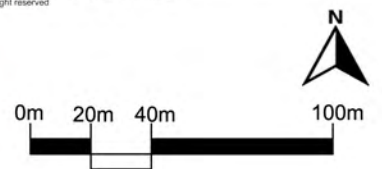


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Key:

- Application Site Boundary
- Existing / Retained Vegetation
- Proposed Street Tree Planting
- Proposed Native Tree Planting
- Proposed Orchard Tree Planting
- Proposed Ornamental Shrub Planting
- Proposed Ornamental Hedge Planting
- Proposed Native Shrub Planting
- Proposed Species Rich Wildflower Mix
- Proposed Wetland Mix



REV	DATE	NOTE	DRAWN	CHK'D
REVISIONS				
aspect landscape planning				
TITLE				
Former Arborfield Studios (Parcels W, Y and Z), Arborfield Green Landscape Strategy Plan				
CLIENT				
Crest Nicholson Operations Ltd				
SCALE	DATE	DRAWN	CHK'D	
1:2,500@ A3	APR 2026	AS	SP	
DRAWING NUMBER		REVISION		
8838 / ASP8 / LSP				

aspect landscape planning

APPENDIX 1

ASPECT LANDSCAPE & VISUAL IMPACT METHODOLOGY

Landscape & Visual Impact Assessment Methodology

1.1. Introduction

1.1.1. The Landscape Institute and the Institute of Environmental Management and Assessment have jointly published '**Guidelines for Landscape and Visual Impact Assessment Third Edition**' (GLVIA3) that gives guidance on carrying out a Landscape and Visual Impact Assessment (LVIA), either as a standalone appraisal or part of an Environmental Impact Assessment (EIA).

1.1.2. Since the adoption of GLVIA3 the Landscape Institute has subsequently provided a compilation of clarifications related to this guidance, set out within their technical guidance note LITGN-2024-01: '**Notes and Clarifications on Aspects of Guidelines for Landscape and Visual Impact Assessment Third Edition (GLVIA3)**.' This methodology takes on board guidance contained within both GLVIA3 and the accompanying LITGN-2024-01.

1.1.1. [Professional Judgement](#)

1.1.1. It should be noted that GLVIA3 is a guide. It is not a prescriptive methodology and recognises the role of professional judgement as very important part of LVIA and there will inevitably be an element of subjectivity in making LVIA judgements. The formulation of methodologies can only go so far in providing a framework attempting to maximise transparency and consistency in the complex processes involved. GLVIA3 states that whilst there is scope for quantitative measurement of objective matters, much of the assessment must rely on 'qualitative judgements' for example when considering effects on visual amenity or when assessing the significance of

change on landscape character and whether this is positive or negative. GLVIA3 emphasises the need for clear, balanced, reasoned, and transparent explanation to support professional judgement.

1.1.2. [Townscape & Visual Impact Assessment](#)

- 1.1.2. When assessing character within an urban context, this methodology can be applied to Townscape Assessments and how the development will affect the elements that make up the townscape and its distinctive character.

1.1.3. [Planning Policy Approach](#)

- 1.1.4. As set out within LITGN-2024-01 (para 1(2)) the LVIA process and judgments “operate independently” of planning policy, which is subject to change and varies across all nations of the UK. Aspect’s LVIA is therefore undertaken with a general ‘Policy Off’ approach. LITGN-2024-01 (Para 5(6)) is also instructive and is clear that ‘landscape susceptibility’ is independent of landscape policy, which often sets out aims and intended outcomes relating to landscape and the landscape receptors being considered. Such policies will often seek to avoid significant change to landscape character and will be acknowledged as such within Aspect’s LVIA but they do not directly influence Aspect’s baseline assessment or subsequent assessment of effects. The weight given to landscape policy and the level of compliance, is a matter for the ‘Decision Maker.’

1.1.5. [LVIA / LVA](#)

- 1.1.3. LITGN 2024-01 (Para 3(1)) provides:

***“The Local Planning Authority (LPA) can request an LVA as part of pre-app discussions where they wish to be informed about landscape and visual effects. Early consultation with the LPA is recommended to ensure the appraisal contains the information needed to make an informed decision.*”**

In carrying out an LVA, the same principles and process as set out in GLVIA3 may be applied to report on effects (identifying the relative importance/ levels of the effects on a scale with reference to sensitivity and magnitude of effect), but it is not required to establish whether the effects arising are or are not significant.

