

APPENDIX

Landscape Impact Assessment:

Magnitude of change

Magnitude of change to the landscape character is measured on a scale of **High, Medium or Low** by considering the **scale** of effect to the baseline situation with the **duration** it is likely to occur and the **extent** of the receptor that will experience the change.

The following degrees of **scale** of effect have been adapted from GLVIA methodology:

- **Large:** total loss or major alteration to key elements of the pre development landscape, or the introduction of elements considered to be uncharacteristic when assessed within the attributes of the receiving landscape, or the proposal becomes a dominant feature within the scene with the surrounding elements becoming subordinate and the resultant effect is a change in the overall character.
- **Medium:** partial loss of, or alteration to one or more key elements of the landscape pre-development, or the introduction of elements that maybe prominent, or from a visibly recognisable new feature, but may not necessarily be considered substantially uncharacteristic when set within the attributes of the receiving landscape.
- **Small:** minor loss or alteration to one or more key elements of the pre-development landscape, or the introduction of elements which constitute a minor component of the wider landscape, and are not uncharacteristic when set within the attributes of the receiving landscape.
- **Negligible:** where the development would cause a virtually imperceptible change in the existing use or character.

Duration is the time period over which the change to the receptor would arise as a result of the development. It is judged as:

- **Permanent:** The change is expected to be permanent with no intention for it to be reversed.
- **Long-term:** the change is expected to be in place for 10-25 years and will be reversed, fully mitigated or removed so no longer occurring beyond that time frame.
- **Medium-term:** the change is expected to be in place for 2-10 years and will be reversed, fully mitigated or removed so no longer occurring beyond that time frame.
- **Short-term:** the change is expected to be in place for 0-2 years and will be reversed, fully mitigated or removed so no longer occurring beyond that time frame.

Extent indicates the geographic area over which the effects will be felt as a result of the proposed development. It is judged as Wide, Intermediate, Localised or Limited.

- **Wide:** beyond 4km (or more than 50% of the receptor)
- **Intermediate:** up to approx. 2-4km (or around 50% of the receptor)
- **Localised:** site and surroundings up to 2km (or up to approx. 25% of the receptor)
- **Limited:** site, or part of the site (or up to approx. 10% of the receptor)

Significance of Landscape Impacts

The landscape impacts of the proposed development have been assessed by considering the degree to which each landscape feature is likely to be affected, taking into account the ease with which features could be replaced, and the contribution each feature makes to local landscape character, is assessed as large, medium or small. The condition of each feature is assessed as good, moderate or poor. These aspects are difficult to quantify and their assessment depends largely on professional judgement. Measures to mitigate the landscape impacts are also considered.

The overall significance of the landscape impacts are established by comparing the sensitivity of the landscape receptor against the magnitude of change with after consideration of the elements described in the paragraphs above. This is expressed as **Slight**, **Moderate** or **Major** and is summarised using the criteria stated in methodology Table C below. A judgement is made as to whether the type of effect resulting from the proposed development is considered to be **Beneficial** or **Adverse** based on the nature of the change in question.

Table D: Significance criteria of landscape impacts

SIGNIFICANCE	CRITERIA
Major Beneficial	Landscape feature is significantly enhance and improved in a manner consistent with the local landscape character
Moderate Beneficial	Landscape feature is enhanced and extended in a manner consistent with the local landscape character
Slight Beneficial	Landscape feature is enhanced in a manner consistent with local landscape character
Neutral	Virtually imperceptible or no indirect change in landscape characteristics over a very localised area, or virtually imperceptible, or no, direct change to landscape components/ character
Slight Adverse	Perceptible indirect change in landscape characteristics over a localised area, or direct change to landscape components/ character over a very localised area. Partial loss or deterioration of landscape component which is not mitigated
Moderate Adverse	Noticeable indirect change in landscape characteristics over less extensive area, or direct change to landscape feature/ character over a localised area.
Major Adverse	Very noticeable indirect change in landscape characteristics over an extensive area, or direct change to landscape features/ character over a less extensive area.

