

- Viewpoints from all the above receptor groups.

5.26 The representation of views is supported by eight photoviewpoints (PVPs), the number and location of which has been agreed with the LPA through planning consultation discussions. Their location is illustrated on **Plan EDP 6**. Photographs from the selected viewpoints are contained in **Appendix EDP 3**. The purpose of these viewpoints is to aid assessment of a visual receptor(s). These viewpoints are not assessed separately.

Table EDP 5.1: Summary of Representative Photoviewpoints

PVP No.	Location	Grid Reference	Distance and Direction of View	Reason(s) for Selection and Sensitivity of Receptor
1	Public Footpath 78/47	218867, 247152	50m, south	Pedestrians; high
2	Public Footpath 78/12	219308, 246809	340m, north-west	Pedestrians; high
3	Public Bridleway 78/7	218735, 248283	1km, south	Pedestrians, horse riders; high
4	Public Bridleway 78/4/D	219864, 248052	1.34km, south-west	Pedestrians, horse riders; medium
5	Welsh Wildlife Centre/Trail Footpath	219033, 245020	1.85km, north	Pedestrians, cyclists, high
6	Public Footpath 78/26	217363, 245327	2.2km, north-east	Pedestrians; medium
7	St. Dogmaels Abbey Scheduled Monument/Conservation Area	216387, 245858	2.7km, north-east	Pedestrians; very high
8	Pembrokeshire Coast National Park/Unnamed Road	214650, 245714	4.4km, east	Pedestrians, road users; high

Section 6

The Proposed Development and Mitigation

- 6.1 Having defined the baseline conditions in the previous two sections, this report now reviews the proposed development and (in the next section) undertakes an assessment of the likely effects in landscape terms.

THE PROPOSED DEVELOPMENT

- 6.2 The proposed development is illustrated in **Appendix EDP 1**. This consists of 51 affordable dwellings across the site, alongside a Local Area of Play (LAP) and a large attenuation basin within an area of open space. The layout comprises one vehicular access route, off New Mill Road, on the site's southern boundary. The DAS supporting this application provides full details of the development proposals.

OVERALL LANDSCAPE STRATEGY

- 6.3 The baseline features of the site lend themselves to development, in that the greatest assets are able to be retained. The boundary vegetation and trees have been acknowledged and protected throughout the design process, for their valuable habitats and visual amenity. The enclosure of the site has been retained through these decisions and therefore very little tree loss has been proposed for the site.
- 6.4 On-plot planting will stimulate the visual amenity of the development and ensure that greenery is a key theme throughout. Formal street trees will give structure to the highways and on-plot parking areas, along with more informal alternatives in the areas of public open space. An attenuation basin will use landform to harvest rainwater from roadways and roofs and intercept run-off. Through good planting and design, the attenuation feature will be a focal point for nature and people to enjoy.

PROPOSED LANDSCAPE MITIGATION AND ENHANCEMENT

- 6.5 The key method of mitigation for this scheme is the avoidance of impact on the site's most valued elements; its boundaries. Through retaining key habitats, the impact upon the baseline state of the site will be affected as minutely as possible. The improved grassland within the main body of the site will of course be altered to make way for new housing, though street trees will attempt to replace some of these losses.
- 6.6 Boundaries will be bolstered where they are thinning and planted up with native mixes. Additionally, wildflower grass species will be introduced into the planting plan, which is being undertaken by RDS Landscaping.
- 6.7 The development will introduce blue infrastructure, which will be planted and enhance both the visual amenity and biodiversity within the site. Finally, from a placemaking perspective,

the introduction of a LAP and SuDs feature within the development will create an interactive landscape for the enjoyment of residents and the wider public.

Section 7 Summary of Effects

INTRODUCTION

- 7.1 In this section, the predicted effects on landscape character and visual amenity are summarised. The assessment uses the thresholds for magnitude, sensitivity and significance defined at **Appendix EDP 2** as a guide, but moderated where appropriate with professional judgement. Professional judgement is an important part of the assessment process; it is neither 'pro' nor 'anti' development but acknowledges that development may result in beneficial change as well as landscape harm. The assessment also takes account of the likely effectiveness of any proposed mitigation.

CONSTRUCTION EFFECTS

- 7.2 Construction activities, movement of site traffic, lighting, noise and sounds will be ever-present during the operational periods of the construction process. This is not unusual and will be carefully controlled and minimised by a conditioned construction method statement. Recommendations for protection of retained trees and hedgerows, in accordance with relevant British Standards such as BS 5837, will ensure that the rooting areas of trees and hedgerows are not adversely affected by the construction process. The magnitude of change will, however, be very high (on both the site itself and immediate context) and when combined with the low sensitivity of the site, will result in a **major/moderate**, adverse overall effect. The effect will, however, be temporary and extend only for the duration of the construction process.