Effects should be comparable between LVA and LVIA. For example, a ‘moderate effect’ should be the same in both assessment contexts.”

- 1.1.4. As many of the LVA / LVIA principles are shared, Aspect’s methodology can therefore be used to carry out LVA. However, it is noted that Section 2.5 ‘Significance / Importance of Effects’ would not be applied for LVA appraisals.

1.2. The Purpose of LVIA

1.2.1. LITGN-2024-01 provides:

“LVIA is a skill to be learned and mastered. It should always be remembered that the purpose of undertaking LVIA (or LVA) is to express clearly to decision-makers the landscape professional’s judgement about changes to the landscape and views. In particular, the purpose is to explain which aspects of landscape and visual change are more important to the decision to be made (and why), and which are not (and why). Achieving this outcome is more fundamental to good LVIA than the detailed mechanics of specific assessment methodologies.

Landscape and visual resources (and changes to them) are not easily measurable. Therefore, those undertaking LVIA have to proceed by a process of description, analysis and reasoning, leading to assessment conclusions.”

“GLVIA3 provides a structured process for assessing effects on landscape and visual resources. The responsibility of the assessor is to tailor it to the place and project under consideration, supported by an explanation of the rationale behind the approach taken.”

1.3. The LVIA Process

1.3.1. The main stages of the LVIA process are outlined below. This process will identify and assess the potential effects of a development on the landscape resource and the visual environment.

1. [Baseline study](#)

Landscape

- Define the scope of the assessment.
- Outline the planning policy context, including any landscape designations.
- Establish the landscape baseline through a site visit and an assessment of published Landscape Character Assessments to identify the value and susceptibility of the landscape resource (receptor), at community, local, national or international levels where appropriate.

Visual

- Define the scope of the assessment.
- Identify the extent of visual receptors within the study area, with the use of Zones of Theoretical Visibility (ZTV) where appropriate, and establish the number and sensitivity of the representative viewpoint and/or groups of people (receptors) within the study area whose views may be altered as a result of the proposals.

2. Project description

The baseline study highlights clear opportunities and constraints for the integration of the proposals into the receiving environment. The aspects of the scheme at each phase that will potentially give rise to effects on the landscape and visual amenity will need identifying. At this time, the proposals can be modified to ensure that further mitigation measures are incorporated into the design as a response to the local landscape and visual environment.

3. Description of Effects

The level of effect on both landscape and visual receptors should be identified in respect of the different components of the proposed development. In order to assess the significance of the effect on the receiving environment, it is necessary to consider the magnitude, i.e. the degree of change, together with the sensitivity of the receptor.

This will identify whether the effects are:

Adverse or Beneficial - beneficial effects would typically occur where a development could positively contribute to the landscape character or view. Neutral effects would include changes that neither add nor detract from the quality and character of an area or view. Adverse effects would typically occur where there is loss of landscape elements, or the proposal detracts from the landscape quality and character of an area or view.

Direct or Indirect - A direct effect will be one where a development will affect a view or the character of an area, either beneficially or adversely. An indirect effect will occur as a result of associated development i.e. a development may result in an increase of traffic on a particular route.

Short, Medium or Long Term - this relates to the expected duration and magnitude of a development. Within this assessment the potential effects are assessed during the Construction Phase, then at Years 1 and 10, following completion of the development.

Reversible or Irreversible - can the resulting effect of a development be mitigated or not, and whether the result of the mitigation is beneficial or adverse.

2.1. Landscape and Visual Sensitivity

- 2.1.1. There are a number of factors that influence professional judgement when assessing the degree to which a particular landscape or visual receptor is able to accommodate the change arising from a particular development. Sensitivity is derived from professional judgements made about the 'value' attached to the receptor (which is determined at baseline stage), and the 'susceptibility' of the receptor (which is determined at the assessment stage) when the nature of the proposals and the susceptibility of the landscape and visual resource to change is better understood.

