



Technical appendix 6.1: Planning policy

National planning policy

- 6.1.1 The National Planning Policy Framework (NPPF) published by the Department for Communities and Local Government, came into effect on 27 March 2012. 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:

Core planning principles

- 6.1.2 The NPPF sets out a range of core planning principles that should underpin decision-making (paragraph 17), some of which are of particular relevance to this application.
- *"Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;*
 - *Take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it;*
 - *Contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this framework;*
 - *Promote mixed use developments, and encourage multiple benefits from the use of land in urban areas, recognising that some open land can perform many functions (such as wildlife, recreation, flood risk mitigation, carbon storage, or food production);*
 - *Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations"*

Requiring good design

- 6.1.3 The NPPF in paragraph 56 confirms:
- "The government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people."*
- 6.1.4 The NPPF in paragraph 57 states:
- "It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes."*
- 6.1.5 Paragraph 61 states:

"Although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment."

Conserving and enhancing the natural environment

- 6.1.6 Paragraph 109 establishes that the planning system should contribute to and enhance the natural and local environment by:
- *"Protecting and enhancing valued landscapes, geological conservation interests and soils;*
 - *Recognising the wider benefits of ecosystem services;*
 - *Minimising impacts on biodiversity and providing net gains in biodiversity*
 - *Where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;*
 - *Preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability; and*
 - *Remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate."*
- 6.1.7 Paragraph 113 states that:
- "Local planning authorities should set criteria based policies against which proposals for any development on or affecting protected wildlife or geodiversity sites or landscape areas will be judged. Distinctions should be made between the hierarchy of international, national and locally designated sites, so that protection is commensurate and the contribution that they make to wider ecological networks."*

Conserving and enhancing the historical environment

- 6.1.8 Paragraph 128 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"*
- 6.1.9 Paragraph 131 states that in determining planning applications, local planning authorities should take account of:
- *"The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
 - *The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
 - *The desirability of new development making a positive contribution to local character and distinctiveness."*
- 6.1.10 Paragraph 132 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. The more important the asset, the greater the weight should be"

National Planning Practice Guidance (NPPG)

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

6.1.12 Landscape character (paragraph 001 Ref ID: 8-001-20140306 revised 06.03.2014) states that:

"One of the core principles in the National Planning Policy Framework is that planning should recognise the intrinsic character and beauty of the countryside. Local plans should include strategic policies for the conservation and enhancement of the natural environment, including landscape. This includes designated landscapes but also the wider countryside.

Where appropriate, landscape character assessments should be prepared to complement Natural England's National Character Area profiles. Landscape Character Assessment is a tool to help understand the character and local distinctiveness of the landscape and identify the features that give it a sense of place. It can help to inform, plan and manage change and may be undertaken at a scale appropriate to local and neighbourhood plan-making. Natural England provides guidance on undertaking these assessments."

6.1.13 Promoting landscape character (paragraph 007 Ref ID: 26-007-20140306 revised 06.03.2014) states that:

"Development should seek to promote character in townscape and landscape by responding to and reinforcing locally distinctive patterns of development, local man-made and natural heritage and culture, while not preventing or discouraging appropriate innovation.

The successful integration of all forms of new development with their surrounding context is an important design objective, irrespective of whether a site lies on the urban fringe or at the heart of a town centre.

When thinking about new development the site's land form should be taken into account. Natural features and local heritage resources can help give shape to a development and integrate it into the wider area, reinforce and sustain local distinctiveness, reduce its impact on nature and contribute to a sense of place. Views into and out of larger sites should also be carefully considered from the start of the design process.

Local building forms and details contribute to the distinctive qualities of a place. These can be successfully interpreted in new development without necessarily restricting the scope of the designer. Standard solutions rarely create a distinctive identity or make best use of a particular site. The use of local materials, building methods and details can be an important factor in enhancing local distinctiveness when used in evolutionary local design, and can also be used in more contemporary design. However, innovative design should not be discouraged.

The opportunity for high quality hard and soft landscape design that helps to successfully integrate development into the wider environment should be carefully considered from the outset, to ensure it complements the architecture of the proposals and improves the overall quality of townscape or

landscape. Good landscape design can help the natural surveillance of an area, creatively help differentiate public and private space and, where appropriate, enhance security."

6.1.14 Promoting a network of greenspaces (paragraph 009 Ref ID: 26-009-20140306 revised 06.03.2014) states that:

"Development should promote public spaces and routes that are attractive, accessible, safe, uncluttered and work effectively for all users – including families, disabled people and elderly people. A system of open and green spaces that respect natural features and are easily accessible can be a valuable local resource and helps create successful places. A high quality landscape, including trees and semi-natural habitats where appropriate, makes an important contribution to the quality of an area.

