

Cobham House Vineyard,
Sole Street, Cobham, Kent, DA12 3AA
Landscape Statement

July 2024



LHLA

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On 26th December 2023 a new statutory duty came into force in all National Landscapes. The new duty requires all relevant authorities to **'seek to further'** the purpose of conserving and enhancing natural beauty of any landscape with AONB designation such as the Kent Downs

(Source: Section 245 of the Levelling-up and Regeneration Act 2023)

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The Environmental Design team included:

Louise Hooper CMLI Chartered Landscape Architect

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Report reference & issue

428 - doc-01 LS Landscape Statement issued 8 July 2024

Front cover: farmland near Cobhamhill Wood

Frontspiece: application site from Batt's Road

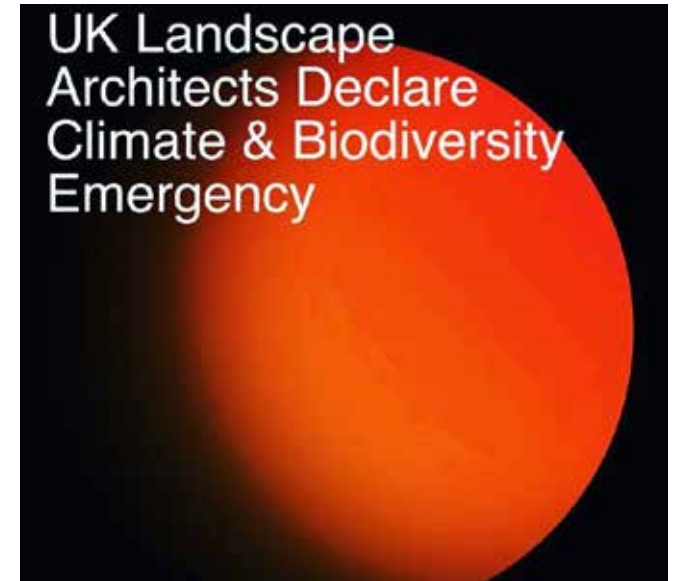
Back cover: view towards the site from the Wealdway long distance footpath

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LHLA have confirmed their commitment to addressing the climate and biodiversity emergencies by signing this declaration. Soils, water, ecology and biodiversity are part of our vital natural capital and ecosystem services; as a profession, landscape architects have the skills to plan, design and manage resilient spaces.

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1 Introduction

1.1 Background

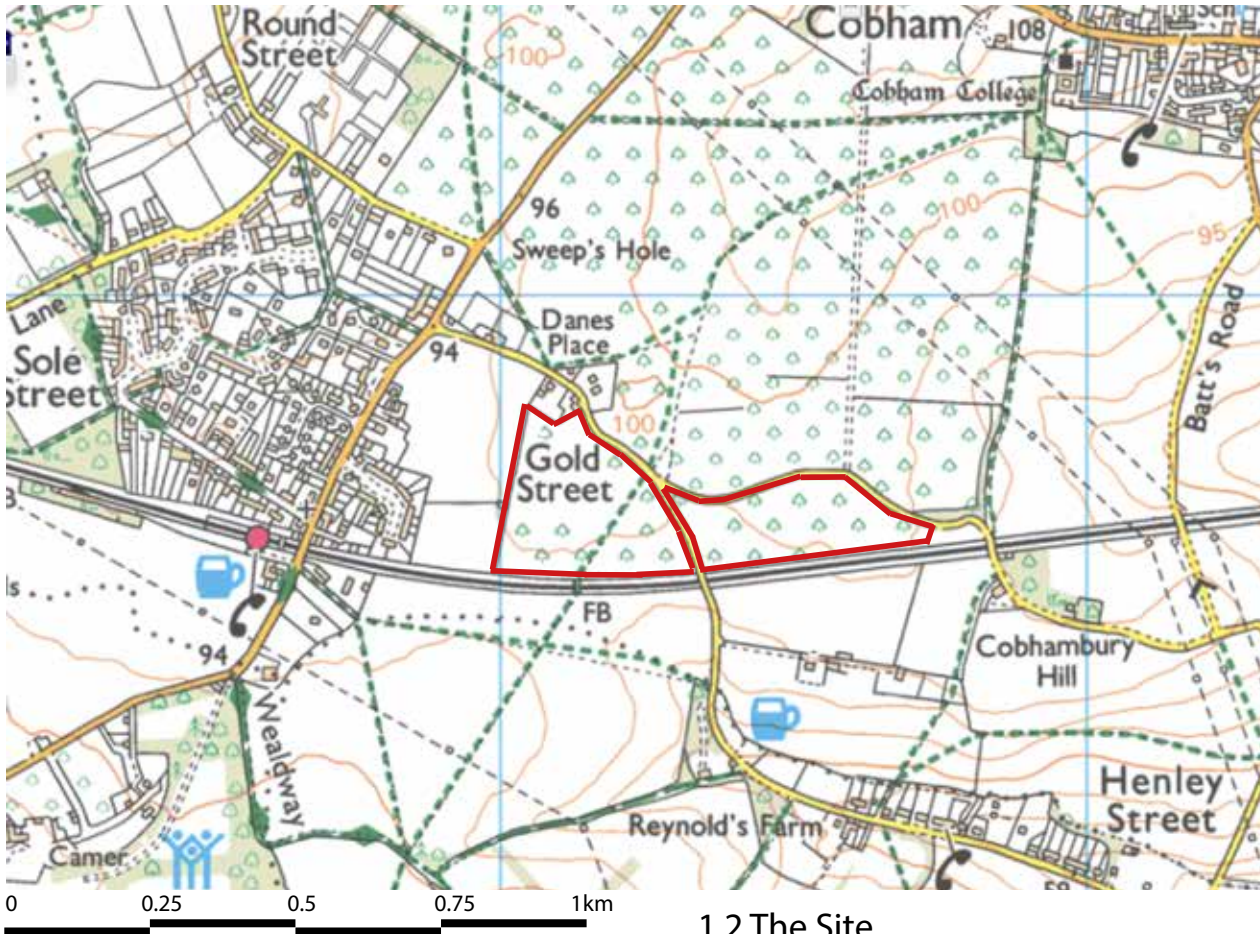


Figure 1 Site Location (Source: klis)



This Landscape Statement has been prepared by Louise Hooper Landscape Architect to object to planning application 20240544 for a winery building at Cobham House Vineyard, Sole Street, Cobham, Kent.

Sole Street Landscape Statement July 2024

1.2 The Site

Gold Street is a rural lane and small hamlet connecting the two villages of Sole Street and Henley Street. The application site covers 11.51 hectares of former orchard and lies to the south of Gold Street and to the north of the Southeastern Railways London to Rochester line.

The site slopes from a high point of +/-98m aod on the Gold Street boundary next to Hevers Cottage to a low point of +/-92m aod close to the railway crossing at Henley Street.

To the north is a group of residential properties: Hevers Cottage (+/-40m from the proposed barn), Mulberry House, the Briars and Danes Place and to the west is the village of Sole Street with several properties looking east towards the proposed barn from a distance of +/-250m.

The vineyard lies within the North Downs National Landscape and the Green Belt. Some of the land has been planted with vines, the remainder is still to be planted.



Figure 2 Site (Source: GoogleEarth Pro)

1 Introduction

1.3 Methodology

This Landscape Statement refers to the methodology set out in Appendix 1 but does not follow the detailed assessment process required to prepare a Landscape and Visual Impact Assessment.

Appendix 1 sets out the methodology and terminology used for establishing a Landscape Baseline, against which a systematic assessment of the potential estimated effects of the proposed development can be measured. This follows the guidance for Landscape and Visual Impact Assessment set out in GLVIA 3rd edition 2013. Only Chartered Landscape Architects and chartered members of the Institute of Environmental Management and Assessment are permitted to carry out this work.

The assessment begins with a desk study to consider the context, topography, landcover and planning policies in place at national, district and local levels. There follows a site visit to establish views of importance and a zone of likely visual influence. The field survey was undertaken in July 2024. Data from this exercise is then assessed using the GLVIA guidance.

There is an appreciation of the proposed scheme and a visual and landscape impact assessment is made of these proposals.

The landscape assessment is considered in terms of potential effects on the character of the landscape

and on the existing Landscape Fabric; this includes natural assets such as soil, water and vegetation. Today these assets are referred to as Natural Capital, which are understood to deliver a series of ecosystem services which benefit mankind. The broad categories of ecosystem services include provisioning, regulating and supporting. Provisioning services include water, foods, timber and fuels; regulating services include pollination, decomposition, water and air purification, flood control, carbon storage and climate regulation; supporting services include photosynthesis, nutrient cycling and soil creation.

The visual assessment considers views, visibility and visual receptors - the people who will see those views such as local residents, close neighbours, walkers and cyclists.

The criteria for judgements on sensitivity of landscape fabric, landscape character and visual receptors are divided into high, medium and low impacts. How these judgements are made is set out in Appendix 1. It should be noted that impacts can be positive, neutral or adverse; there are also direct and indirect effects.