PREDICTED EFFECTS ON THE CHARACTER OF THE SITE (YEAR 1 AND OPERATION)

- 7.3 Following construction/establishment of the landscape strategy (whichever is sooner), the predicted effects take into account suitable and appropriate management of existing and proposed landscape features, undertaken in accordance with a landscape management plan or similar.
- 7.4 It is a consequence of the nature of the development proposed that visual and sensory character of the site would change substantially as a result of implementation. The magnitude of change is not an indication of bad design or an inappropriate site but is to be expected as the result of the change of use of any green field site to residential development.
- 7.5 The changes predicted to occur on the dimensions that contribute to the character of the site are described below and evaluated overall:
- The physical landscape: The development of the site will see it lose some of its physical characteristics. Its undulating nature will be disrupted to make way for new homes. The site will however retain its general 'high' and 'low' points, being in the south-eastern and north-western corners respectively. Localised 'plateauing' may be required

to form the foundations for properties, and these will be less organic (flowing) than what is existing. The site's hydrological properties will remain similar. Surface water will be controlled and drain to the low point within the site, where the attenuation basin is proposed. This has been illustrated within **Appendix EDP 1**;

- The site's visual and sensory character: The site's visual and sensory characteristics will change from their current state. Development will change the use and appearance of the field itself, although the boundaries surrounding the site will remain for the most part. This, coupled with the fact that the site is well screened, makes the impact on the visual and sensory elements within the wider landscape low, though clearly, on-site, the visual effect will be considerable;
- Landscape fabric and habitats: The development of the field parcels mean that the landscape fabric of the field will alter, from arable/pastureland to a mix of residential development and new open space/plot planting. As mentioned within **Section 4**, the boundary vegetation will remain much the same, less the zone for the proposed access road (see **Appendix EDP 1**), and will therefore remain;
- Historic landscape character: Mature hedgerows and trees will remain on-site, at the boundaries. Further to this, the site's character wasn't identified to be of historical value, and therefore it is able to accommodate change in historical character terms; and
- Cultural connections: The site was identified to be of little cultural value, within the baseline. This reduces the sensitivity to change for this aspect and the development aims to enhance this strand of the site's landscape character. New areas of play and attenuation will offer the site to new users and the general public, when otherwise it is not accessible, as a privately owned field parcel.

7.6 The magnitude of on-site change is, after consideration, deemed to be very high. This combines with the site's low sensitivity (established within **Section 4**), resulting in an overall effect on the character of the site of **major/moderate**. The physical imposition of residential development into the current greenfield state will significantly change the character of the field, when experienced on-site. However, given the mature boundaries as well as the enhancements to the site's cultural connections, this effect is of limited consequence and the existing character of the site is not considered of such value or sensitivity to warrant protection from this change.

PREDICTED EFFECTS ON THE CHARACTER OF THE SITE'S SURROUNDINGS

7.7 Within the baseline, the site's context and surroundings were acknowledged to have been fairly reflected within the LANDMAP assessment on the whole. It is established that the site's immediate and wider context is of a medium sensitivity in landscape character terms, due to the historic landscape and town of Cardigan, paired with the scenic beauty of the rolling hillsides. Detractors are present within much of these landscapes, which include telephone communication lines, major 'A' roads and sprawling development nearby.

- 7.8 Development at the site will form a small (relatively speaking) urban extension to the ‘New Town’ area of Cardigan. In this assessment of the effects on the landscape character of the site’s surroundings, it is important to consider scale and proportionality of the overall setting. The site will adjoin the built form (albeit screened by a large tree belt) to the west and be seen in tandem with what is a large town, of a variety of different buildings and uses.
- 7.9 When near to the application boundary (particularly within the ZPV, shown on **Plan EDP 6**), the impact of the development will alter the visual and sensory characteristics, particularly along New Mill Road. This, however, is the extent in which the landscape character will differ from what’s existing. The site is extremely well contained, and the area the site sits within, is large. Therefore, when applying scale to the equation, the effects to the site’s immediate and wider context are judged to be **minor**, following a combination of a medium sensitivity, with a very low magnitude of change.

Predicted Effect on Landscape Designations

Pembrokeshire Coast National Park

- 7.10 Pembrokeshire Coast National Park is located c.5km from the site boundary. The scale of the development, in conjunction with the intervening distance, mean that the proposals at Dol Y Dintir will have no effects on the special qualities of the National Park. The site is seen at a great distance, with the built form of Cardigan dominating the foreground of any views from this direction. **Photoviewpoint EDP 8** represents a view from a road inside the National Park boundary.

PREDICTED EFFECTS ON VISUAL AMENITY

- 7.11 Visual effects relate to changes that arise in the composition of available views as a result of changes to the landscape, to people’s responses to the changes and to the overall effects with respect to visual amenity. Effects upon these receptors are derived through the changes to the views experienced and through this, the change to the overall visual amenity of the study area as brought about by the proposed development.