2.1.2. Landscape Value

- 2.1.3. GLVIA3 sets out at Box 5.1 a range of factors that can help in the identification of 'valued' landscapes. This has been reviewed and updated in light of the Landscape Institute's Technical Guidance Note 02/21 '**Assessing landscape value outside national designations**' (TGN 02/21). Aspect's assessment of landscape value considers this updated guidance, which provides a clear and structured approach.
- 2.1.4. Landscape value is described within GLVIA3 at paragraph 5.19, as a ***"...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..... Value can apply to areas of a landscape as a whole, or to individual elements, features and aesthetic or perceptual dimensions, which contribute to the character of the landscape."***
- 2.1.5. Landscape Value is an 'inherent' component, which is independent of the proposed development, whilst susceptibility is development specific and is therefore considered within Section 5 of this LVIA, which assesses the effects of the proposed development upon the receiving landscape and visual environment.

- 2.1.6. It is acknowledged that GLVIA3 recognises that landscape value is not always signified by designation, paragraph 5.26 provides: ***“...the fact that an area of landscape is not designated either nationally or locally does not mean that it does not have any value.”***
- 2.1.7. In accordance with GLVIA3 (paras 5.27 and 5.28), Aspect’s assessment considers landscape value within the context of existing assessments, policies, strategies and guidelines, which may indicate value. This context, is then considered and verified by Aspect’s localised assessment of value, noting that TGN 02/21 provides:
- 2.1.8. ***“When assessing landscape value of a site as part of a planning application or appeal it is important to consider not only the site itself and its features/elements/characteristics/qualities, but also their relationship with, and the role they play within, the site’s context. Value is best appreciated at the scale at which a landscape is perceived – rarely is this on a field-by-field basis.***
- 2.1.9. It should be noted that whilst landscape function can influence value, TGN 02/21 provides: ***“...the presence of a spatial designation (e.g. Green Belt or Green Gap) is not in itself an indicator of high landscape value.”***
- 2.1.10. Finally, there is no strict definition of a ‘valued landscape,’ however, a widely accepted definition is that they should have sufficient ‘demonstrable attributes’ that would elevate such landscapes beyond ‘ordinary landscape.’ This is not a strict definition however and does not exclude other perceptual or associative factors that may also contribute towards a ‘valued landscape.’

Table 1: Value of Landscape Resource

Level/ Grade	Indicators
Very High	Internationally/Nationally designated landscapes (World Heritage Sites, Heritage Coastlines, National Parks, National Landscapes (AONB) with National Level policy protection. Strongly distinctive landscape attributes or features which make a positive contribution to landscape character. Excellent condition and an absence of notable landscape detractors. Likely to be recognised as very attractive countryside. Displays particularly notable qualities in relation to recognised indicators of landscape value identified in Table 1 LITGN 02/21 typically associated with very high levels of intactness; tranquillity; remoteness; scenic beauty; recreational value; important cultural associations and / or a high degree of rarity.
High	May lie in the 'setting' of nationally designated landscapes or have a local landscape designation status (Areas of High landscape Value, Special Landscape Areas, Regional Scenic Areas). Landscapes with distinctive landscape attributes or features that contribute to the character of the landscape. Likely to be recognised as attractive countryside. Good condition with few notable landscape detractors. Displays qualities in relation to recognised indicators of landscape value identified in Table 1 LITGN 02/21 typically associated with a high level of intactness; tranquillity; remoteness; scenic beauty; recreational value; important cultural associations and / or some degree of rarity.
Medium	Undesignated landscapes, with some notable attributes / features that contribute to the character of the landscape. Likely to be considered ordinarily attractive countryside. Average condition, some evidence of recent change and some landscape detractors. Displays some moderate level of quality in relation to the recognised indicators of landscape value identified in Table 1 LITGN 02/21.
Low	Undesignated landscapes with limited notable landscape characteristics or features; below average condition, with clearly perceptible landscape detractors and strong evidence of landscape change. Likely to be considered less attractive or interesting countryside. A landscape not exhibiting particular qualities in relation to recognised indicators of landscape value set out within LITGN 02/21.
Negligible	Undesignated landscapes, absence of distinctive landscape characteristics, despoiled or degraded by notable landscape detractors and may require landscape restoration.