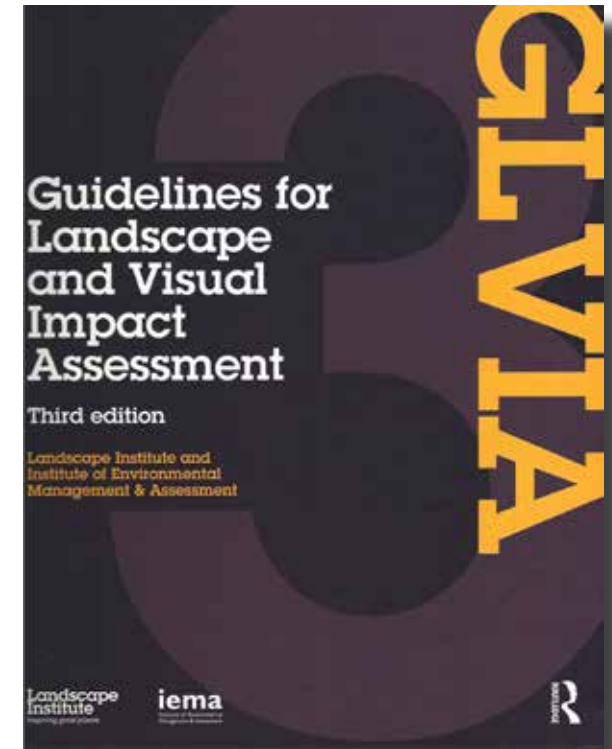


Figure 3 Guidelines for Landscape and Visual Impact Assessment Third edition (2013)

2 Landscape Character

2.1 National Level



Figure 4 Natural Areas in England (English Nature 1999)

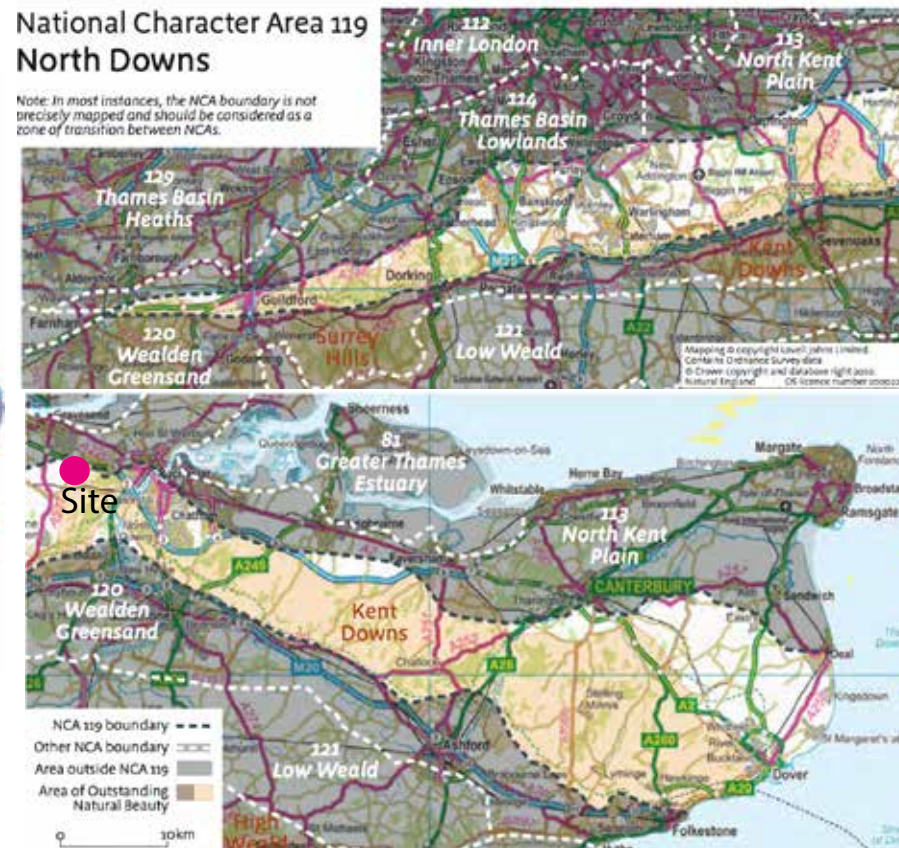


Figure 5 Natural Areas (Natural England) showing the site located in Natural Character Area 119, the North Downs.

Natural England has defined Natural Areas at a national scale across England. The site lies within National Character Area (NCA) 119, the North Downs, approximately 1kilometre from NCA 120 Wealden Greensand.

The **North Downs** National Character Area (NCA) is a distinctive chalk downland ridge which extends from the Hog's Back in Surrey to the White Cliffs of Dover. The

scarp slope offers extensive southerly views across Kent, Sussex and Surrey towards the south coast and France. The dip slope offers northerly views across London and the Thames Estuary. The Rivers Stour, Medway, Darent, Wey and Mole have cut valleys through the chalk. Ancient woodland, species-rich chalk grassland and patches of chalk heath are important habitats. Historic paths, drove roads and trackways cross the landscape.

2 Landscape Character

2.2 Kent Downs National Landscape (formerly known as Area of Outstanding Natural Beauty)

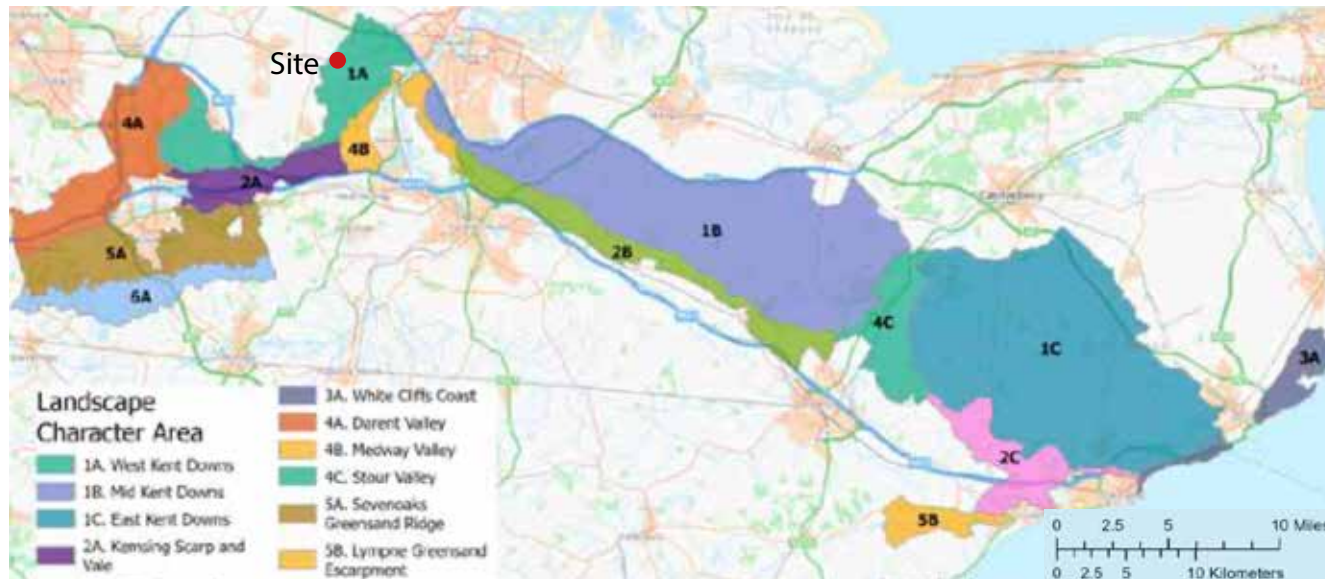


Figure 6 Kent Downs National Landscape

The Kent Downs AONB Landscape Character Assessment was updated in 2020 and then revised and published in 2023 by Fiona Fyfe Associates.

The application site lies within Landscape Character Area 1A, an area of Chalk Downs.

Kent Downs National Landscape

The site lies within the West Kent Downs Landscape Character Area of the Kent Downs National Landscape, and within the Luddesdown Local Landscape Area. This is an area of chalk downs between the Darent Valley to the west and the Medway Valley to the east. Key characteristics include:

- Scattered historic settlements and isolated

farmsteads linked by network of ancient lanes; strong sense of time-depth.

- Strongly rural, well-treed landscape, extensive woodlands, thick hedgerows, rich agricultural patchwork of rolling, valley side pasture and undulating arable fields; recent vineyard planting is generating a change to landscape patterns.
- Steep, enclosed dry valleys separated by rolling chalk ridges.
- Topography and/or woodland often restrict long views, creating a remote and intimate feel.
- Tranquil, complex and distinctive landscape with few detracting features

2.3 West Kent Downs Landscape Character Area 1A

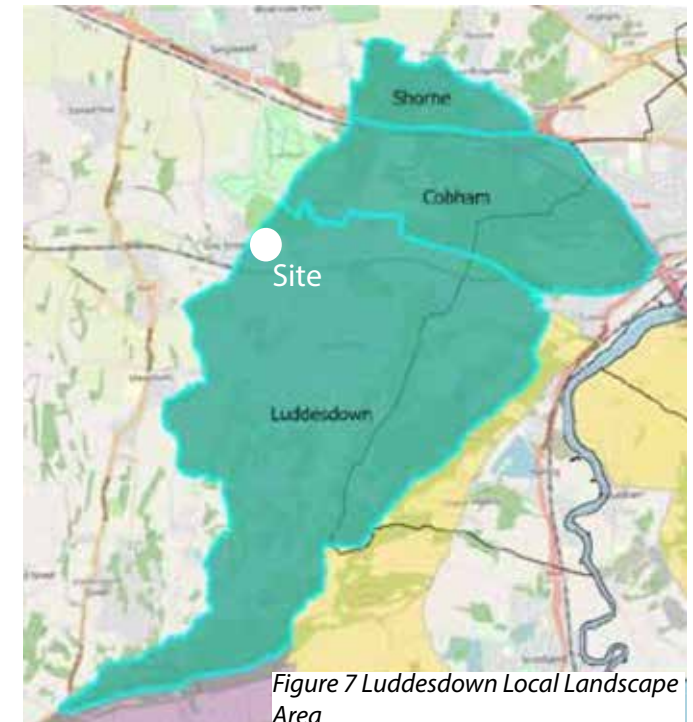


Figure 7 Luddesdown Local Landscape Area

Local Character Area Luddesdown

- Rich agricultural patchwork of rolling, valley-side pasture and undulating arable fields;
- Large areas of mixed native woodland dominate the skyline and enclose the fields;
- Tranquil, complex and distinctive landscape with a strong sense of place and few detracting features
- Sparse settlement with occasional hamlets and isolated farms;
- Network of narrow winding lanes and paths.