Table EDP 7.1: Summary of Visual Effects

Receptor	Sensitivity	Magnitude of Change		Level of Effect	
		Year 1	Year 15	Year 1	Year 15
Photoviewpoint EDP 1 Pedestrians	High	Low	Low	Moderate	Moderate
Photoviewpoint EDP 2 Pedestrians	High	Low	Low	Moderate	Moderate
Photoviewpoint EDP 3 Pedestrians, horse-riders	High	Very Low	Very Low	Moderate/- Minor	Moderate/- Minor
Photoviewpoint EDP 4 Pedestrians, horse-riders	Medium	Very Low	Very Low	Minor	Minor

Receptor	Sensitivity	Magnitude of Change		Level of Effect	
		Year 1	Year 15	Year 1	Year 15
Photoviewpoint EDP 5 Pedestrians, cyclists	High	Very Low	Very Low	Moderate/- Minor	Moderate/- Minor
Photoviewpoint EDP 6 Pedestrians	Medium	Very Low	Very Low	Minor	Minor
Photoviewpoint EDP 7 Pedestrians	Very High	Very Low	Very Low	Moderate	Moderate
Photoviewpoint EDP 8 Pedestrians, road users	High	Very Low	Very Low	Moderate/- Minor	Moderate/- Minor

SUMMARY OF VISUAL EFFECTS

7.12 This section summarises the effects on the receptor groups identified previously within **Section 5** of the LVA.

Receptors using Public Rights of Way

Public Footpath 78/47

7.13 As previously discussed within this LVA, this is the nearest PRow to the site and is found to the north of the site, linking residents of New Mill Road to those within the North Park Estate, further west. Users of this route are likely to experience little change as a result of development; the route is separated from the site through topography, residential houses and vegetation. At the eastern end, a small amount of development may become visible, albeit filtered through existing vegetation during the winter months. **Photoviewpoint EDP 1** illustrates this section of the PRow, though it is important to consider the ‘transitional’ experience of users along this route, and the duration of which the route will change, comparable to the length of the way. The sensitivity of users upon this route is high. The magnitude of change for receptors using this route is very low, which combine for a **moderate/minor** overall adverse level of effect for both years 1 and 15.

Public Footpath 78/12

7.14 Footpath 78/12, found 85m south-east of the site, consists of a route stemming from the A487, along a farm lane before reaching a residential property. The route then heads south through rolling fields, where native whip planting has dominated field parcels. The route is elevated in comparison to the site, and would overlook the development parcel, if boundary vegetation was not present. Features within the site’s baseline state can be seen from parts of this route such as overhead lines and the mature trees at the site’s boundaries. Again, though, it is important to focus on the effect on receptors using the right of way as a whole as opposed to a single viewpoint. The development will alter certain vantage points on Public Footpath 78/12, where it overlooks the site, though the proportionality argument of these changes warrants a low magnitude of change for the route as a whole. When combined with the high sensitivity of users on this route, an overall adverse effect of **moderate**, for years 1 and 15, is achieved.

Bridleway 78/4/D

- 7.15 This Bridleway, found near a sand and stone quarry offers very little in terms of views out. The route appeared overgrown and illegible, with dense boundary vegetation. During **Section 5**, it was established that this route warranted a medium sensitivity. The changes likely to arise for users upon this route will be barely discernible and therefore a very low magnitude of change is applied. This combines to create a **minor**, adverse effect on users of this bridleway for years 1 and 15.

Bridleway 78/7

- 7.16 Bridleway 78/7 is located c.375m to the north of the site and traverses the rolling hills that overlook much of Cardigan and beyond. Despite the rural feel of this bridleway, detractors are still present, as noted within the baseline, which hamper the tranquillity and visual amenity of its users. It is still attributed with a high sensitivity, within **Section 5**, given the range of views and its designated status as a bridleway. The site, however, forms a small facet of this view, given the distance and distinctively large boundary vegetation that is present all around. It is also not available right the way along the route. Immediate tall hedgerows near to the bridleway intercept users when looking out to the west at points. The route is long and descends down to a farm building at the top of New Mill Road. The magnitude of change likely to occur to users of this route is very low. This, coupled with the sensitivity of the route, yields a **moderate/minor**, adverse level of effect for years 1 and 15.

Public Footpath 78/26

- 7.17 This PRoW, found over 2km west of the site, forms part of a network of steep routes in the area. **Photoviewpoint EDP 6** represents a view from footpath 78/26 which illustrates the distance that intervenes with users of this path and the site. Despite its designated status, the route is downgraded to a medium sensitivity within the baseline, due to the derelict farm buildings along its route. The site forms a miniscule element within the distance, and only at a particular point. The change to be experienced by users of this route is likely to be barely perceptible and even then, will form a small urban extension to the new town area of Cardigan. This hillside, however, contains many traversing PRoW routes and therefore views of the development are likely to be common, albeit at a great distance to the site. **Photoviewpoint EDP 6** offers a representative view from this direction. The medium sensitivity of this footpath combines with a very low magnitude of change, resulting in a **minor** overall level of effect for users upon this footpath/network, for both years 1 and 15.