Public spaces should be designed with a purpose in mind, and wherever possible deliver a range of social and environmental goals. They can take many different forms (for example path, street, square, park, plaza, green), and can serve different functions (for example informal, civic, recreational, commercial). Space left over after development, without a function, is a wasted resource, can detract from a place's sense of identity and can increase the likelihood of crime and anti-social behaviour occurring (a function could include informal spaces and design elements that add character, and should not be limited only formal functional uses). The benefit of greenspaces will be enhanced if they are integrated into a wider green network of walkways, cycleways, open spaces and natural and river corridors."

6.1.15 The North Dorset Local Plan Part 1 was adopted in January 2016. The strategic planning policies contained within the Local Plan Part 1 that are relevant to the landscape and visual assessment are as follows:

Policy 2 – Core Spatial Strategy states that:

"All development proposals should be located in accordance with the spatial strategy for North Dorset.

The Four Main Towns

Blandford (Forum and St. Mary), Gillingham, Shaftesbury and Sturminster Newton are identified as the main towns in North Dorset. They will function as the main service centres in the District and will be the main focus for growth, both for the vast majority of housing and other development.

Policies 16 to 19 set out the main locations for growth at the four main towns, which will be shown in more detail in Part 2 of the Local Plan that deals with site allocations, with the exception of the southern extension to Gillingham, which is identified as a strategic site allocation in Policy 21 of this document.

Stalbridge and the Larger Villages

Stalbridge and eighteen larger villages have been identified as the focus for growth to meet the local needs outside of the four main towns.

These larger villages are: Bourton, Charlton Marshall, Child Okeford, East Stour, Fontmell Magna, Hazelbury Bryan, Iwerne Minster, Marnhull, Milborne St Andrew, Milton Abbas, Motcombe, Okeford Fitzpaine, Pimperne, Shillingstone, Stourpaine, Winterborne Kingston, Winterborne Stickland and Winterborne Whitechurch.



The Countryside

Outside the defined boundaries of the four main towns, Stalbridge and the larger villages, the remainder of the District will be subject to countryside policies where development will be strictly controlled unless it is required to enable essential rural needs to be met.

At Stalbridge and all the District's villages, the focus will be on meeting local (rather than strategic) needs.

Settlement Boundaries

The settlement boundaries defined around the four main towns, Stalbridge and the larger villages in the North Dorset District-Wide Local Plan 2003 and proposals maps are retained and, in conjunction with Policies 16, 17, 18, 19 and 21 of this document, which identify the broad locations for housing and employment growth and regeneration, will continue to be used for development management purposes until reviewed either: through site allocations in Part 2 of the Local Plan or a neighbourhood plan. The settlement boundaries defined around all other settlements in the North Dorset District-Wide Local Plan 2003 and proposals maps are removed and these settlements will be subject to countryside policies unless new settlement boundaries are defined in neighbourhood plans or in Part 2 of the Local Plan."

Policy 4 – The Natural Environment states that:

"The natural environment of North Dorset and the ecosystem services it supports will be enhanced through the protection of environmental assets and the establishment of a coherent ecological network of designated sites and stepping stone sites linked via corridor features. Where development takes place, buffers should be provided to environmental assets to improve their biodiversity value and facilitate adaptation to climate change. Where opportunities exist, new habitats should be created to enhance this network further.

Developments that offer gains in biodiversity whether through the restoration of habitats or the creation of linkages between existing sites, will be looked upon favourably in the decision-making process.

Developments are expected to respect the natural environment including the designated sites, valued landscapes and other features that make it special. Developments should be shaped by the natural environment so that the benefits it provides are enhanced and not degraded.

Development proposals which seek to conserve or enhance the natural environment should be permitted unless significant adverse social or environmental impacts are likely to arise as a result of the proposal.

Landscape Character

The landscape character of the District will be protected through retention of the features that characterise the area. Where significant impact is likely to arise as a result of a development proposal, developers will be required to clearly demonstrate that the impact on the landscape has been mitigated and that important landscape features have been incorporated in to the development scheme.

Areas of Outstanding Natural Beauty (AONB)

Within the areas designated as AONB and their setting, development will be managed in a way that conserves and enhances the natural beauty of the area. Proposals which would harm the natural beauty of the AONBs will not be permitted unless it is clearly in the public interest to do so. In such instances, effective mitigation should form an integral part of the development proposals. Developers will be expected to demonstrate how they have had regard to the objectives of the relevant AONB management plan for the area."

Internationally Important Wildlife Sites

Developers should demonstrate that their proposals will not have significant adverse effects, including cumulative effects, on internationally important wildlife sites. Where this cannot be demonstrated, appropriate mitigation measures will be required otherwise permission will be refused. Mitigation measures for specific sites will include:

- a in relation to Fontmell and Melbury Downs SAC, contributions towards the effective management of the site to reduce recreational pressure;*
- b in relation to Rooksmoor SAC, contributions towards the establishment of the North Dorset Trailway between Sturminster Newton and Stalbridge to reduce traffic pollution on the site;*
- c in relation to the Dorset Heathlands SAC, Dorset Heathlands (Purbeck and Wareham) and Studland Dunes SAC, Dorset Heathlands SPA, and Dorset Heathlands Ramsar site, contributions from developments within 5km of the heathland designations towards the sustainable management of the heathland sites or contributions towards the provision of alternative accessible recreation space to reduce recreational pressure on the Dorset heathlands;*
- d in relation to the Poole Harbour SPA and Poole Harbour Ramsar site, developments within the harbour catchment will be required to be nitrogen neutral to avoid increasing nitrogen inputs into Poole harbour. A package of measures including upgrade of sewage treatment works or through the transfer of land from intensive agricultural use to less intensive grassland or woodland uses is available.*

Sites of Special Scientific Interests (SSSIs)

Nationally designated wildlife sites should not be harmed by development unless it can be clearly demonstrated that the benefits of development clearly outweigh the impact on the site and the wider SSSI site network.

Developers should demonstrate that their proposals will not have a negative impact, including cumulative impacts, on nationally designated wildlife sites. Where the potential for harm is identified, effective mitigation measures will need to be put into place. Developments should seek to link sites together to contribute towards the establishment of a coherent ecological network.

Locally Designated Natural Environment Sites

Locally designated sites represent some of the most valuable local environmental sites. Development should have regard to the reasons for the designation and not harm the integrity of these sites nor connections between them and other environmental assets.

Development proposals should aim to avoid impact on local biodiversity sites however where impact is unavoidable; developers will be required to provide effective mitigation for this loss in biodiversity. As



a last resort, compensation measures may be acceptable if effective mitigation cannot be provided. Such compensation measures must offer gains equivalent in magnitude to the loss resulting from the development.

Agricultural Land

The best and most versatile agricultural land will be safeguarded from permanent loss unless it can be demonstrated that there are no suitable alternative sites, or that the proposal has significant economic or social benefits that outweigh the loss of the land from agricultural uses, or that the proposal would support an existing agricultural business.

Species

Where there is likely to be an impact on nationally protected or locally rare or scarce species, an assessment of the impact on these species should be submitted to accompany development proposals. This should be appropriate to the scale of development and be informed initially through consultation with the local environmental records centre."

Policy 5 – The Historic Environment states that:

"Assessing Proposals That Would Harm a Heritage Asset

Any development proposal affecting a heritage asset (including its setting) will be assessed having regard to the desirability of sustaining and enhancing the significance of that asset and securing a viable use for it that is most consistent with its conservation.

For any designated heritage asset, great weight will be given to its conservation when considering any proposal that would have an impact on its significance. Clear and convincing justification for any development that would cause harm to the significance of a designated heritage asset will be required however slight and whether through direct physical impact or by change to its setting.

Justifying Substantial Harm to or the Loss of a Designated Heritage Asset

Development that results in substantial harm to or the loss of a designated heritage asset will be refused unless it can clearly be justified that there is substantial public benefit resulting from the development, outweighing the 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 charitable or public ownership is not possible; and*
- d the harm or loss is outweighed by the benefit of bringing the site back into use.*

In all cases substantial harm (whether through direct physical impact or by change to its setting) to, or the total loss of, a grade II listed building or a registered park or garden should be exceptional. Substantial harm (whether through direct physical impact or by change to its setting) to, or total loss of, grade I or II listed buildings and registered parks and gardens, scheduled monuments and*

undesigned archaeological sites of equivalent importance to scheduled monuments should be wholly exceptional.

Justifying Less Than Substantial Harm to a Designated Heritage Asset

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 securing its optimum viable use.

Justifying Harm to a Non-Designated Heritage Asset

Where a development proposal will lead to harm to the significance of a non-designated heritage asset, regard will be had to:

- e the desirability of sustaining and enhancing the significance of the asset; and*
- f the scale of any harm or loss; and*
- g the significance of the heritage asset.*

Hidden and Unidentified Heritage Assets

Remains or hidden features or fabric, which contribute to the significance of a designated heritage asset (or which suggest that a non-designated heritage asset is of demonstrably equivalent significance), should be recorded and preserved in situ. The recording and excavation of remains or hidden features or fabric of less heritage value may be permitted, if recording and preservation in situ is not a reasonable or feasible option.

Enabling Development

In exceptional circumstances, a proposal for enabling development that would not otherwise be permitted may be supported if it can be demonstrated that this will secure the long term preservation and enhancement of a designated heritage asset considered to be at risk, or other heritage asset on a local risk register maintained by the Council. Such development will only be permitted if:

- h it has been demonstrated that reasonable consideration has been given to other options for securing the long-term preservation and enhancement that are more consistent with the policies of the Local Plan and these are not available; and*
- i it has been demonstrated that the enabling development is the minimum necessary to secure such long term preservation and enhancement; and*
- j the benefits of the enabling development outweigh the dis-benefits of departing from other relevant policies in the Local Plan.*

Enabling development will not be permitted where the Council considers the current condition of the heritage asset is the result of deliberate or reckless neglect or actions designed to secure a benefit from this exception to policy."