2 Landscape Character

2.3 Kent Downs Management Plan

The Management Plan sets out the special characteristics and qualities of the Kent Downs National Landscape. It is a material consideration that should be taken into account when determining planning applications. The following policies are particularly relevant to the planning process:

Management Plan Process

- **MMP2** Individual local authorities will give high priority to the National Landscape Management Plan vision, policies and actions in development management decisions.

Sustainable Development

- **SD1** The need to conserve and enhance the natural beauty of the Kent Downs National Landscape is recognized as the primary purpose of the designation and given the highest level of protection within the statutory and other appropriate planning and development strategies and development control decisions.
- **SD2** The local character, qualities and distinctiveness of the Kent Downs National Landscape will be conserved and enhanced in the design, scale, setting and materials of new development, redevelopment and infrastructure and will be pursued through appropriate design guidance and position statements which are adopted as components of the National Landscape Management Plan.
- **SD3** New development or changes to land use will be opposed where they disregard or run counter to the primary purpose of the Kent Downs National Landscape.
- **SD5** Local renewable and sustainable energy

initiatives will be pursued where they help to conserve and enhance the natural beauty and landscape character of the National Landscape and bring environmental, social and economic benefits to local people. Proposals will be opposed where they do not conform with the Kent Downs National Landscape Renewable Energy Position Statement.

- **SD7** To retain and improve tranquility, including the experience of dark skies at night, careful design and new technologies should be used. New developments and highways infrastructure which negatively impacts on the local tranquility of the Kent Downs National Landscape will be opposed unless they can be satisfactorily mitigated.
- **SD8** Proposals which negatively impact on the distinctive landform, landscape character, special characteristics and qualities, the setting and views to and from the National Landscape will be opposed unless they can be satisfactorily mitigated.
- **SD9** The particular history and locally distinctive character of rural settlement and buildings of the Kent Downs National Landscape will be maintained and strengthened. The use of locally-derived materials for restoration and conservation work will be encouraged. New developments will be expected to apply appropriate design guidance and to be complementary to local character in form, setting, scale, contribution to settlement pattern and choice of materials. This will apply to all development, including development on farm holdings (pursued through the farmstead design guidance).
- **SD10** Positive measures to mitigate the negative impact of infrastructure and growth on the natural beauty and amenity of the Kent Downs National Landscape will be supported.
- **SD11** Where it is decided that development will take place that will have a negative impact on

landscape character, characteristics and qualities of the Kent Downs National Landscape will be identified, pursued, implemented and maintained. The removal or mitigation of identified landscape detractors will be pursued.

- **SD12** Transport and infrastructure schemes are expected to avoid the Kent Downs National Landscape as far as is practicable. Essential developments will be expected to fit unobtrusively into the landscape, respect the landscape character, be mitigated by sympathetic landscape and design measures and provide environmental compensation by benefits to natural beauty elsewhere in the National Landscape.

Landform and Landscape Character

- **LLC1** The protection, conservation and enhancement of special characteristics and qualities, natural beauty and landscape character of the Kent Downs National Landscape will be supported and pursued.

Historic, Cultural and Scientific Heritage

- **HCH5** The application of high standards of design sympathetic to cultural heritage within the National Landscape, identified in guidance including the Kent Downs AONB Landscape Design Handbook, Kent Downs Farmstead Guidance and any relevant Village Design Statements and Neighbourhood Plans will be pursued.

Biodiversity Principles

- **BD5** The protection, conservation and extension of Kent Downs priority and distinctive habitats and species will be supported through the Local Plan process, development management decisions and the promotion of the Biodiversity Duty of Regard (NERC Act 2006).

Louise Hooper Landscape Architect

3 Landscape Baseline

3.1 Site Context and Character

The application site comprises two blocks of former orchard lying to the east and west of Gold Street. Orchard continues northwards to the village of Cobham. To the east and south are large woodland blocks with predominantly arable farmland, often with large fields reflecting late enclosure, with some new areas of vines (part of the Luddesdown Silverhand Estate) to the south. There tends to be a smaller enclosure pattern around settlements.

The area is sparsely settled with scattered villages and hamlets and isolated farms. There is no precedent of isolated = large modern farm barns in the vicinity.

Apart from the woodland blocks, tree cover is limited to orchard windbreaks, settlement clusters and shaws.

Historic narrow lanes, tracks, villages and farms often date back to medieval times or earlier. There is a strong network of footpaths in the area.

This is a tranquil, strongly rural area despite its proximity to Gravesend, Medway and key transport routes.

High voltage overhead cable routes traverse the landscape to the east of the site, but are generally unobtrusive and do not detract from the landscape quality.

This is a highly valued landscape, of visual interest with a strong sense of cohesion with few detracting features; it is considered to have a high sensitivity to change.



Figure 8 Application site



Figure 9 Narrow lane near the site



Figure 10 Newly planted vines

3 Landscape Baseline

3.1 Site context



Figure 11 View south west from Cobhambury Wood towards Henley Wood showing rolling chalk downs with large arable fields, woodland blocks and shaws, unobtrusive overhead power lines and newly planted vines in the foreground

3 Landscape Baseline

3.2 Topography

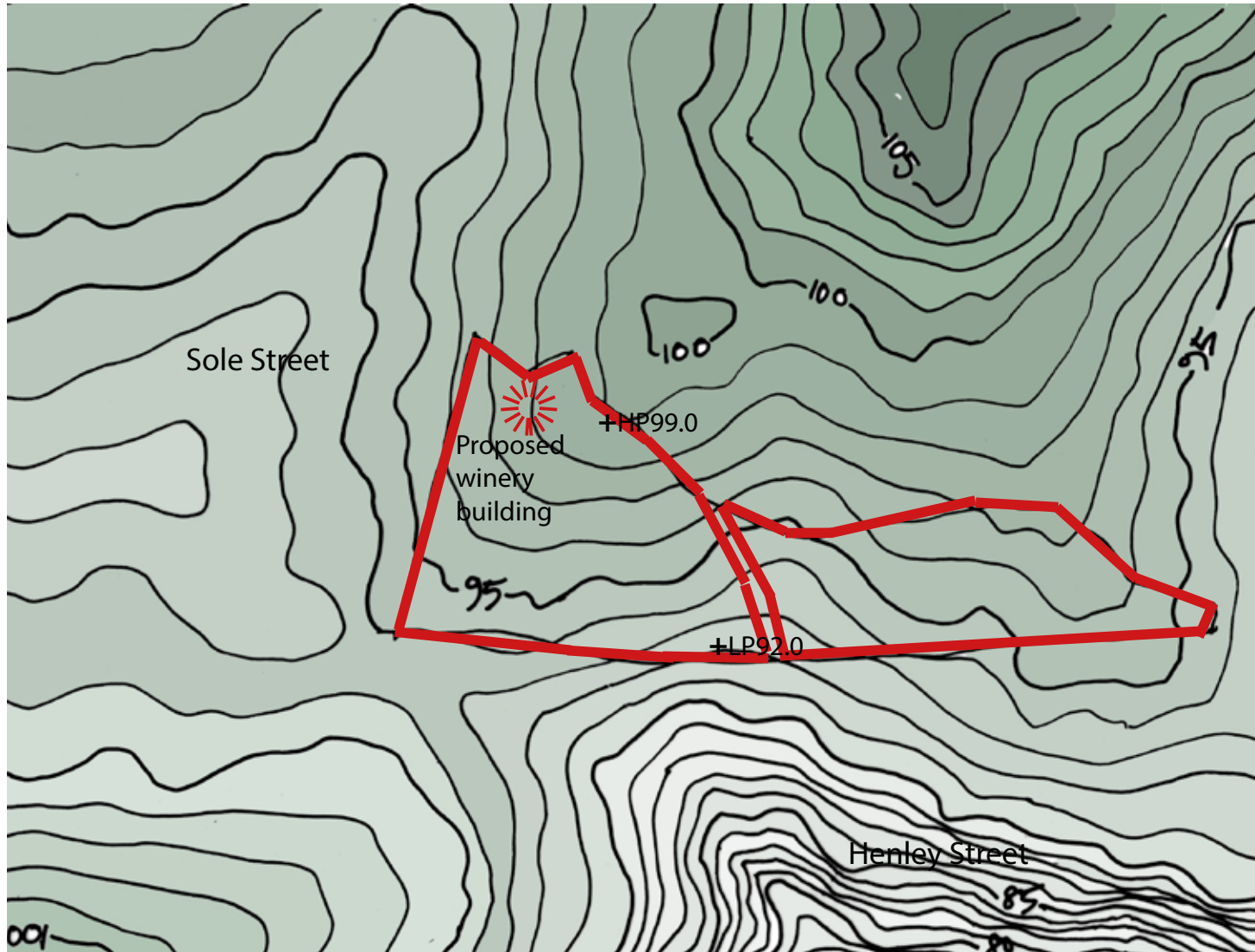


Figure 12 Topography with 1 metre contours interpolated by LHLA



0 0.5 km

LHLA

The application site slopes from a high point of +/-99m aod on the Gold Street boundary next to Hevers Cottage to a low point of +/-92m aod close to the railway crossing to Henley Street.

Much of the site slopes at a gradient of +/- 1 in 17 towards the south/southwest/southeast.

The proposed winery building is sited close to the high point of the site.