Road Users

New Mill Road

- 7.18 As established within the baseline, New Mill Road is the nearest highway to the site and will indeed facilitate the site's road access for new residents. This undoubtedly will bring about change along this route, particularly to the south of the site. The change will be experienced for a short period, before users either head into the site or northwards, along the road. As also established in the baseline, there are areas when views (from the high point) overlook the field parcel, as only shorter hedgebanks intercept users from the site. Here, there will be a clear and obvious view of development. The scheme has designed mitigation planting to help soften the impact of this change to the view, though these measures won't offer an instant impact solution. Whilst there will be considerable change experienced for parts of

this route, it is key to consider the proportionality of the change; New Mill Road is c. 900m in length, and change will arise to a short portion of this. Users of the road are likely to see a transitional snippet of residential housing and highway, as opposed to the improved grassland currently occupying the site.

- 7.19 It is shown within the baseline that the sensitivity of users on this route is medium. The magnitude of change for year 1 is judged to be high, resulting in a **major/moderate**, adverse level of effect. As the mitigation planting/tree buffer matures on the site's south-eastern edge (see **Appendix EDP 1**), it is envisaged that the magnitude of change will reduce for year 15, to a level of medium, consequently adjusting the overall effect to **moderate**.



Image EDP 7.1: View looking west along New Mill Road, towards proposed access route.

A487

- 7.20 The A487 passes near the site as it travels past the town of Cardigan. The baseline recognises that this route is a high speed, multi-lane highway. Its overall length is c.280km and it stems from Fishguard and extends along Wales' western coast towards Snowdonia National Park. Views from the section of road, near the site are limited by boundary vegetation keeping separation from the busy route. However, it is acknowledged that the scale of residential development will potentially bring about visual change, for a very short spell, along this route, with upper storeys and rooflines of those new homes positioned on the leading edge of the site, visible above the hedge line. Despite this (and assisted by proposed tree planting in this part of the site), users of this road are attributed with a low sensitivity, which combines with a very low magnitude of change as a whole, for a **minor/negligible**, adverse overall level of effect, for both years 1 and 15.

Unnamed Road within Pembrokeshire Coast National Park

- 7.21 **Photoviewpoint EDP 8** illustrates a view from the Pembrokeshire Coast National Park. This route is of such a great distance to the site, that changes to the landscape, arising from this development will be barely perceptible. Its tall hedge banks either side immediately limit many views out towards the town of Cardigan. Despite this, users of the road (whether it be hikers or vehicle users) are of a high sensitivity to change. Given the proportionality of available views along this route, in combination with the intervening distance to site, result in a very low magnitude of change. The overall level of effect for years 1 and 15 is therefore **moderate/minor**.

Residential Receptors

Properties off New Mill Road

- 7.22 This receptor group, found north of the site, will experience a varying level of change, depending on proximity and intervening elements within the landscape. As explained within the baseline, the semi-rural influence on this receptor group, heightens the sensitivity to very high. However, due to the positioning of the dwellings, in relation to the site, only a few will actually experience a change of view, and this is limited to mainly the roof lines of the proposals. Large, boundary vegetation on the site's northern and eastern boundaries intercept and filter views from this group of receptors. The magnitude of change, when proportionally applied to this group is low, which combines with a very high sensitivity, resulting in a **major/moderate**, adverse overall level of effect. This is consistent from year 1 to year 15.