Policy 15 – Green Infrastructure states that:

"The Council will seek to:



- a integrate the new green infrastructure to be provided in association with strategic growth at the four main towns with existing green infrastructure networks; and*
- b enhance the provision of green infrastructure in the countryside (including at Stalbridge and the District's villages), especially where it helps to improve recreational opportunities; and*
- c protect and enhance existing open space of importance, character areas, outdoor sport and recreational facilities and provide new facilities to support growth; and*
- d take forward new and improved strategic facilities, such as the North Dorset Trailway; and*
- e promote the public enjoyment of wildlife, where this is compatible with maintaining biodiversity; and*
- f identify opportunities to work with partners at the local, district and sub-regional levels to deliver multiple key green infrastructure benefits.*

Development will be required to enhance existing and provide new green infrastructure to improve the quality of life of residents and deliver environmental benefits. All elements of green infrastructure should be provided on site in line with standards of provision set in the development plan unless:

- g it can be demonstrated that it would not be practical or viable to do so; or*
- h exceptionally, it could be demonstrated that greater benefits could be realised through off-site measures.*

Where the full requirement for green infrastructure is not provided on-site, development would be expected to provide new green infrastructure off site, and/or enhance (or make a contribution towards the enhancement of) existing green infrastructure off site.

Developments will also be expected to deliver, or contribute towards the delivery of:

- i the conservation and management of existing assets; and*
- j the creation of new sites and links including new or improved open space for children's play, outdoor sport and recreation; and*
- k enhancement to the functionality, quality and connectivity of green infrastructure; and*
- l area-specific packages which achieve multiple benefits including those identified in Figure 7.2.*

Neighbourhood plans should consider measures that assist in delivering key green infrastructure benefits as outlined in this policy, including the designation of local green space, where appropriate."

Policy 17 – Gillingham states that:

"Sustainable Development Strategy

Gillingham's role as the main service centre in the north of the District will be maintained and enhanced through:

- a development and redevelopment within the settlement boundary, including the enhancement of the town centre and the mixed-use regeneration of the Station Road area; and*

- b the development of a strategic site allocation (SSA) to the south of the town; and*
- c the development of a range and choice of employment sites, including the southern extension of Brickfields Business Park; and*
- d an enhanced green infrastructure network focused primarily on the three river corridors through the town.*

Growth will be taken forward in ways which respect the town's environmental constraints, support its role, function and identity and contribute to making it more self-contained. The complementary approach of the Local Plan and the Gillingham Neighbourhood Plan will ensure the town benefits from growth to become a more vibrant and thriving place to live and work.

Environment and Climate Change

The impact of flooding and climate change on the town will be addressed by:

- e taking account of the risks of fluvial, groundwater and surface water flooding in new development; and*
- f the incorporation of sustainable drainage systems into new developments.*

The town's natural and historic built environment will be protected and enhanced.

Meeting Housing Needs

At least 2,200 homes will be provided at Gillingham during the period 2011 – 2031. In addition to infilling and regeneration within the settlement boundary, Gillingham's housing needs will be met through:

- g the development of a SSA to the south of the town, including on land adjacent to Lodden Lakes; land east of Ham, and land south of Ham; and*
- h new homes, particularly flats above shops and offices, to support the mixed-use regeneration of land at Station Road to the south of the town centre; and*
- i the development of the land to the south and south-west of Bay.*

Supporting Economic Development

Employment needs in the town for the period up to 2031 will be met through:

- j the mixed-use regeneration of the Station Road area, to the south of the town centre, for a range of employment uses, particularly offices; and*
- k the development of land to the south of Brickfields Business Park for a range of employment uses; and*
- l the development of land on Kingsmead Business Park for a local centre and/or for a range of employment uses; and*
- m the development of land at Neal's Yard Remedies, Peacemarsh for the expansion of Neal's Yard Remedies or alternatively the provision of other high value businesses; and*



n the retention of existing employment sites.

In the period up to 2031, additional retail floorspace will be brought forward:

o with a focus on comparison retailing as part of the mixed-use regeneration of the Station Road Area; and

p as local shops forming an integral part of the local centre to serve the SSA to the south of the town, in accordance with Policy 21.

The main focus for additional retail provision and other town centre uses will be land within the existing Town Centre and land proposed for mixed- use regeneration at Station Road.

Infrastructure

In the period up to 2031, grey infrastructure to support growth will include:

q a new link road between the B3081 and B3092 through the SSA to the south of the town; and

r the enhancement of the railway station as a public transport hub and the improvement of the town centre's pedestrian and cycle links with the railway station and Waitrose; and

s the integration of new areas of housing development into the existing transport network through the provision of new routes/upgrading of existing routes, including pedestrian and cycle links to key destinations, such as the town centre, employment areas, schools and other community facilities; and

t upgrading of foul sewers and the town's sewage treatment works.

In the period up to 2031, social infrastructure to support growth will include:

u further improvement or expansion of the existing facilities at RiversMeet and the provision of a new community hall on the site; and

v a new local centre to be provided as part of the SSA to the south of the town, which will include a new community hall, a new 2 form entry primary school and a new doctors' surgery; and

w the expansion of St Mary's The Virgin Primary School and the expansion of Gillingham High School.