3 Landscape Baseline

3.3 Tranquility and Dark Skies

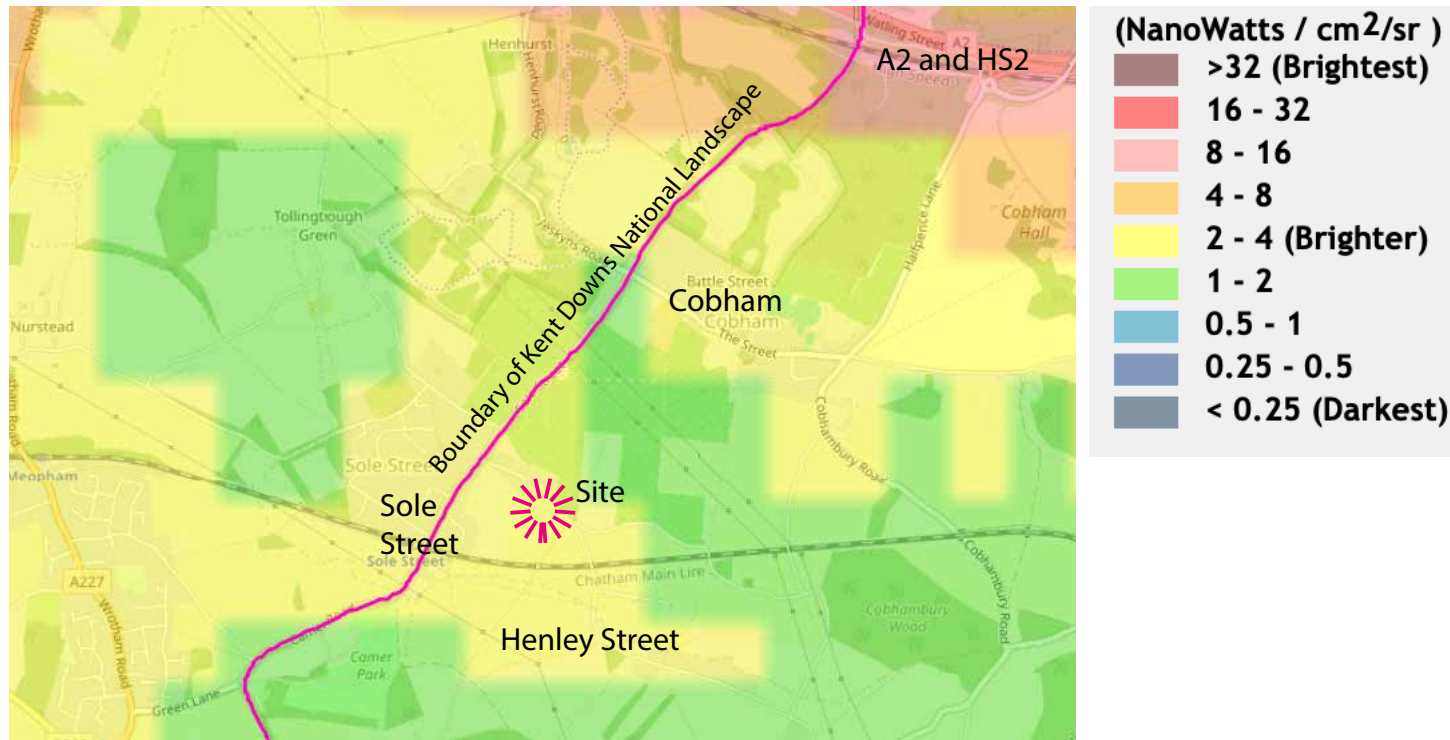


Figure 13 CPRE interactive map of dark skies and light pollution. Each pixel shows the level of radiance (night lights) shining up into the night sky. These have been categorized into colour bands to distinguish the different light levels with red indicating the street lights from the A2 (Source: cpre.org.uk)

Sustainable Development Policy **SD7** of the Kent Downs Management Plan refers to the need 'to retain and improve tranquility, including the experience of dark skies at night', and states that 'new developments ... which negatively impact on the local tranquility of the Kent Downs National Landscape will be opposed unless they can be satisfactorily mitigated'.

3 Landscape Baseline

3.4 Visibility Baseline and views of the site

Identifying where the site may be seen from

The visual baseline fieldwork was carried out in July 2024. Visual receptors were sought on public rights of way, but private property was not entered. This fieldwork involved driving or walking routes in the vicinity to test whether the site was visible or not at pedestrian eye level.

We use a traffic light system to show whether the selected viewpoints (visual receptors) have a view of the site, or may have a view in winter when there is less vegetation on the trees and hedgerows.

There were a number of impediments to views which are typical of this landscape – in particular, high hedges, thick woodland and topography.

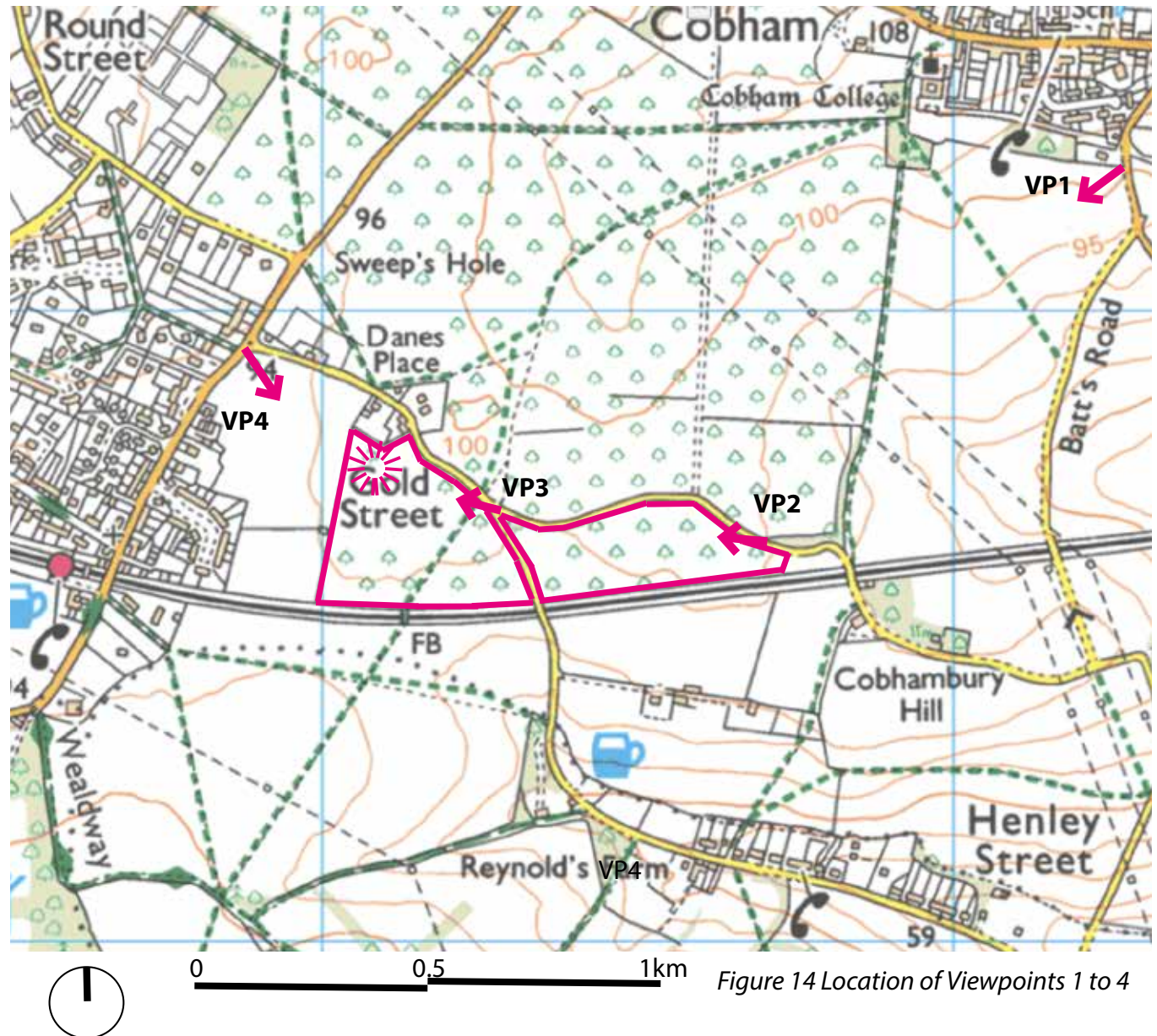


Figure 14 Location of Viewpoints 1 to 4

Viewpoint 1 Cobhambury Farm, Cobhambury Road, Cobham



View from field gate opposite Cobhambury Farm looking south west.

A distant view of the proposed winery building would be discernable from this viewpoint at the edge of the Cobham Conservation Area.



Location of viewpoint

Grid Ref: E: 00 24 13 N: 51 23 18
Distance from site: 1.25 kilometres
Elevation: 101m AOD

Visibility:

- Not Visible 
- Discernable** 
- Visible 

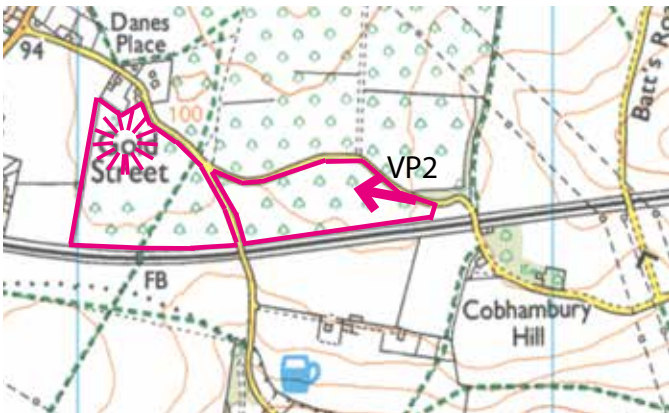


Viewpoint 2 Batt's Road at eastern end of site



Site frontage from Batt's Road looking west.

From Batt's Road, a single track rural lane forming the boundary of the eastern end of the site, the proposed winery building would be visible against the skyline as a large element, noticeable in the view and fundamentally changing its character and components.



Location of viewpoint

Grid Ref:
Distance from site: E: 00 23 39 N: 51 22 59
Elevation: +/-0.6 kilometres
95m AOD

Visibility:

- Not Visible 
- Discernable 
- Visible**  

Viewpoint 3 from junction of Batt's Road and Gold Street



This view is taken from the junction of Gold Street and Batt's Road looking northwest across the site towards the location of the proposed winery building. The building would be noticeable in the view, affecting its character and altering the balance of its components.



