) or negative (adverse). It may also be possible for the effects to be neutral in their consequences for the landscape where it is considered there are no effects, i.e. like for like replacement. The GLVIA (paragraph 5.37) suggests that when judging

the effects to be adverse or beneficial the factors to be considered should include, but not be restricted to the following:

- *“The degree to which the proposal fits within the existing landscape character*
- *The contribution to the landscape that the development may make in its own right, usually by virtue of good design, even if it is in contrast to existing character.”*

Visual assessment

H 2.55 The visual assessment judges the potential effects of the proposals on the visual receptors that have been identified. The significance of a visual effect is determined by consideration of the sensitivity of the visual receptors and the magnitude of the impact on visual amenity. These are defined in the following paragraphs.

Criteria for assessing potential significance of visual effects

Sensitivity of visual receptors

H 2.56 A visual receptor is a particular person or group of people who would be experiencing the view or are likely to be affected at a specific viewpoint.

H 2.57 The sensitivity of the visual receptor is assessed by combining the judgements of two factors:

- Value attached to views
- Susceptibility of visual receptors to change

H 2.58 The GLVIA suggests that when judging the **value** attached to the views experienced (paragraph 6.37), account should be taken of:

- *“recognition of the value attached to particular views, for example in relation to heritage assets, or through planning designations;*
- *indicators of the value attached to views by visitors, for example through appearances in guidebooks or on tourist maps, provision of facilities for their enjoyment and references to them in literature or art”*

H 2.59 The value attached to the views experienced is established at the baseline stage and considers these two key categories:

- The quality of the view / visual experience, i.e. attractive unspoilt landscape
- The associations that contribute to the visual experience, i.e. cultural / historical / ecological interests and planning designations

H 2.60 The visual receptors' **susceptibility** to change is defined in the GLVIA (paragraph 6.32) as follows:

- *“the occupation or activity of people experiencing the view at particular locations; and*

- *the extent to which their attention or interest may therefore be focused on the views and the visual amenity they experience at particular locations.”*

H 2.61 The guidance set out in figure 12.4 has been used in this assessment to arrive at an overall evaluation of the sensitivity of the visual receptors. Both susceptibility to change and value are judged as high, medium, low or negligible based on the criteria shown. There may be circumstances where the weighting given to some criteria may be greater than others. The combination of susceptibility and value produces an overall evaluation of visual receptor sensitivity, which is ultimately a matter of professional judgement, and is defined in the chapter as high, medium, low or negligible.

Magnitude of visual impact

H 2.62 The magnitude of visual impact is assessed in terms of:

- Size / scale
- Geographical extent
- Duration
- Reversibility

H 2.63 The **size or scale** of a visual impact is assessed by determining the degree of change that would arise from the proposals. The effect of loss, addition or change to the composition of the view through the introduction of development is judged as major, partial, minor or very minor based on the criteria set out in figure 12.5. The GLVIA (paragraph 6.39) suggests that when judging the visual effects, the following be taken account of:

- *“the scale of the change in the view with respect to the loss or addition of features in the view and changes in its 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 characteristics in terms of form, scale and mass, line, height, colour and texture;*
- *the nature of the view of the proposed development, in terms of the relative amount of time over which it will be experienced and whether views will be full, partial or glimpses.”*

H 2.64 The **geographical extent** of visual impacts is assessed by determining the area over which the visual impacts will be seen. The visual impact is considered across varying scales of wide, intermediate, localised or limited based on the criteria set out in figure 12.5. The GLVIA (paragraph 6.40) suggests that extent is likely to reflect:

- *“the angle of view in relation to the main activity of the receptor;*
- *the distance of the viewpoint from the proposed development;*
- *the extent of the area over which the changes would be visible.”*

H 2.65 The **duration** of impacts is assessed by the period of time over which the degree

of change to the visual receptor would arise from the development. Duration is judged as long term, medium term or short term based on the criteria set out in figure 12.5.

H 2.66 The **reversibility** of an impact assesses the prospects and the practicality of the impact being reversed. The impact is judged as reversible, partially reversible or permanent as set out in figure 12.5.

H 2.67 The guidance notes and criteria set out in figure 12.5 have been used to make a judgement on the magnitude of visual impact for this assessment. The magnitude of visual impact is determined by combining the judgements of the four individual factors of size / scale, geographical extent, duration and reversibility. There may be circumstances where the weighting given to some criteria may be greater than others. The combination of all four factors produces an overall evaluation of magnitude of visual impact, which is ultimately a matter of professional judgement, and is defined in the chapter as large, medium, small or negligible.

Judging the overall significance of visual effects

H 2.68 The degree of the effects on the visual receptor is considered from a sequentially combined evaluation of the visual receptor sensitivity and the magnitude of effect. The matrix in figure 12.6 has been used to guide this judgement. The definitions used are included in that figure. They are applied to both potential effects pre-mitigation and to residual effects. If the degree of effect is moderate or above then the effect is considered to be significant.