Properties off Heol-Y-Wern

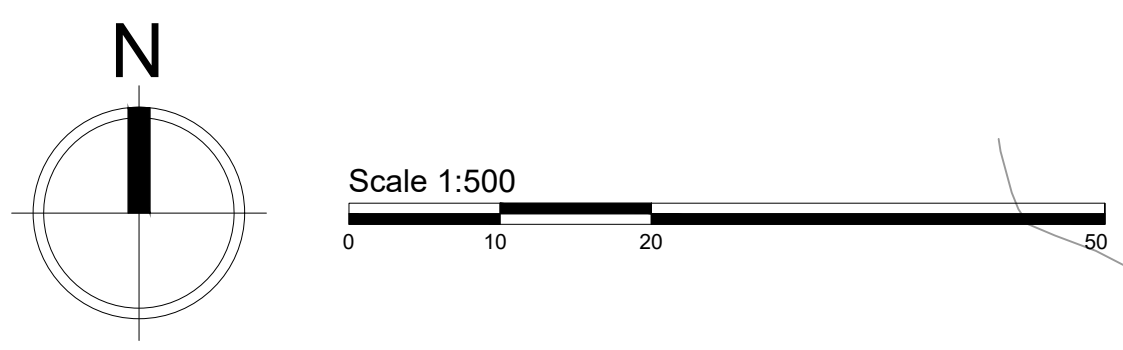
- 7.23 **Section 5** recognises the residential development to the west of the site, within the North Park Estate. The nearest (and most sensitive) formal residential street within this area is found along Heol-Y-Wern, which runs parallel with the site's western boundary. Visual separation is caused however, by a large existing tree belt, which is likely to heavily filter views from back gardens and ground floor windows (all properties along this route are bungalows), even in winter. Despite this though, the new development will bring about visual change to several properties along this route. Filtered views will be available of the nearby affordable units, which form part of the development, as well as the open space and attenuation feature to the north. These views will be much less available during the summer months, however, proportionally, much of the street will experience change within those more visible months. The sensitivity applied to this receptor group within the baseline is high (as it is part of a more urban street form). This combines with a medium magnitude of change, creating a **major/moderate**, permanent and adverse overall level of effect, for both years 1 and 15.

Section 8 Conclusions

- 8.1 EDP is an independent environmental consultancy and Registered Practice of the Landscape Institute specialising in the assessment of developments at all scales across the UK.
- 8.2 This report has summarised the findings of a comprehensive landscape data trawl and field appraisal undertaken by EDP's landscape team (**Sections 2,3,4** and **5**). In **Section 6**, the proposed development is described with any proposed mitigation. **Section 7** undertakes an assessment of the likely landscape and visual effects having regard to the above and based on a combination of the thresholds set out in **Appendix EDP 2** coupled with professional judgement.
- 8.3 The following effects are likely:
- The character of the site itself is deemed low sensitivity though will be subject to a large degree of change. Its greenfield character and use as arable/pastureland will alter to accommodate new affordable housing. This is not an indication of bad design. Instead, it is the inevitable result of introducing housing into what is currently a green field parcel;
 - The character of the site's immediate context and surroundings (medium sensitivity) will undergo very little change, post development. The site forms a small part of the wider area, in what is a sprawling part of Cardigan's footprint. The development on-site isn't uncommon nearby and residential development neighbours the site on two of its boundaries;
 - In visual amenity terms, users of nearby designated routes such as PRow will experience very little change. Although these are typically of a high sensitivity, there are very few routes near to the site, where change will be clear to see. The enclosure provided by the boundaries on all four sides of the site will ensure that most views from these routes are intercepted. Views from routes further afield (to the west) are more direct and rooflines are more likely to be seen as an extension to Cardigan (see **Photoviewpoint EDP 6**), though the intervening distance contextualises the scale of the change;
 - The greatest visual impact on road users is likely to occur along New Mill Road, which align the site's southern and eastern boundaries. Where hedgerows/banks are lower in height, views into the site will be more available. See the Zone of Primary Visibility (ZPV) within **Plan EDP 6**; and
 - Nearby residential receptors (along New Mill Road and Heol-Y-Wern) will experience glimpsed views of the development during the winter months. Additionally, in places, development may protrude above the level of the field boundary vegetation. These changes, however, will be a small proportion of each view and are much less available during the summer months.

- 8.4 Beyond the adverse effects brought about by the development, are the enhancements and mitigation measures in place. The scheme brings about many positives in landscape terms, to the character and use of the site. Although there is large effect on the character of the site, new landscape features such as attenuation ponds, local areas of play, ornamental and native planting neutralise this change. The site will be used and enjoyed by more people, given it is a private enclosure as it stands. New planting will create habitats for wildlife and build upon those already in place within areas of open space. The proposals aim to retain the site's most valuable features and build upon them including the large boundary features.
- 8.5 To conclude, having assessed the appropriateness of the proposals in landscape terms, within this setting, it is demonstrated that the development can be accommodated within this site. By including additional planting and infilling around the site's boundaries, it can be further hidden from its surroundings, in what is already a contained site. Overall, the proposed development would not constitute an unacceptable impact in landscape and visual terms.

Appendix EDP 1 Site Planning Layout



House Type Schedule						
Type	HT Code	HT Name	Number of Bedrooms	HT Area (m ²)	Number of Units	Total Area of Each Unit (m ²)
Affordable	1B2P	1 Bungalow	1	50	10	500
	1B2P GF	1 Bed Flat	1	51	3	153
	1B2P PF	1 Bed Flat	1	53	3	165
	2B-4PB1	2 Bungalow	2	96	1	96
	2B-4P	2 Bed House	2	83	20	1660
	3B-5P	3 Bed House	3	95	10	950
	4B-6P	4 Bed House	4	110	4	440
Total Number of Units and Coverage (m²)					51	3964