Location of viewpoint

Grid Ref: E: 00 23 17 N:51 23 01
Distance from site: +/-200 metres
Elevation: 96m AOD

Visibility:

- Not Visible 
- Discernable 
- Visible  

Viewpoint 4 from Sole Street/Gold Street junction



View from the junction of Gold Street and Sole Street looking southeast towards the site of the proposed winery building. The building would be seen against the skyline so would be particularly noticeable, affecting the rural character of the view.



Grid Ref: E: 00 22 57 N: 51 23 10
Distance from site: +/-280 m
Elevation: 94m AOD

Visibility:

- Not Visible 
- Discernable 
- Visible 



3 Landscape Baseline

3.5 Viewpoints and Visual Receptors

<i>Visual Receptor</i>	<i>Location</i>	<i>Distance from proposed site</i>	<i>Elevation (approx)</i>	<i>Direction of view</i>	<i>Comments</i>
VR1	Opposite Cobhambury Farm, Cobhambury Road	1.25km	95m aod	South west	Distant view of proposed building would be discernable from this viewpoint at the edge of the Cobham Conservation Area. Visual Receptors (VRs) are likely to be slow moving drivers (medium sensitivity) and residents of/visitors to Cobham College, cyclists, horse riders and walkers (high sensitivity).
VR2	Batts Road at eastern end of site	0.6km	95m aod	West	The proposed building would be visible from this rural lane, appearing as a large element against the skyline. Visual Receptors (VRs) are likely to be slow moving drivers (medium sensitivity) with local residents, cyclists, horse riders and walkers (high sensitivity).
VR3	Junction of Batt's Road and Gold Street	+/-200m	96m aod	West	The proposed building would be visible from this viewpoint and would be a noticeable feature of this view. Visual Receptors (VRs) are likely to be slow moving drivers (medium sensitivity) with local residents, cyclists, horse riders and walkers (high sensitivity).
VR4	Junction of Sole Street and Gold Street	+/-280m	94m aod	South east	The proposed building would be visible from this viewpoint and would be a noticeable feature in the view and seen against the skyline. Visual Receptors (VRs) are likely to be slow moving drivers (medium sensitivity) with local residents, cyclists, horse riders and walkers (high sensitivity).

Table 1 Viewpoints 1 to 4

3 Landscape Baseline

3.6 Close Neighbours

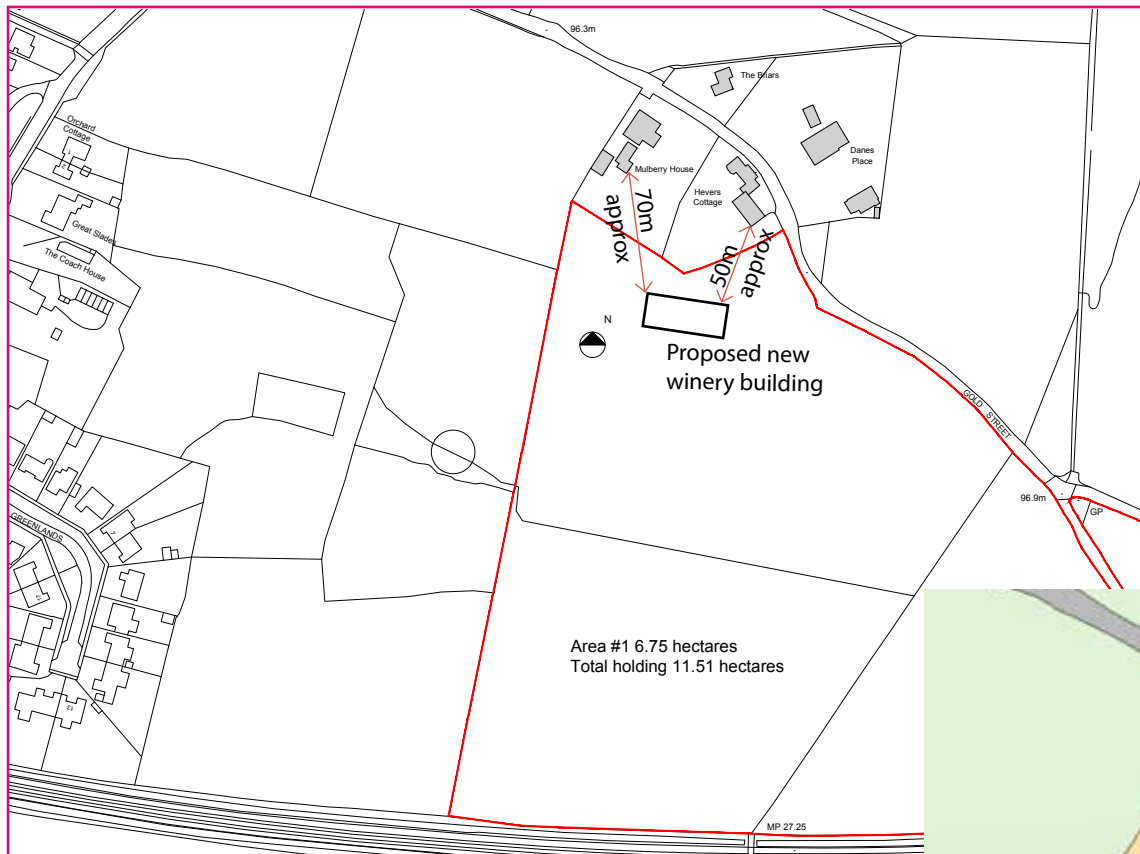


Figure 15 Close Neighbours
Source: Courtauld & Co Architects annotated by LHLA

Close neighbours of the proposed winery building, within approximately 100 metres of the site, who may have views of the site, are shown in Figure 15 and listed below:

- A Hevers Cottage
- B Mulberry House
- C Danes Place
- D The Briars

The neighbours most affected by the proposed development would be Hevers Cottage (+/-50m from proposed winery building) and Mulberry House (+/-70m from proposed winery building) .

Many properties on the eastern side of Sole Street have an eastern outlook across open farmland towards the proposed winery building at a distance of +/-250m.