H 2.69 The GLVIA guidance also states that thought must be given to whether the likely significant visual effects are judged to be positive (beneficial) or negative (adverse). It may also be possible for the effects to be neutral in their consequences for the view where it is considered there are no effects i.e. like for like replacement. This is based on professional judgement as to whether the effects will affect the quality of the visual experience for those people who will see the proposed development, given the nature of the existing views. The GLVIA (paragraph 6.44) suggests that when judging the effects to be adverse or beneficial the factors to be considered should include but not be restricted to the following:

- *“Effects on people who are particularly sensitive to changes in views and visual amenity are more likely to be significant*
- *Effects on people at recognised and important viewpoints or from recognised scenic routes are more likely to be significant*
- *Large-scale changes which introduce new, non-characteristic or discordant or intrusive elements into the view are more likely to be significant than small changes or changes involving features already present within the view.”*

Taking account of effects throughout the life of the project

- The degree of landscape and visual effects can vary considerably during the life cycle of the project. Within the assessment a description of the development is provided at each stage in the life cycle of the project to assist in understanding the scheme and the predicted landscape and visual effects

of the development. The description of effects considers the following project stages:

- At completion (post-construction - year 0), including seasonal variation and night time. The assessment of night time effects will be informed by the findings of the lighting assessment.
- During construction
- At completion (post-construction - year 0), including seasonal variation and night time. The assessment of night time effects will be informed by the findings of the lighting assessment.
- Year 15 of operation

H 2.70 It should be noted that for this particular study, the large scale of the proposals and the proximity of the planting, fencing and walling means that there would be no change in terms of the degree of significance of effect between the Year 0 conditions and Year 15, although in closer views, where the mitigation measures are perceived, they would increasingly enhance the visual appearance of the proposal over time.

Technical Appendix H part 3: Photographic images methodology

Photographic survey

- H 3.1 The aim is to recreate as closely as possible what the human eye can see. 50 mm is a traditionally agreed focal length for matching a photograph to the actual view seen, but a range between 45 mm to 55 mm is often used.
- H 3.2 For this assessment, a Canon EOS 6D camera was used in conjunction with a 50 mm prime lens. The EOS 6D employs a sensor of similar size to a traditional SLR; therefore, the 50 mm lens used results in a focal length of 50 mm as no modification factor is applied. This methodology is in accordance with the *Landscape Institute Technical Guidance Note 06/19, Visual Representation of Development Proposals, 17 September 2019*.
- H 3.3 In this assessment, the photographs are taken at approximately 1.5 m above ground level using a tripod with a Pano head, which provides a 15 degree angle between adjacent shots.
- H 3.4 GPS inbuilt in the camera is used to provide a six-figure National Grid reference for the view. The accuracy of this device can vary (depending on factors such as satellite coverage, proximity of buildings, tree coverage etc.), so these figures are then checked on detailed OS survey plans to give a more accurate reference.

Baseline photographs

- H 3.5 The baseline panorama shows the existing view and captures the overall landscape and visual context. Images are captured in landscape format shooting from left to right, covering at least 180 degrees where applicable. The camera may be mounted in portrait orientation to capture a greater vertical field of view where required. For panoramic photographs, individual shots are stitched together seamlessly using Photoshop.
- H 3.6 All photographic representations are to be viewed at a comfortable arm's length. The images are provided in cylindrical projection and should be viewed curved.

Proposed visualisations

- H 3.7 Photomontages and photowires are used to illustrate the likely view of a proposed development, as it would be seen in a photograph. It is important to note, as stated in the *Landscape Institute Technical Guidance note 06/19 Visual Representation of Development Proposals* paragraph 1.2.13, that “Two-dimensional visualisations, however detailed and sophisticated, can never fully substitute what people would see in reality. They should, therefore, be considered an approximation of the three-dimensional visual experiences that an observer might receive in the field.”
- H 3.8 Paragraph 8.24 of the GLVIA states:

“Wireframes are computer-generated line drawings, based on a digital terrain model combined with information about the location and scale of components of the development, to give a relatively simple indication of how the proposals will appear from different viewpoints.”

- H 3.9 The photomontages and photowires contained in this study would normally comply with the latest best practice guidelines and would represent a type 4 photomontage / photowire (survey / scale verifiable) at completion, year 0 of operation. This type of visualisation is used based on a category A user i.e. *“most planning applications accompanied by LVIA (as part of formal EIA)...”*
- H 3.10 The LVIA process has coincided with the Covid-19 restrictions and therefore it has not been possible to carry out the visualisations in the normal required procedure. The baseline viewpoint would be surveyed using RTK differential GPS, which records the viewpoint’s 3D position with sub-metre accuracy, and aligned using in-the-field surveyed control points taken within the surrounding area. This part of the procedure has not been carried out.
- H 3.11 The visualisations have instead been produced using a combination of 3D models of selected areas of the landscape or features that appear in views produced using Lidar 1 m digital surface model (DSM), in combination with a 3D model prepared by the architects and set to site AOD levels.
- H 3.12 The site model has been used to generate a geometrically accurate wireframe illustrating the scale, mass and arrangement of the proposals. The photowire of the proposals has then been aligned and superimposed on to the selected viewpoint photographs to generate a photowire image, rendered to provide a level of understanding of its appearance in each view sufficient for assessment purposes. For a small number of closer views, where building details would be perceived, further enhancements have been made to the model to provide a more detailed appearance.
- H 3.13 All the photomontages / photowires are to be viewed at a comfortable arm’s length. The images are provided in cylindrical and planar projection at 100% and 150% respectively and should be viewed curved.
- H 3.14 Paragraph 3.7.3 of the Landscape Institute Technical Guidance Note 06/19 ‘Visual Representation of Development Proposals’ discusses visualisation types under section 3.6 and table 2. The visualisations provided in the LVIA meet the requirements for a visualisation Type 4 with the exception of the verifiable element. The worked example for a large WTE provided under paragraph 3.7.3 (point 6) suggests that in such a case, *‘type 4 visualisations, where surveyed locational accuracy may not be necessary, but image enlargement to illustrate perceived scale, would be appropriate’*.