SITE KEY

Boundary Treatments

- Site Boundary
- 1.8m High timber hit & miss fence
- 1.8m High close board timber fence
- 1.2m High close board timber fence
- 1.1m High ball top metal railings
- 1.1m High hoop top metal railings
- 0.45m High timber knee rail

Access Points

- Primary door to dwelling (Part M)
- Secondary door(s) to dwelling
- 1.8m High close board personal gate
- 1.1m High metal railing gate
- Parking Space

Hard Surfacing

- Highway - Tarmacadam Finish
- Highway Footpath - Tarmacadam Finish
- Private Driveway - Porous Tarmacadam Finish
- Private Driveway - Tobermore Hydropave Tegula Finish
- Gravel - Mixed Buff
- Local Area of Play
- Private Footpath - Bradstone PCC slabs
- Refuse collection point - PCC Slabs (for plots accessed off shared private drives)

Soft Surfacing

- Front Garden
- Rear Garden
- Amenity Space / Green Infrastructure / POS
- Adoptable Bio-retention System Feature
- Private Bio-retention System Feature
- 1:3 Earth Bank

Site Features

- Proposed Tree Location
- Existing Tree Location
- Existing Tree To Be Removed
- Shed Storage
- Air Source Heat Pump Location - Locations to be agreed by M&E consultant
- Bin Slab Location - Locations to be agreed
- Rotary Line
- Additional Window Location
- Existing Water Easement



REV.	DESCRIPTION	DATE
C	Fence specifications revised.	15.11.23
B	Revised patio and shed locations to rear gardens.	20.09.23
A	Plan updated to accommodate Secured by Design comments.	14.08.23

CLIENT
Wales & West HA

JOB TITLE
New Mill Road
DRAWING TITLE
Site Planning Layout

SCALE @ A1	DATE	DRAWN BY
1:500	July '23	KE
JOB NO.	DRAWING NO.	REVISION
2316	PL-01	C

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Figured dimensions must be taken in preference to scaled dimensions and any discrepancies are to be referred to Hammond Architectural Ltd. Contractors, subcontractors and suppliers must verify all dimensions on site before commencing any work or making any workshop drawings.

Appendix EDP 2

Methodology: Thresholds and Definitions of Terminology used in this Appraisal/Assessment

- A2.1 Landscape and Visual Assessments are separate, though linked procedures. Landscape effects derive from changes in the physical landscape fabric which may give rise to changes in its character and how this is experienced. Visual effects relate to changes that arise in the composition of available views as a result of changes to the perception of the landscape, to people’s responses to the changes and to the overall effects with respect to visual amenity.
- A2.2 A number of factors influence professional judgement when assessing the degree to which a particular landscape or visual receptor can accommodate change arising from a particular development. Sensitivity is made up of judgements about the ‘value’ attached to the receptor, which is determined at baseline stage, and the ‘susceptibility’ of the receptor, which is determined at the assessment stage when the nature of the proposals, and therefore the susceptibility of the landscape and visual resource to change, is better understood.
- A2.3 Susceptibility indicates “the ability of a defined landscape or visual receptor to accommodate the specific proposed development without undue negative consequences”⁴. Susceptibility of visual receptors is primarily a function of the expectations and occupation or activity of the receptor.
- A2.4 **Table EDP A2.1** provides an indication of the criteria by which the overall sensitivity of a landscape receptor is judged within this assessment, and considers both value and susceptibility independently.

Table EDP A2.1: Defining the Sensitivity of the Landscape Baseline

EDP Assessment Terminology and Definitions	
Landscape Baseline – Overall Sensitivity	
Very High	<p>Value: Nationally/internationally designated/valued countryside and landscape features; strong/distinctive landscape characteristics; absence of landscape detractors.</p> <p>Susceptibility: Strong/distinctive landscape elements/aesthetic/perceptual aspects; absence of landscape detractors; landscape receptors in excellent condition. Landscapes with clear and widely recognised cultural value. Landscapes with a high level of tranquillity.</p>

⁴ Landscape Institute and Institute of Environmental Management and Assessment (2013) *Guidelines for Landscape and Visual Impact Assessment, Third Edition*, Page 158.

EDP Assessment Terminology and Definitions	
High	Value: Locally designated/valued countryside (e.g. Areas of High Landscape Value, Regional Scenic Areas) and landscape features; many distinctive landscape characteristics; very few landscape detractors.
	Susceptibility: Many distinctive landscape elements/aesthetic/perceptual aspects; very few landscape detractors; landscape receptors in good condition. The landscape has a low capacity for change as a result of potential changes to defining character.
Medium	Value: Undesignated countryside and landscape features; some distinctive landscape characteristics; few landscape detractors.
	Susceptibility: Some distinctive landscape elements/aesthetic/perceptual aspects; few landscape detractors; landscape receptors in fair condition. Landscape is able to accommodate some change as a result.
Low	Value: Undesignated countryside and landscape features; few distinctive landscape characteristics; presence of landscape detractors.
	Susceptibility: Few distinctive landscape elements/aesthetic/perceptual aspects; presence of landscape detractors; landscape receptors in poor condition. Landscape is able to accommodate large amounts of change without changing these characteristics fundamentally.
Very Low	Value: Undesignated countryside and landscape features; absence of distinctive landscape characteristics; despoiled/degraded by the presence of many landscape detractors.
	Susceptibility: Absence of distinctive landscape elements/aesthetic/perceptual aspects; presence of many landscape detractors; landscape receptors in very poor condition. As such landscape is able to accommodate considerable change.