4 Proposed development

4.1 Block Plan

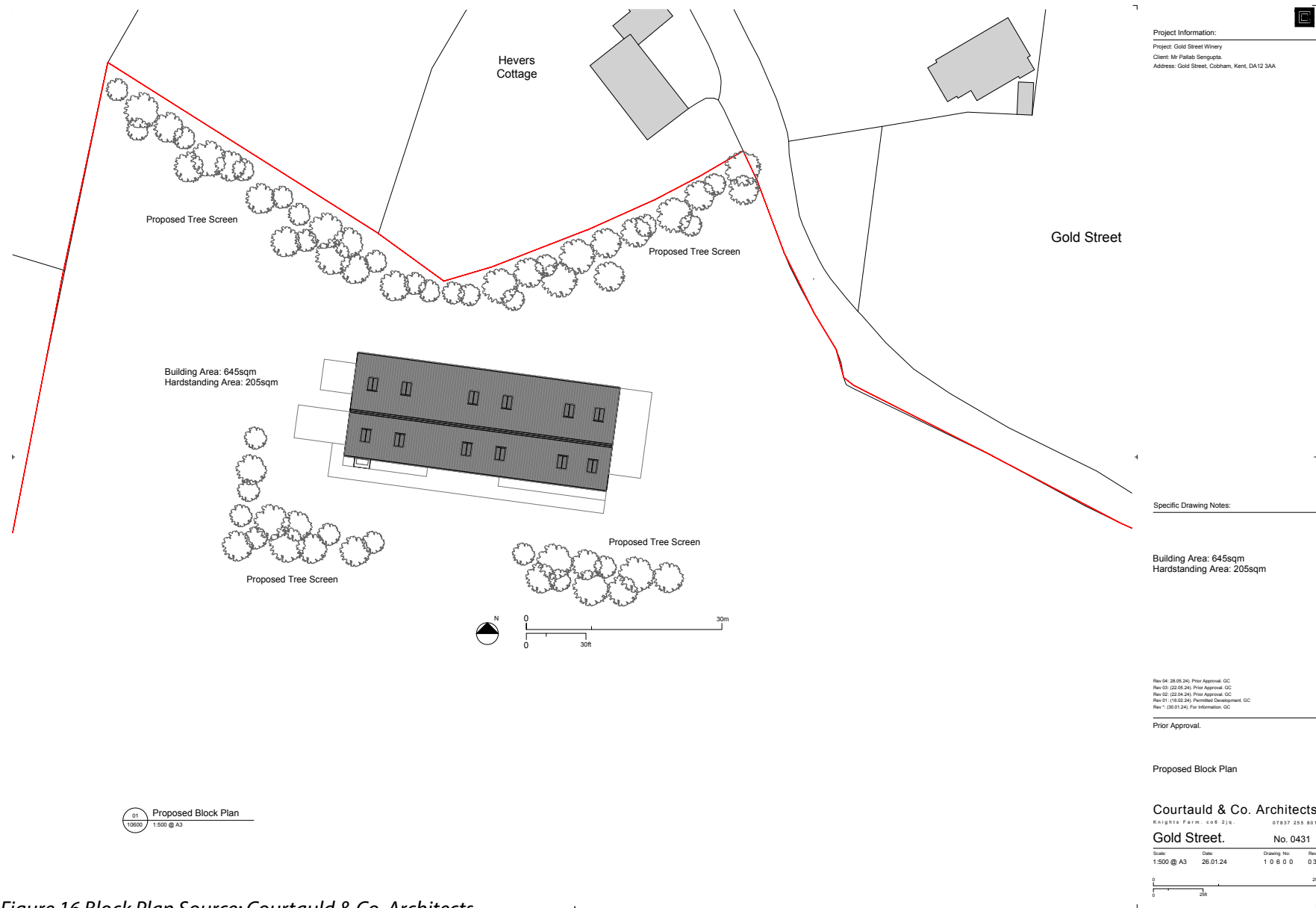


Figure 16 Block Plan Source: Courtauld & Co Architects

4 Proposed development

4.2 Ground Floor Plan

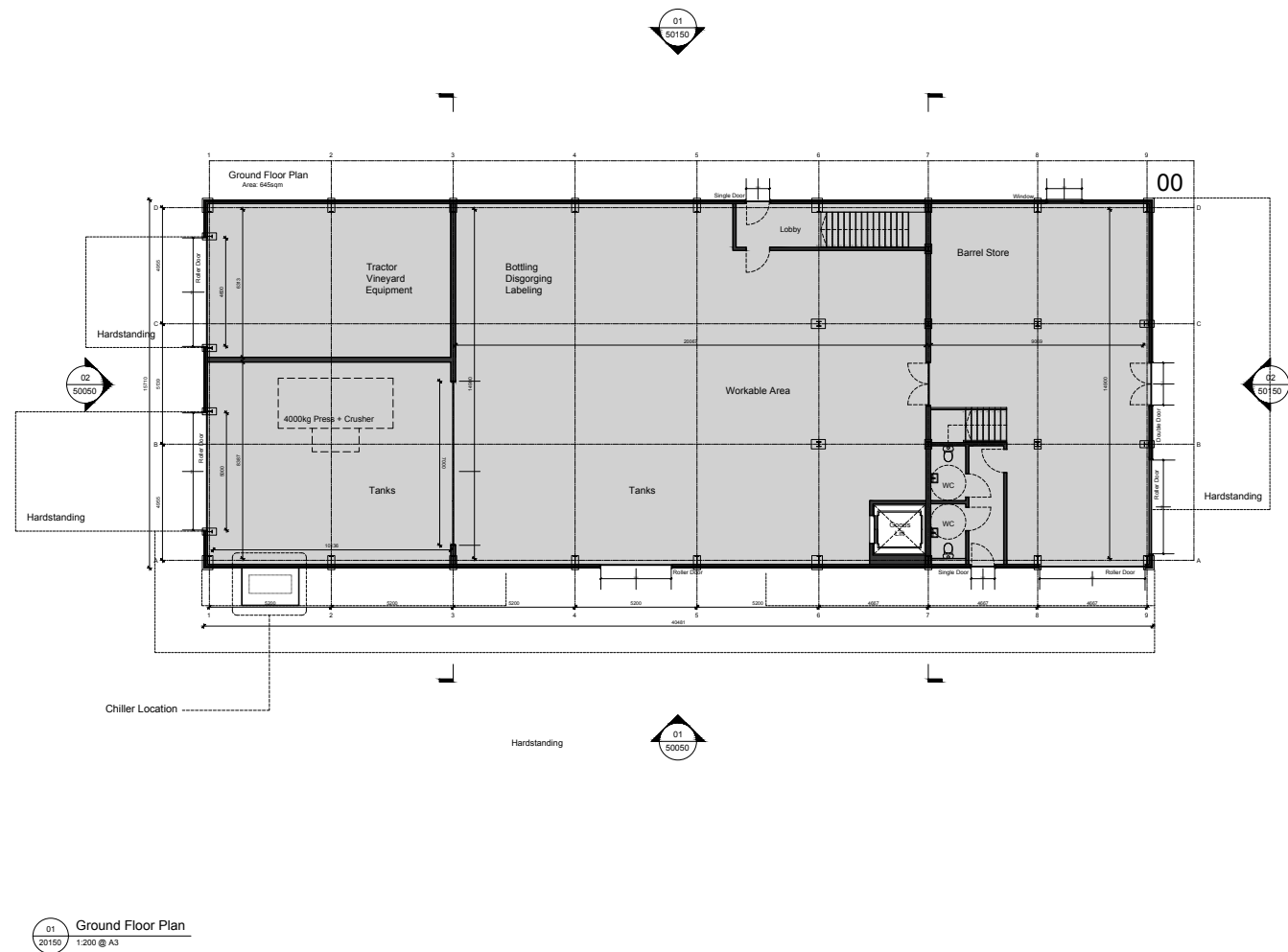


Figure 17 Ground Floor Plan Source: Courtauld & Co Architects

4 Proposed development

4.5 North and East Elevations

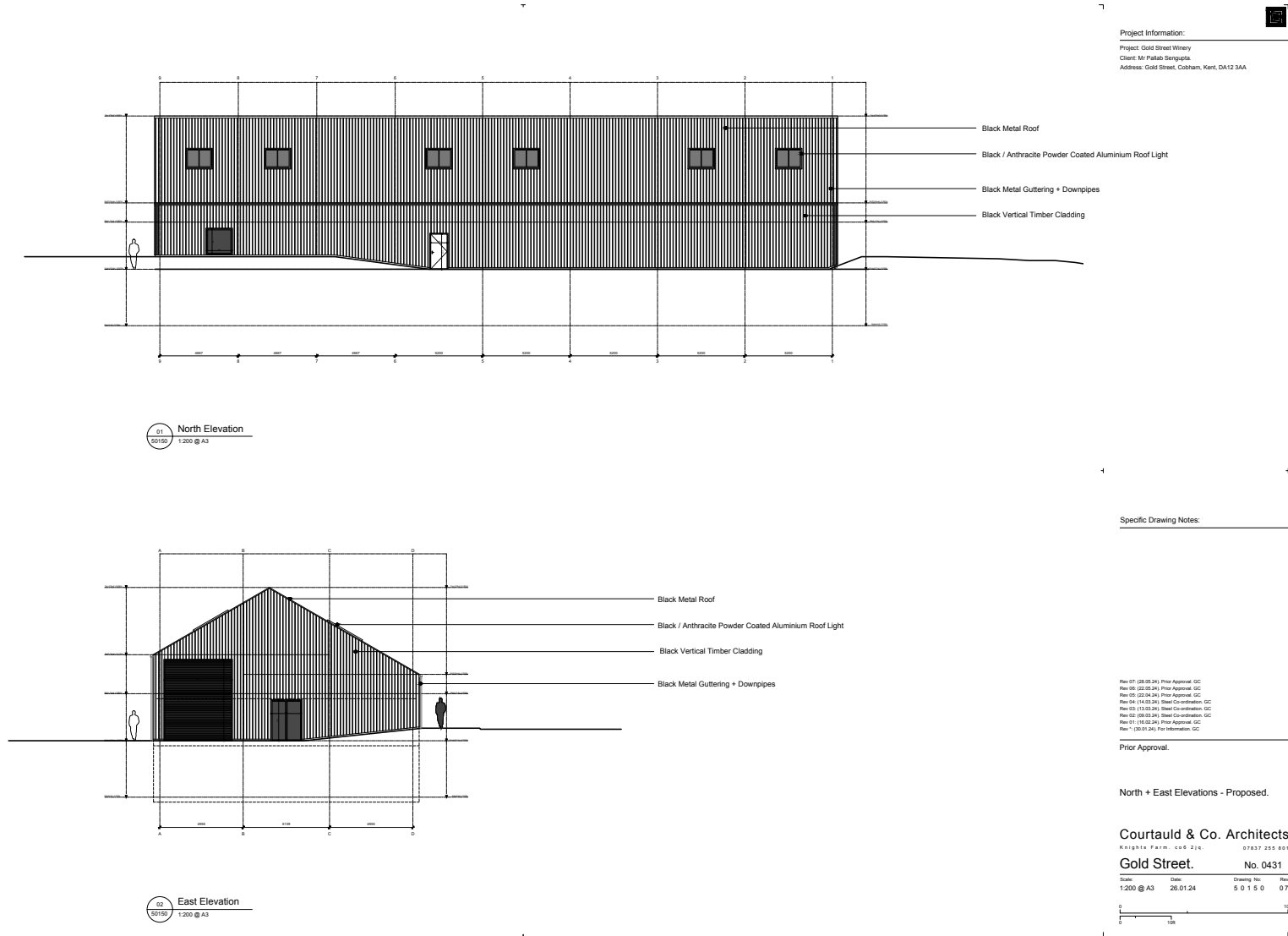


Figure 19 Elevations

Source: Courtauld & Co Architects

4 Proposed development

4.6 South and West Elevations

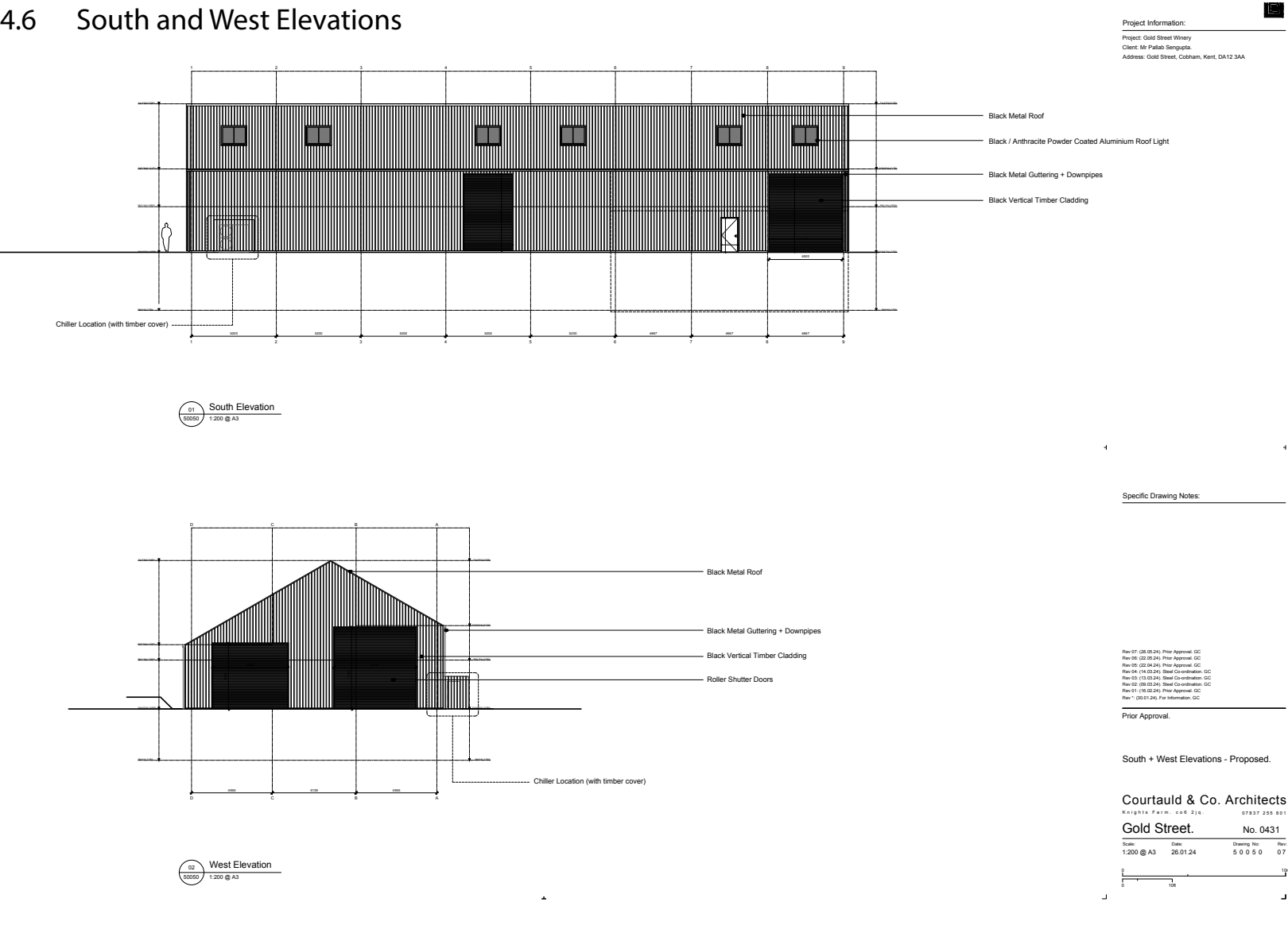


Figure 20 South and West Elevations
Source: Courtauld & Co Architects

4 Proposed development

4.7 Roof Plan

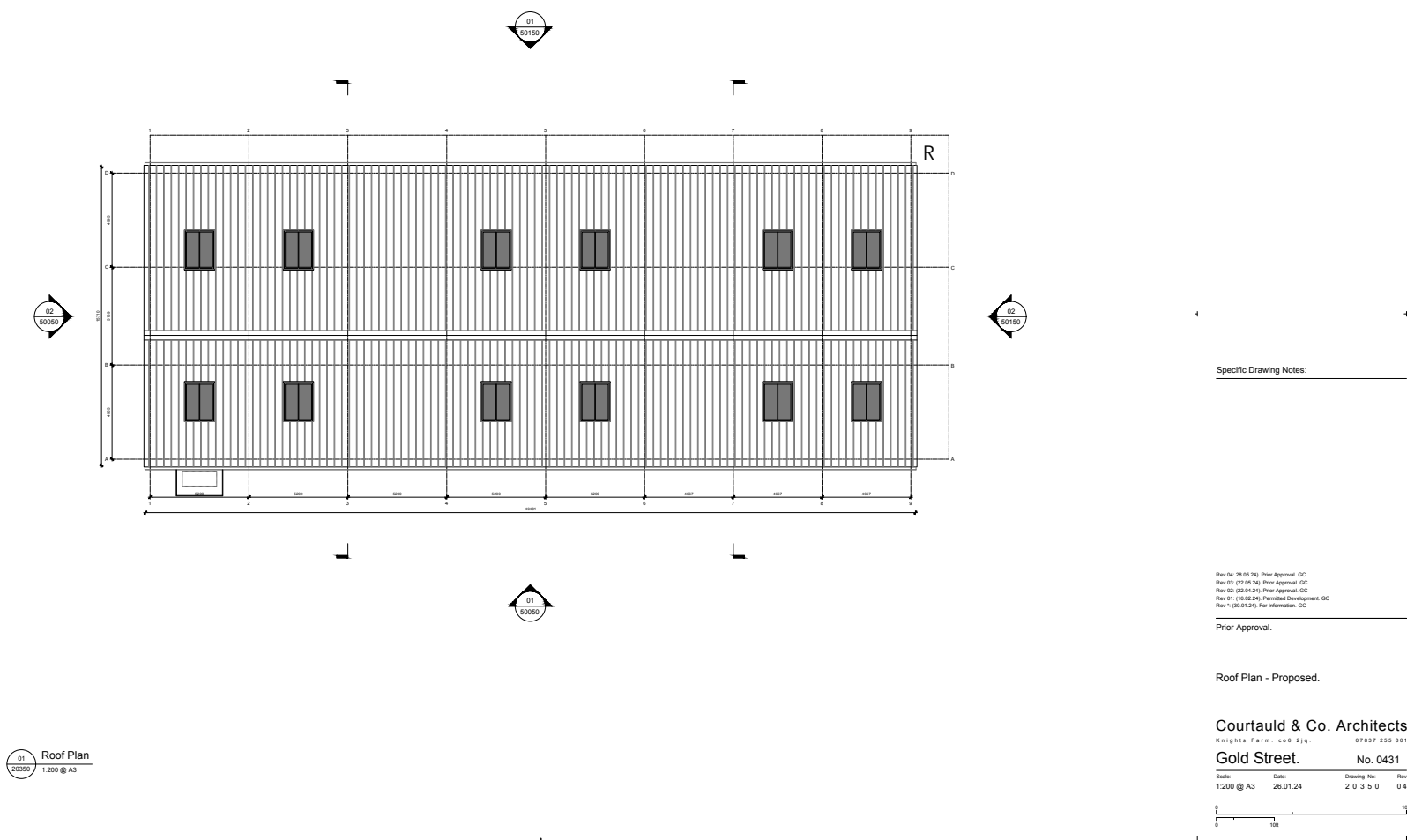


Figure 21 Roof Plan
Source: Courtauld & Co Architects

5 Summary

5.1 Landscape Effects

The proposed development is **out of scale with the local landform and landscape pattern**, and would damage the high quality of the landscape character. This is a landscape of high sensitivity to change.

The level of activity, lighting and noise associated with the development would **adversely affect the tranquility** of the local landscape.

The proposals would be **in serious conflict with the policies** for the protection of the Kent Downs National Landscape.

The landscape impact of the proposals would be **moderately adverse**.

5.2 Visual Effects

The proposed development is extremely close to existing residents, visual receptors of high sensitivity, and would cause **a noticeable deterioration in their view and outlook**.

The proposed winery building would be visible from several locations along Gold Street and Batt's Road; affected visual receptors would have a medium or high sensitivity to change and the visual impact would be **major adverse**.

The proposed development would be visible from several homes on the eastern side of Sole Street, as well as to drivers, walkers and cyclists, visual receptors of moderate sensitivity to high sensitivity, and would cause **a deterioration in their view and outlook**.

5.3 Mitigation

The mitigation proposed as part of the application comprises three areas of *'proposed tree screen'*: one would follow the boundary between the application site and Hevers Cottage/Mulberry House, the second would form an 'L' around the southwest corner of the proposed winery, the third would sit to the south of the southeast corner of the building. No description is given of species, size, density, specification or management.

These proposals would be **inadequate** and **out of character**; they would **not prevent or reduce the adverse landscape impact** of the development.

5.4 Conclusion

The landscape and visual effects of the proposed development have been summarised within this statement.

The proposed winery building would be **out of scale with the local landform and landscape pattern**, and would damage the high quality of the landscape character. This is a landscape of high sensitivity to change.

The level of activity, lighting and noise associated with the development would **adversely affect the tranquility** of the local landscape.