2.1.11. Visual Value

2.1.12. A judgement is made in relation to the value attached to the view experienced by the receptor. As guided by GLVIA3 and the 2024 Notes & Clarifications, judgement should consider:

- The value attached to particular views, for example in relation to heritage assets, notable landscape features or planning designations (National Landscapes etc);
- The value attached to a specific referenced view by visitors, tourists or local residents;
- The level of popularity of a view and numbers of visitors that will experience it (i.e. is the view considered a destination point in its own right or is it incidental);
- The influence of the view over the public consciousness (e.g. is it of importance at a local or national scale)
- The provision of facilities designed for the enjoyment of a view (parking places, interpretation boards etc. indicating the view is a specific destination point)
- The scenic quality of a view (referenced or otherwise);

Table 2: Value Attached to a View

Level/ Grade	Indicators
Very High	A recognised publicly accessible view of high visual quality and scenic experience. Well frequented and or promoted as a well- known and recognised beauty spot / visitor destination, possibly of national significance. A View that is designed, recorded in published documents, is a promoted view that relates to the experience of significant heritage assets or a valued landscape. A celebrated public view with strong cultural relevance (recorded in art or literature).
High	A publicly accessible view that is well known, popular and is of local value, with high quality and scenic value that forms part of the public / community consciousness of the area. A view that is likely to be recorded, within an adopted Local / Neighbourhood Plan or Conservation Area Appraisal. A noteworthy publicly accessible view which relates to the experience of a heritage asset or valued landscape, but that is of lesser broader cultural relevance, beyond its local importance.

Medium	A publicly accessible view that is not widely promoted or has low visitor numbers and is unlikely to be visited specifically to experience a view. A view of moderate quality with no functional value, in relation to an appreciation of a valued landscape or heritage asset. The view has no cultural associations.
Low	A publicly accessible that is largely incidental, is of low quality with notable visual detractors. A view with no notable focus or association.
Negligible	A publicly accessible view which is of low quality, degraded, with notable detractors.

2.1.13. Landscape & Visual Susceptibility

2.1.14. Landscape susceptibility is defined by GLVIA3 as ***“the ability of the landscape receptor (whether it be the overall character or quality/condition of a particular 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 the achievement of landscape planning policies and strategies.”*** (GLVIA para 5.40)

2.1.15. Susceptibility of visual receptors is primarily a function of the expectations and occupation or activity of the receptor.

Table 3: Susceptibility of Landscape Resource

Level/ Grade	Indicators
Very High	Attributes that make up the character of the landscape offer very limited opportunity for the accommodation of change without key characteristics being fundamentally altered by the Proposed Development, leading to a different landscape character. The proposals being considered would be strongly discordant with the established character, which is likely to be well defined, highly distinctive and with very high value features that are highly intact. Within the baseline context, even a small-scale intervention of this nature would form a highly notable intrusion and would erode or compromise the established character.
High	Attributes that make up the character of the landscape offer limited opportunity for the accommodation of change without key characteristics being fundamentally altered by the Proposed Development, leading to a different landscape character. The proposals being considered would be discordant with the established character, which is likely to be well defined, with some perceptible level of distinctiveness and valued features that are intact. Within the baseline context,

	intervention of this nature, even of a relatively minor scale, would form a notable intrusion and would erode or compromise the established character.
Medium	Attributes that make up the character of the landscape offer some opportunities for the accommodation of change without key characteristics being fundamentally altered by the Proposed Development. and would not lead to a fundamentally altered landscape character being established. The proposals being considered would be only moderately discordant with the established character, which is likely to be moderately well defined, with a moderate level of intactness and moderately distinctive features. Within the baseline context, intervention of this nature, of a compatible and appropriate scale, could be accommodated. Larger scale, inappropriate development, that is atypical of other such development within the locality, would form a notable intrusion and would erode or compromise the established character.
Low	Attributes that make up the character of the landscape are robust and can accommodate the nature of change without key characteristics being fundamentally altered. The proposals being considered would be only marginally discordant with the established character, which is likely to be poorly defined, with a low level of intactness and non- distinctive features. Within the baseline context, intervention of this nature, even of a larger scale, would not be inappropriate and could be accommodated. Such development, would not form a notable intrusion and would not erode or compromise the established character.
Negligible	Attributes that make up the character of the landscape are resilient to being changed by the Proposed Development without effects upon its overall integrity or intactness. The landscape is likely to be simple, monotonous, with common / indistinct features and with some degradation evident. The type of change being considered would be in keeping with the established character and would not result in any notable degradation to existing character.