Visual Assessment

Views have been assessed from an average height of approximately 1.6m above ground level. The significance of a predicted impact is determined by combining the sensitivity of visual receptors with the magnitude of change, duration of the proposed development and the extent of the receptor that is likely to experience the change. The visual assessment focuses on the visual impacts upon public viewpoints so does not consider the effects upon views from private properties, which would be subject to separate Residential Amenity Assessment; this does not however affect the sensitivity of the receptors experiencing views.

The viewpoints were chosen to represent views in which the proposed development would be visible, none are included in which the proposed development would not be visible.

Sensitivity of Visual Receptors

Sensitivity is categorised as high, medium, or low, according to the degree to which a particular viewpoint or receptor can accommodate change arising from a particular development without detrimental effects on its visual amenity. This is judged by considering the susceptibility of the visual receptor to the type of change or development proposed with the value attached to that receptor with particular regard to the type and number of users of the receptor, this is summarised in Table D below. Sensitivity also considered the following factors:

- Location and context of the receptor: For example, receptors/viewpoints which are closer to the site are generally more susceptible;
- Number of viewers who commonly use the receptor: Some receptors/viewpoints are commonly used by the public, such as formal viewing platforms, picnic areas or recreational rights of way. Other viewpoints may be difficult to gain access to;
- Nature of the receptor: Public footpaths, for example, can be susceptible, since the users' attention is often focused on the landscape. By contrast, views from outdoor sport facilities, transport routes or places of work are less susceptible;
- Movement of viewers at /on the receptor: More transitory views, for example from a motorway, are generally less sensitive than views experienced from footpaths;
- Value attached to views take account of the relation to heritage assets or planning designations and the cultural significance of the viewpoint, including its appearance in guidebooks and tourist maps, or cultural and historical associations.

ABBREVIATIONS AND GLOSSARY OF TERMS

TERM	DEFINITION
AGHV	Areas of Great Historic Value
AGLV	Area of Great Landscape Value
AOD	Above Ordnance Datum (sea level)
AONB	Area of Outstanding Natural Beauty
Characteristic	A distinctive element of the landscape that contributes to landscape character for instance a particular hedgerow pattern or sense of tranquillity.
Cumulative effects	The situation of effects that result from changes caused by a development in conjunction with other past, present or reasonably foreseeable actions. As defined by the Landscape Institute and Institute of Environmental Management and Assessment (2002)
Duration of effect	The time period over which the change to the receptor would arise as a result of the development. It is judged as Permanent, Long-term, Medium-term and Short-term.
Extent of effect	Indicates the geographic area over which the effects will be felt as a result of the proposed development. It is judged as Wide, Intermediate, Localised or Limited.
Landscape Character	The distinct, recognisable and consistent pattern of elements that occur in a particular landscape and how these are perceived. It reflects particular combinations of geology, landform, soils, vegetation, land use and human settlement.
Landscape Character Areas	Single unique areas that are the discrete geological area of a particular landscape type.
Landscape Value	<i>'The relative value that is attached to different landscapes by society'</i> . It is judged as National/International, Local, Community or Limited
LVIA	Landscape and Visual Impact Assessment
Magnitude of effect	Judged as detailed in the methodology but tends to consider the scale, duration and extent of the effect.
SM	Schedule Monuments
Scale of effect	The degree of change which would arise as a result of the proposed development. It is judged as Large, Medium, Small or Negligible
Sensitivity	The relative extent to which the character and quality of the receptor can accommodate change as a result of a particular type of development. The sensitivity of a receptor is a combination of its susceptibility and value. Judgements of sensibility are detailed in the methodology.
Significance of effect	Judgements are detailed in the methodology but tend to be the sensitivity of receptor considered against the magnitude of change
SSSI	Sites of Special Scientific Interest

Susceptibility	Indicates the ability of a receptor (landscape or visual) to accommodate the proposed development ' <i>without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies or strategies</i> '. The susceptibility of a receptor is influenced by key characteristics, special qualities, purpose for designation and/or activity likely to be taking place. It is judged as High, Medium or Low.
ZVI	Zone of Visual Influence, the extent of where elements of the proposal are predicted to be visible based on topography and landscape features.
ZVT	Zone of Theoretical Visibility, this represents the area over which a development can theoretically be seen, based on digital terrain data. Limitations occur with intervening objects within the landscape not captured by the digital terrain data.