A2.5 For visual receptors, judgements of susceptibility and value are closely interlinked considerations. For example, the most valued views are those which people go and visit because of the available view – and it is at those viewpoints that their expectations will be highest and thus most susceptible to change.

A2.6 **Table EDP A2.2** provides an indication of the criteria by which the overall sensitivity of a visual receptor is judged within this assessment, and considers both value and susceptibility together.

Table EDP A2.2: Defining the Sensitivity of the Visual Baseline

Visual Baseline – Overall Sensitivity	
Very High	Value/Susceptibility: View is: designed/has intentional association with surroundings; recorded in published material; from a publicly accessible heritage asset/designated/promoted viewpoint; nationally/internationally designated right of way; protected/recognised in planning policy designation.
	Examples: May include views from residential properties; National Trails; promoted holiday road routes; designated countryside/landscape features with public access; visitors to heritage assets of national importance; open Access Land.

Visual Baseline – Overall Sensitivity	
High	Value/Susceptibility: View of clear value but may not be formally recognised e.g. framed view of scenic value or destination/summit views; inferred that it may have value for local residents; locally promoted route or PRoW.
	Examples: May include from recreational locations where there is some appreciation of the visual context/landscape e.g. golf, fishing; themed rights of way with a local association; National Trust land; panoramic viewpoints marked on OS maps; road routes promoted in tourist guides and/or for their scenic value.
Medium	Value/Susceptibility: View is not widely promoted or recorded in published sources; may be typical of those experienced by an identified receptor; minor road routes through rural/scenic areas.
	Examples: May include people engaged in outdoor sport not especially influenced by an appreciation of the wider landscape e.g. pitch sports; views from minor road routes passing through rural or scenic areas.
Low	Value/Susceptibility: View of clearly lesser value than similar views from nearby visual receptors that may be more accessible.
	Examples: May include major road routes; rail routes; receptor is at a place of work but visual surroundings have limited relevance.
Very Low	Value/Susceptibility: View may be affected by many landscape detractors and unlikely to be valued.
	Examples: May include people at their place of work, indoor recreational or leisure facilities or other locations where views of the wider landscape have little or no importance.

MAGNITUDE OF CHANGE

A2.7 The magnitude of any landscape or visual change is determined through a range of considerations particular to each receptor. The three attributes considered in defining the magnitude are:

- Scale of Change;
- Geographical Extent; and
- Duration and reversibility/Proportion.

A2.8 **Table EDP A2.3** below provides an indication of the criteria by which the geographical extent of the area will be affected within this assessment.

Table EDP A2.3: Geographical Extent Criteria

Landscape Receptors	Visual Receptor Criteria
Large scale effects influencing several landscape types or character areas.	Direct views at close range with changes over a wide horizontal and vertical extent.

Landscape Receptors	Visual Receptor Criteria
Effects at the scale of the landscape type or character areas within which the proposal lies.	Direct or oblique views at close range with changes over a notable horizontal and/or vertical extent.
Effects within the immediate landscape setting of the site.	Direct or oblique views at medium range with a moderate horizontal and/or vertical extent of the view affected.
Effects at the site level (within the development site itself).	Oblique views at medium or long range with a small horizontal/vertical extent of the view affected.
Effects only experienced on parts of the site at a very localised level.	Long range views with a negligible part of the view affected.

A2.9 The third, and final, factor, in determining the predicted magnitude of change is duration and reversibility. Duration and reversibility are separate but linked considerations. Duration is judged according to the defined terms set out below, whereas reversibility is a judgement about the prospects and practicality of the particular effect being reversed in, for example, a generation. The categories used in this assessment are set out in **Table EDP A2.4** below.

Table EDP A2.4: Factors Influencing Judgements on Magnitude of Change

Duration	Reversibility
Long Term (20+ years)	Permanent with unlikely restoration to original state e.g. major road corridor, power station, urban extension, hydrocarbons.
Medium to long term (10 to 20 years)	Permanent with possible conversion to original state e.g. agricultural buildings, retail units.
Medium term (5 to 10 years)	Partially reversible to a different state e.g. mineral workings.
Short term (1 to 5 years)	Reversible after decommissioning to a similar original state e.g. renewable energy development.
Temporary (less than 12 months)	Quickly reversible e.g. temporary structures.