A network of green infrastructure will be developed in and around Gillingham focusing primarily on the corridors of the River Stour, River Lodden and the Shreen Water.

In the period up to 2031, green infrastructure to support proposed growth will include:

x the retention, enhancement and extension of the sports pitches at and around the secondary school; and

y the provision of a green corridor along the valley of the River Lodden extending from Brickfields Business Park through new and existing housing developments at Ham to the sports pitches north of the railway line; and,

z the provision of formal and informal open spaces, sports pitches, play spaces and allotments in new areas of housing development, including the SSA."

Policy 20 – The Countryside states that:

"Stalbridge and the eighteen larger villages will form the focus for growth outside of the four main towns.

Development in the countryside outside defined settlement boundaries will only be permitted if:

a it is of a type appropriate in the countryside, as set out in the relevant policies of the Local Plan, summarised in Figure 8.5; or

b for any other type of development, it can be demonstrated that there is an 'overriding need' for it to be located in the countryside."

Policy 21 – Gillingham Strategic Site Allocation states that:

"A Master Plan Framework will be prepared for the whole of the southern extension of Gillingham to ensure that: the site will be developed in a comprehensive and coordinated manner; and facilities and infrastructure are provided and delivered in step with housing and employment development.

The Council will use the Master Plan Framework for the southern extension as a material consideration in the context of the requirements of the Local Plan which forms the main policy basis for determining any subsequent planning applications for development on the site. The Council will not support proposals for development within the southern extension prior to the production of (and consultation on) the Master Plan Framework and prior to its contents being agreed by the Council.

The Master Plan Framework (and any subsequent planning applications on or affecting the southern extension) should:

a reflect the conceptual framework for the site (including concept plan, concept statement and design principles), unless a departure from the concept plan or concept statement can be clearly justified; and

b demonstrate how the land use allocations, infrastructure and other requirements set out: in this policy; on the proposals map for the strategic site allocation; and in the other policies of the Local Plan, will be provided and delivered.

The Council's preferred approach is for developers to work together (and with the Council, key stakeholders and the community) to prepare the Master Plan Framework, which the Council would then agree. If necessary, the Council would consider producing a supplementary planning document or other planning document (or documents) to guide the future development of the southern extension.

Climate Change

The Master Plan Framework for the southern extension (and any subsequent planning application, or applications, for the site) should show how the causes and effects of climate change will be tackled by:

c incorporating energy efficiency and renewable energy measures in buildings, including measures to produce energy from renewables and low carbon sources to meet the requirements of the Government's zero carbon buildings policy; and

d consideration being given to the potential for a district heating



e scheme to serve, or to be incorporated into, the southern extension, should a suitable opportunity arise; and

f measures to address the risks of fluvial and surface water flooding; and

g incorporating sustainable drainage systems into the development.

Environment

The Master Plan Framework for the southern extension (and any subsequent planning application, or applications, for the site) should show how the natural and historic environment will be conserved and enhanced by:

h measures to integrate the southern extension into the wider landscape, particularly where the edge of development adjoins open countryside; and

i measures to conserve and enhance wildlife interests, including both habitats and species within and close to the southern extension; and

j the retention (in situ) and enhancement of significant archaeological features and their settings, including Kings Court Palace Scheduled Monument and Gillingham Park Boundary Bank Scheduled Monument.

Meeting Housing Needs

The Master Plan Framework for the southern extension should:

k show how the site will be developed with about 1,800 homes in total; and

l show how the delivery of housing will be phased over time making provision for about 1,800 homes to be delivered on the SSA in the period up to 2031; and

m show how the delivery of housing will be phased spatially based on the approach that development will commence adjacent to the existing built-up area of the town and spread out towards the boundaries of the site; and

n set out the mix of market and affordable homes, in terms of number of bedrooms, that should be delivered on the site, reflecting the proportions in Policy 7 – Delivering Homes, unless a different mix can be justified on the basis of local circumstances and agreed with the Council;

o set out that 25% of the total number of dwellings will be affordable, unless a different percentage can be justified on the basis of a site- based assessment of viability and agreed with the Council; and

p make provision for at least 50 affordable extra care units for the elderly, as part of the overall provision of affordable housing.

Any subsequent planning application, or applications, for the site should reflect the requirements for the provision of housing development set out above, or as amended in the Master Plan Framework.

Supporting Economic Development

The Master Plan Framework for the southern extension (and any relevant subsequent planning application, or applications, for the site) should:

q set out how the land to the south of Brickfields Business Park should be developed: with a range of employment uses; with a new access from the B3092; to be well screened in views from the south and west; and

r set out how the remaining undeveloped land at Kingsmead Business Park should be developed as part of a local centre in the Shaftesbury Road corridor to support the southern extension. In the event that the local centre does not include the remaining undeveloped land at Kingsmead Business Park, the Master Plan Framework (and any relevant subsequent planning applications), should show how the site will be developed with a range of employment uses.