REFERENCES

Landscape Institute and Institute of Environmental Management and Assessment, Guidelines for Landscape and Visual Impact Assessment, Third Edition (2013), (GLVIA)

Photography and Photomontage in Landscape and Visual Impact Assessment, Landscape Institute Advice Note 01/2011

Landscape Character Assessment, Guidance for England and Scotland. The Countryside Agency and Scottish Natural Heritage, 2002

National Planning Policy Framework (NPPF) – Feb 2019

National Character Areas profiles produced by and available from Natural England

North Somerset Council (January 2016), '*North Somerset Local Plan 2007*

Natural England (March 2014), '*National Character Area No 118: Bristol and Avon Valleys and Ridges*






North Somerset Council, '*Landscape Character Sensitivity*' 2018

North Somerset Council (March 2008), '*North Somerset Landscape Character Area Assessment*'.(2018)

END



KEY

-  Viewpoint Location
-  Site Boundary
-  Scheduled Monument (SM)
-  Public Right of Way
-  Bristol and Bath Greenbelt

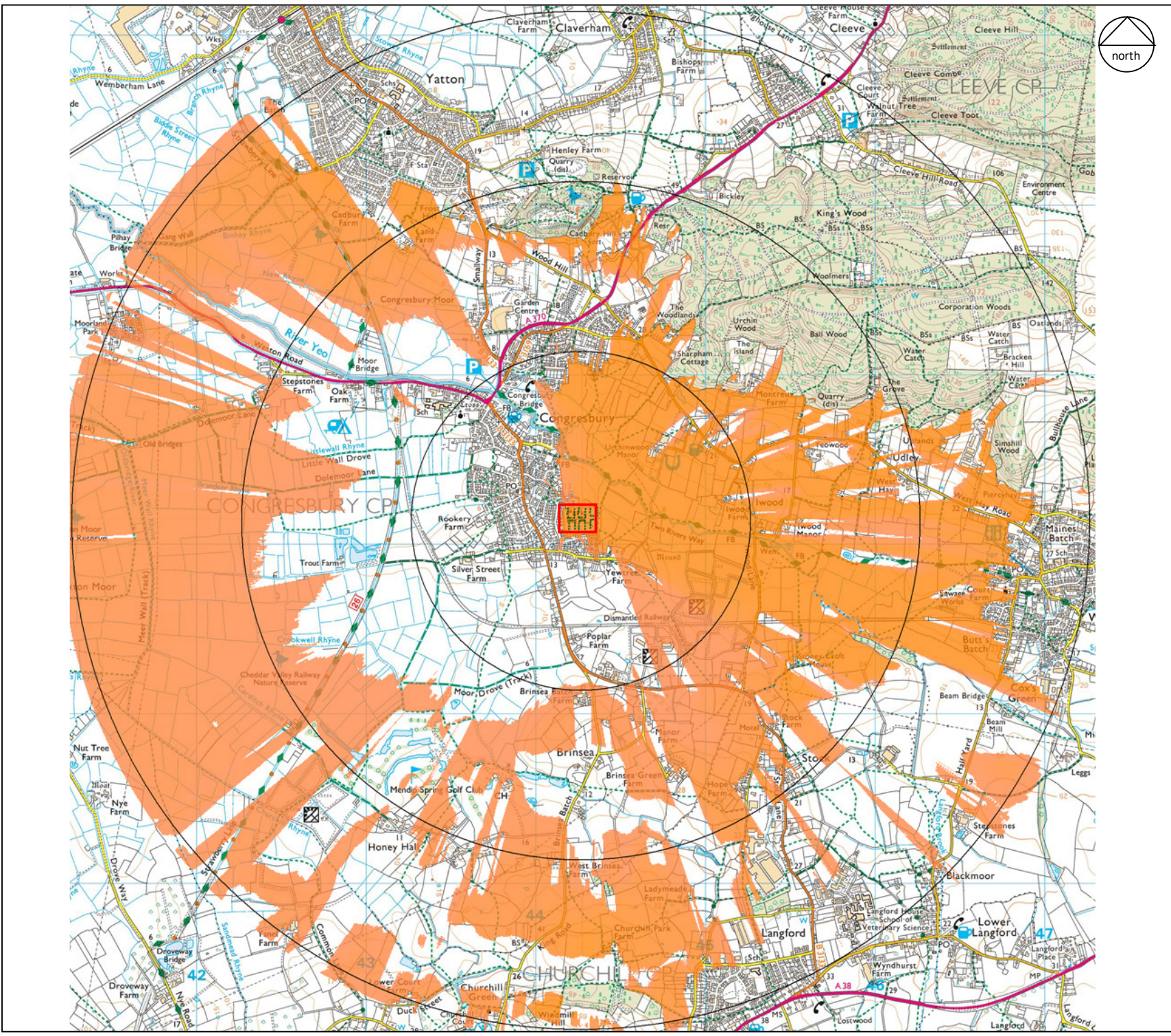


CLIENT : M7 Planning
PROJECT : Pineapple Farm Congresbury
TITLE : 3km Landscape Designations
SCALE @ A3 : NTS
DATE : 14 August 2020
SLD REF: 011_120_2020





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STEELE LANDSCAPE DESIGN



KEY

-  1 Km Concentric Rings
-  Site Boundary
-  Zone of Theoretical Visibility
-  Public Right of Way

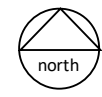
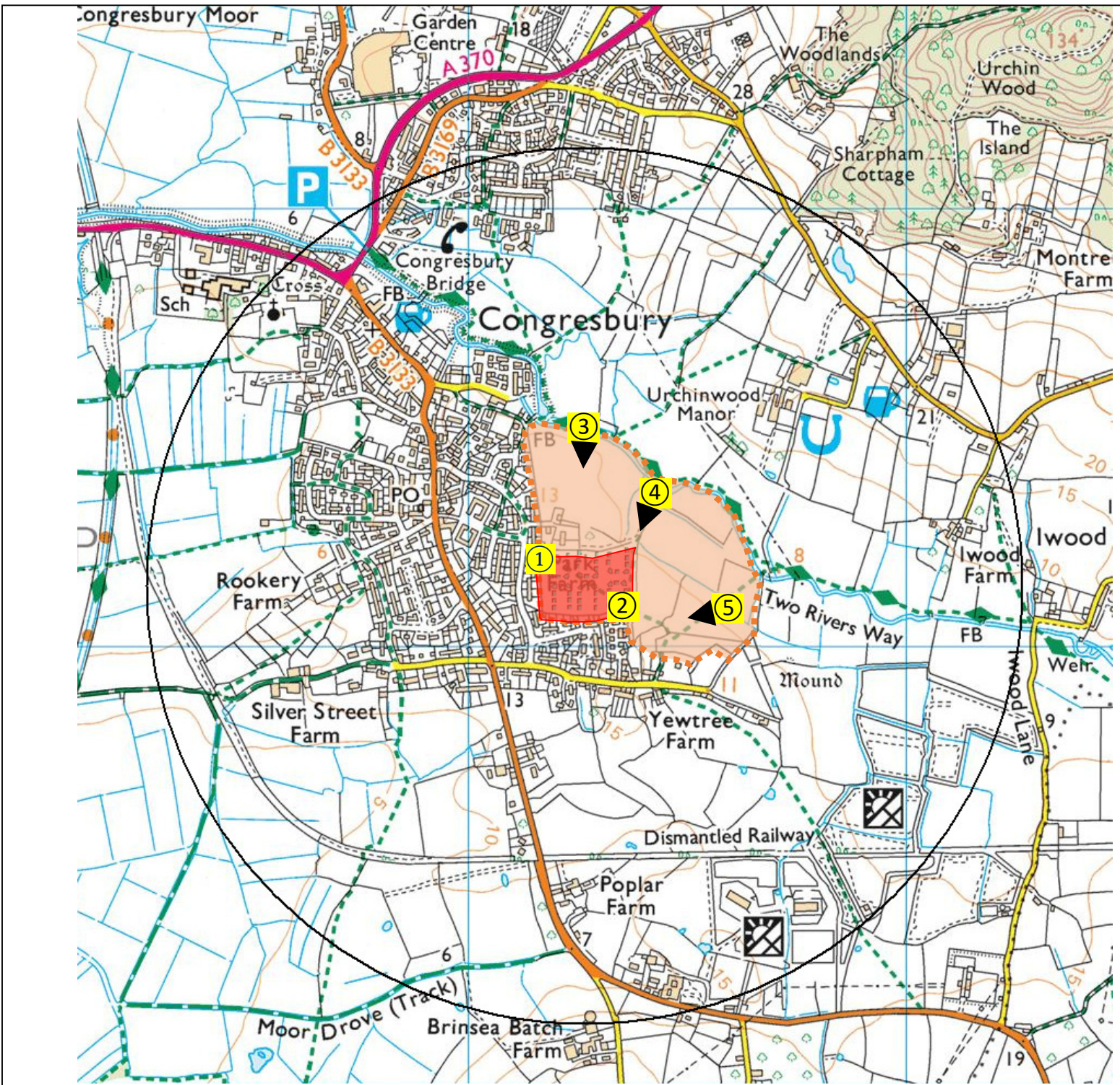