The proposals would be in **serious conflict with the policies for the protection of the Kent Downs National Landscape**.

The landscape impact of the proposals on their immediate surroundings and on the setting of the Kent Downs National Landscape would be **moderately adverse**.

The proposed development is extremely close to four Gold Street properties, visual receptors of high sensitivity, and would cause **a noticeable deterioration in their view and outlook**; the visual impact would be **major adverse**.

The proposed winery building would be visible from several locations along Sole Street, Gold Street and Batt's Road; affected visual receptors would have a medium or high sensitivity to change and the visual impact would be **major adverse**.

The proposed development would be visible from several homes on the eastern side of Sole Street, and would cause **a deterioration in their view and outlook**; the visual impact would be **moderately adverse**.

The mitigation proposals would be **inadequate** and **out of character**; they would **not prevent or reduce the adverse landscape impact** of the proposed development.

LHLA strongly recommends that this planning application for a proposed winery building should be **refused**.

Appendix 1 Assessment Methodology

1 Introduction

This section describes the methodology for an assessment of the likely landscape and visual effects of the proposed winery building at Gold Street, Cobham. Two distinct but inter-related types of impacts have been assessed. These are:

- the effect on landscape resources (changes in the physical fabric and character/quality of the landscape); and
- the effect on views and viewers (changes in the visual amenity of recreational users and residents).

The approach to assessing landscape and visual impacts has followed the Landscape Institute/Institute of Environmental Management & Assessment's Guidelines for Landscape and Visual Impact Assessment (GLVIA, 3rd Ed 2013)

2 Baseline Assessment

The baseline assessment identifies the existing character of the site and the surrounding landscape, and considers the quality and character of available views for recreational users and local residents. The baseline assessment provides the 'reference point' against which the extent and significance of predicted landscape and visual impacts have been assessed. The study area has been defined to include the zone of visual influence of the site, and the hinterland of the zone of visual influence, which influences its character. Beyond this, the visual influence of the proposed scheme is considered to be negligible. The baseline assessment comprised:

- desk top Ordnance Survey map analysis of land cover, landform and land use elements, and identification of the visibility of the site;

- review of Kent Landscape Information Systems (KLIS);
- review of existing assessments, plans and other relevant documents;
- field survey work to validate and refine existing assessments;
- identification of landscape character areas, and an analysis of their sensitivity; and
- analysis of the current visibility of the scheme and an assessment of the type number and sensitivity of viewers.