Grey Infrastructure

The Master Plan Framework for the southern extension (and any relevant subsequent planning application, or applications, for the site) should make provision for:

s a 'principal street' linking New Road (B3092) and Shaftesbury Road (B3081), which will be designed as a bus route; and

t a permeable and legible network of well-defined streets and spaces within the southern extension, which are cycle and pedestrian friendly, including well-designed gateways to the town and accesses to different areas of development at key points. Links from the southern extension into the existing built-up area of the town should be primarily for pedestrians and cycles; and

u the closure of Cole Street Lane to vehicular through traffic, other than for access; and

v off-site highway improvements, particularly improvements to increase the capacity of the New Road (B3092) and Shaftesbury Road (B3081) junction; and improvements in the Shaftesbury Road/Le Neubourg Way corridor; and

w off-site measures, and contributions towards off-site measures, to support the use of public transport, cycling and walking. Such improvements will include the enhancement of Gillingham Railway Station and the completion, where practicable of gaps in existing cycle and pedestrian route networks between the town and the southern extension; and

x contributions towards the provision of a link road between the B3081 and the A30 at Enmore Green; and

y other grey infrastructure requirements to support the development of the southern extension including the upgrading of: foul sewers; the town's sewage treatment works; utilities; and telecommunications networks, including broadband.

Social Infrastructure

The Master Plan Framework for the southern extension (and any relevant subsequent planning application, or applications, for the site) should make provision for:

z a local centre in the Shaftesbury Road corridor to serve the southern extension, which will include: small scale local convenience shops; a 2 forms of entry primary school; a pre-school nursery; a community hall; health facilities (including a doctors' surgery, a dentist and a dispensing pharmacy); and other essential local facilities; and



aa the expansion of St Mary the Virgin Primary School (from 1 form of entry to 2) including the provision of land if required; and contributions towards the expansion of Gillingham High School; and

bb contributions towards improvements to, or the expansion of: Riversmeet (including a community hall); Gillingham Town Library; and Gillingham Fire Station.

Green Infrastructure

The Master Plan Framework for the southern extension (and any relevant subsequent planning application, or applications, for the site) should make provision for:

cc at least 8.5 hectares of formal public open space, including sport's pitches, children's play spaces, allotments and community orchards. At least 7 hectares should be provided as sports pitches and associated facilities. The preferred option is for sports pitches to be grouped in two clusters either side of the B3081; and

dd at least 26 hectares of informal public open space primarily along the river corridors providing: a landscape setting for development; enhanced habitats for wildlife; and off-road routes for pedestrians and cyclists within the SSA linking to the town and countryside; and

ee the retention, where practicable, of important trees, groups of trees and hedgerows on the southern extension site within public open spaces and publically accessible 'greenways'; and

ff the establishment of a sustainable drainage system across the southern extension utilising, where practicable, existing watercourses, ponds, ditches and the 'greenways' associated with the retained hedgerows; and

gg the retention of existing areas of strategic landscape planting and the establishment of new strategic landscape planting, particularly on the edges of the site to screen new development whilst also allowing views out of and into the site; and

hh contributions towards the provision or enhancement of green infrastructure off site."

Policy 24 – Design states that:

"Development should be designed to improve the character and quality of the area within which it is located. Proposals for development will be required to justify how the relevant aspects of development form address the relevant design principles and standards set out in Figures 10.1, 10.2 and 10.3 of this policy and how the design responds to the local context.

Developments will be permitted provided that the relevant aspects of development have been designed to reflect the relevant design principles and have satisfactorily addressed the relevant standards. A proposal that uses development forms which do not reflect the relevant design principles and standards, or which otherwise conflict with the design principles, will not be permitted. There may be circumstances where it is not appropriate to apply the design principles, aspects of form and/or space standards set out in Figures 10.1, 10.2 and 10.3 of this policy (for example, bin storage and laundry drying in town centre developments).

In certain circumstances, a well-designed 'contemporary' or 'modern' scheme will be acceptable.

Development proposals that are of an overbearing nature or where the enjoyment of the existing properties is significantly diminished will be refused.

Developers will be required to engage with the local community and offer realistic opportunities for local people to influence development proposals where practical and feasible to do so. Where existing local guidelines have been established, these should be reflected in development proposals.

Developments will be required to provide adequate space for cycle parking, storage for bins and recyclables and in addition in the case of residential developments, laundry drying.

Developments will be expected to incorporate existing mature trees and hedgerows and other landscape features into the public realm of the development layout and provide sufficient additional landscape planting to integrate the development into its surroundings."

6.1.16 The saved policies in the North Dorset District-Wide Local Plan, adopted in 2003 that are relevant to the landscape and visual assessment are as follows:

Policy 1.12-River Valleys

"Development will not be permitted within the River Valley areas defined on the Proposals Maps where;

(i) the water quality of the river would be adversely affected by effluent pollution from the development.