Table 4: Susceptibility of Visual Receptors

Level/ Grade	Indicators
Very High	People using PRoW whose attention is focussed on the enjoyment of the landscape using designated routes where the appreciation of the view contributes to their experience. Receptors within Internationally/Nationally designated landscapes.
High	People using recreational cycle routes, or recreational PRoW in undesignated landscapes where the prime focus is on the surrounding landscape. Residents with a proven primary view in day time adversely affected by the proposed development.
Medium	People engaged in outdoor sport where their appreciation of their surroundings is incidental to their enjoyment. People travelling along country lanes or by rail or those walking beside roads on footways, where scenic appreciation is a secondary or more incidental aspect of the activity.

Low	People travelling along major roads or at their place of work, where scenic appreciation is of little or no relevance.
Negligible	People not susceptible to changes in the surrounding landscape.

N.B. It should be noted that although some residents at home can have a high susceptibility as visual receptors, this is greatly moderated by the low value given to private views. This reflects that in planning terms there is no policy or statutory protection of views from private property, and accordingly little weight is normally given by the Decision Maker to the loss or changes in the outlook from private visual receptors. Matters of Residential Visual Amenity are typically carried out within a separate Residential Visual Amenity Assessment (RVAA), which is guided by the Landscape Institutes RVAA guidance within LI TGN 02 -2019, which provides: ***"The purpose of RVAA is to provide an informed, well-reasoned answer to the question: 'is the effect of the development on Residential Visual Amenity of such nature and / or magnitude that it potentially affects 'living conditions' or Residential Amenity' In this guidance this is referred to as the Residential Visual Amenity Threshold."*** Therefore, so long as the visual change would not compromise normal expectations of privacy for a resident and the visual change would not be ***'overwhelming/overbearing'*** or ***'overly intrusive'*** the loss of a view or outlook from private residences should not be a significant material consideration in the overall planning balance and therefore should not be given greater weight in LVIA work.

2.1.16. Landscape & Visual Sensitivity

2.1.17. Sensitivity is ***“A term applied to specific receptors, combining judgements of the susceptibility of the receptor to the specific type of change or development proposed and the value related to that receptor.”*** (GLVIA3 Glossary page 158).

2.1.18. In this methodology framework, sensitivity is defined as **‘Very High,’ ‘High,’ ‘Medium,’ ‘Low’ or ‘Negligible’** and is derived from combining the assessment of value and susceptibility, through the application of professional judgement, that is supported by a clear and rational evidence base. The combination of these two factors should not be assumed to be a linear relationship with equal weighting or balance, as one factor may outweigh the other and vice versa. Where value and susceptibility factors do align, the resultant judgement will most likely be clear and definitive. However, where the two factors are at odds, where one may be regarded as high and the other low for example, more consideration in arriving at the overall judgement of sensitivity is needed.

Table 5: Sensitivity of Landscape Receptors

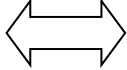
Level/ Grade	Higher		Lower
Susceptibility	Attributes that make up the character of the landscape offer very limited opportunities for the accommodation of change without key characteristics being fundamentally altered by development of the type proposed, leading to a different landscape character.		Attributes that make up the character of the landscape are resilient to being changed by development of the type proposed.
Value	Landscapes with high scenic quality, high conservation interest, recreational value, important cultural associations or a high degree of rarity. Areas or features designated at a national level e.g. National Parks or National Scenic Areas or key features of these with national policy level protection.		Landscape in poor condition and a low level of intactness, limited aesthetic qualities, or of character that is widespread. Areas or features that are not formally designated.