CLIENT : M7 Planning
PROJECT : Pineapple Farm
 Congresbury
TITLE : ZTV Figure Sheet
SCALE @ A3 : NTS
DATE : 14 August 2020
SLD REF: 011_120_2020





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STEELE LANDSCAPE DESIGN



KEY

-  Viewpoint Location
-  Site Boundary
-  Zone Visual Influence
-  Public Right of Way



CLIENT : M7 Planning
PROJECT : Pineapple Farm
 Congresbury
TITLE : 1 km Viewpoint Figure Sheet
SCALE @ A3 : NTS
DATE : 14 August 2020
SLD REF : 011_120_2020

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STEELE LANDSCAPE DESIGN

Development Site



Photo Frame 390x170mm



Eastings	344167
Northings	163219
Lens Height AOD (m):	14m
Date and Time:	11 August 2020, 10 am
Distance from Development:	Within site boundary
Weather/Visibility:	Sunny/Very Good
Field of View - Digital Lens:	35mm
Field of View - Film Equivalent:	50 mm

Viewpoint Location 1 – PRoW Park Road, NW corner to SE corner of the site.

Description: The route of the PRoW runs from Park Road along a short access track (between houses) and enters the site at the NW corner of the site. The footpath cross' the proposed development site (left of centre of photo) and exists the site at the SE corner of the site (centre of the photo). The footpath continues on into the wider landscape.

The mature hedgerow and trees within the northern boundary screen all views to the north whilst the hedgerows and trees along the western and southern boundaries partially screen the houses along Park Road and Mulberry Road.

The eastern boundary is a mature hedgerow with numerous tall trees; both these elements visually connect the site to the wider countryside to the east.

Development Site



Photo Frame 390x170mm



Map Insert - Not to Scale

Eastings	344367
Northings	163089
Lens Height AOD (m):	13m
Date and Time:	1 August 2020, 1 PM
Distance from Development:	Within site boundary
Weather/Visibility:	Sunny/Very Good
Field of View - Digital Lens:	35mm
Field of View - Film Equivalent:	54.4mm

Viewpoint Location 2 – PRoW, SE corner to NE corner of the site.