(ii) the wildlife and their habitats, the vegetation and the landscape of the river valleys would be adversely affected by the development."

Policy GRF1

"Within the Gillingham Royal Forest Project Area it is proposed to;

(i) enhance the landscape and aid the diversification of agriculture through the provision of additional woodland planting

(ii) provide and co-ordinate additional countryside recreational facilities

(iii) provide interpretative/tourism/educational material and facilities Development will be approved in the area if the above objectives are met and the proposal is in keeping with the character of the area."

Policy GH3

"The following areas are designated as "Areas of Local Character"

(i) Bay

(ii) Colesbrook

(iii) Ecclifffe

(iv) Kings Court

(v) Lodbourn



(vi) Lodden Bridge and New Road

(vii) Peacemarsh

(viii) Wavering Lane

(ix) Wyke

Within these areas, development will only be approved if the proposal respects their individual local character."

Policy GH19

"A riverside footpath/cycleway link is proposed to connect the Shaftesbury Road at Lodden Bridge, with Kings Court Palace, via a new bridge over the River Lodden."

Policy GH20

"A river bridge is proposed over the river Lodden to allow for a footpath/cycleway link between Lodden View and the proposed Ham Primary School."



Technical appendix 6.2: Assessment methodology

To be read with reference to figures 6.1 to 6.6 in the LVIA figures.

Introduction

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

LVIA Guidelines

- 6.2.2 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)
SNH Visual Representation of Wind Farms guidance, version 2.1 December 2014
Landscape Institute Advice Note 01/11, Photography and Photomontage in Landscape and Visual Assessments.

Role of the LVIA

- 6.2.3 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

- 6.2.4 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

- 6.2.5 In the GVLIA 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."

- 6.2.6 The methodology for assessing both the landscape and visual effects are outlined in paragraphs P2.34 to P2.67.

Assessment process

- 6.2.7 The process of landscape and visual assessment (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 significant 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

- 6.2.8 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.

- 6.2.9 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."

- 6.2.10 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

- 6.2.11 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

- 6.2.12 The Site and surrounding area were visited in March and September 2015 to obtain familiarity with the landscape. 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

- 6.2.13 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.
- 6.2.14 A 2.5km study area was chosen, as the visibility beyond this distance will become limited and the Proposed Development is unlikely to have any significant effects.

Identifying landscape character, elements and features

- 6.2.15 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.
- 6.2.16 National and county level LCA generally give a broad scale assessment which 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 LCA 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.
- 6.2.17 Detailed fieldwork carried out within the Site and immediate surroundings is used to check the applicability of the landscape character assessments 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.

- 6.2.18 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)

- 6.2.19 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, Zone of Theoretical Visibility (ZTV), is provided in figure 6.10.
- 6.2.20 The ZTV has been derived from a Digital Surface Modelling. The DSM used was based on a 2 m grid provided by Bluesky. This uses photogrammetrically derived information during summer that provides a highly detailed three-dimensional model of the landscape and townscape. Topographic features including landform, woodland, settlements, individual buildings, isolated trees, copses, hedgerows, embankments and other minor topographic features, out to a distance of 2.5km 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 Bluesky data can pick up the majority of the woodland and buildings, although areas can be missed between the 2 m grid.
- 6.2.21 For this project, the ZTV has been generated using the DSM and the following proposed building height parameters:
- Up to 9m*
- Up to 11m*
- Up to 12m*
- Up to 14m*
- Schools up to 12m*
- 6.2.22 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 2.5km is the distance beyond which proposals of this scale, nature and context would not have a significant effect on either landscape / townscape character or views. The resulting ZTV, figure 6.10, illustrates the extent to which any part of the proposals (large or small) is potentially visible from the surrounding area.
- 6.2.23 During fieldwork, any significant discrepancies in the visual envelope and ZTV are recorded and later amended. Fieldwork was confined to accessible parts of the Site, public rights of way, transport routes and other publicly accessible areas.

Identifying visual receptors

- 6.2.24 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.
- 6.2.25 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

6.2.26 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. 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 a particular cultural landscape associations.

Illustrative viewpoints to demonstrate a particular effect/issue. For example, the restricted visibility at a certain location.

6.2.27 Generally viewpoints are selected from publicly accessible land and/or the transport routes. Representative or specific viewpoints from these areas can take into consideration that similar views may be afforded from receptors of residential properties.

Future baseline

6.2.28 In describing potential effects, account must also be taken of ongoing changes to the area surrounding the Site, which is described as 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.

6.2.29 Chapter 2 of this ES describes the future baseline 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 section 6.8.

Description of proposals

6.2.30 The planning application drawings and design and access statement provide a description of the proposals. In this ES the proposals are described in Chapter 2, while this chapter summarises the elements that are likely to give rise to landscape or visual effects. The effects on landform and on existing landscape features such as vegetation are also described. Proposals for landscape measures such as new planting are set out.

Mitigation measures

6.2.31 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."*

6.2.32 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 the proposals Chapter 3 figures incorporating these primary measures are used to assess predicted potential effects.