Table EDP A2.5: Defining the Magnitude of Change to the Landscape and Visual Baseline

Magnitude of Change	
(Considers Scale of Proposal/Geographical Extent/Duration and Reversibility/Proportion)	
Very High	Landscape: Total loss/major alteration to key receptors/characteristics of the baseline; addition of elements that strongly conflict or fails to integrate with the baseline.
	Visual: Substantial change to the baseline, forming a new, defining focus and having a defining influence on the view.
High	Landscape: Notable loss/alteration/addition to one or more key receptors/-characteristics of the baseline; or addition of prominent conflicting elements.
	Visual: Additions are clearly noticeable and part of the view would be fundamentally altered.

Magnitude of Change	
Medium	Landscape: Partial loss/alteration to one or more key receptors/characteristics; addition of elements that are evident but do not necessarily conflict with the key characteristics of the existing landscape.
	Visual: The proposed development will form a new and recognisable element within the view which is likely to be recognised by the receptor.
Low	Landscape: Minor loss or alteration to one or more key landscape receptors/- characteristics; additional elements may not be uncharacteristic within existing landscape.
	Visual: Proposed development will form a minor constituent of the view being partially visible or at sufficient distance to be a small component.
Very Low	Landscape: Barely discernible loss or alteration to key components; addition of elements not uncharacteristic within the existing landscape.
	Proposed development will form a barely noticeable component of the view, and the view whilst slightly altered would be similar to the baseline.
Imperceptible	<i>In some circumstances, changes at representative viewpoints or receptors will be lower than 'Very Low' and changes will be described as 'Imperceptible'. This will lead to negligible effects.</i>

PREDICTED EFFECTS

A2.10 In order to consider the likely level of any effect, the sensitivity of each receptor is combined with the predicted magnitude of change to determine the level of effect, with reference also made to the geographical extent, duration and reversibility of the effect within the assessment. Having taken such a wide range of factors into account when assessing sensitivity and magnitude at each receptor, the level of effect can be derived by combining the sensitivity and magnitude in accordance with the matrix in **Table EDP A2.6**.

Table EDP A2.6: Determining the Predicted Levels of Effects to the Landscape and Visual Baseline

Overall Sensitivity	Overall Magnitude of Change				
	Very High	High	Medium	Low	Very Low
Very High	Substantial	Major	Major/- Moderate	Moderate	Moderate/ Minor
High	Major	Major/ Moderate	Moderate	Moderate/ Minor	Minor
Medium	Major/ Moderate	Moderate	Moderate/- Minor	Minor	Minor/ Negligible
Low	Moderate	Moderate/ Minor	Minor	Minor/ Negligible	Negligible
Very Low	Moderate/ Minor	Minor	Minor/- Negligible	Negligible	Negligible/ None

Table EDP A2.7: Definition of Effects

Definition of Effects	
Substantial	Effects that are in complete variance to the baseline landscape resource or visual amenity.
Major or Major/Moderate	Effects that result in noticeable alterations to much (<i>Major effect</i>) or some (<i>Moderate/Major effect</i>) of the key characteristics of the landscape resource or aspects of visual amenity.
Moderate	Effects that result in noticeable alterations to a few of the key characteristics of the baseline landscape resource or aspects of visual amenity.
Minor or Minor/Negligible	Effects that result in slight alterations to some (<i>Minor effect</i>) or a few (<i>Minor/Negligible</i>) of the key characteristics of the landscape resource or aspects of visual amenity.
Negligible or Negligible/None	Effects that result in barely perceptible alterations to a few (<i>Negligible effect</i>) or some (<i>Negligible/None effect</i>) of the key characteristics of the landscape resource or aspects of visual amenity.
None	No detectable alteration to the key characteristics of the landscape resource or aspects of visual amenity.

A2.11 Effects can be adverse (negative), beneficial (positive) or neutral. The landscape effects will be considered against the landscape baseline, which includes published landscape strategies or policies if they exist. Changes involving the addition of large scale man-made objects are typically considered to be adverse, unless otherwise stated, as they are not usually actively promoted as part of published landscape strategies.

A2.12 Visual effects are more subjective as peoples' perception of development varies through the spectrum of negative, neutral and positive attitudes. In the assessment of visual effects the assessor will exercise objective professional judgement in assessing the level of effects and, unless otherwise stated, will assume that all effects are adverse, thus representing the worst-case scenario. Effects can be moderated by maturation of landscape strategies.

A2.13 The timescale of each effect is also important and effects are generally assessed at time stamps in the whole development life cycle: temporary (at a mid-point in construction), short-term (completion at year 1), medium-term (typically 15 years), medium- to long-term (15+ years). In some cases, the operational phase of a scheme could be considered 'temporary'.