Description: The route of the PRoW is located at the edge of the existing Mulberry Road housing (left of photo). The footpath can be seen skirting along the eastern hedge boundary (right of photo), heading toward the NE corner. The footpath exits the site at the NE corner and continues across the fields to the Yeo River and joins the Two Rivers Way, a long distance footpath.

The proposed development site makes up the majority of the view and the mature hedgerow boundaries are clearly visible. These hedgerow and trees partially screen views to the houses along Mulberry Road and Park Road.

The background to this view consists of the elevated woodland of Balls Wood (right of the photo) which gently slope down to the north eastern outskirts of Congresbury.

Development Site



Photo Frame 390x170mm



Map Insert - Not to Scale

Eastings	332001
Northings	205311
Lens Height AOD (m):	9m
Date and Time:	11 August 2020, 11 am
Distance from Development:	285 metres
Weather/Visibility:	Sunny/Very Good
Field of View - Digital Lens:	35mm
Field of View - Film Equivalent:	54.4mm

Viewpoint Location 3 – Two Rivers Way

Description: The Two Rivers Way footpath lies to the north of the proposed development site and is a long distance footpath begins and follows the low laying land adjacent to the River Yeo. As both the river and footpath exit the built-up area of Congresbury the predominant views are focused along the river corridor with views (north) to the elevated wooded slopes of Ball Wood.

However, there are also oblique, glimpsed and partial views of the proposed development site and the existing urban edge (Mulberry Road) of Congresbury. The development site is approx. 285 metres away and is screened by a tall and mature hedgerow with some tall hedgerow trees.

These views of the proposed development site are only visible along a short section of footpath these views cease due to intervening urban edge of Congresbury (west) or nearby mature trees and tall hedgerows (east).

Development Site



Photo Frame 390x170mm



Eastings	344427
Northings	163359
Lens Height AOD (m):	8m
Date and Time:	02 July 2020, 1 PM
Distance from Development:	135 metres
Weather/Visibility:	Sunny/Very Good
Field of View - Digital Lens:	35mm
Field of View - Film Equivalent:	54.4mm

Viewpoint Location 4 – PRoW from River Yeo toward the NE corner of the site

Description: This is a short connecting footpath linking with the Two Rivers Way to the north of the site. Views from the footpath are mainly seen by walkers living in Congresbury and by dog walkers on a circular route. The existing urban edge of Congresbury (Mulberry Road) can be seen forming the backdrop of the view.

From this viewpoint the proposed development site would be partially seen in the mid-distance, beyond the grass field but mostly screened by the mature hedgerows (3-4 m tall) and hedgerow trees (12-18m high).

The view of the development site is only experienced whilst walking south toward the site and would change as the footpath enters the site at the NE corner. The view from this footpath would change as described in VP 2 and then diminish as the footpath exits the site at the SE corner and continues into the wider countryside.

Development Site



Photo Frame 390x170mm



Map Insert - Not to Scale

Eastings	344582
Northings	163099
Lens Height AOD (m):	8m
Date and Time:	11 August 2020, 1 PM
Distance from Development:	204 metres
Weather/Visibility:	Sunny/Very Good
Field of View - Digital Lens:	35mm
Field of View - Film Equivalent:	54.4mm

Viewpoint Location 5 – PRoW from River Yeo toward the SE corner of the site

Description: This footpath connects with the Two Rivers Way/River Yeo and Yew Tree Farm and Venus Street part of the eastern edge of Congresbury.

The existing urban edge of Congresbury (Mulberry Road and Park Road) can be seen forming the backdrop of the view.

From this viewpoint the proposed development site cannot be seen due to the mature hedgerows (3-4 m tall) and hedgerow trees (12-18m high) along the eastern boundary of the site. The views toward the development site would only be along a short section of the footpath (220 linear metres) before the site would be screened by nearby trees and hedges (north) or by the housing along the eastern edge of Congresbury.