6.2.33 Secondary mitigation measures are those that have not been designed into the proposals that form part of this application. Potential secondary mitigation measures are described and considered in the assessment. Where significant adverse effects remain after secondary mitigation, these are referred to as residual effects.

Landscape assessment

6.2.34 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

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

Value

Susceptibility to specific change

6.2.36 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."

6.2.37 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."*

6.2.38 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

6.2.39 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 paragraph 6.2.43.

6.2.40 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."

6.2.41 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."

6.2.42 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.

6.2.43 The guidance set out in figure 6.1 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 this chapter as high, medium, low or negligible.

Magnitude of landscape effect

6.2.44 The magnitude of effect is assessed in terms of:

Size/scale
Geographical extent
Duration
Reversibility

6.2.45 The **size or scale** of an effect 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 6.2. 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 which are distinctive to the landscape character.

6.2.46 The **geographical extent** of effects is assessed by determining the area over which the landscape effects will be felt. The effect is considered across varying scales of wide, intermediate, localised or limited based on the criteria set out in figure 6.2. In general, the effects will vary according to the nature of the project and may not be relevant on every occasion.

6.2.47 The **duration** of effects 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 6.2.

6.2.48 The **reversibility** of an effect assesses the prospects or practicality of the effect being reversed. The effect is judged as reversible, partially reversible or permanent as set out in figure 6.2.

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

6.2.50 The guidance notes and criteria set out in figure 6.2 have been used to make a judgement on the magnitude of landscape effect for this assessment. The magnitude of landscape effect 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 effect, which is ultimately a matter of professional judgement, and is defined in this chapter as large, medium, small or negligible.



Judging the overall significance of landscape effect

- 6.2.51 The degree of the effects on the landscape resources is considered from a sequentially combined evaluation of the landscape sensitivity and the magnitude of effect. The matrix in figure 6.3 has been used to guide this judgement. The definitions used are included in that figure. They are applied to both potential effects, and to residual effects. If the degree of effect is moderate or above then the effect is considered to be significant.
- 6.2.52 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). 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."*

6.1 Visual assessment

- 6.2.53 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 visual effect on visual amenity. These are defined in the following paragraphs.

Criteria for assessing potential significance of visual effects

Sensitivity of visual receptors

- 6.2.54 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.
- 6.2.55 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
- 6.2.56 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"*
- 6.2.57 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 which contribute to the visual experience i.e. cultural/historical/ecological interests and planning designations

- 6.2.58 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."*
- 6.2.59 The guidance set out in figure 6.4 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 this chapter as high, medium, low or negligible.

Magnitude of visual effect

- 6.2.60 The magnitude of visual effect is assessed in terms of:

Size/scale
Geographical extent
Duration
Reversibility

- 6.2.61 The **size or scale** of a visual effect 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 6.5. 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."*
- 6.2.62 The **geographical extent** of visual effects is assessed by determining the area over which the visual effects will be seen. The visual effect is considered across varying scales of wide, intermediate, localised or limited based on the criteria set out in figure 6.5. 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.”*

At completion (post construction - year 0) including seasonal variation and night time Year 15 of operation.

- 6.2.63 The **duration** of effects 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 6.5.
- 6.2.64 The **reversibility** of an effect assesses the prospects and the practicality of the effect being reversed. The effect is judged as reversible, partially reversible or permanent as set out in figure 6.5.
- 6.2.65 The guidance notes and criteria set out in figure 6.5 have been used to make a judgement on the magnitude of visual effect for this assessment. The magnitude of visual effect 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 effect, which is ultimately a matter of professional judgement, and is defined in this chapter as large, medium, small or negligible.

Judging the overall significance of visual effects

- 6.2.66 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 6.6 has been used to guide this judgement. The definitions used are included in that figure. They are applied to both potential effects and to residual effects. If the degree of effect is moderate or above then the effect is considered to be significant.
- 6.2.67 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). 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

- 6.2.68 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:

During construction



Technical Appendix 6.3: Photographic images methodology

Photographic survey

- 6.3.1 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.
- 6.3.2 For this assessment, during the summer a Canon EOS 6D camera was used in conjunction with a 50mm prime lens. The EOS 6D employs a sensor of similar size to a traditional SLR therefore the 50mm lens used results in a focal length of 50mm as no modification factor is applied. During the winter a Nikon D80 Digital SLR zoom lens camera was used. This has an image sensor magnification of 1.5, which when used with a 35mm lens setting results in a focal length of 52.5mm ($1.5 \times 35 = 52.5$). This methodology is in accordance with the LI Advice note 01/11, *Photography and photomontage in landscape and visual impact assessment*.
- 6.3.3 In this assessment, the photographs are taken at approximately 1.6 m above ground level using a tripod.
- 6.3.4 GPS 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.
- 6.3.5 For panoramic photographs an overlap of between 35% and 50% of each frame is used to allow the creation of a seamless panoramic, using Photoshop.