Table 6: Sensitivity of Visual Receptors

Level/ Grade	Higher		Lower
Susceptibility	Viewers whose attention or interest is focused on their surroundings, including communities/ individual residential receptors/ people engaged in outdoor recreation/ visitors to heritage assets or other attractions where views of surrounding area an important contributor.		People whose attention is not on their surroundings (and where setting is not important to the quality of working life) such as commuters/ people engaged in outdoor sports/ people at their place of work.
Value	Views may be recorded in management plans, guidebooks, and/or which are popular and thus likely to be experienced by large numbers of people. Views may be associated with nationally designated landscapes; local authority designated landscapes; designed views recorded in citations for historic parks, gardens/scheduled monuments etc.		Views which are not documented or protected. Views which are more incidental, and less likely to be associated with somewhere people travel to or stop, or which may be less popular and thus experienced by smaller numbers of people.

3.1. Landscape & Visual Effects

3.1.2. Landscape effects are the effects on landscape as a resource and visual effects are effects on views and visual amenity. In order to assess the level of the effect, it is necessary to consider the magnitude, i.e. the degree of change, together with the sensitivity of the receptor.

3.1.3. The **magnitude** of change is:

“A term that combines judgements about the size and scale of the effect, the extent of the area over which it occurs, whether it is reversible or irreversible and whether it is short or long term in duration.” (GLVIA3 glossary page 158).

3.1.4. Landscape magnitude of change is informed by judgements about the nature of the change resulting from the Proposal. This is in terms of change to the existing landscape character and landscape elements (features), and the addition of new landscape elements (features), and extent and durability.

3.1.5. The magnitude of change can be placed within the range of **‘High,’ ‘Medium,’ ‘Low’** or **‘Negligible.’** It is also possible for there to be no change resulting in **‘None’** to the landscape or view.

3.1.6. Factors to consider include the size and scale of the landscape effect, the geographical extent of the landscape effect, whether the change is reversible and its duration. Regarding duration, it is considered that long term is 20+ years, Medium term is 10-20 years, Short term is 1 – 10 years with temporary being less than 12 months.

3.1.7. When assessing the visual effects of change and development for visual receptors from publicly accessible viewpoints, a judgement will be made considering distance, size and nature of the development, its permanence and duration. The Loss or addition of features to the view will be considered, and how it is experienced: fixed, transient, intermittent, glimpsed or continuously, will be taken into account.

Table 7: Landscape Magnitude Criteria – Size / Scale

Level/ Grade	Indicators
High	Loss of highly notable / prominent features or characteristics within the landscape that are inherent and critical to a strongly distinctive character. The scale of change would lead to the total loss or major physical alteration of many key features or characteristics over the baseline that would fundamentally alter / effect an experience of the landscape within a given area. Or the introduction of highly prominent new features or characteristics that would strongly conflict or fail to integrate, to a degree that the landscape baseline is fundamentally or critically altered within a given area.
Medium	Partial Loss of moderately notable / prominent features or characteristics within the landscape that make some contribution to a distinctive character. The scale of change would lead to a perceptible loss or physical alteration to some key features or characteristics over the baseline, which would result in a perceptible change to the experience of the landscape within a given area. Or the introduction of moderately prominent new features or characteristics that would be uncharacteristic and result in some perceived change to the experience of the landscape to a degree that the landscape baseline is moderately altered within a given area.
Low	Minor loss or alteration to one or more less prominent features or characteristics and do not notably contribute to the baseline character of the area. The scale of change is to an extent that the landscape is only slightly altered in a given area or would result in a minor degree of experiential change within the landscape. Or the additional of elements that may not be uncharacteristic and would result in some minor physical / experiential change to the landscape within a given area.
Negligible	Barely discernible loss or alteration to receptors that are not notable or prominent and do not notably contribute to the baseline character of the area, such that there would be a barely discernible experiential change within a given area. Or, the introduction of additional new elements that would not be uncharacteristic and would only result in a negligible physical / experiential change to the landscape within a given area.
None	No physical or perceptual change within a given area.