The following published landscape character assessments and other relevant information have been reviewed to provide an understanding of the landscape context for the site:

- Natural England: National Landscape and Seascape Character Assessments 2014
- Kent Downs Landscape Character Assessment 2023

A preliminary desk study was carried out to establish the physical components of the local landscape, to locate the site within its context, and to establish boundaries of the study area. Ordnance Survey (OS) maps were used in combination with Google Earth and Multimap Aerial Photographs to identify local features such as topography, woodland and hedgerows, existing settlement pattern, roads and footpaths in the wider area.

The desk study was verified on site through a field survey of the site and surrounding areas. This determined the existing land cover, landform and land use, and how these features combine and interact to give the

landscape its particular character. The field survey also confirmed the location of key visual receptors with views of the proposed site and of the visibility of the site in the local and wider landscape. The character and condition of existing landscape elements and features was recorded by photographs and described. The field survey work was undertaken in July 2024.

This fieldwork involved driving all the roads and lanes, and walking public footpaths to check the height of hedgerows and other vegetation identified in the desk study. The purpose was to establish where the site might be seen from. Private property was not entered but locations and setting of dwellings in proximity to the application site were noted. From this data, an indicative visual envelope was interpolated, to show areas from which the site could be seen within the surrounding countryside.

Local landscape character areas and key landscape features within the study area were identified and the overall sensitivity of each such area to change was evaluated, taking account of its intrinsic landscape character condition/quality and value, and defined as shown in Table A1.

In addition, the relative sensitivity of visual receptors associated with the key representative viewpoints was evaluated taking account of the type of viewer, importance/value of the view to the receptor, orientation of the receptor in relation to the scheme, the landscape context and the importance of the view/location. Relative sensitivity was then defined as shown in Table A2.

Appendix 1 Assessment Methodology

Sensitivity	Criteria
High	Landscape or landscape fabric of distinctive character in good condition, perceived as being of interest at the national or international level. May include nationally designated land such as Areas of Outstanding Natural Beauty and National Parks, with highly valued landscape, visual interest and a strong sense of cohesion with no or few detracting features, highly valued and considered susceptible to relatively small changes.
Medium	Landscape or landscape fabric of moderate condition value, perceived as being of interest at the regional or local level. May include regional or local landscape designations, with moderately valued characteristics with medium aesthetic value, visual interest or some sense of cohesion, and considered reasonably tolerant of change.
Low	A landscape or landscape fabric of generally poor condition, of low value, often including detractors such as power lines, industrial or derelict land or inappropriate built forms with low aesthetic value, visual interest or sense of cohesion and low value and considered potentially tolerant of substantial change.

Table A1 Landscape Value and Sensitivity to Change Criteria

Sensitivity	Criteria
High	Stationery visual receptors (e.g. occupiers of residential properties or at scenic viewpoints), or moving slowly (e.g. walkers, cyclists or horse riders) orientated towards the scheme and likely to be in that location to enjoy the view, particularly in high value landscapes.
Medium	Visual receptors moving slowly (e.g. walkers, cyclist, horse riders) who are likely to be in that location to enjoy the view in landscape of medium to high value, but are typically not primarily orientated towards the scheme. <u>Also</u> motorists, bus and train travellers on well publicised scenic routes, and residential properties with only oblique views.
Low	Moving visual receptors (e.g. motorists, bus and train travellers) generally orientated away from scheme and likely to be travelling for a purpose other than to enjoy the view in landscapes of medium to low value. <u>Also</u> stationery visual receptors (e.g. employees, indoor leisure users) who are in that location to undertake activities, unconnected with the landscape and views or residential properties with no direct views.

Table A2 Sensitivity of Viewpoints/Visual Receptor

3 Landscape Impact Assessment

The evaluation of landscape impacts considered two types of effect:

- changes to the fabric of the landscape resulting from loss / addition of key features (e.g. foreshore, embankments, access points, sand dunes); and
- changes to the intrinsic character of the local

and wider landscape (the degree to which the proposed scheme affects the overall pattern of elements that give the landscape its particular character and / or distinctiveness).

The assessment of the significance of landscape impacts depends upon the predicted magnitude of change to the landscape and landscape sensitivity

(as defined in Table A3). The magnitude of changes to landscape character and fabric depends upon the nature, scale and duration of change and was defined as in Table A4 below was then used to determine adverse or beneficial significance thresholds from the differing combinations of levels of landscape sensitivity and magnitude of impact.

Appendix 1 Assessment Methodology (contd)

It should be noted that Table A4 is only a framework to aid consistency of reporting and provide an initial indication of the likely impact arising from the assessment of magnitude and sensitivity. Given that the criteria low/medium/high represent levels on a continuum or continuous graduation, application of the framework also required the application of professional judgement and awareness of the relative balance of importance between sensitivity and magnitude. The significance criteria have been textually defined in Table A5.

Magnitude	Criteria
High	Notable change in key landscape characteristics and features over an extensive area ranging to very intensive change over a more limited area.
Medium	Moderate changes in key landscape characteristics and features over a wide area ranging to notable changes in a more limited area.
Low	Minor change in any area of landscape character or features.
Negligible	Virtually imperceptible change in any area of landscape character and features.

Table A3 Landscape Magnitude of Change Criteria

Magnitude of Impact	Landscape Sensitivity		
	High	Medium	Low
High	Major	Major	Moderate
Medium	Major	Moderate	Minor
Low	Moderate	Minor	Negligible
Negligible	Minor	Negligible	Negligible

Table A4 Impact Significance Criteria for Landscape Assessment

Appendix 1 Assessment Methodology (contd)

Impact Significance		Description
Adverse	Major	The proposals are at complete variance with the landform, scale and pattern of the landscape. They are likely to damage, degrade, diminish or even destroy the integrity of a range of characteristic features and elements or their setting. They will be substantially damaging to a high quality or highly vulnerable landscape or townscape and/or they are in serious conflict with policy for the protection of nationally or internationally recognised countryside.
	Moderate	The proposals are out of scale with the landscape, or at odds with the local landform or pattern. Mitigation will not prevent the scheme from detracting from the landscape in the longer term.
	Minor	The proposals do not quite fit the landform and scale of the landscape and they cannot be substantially mitigated for because of the nature of the proposal itself or the character of the wider landscape.
	Negligible	The proposals fit with the scale, landform and pattern of the landscape and/or they incorporate measures for mitigation to ensure they will blend in well with surrounding landscape features and elements, with minimal negative impact or conflict with national policies.
No impact		
Beneficial	Negligible	The proposals fit with the scale, landform and pattern of the landscape and/or they incorporate measures for mitigation to ensure they will blend in well with surrounding landscape features and elements, with minimal beneficial impact and they avoid conflict with national policies.
	Minor	The proposals fit well with the scale, landform and pattern of the landscape and/or they incorporate measures for mitigation to ensure they will blend in well with the surrounding landscape features and elements and they will meet national objectives towards protection of the countryside.
	Moderate	The proposals significantly restore or enhance the form and pattern of the landscape and/or further national objectives to regenerate degraded countryside.
	Major	The proposals constitute a major improvement of the landscape character through a major restructuring of a degraded landscape and they will further national objectives to protect the countryside and regenerate degraded countryside.

Table A5 Landscape Impact Significance Criteria Definitions

Appendix 1 Assessment Methodology (contd)

4 Visual Impact Assessment

The assessment of the significance of visual impacts depends on the predicted magnitude of change affecting visual receptors and the visual receptor sensitivity (as defined in Table A2).

The magnitude of changes to visual amenity depends upon the extent of view affected by the proposal, the angle of view and the level of integration of the proposal in the view and was defined as shown in Table A6.

The frameworks shown in Table A4 and Table A6 were used to determine adverse or beneficial significance thresholds from the differing combinations of levels of visual sensitivity and magnitude. The significance criteria are described in Table A7.

Magnitude	Criteria
High	Where the proposed scheme or elements of the scheme would dominate the view and fundamentally change its character and components.
Medium	Where the proposed scheme or elements of the scheme would be noticeable in the view, affecting its character and altering some of its components and features.
Low	Where the proposed scheme or elements of the scheme would be only a minor element of the overall view, not appreciably affecting its view or altering some of its components and features.
Negligible	Where the proposed scheme or elements of the scheme would be only a very minor element of the overall view that are likely to be missed by the casual observer and/or scarcely appreciated.

Table A6 Visual Magnitude of Change Criteria

Appendix 1 Assessment Methodology (contd)

Impact Significance		Definition
Adverse	Major	Where the scheme would cause a very noticeable deterioration in the existing view, affecting visual receptors of high or medium sensitivity.
	Moderate	Where the scheme would cause a noticeable deterioration in the existing view, affecting receptors of high to low sensitivity.
	Minor	Where the scheme would cause a barely perceptible deterioration in the existing view, affecting visual receptors of medium or low sensitivity.
	Negligible	Where the scheme would cause no noticeable deterioration to the existing view.
No impact		
Beneficial	Negligible	Where the scheme would cause no noticeable improvement to the existing view.
	Minor	Where the scheme would cause a barely perceptible improvement in the existing view, affecting visual receptors of medium or low sensitivity.
	Moderate	Where the scheme would cause a noticeable improvement in the existing view, affecting receptors of high to low sensitivity.
	Major	Where the scheme would cause a very noticeable improvement in the existing view, affecting visual receptors of high or medium sensitivity.

Table A7 Visual Impact Significance Criteria Definition



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