Table 8: Landscape Magnitude Criteria – Geographical Extent

Level/ Grade	Indicators
High	Landscape effects that are notable from within the wider landscape.
Medium	Landscape effects that are notable from within the localised landscape. but not from within the wider landscape.
Low	Landscape effects are perceived within the localised landscape but are not notable.
Negligible	Landscape effects are largely contained within one landscape parcel and barely perceived from within the localised landscape.

Table 9: Magnitude of change for visual receptors – Size / Scale of Visual Effect

Level/ Grade	Indicators
High	Substantial visual change to the view that would be highly prominent, breaking the skyline, resulting in the loss or addition of features that will substantially alter the composition of the view. Visual Change that is of a large scale and would comprise a substantial proportion of the view, Visual Change that would be perceived over an extended time period. Visual Change in full / clear view.
Medium	Partial change to the view that would be moderately prominent, partially breaking the skyline, resulting in the loss or addition of features that will partially alter the composition of the view. Visual Change that is of a medium scale and comprises a moderate proportion of the view. Visual Change that would be perceived over a moderate time period. Visual Change in partial / filtered view.
Low	Minor change to the view that would not materially alter the composition of the view, sitting below the skyline, resulting in the loss or addition of features that would alter the composition of the view to only a minor degree. Visual Change that is of a small scale and comprises a minor proportion of the view.

	Visual Change that would be perceived over a short time period and / or reversible. Visual Change in is heavily filtered within the view.
Negligible	Change is barely perceptible and the view remains similar to the baseline.
None	No visual change.

Table 10: Magnitude of change for visual receptors – Geographical Extent of Visual Effect

Level/ Grade	Indicators
High	• Visual changes extend beyond a single frame of view into a panoramic field of view. • The source of visual change is typically adjacent to or in immediate proximity to the visual receptor location. • A continuous kinetic visual change experienced throughout a significant part of the receptor activity route.
Medium	• Visual change comprises a moderate proportion of a single frame of view. • The source of visual change is set back from the visual receptor at a localised scale. • A kinetic visual change is experienced for an appreciable portion or on repeated occasions of the receptor activity route.
Low	• Visual changes are of a localised nature within a single aspect or ordinary focus of a view. • Source of visual change is at some distance from the visual receptor location at a localised / wider scale. • A kinetic visual change is experienced only intermittently or over a relatively short extent of the visual receptor activity route.
Negligible	• Visual changes are perceived as a single very small / undiscernible point or as minor fragmented components. • Source of visual change is perceived at a wider scale. • Visual changes are experienced from a particular, non- important vantage point and do not form a notable part of a perceived kinetic experience of the visual receptor activity route.
None	No visual change.

3.1.8. Significance / Importance of Effects

- 3.1.9. The final step in the assessment requires the judgements of sensitivity and magnitude of effect to be combined to make an informed professional assessment on the significance of effect. Effects are considered at year 1 and at year 10 where the landscape strategy associated with the proposed development will be establishing. In certain circumstances it may also be appropriate to consider the effects at construction and on decommissioning of the proposed development.

The assessment of effects can be:

Adverse or Beneficial - beneficial effects would typically occur where a development could positively contribute to the landscape character or view. Neutral effects would include changes that neither add nor detract from the quality and character of an area or view. Adverse effects would typically occur where there is loss of landscape elements, or the proposal detracts from the landscape quality and character of an area or view.

Direct or Indirect – A direct effect will be one where a development will affect a view or the character of an area, either beneficially or adversely. An indirect effect will occur as a result of associated development i.e. a development may result in an increase of traffic on a particular route.

Short, Medium or Long Term – this relates to the expected duration and magnitude of a development. Within this assessment the potential effects are assessed during the Construction Phase, then at Years 1 and 10, following completion of the development.

Reversible or Irreversible – can the resulting effect of a development be mitigated or not, and whether the result of the mitigation is beneficial or adverse.

- 3.1.10. In formulating the level of effect, reasoned professional judgement and experience, is required which is explained within the assessment. Typically, where a receptor of high sensitivity experiences a high magnitude of change as the result of the proposed development, the significance of effect is likely to be '**Substantial**' or '**Major.**' Conversely where a receptor of low sensitivity experiences a very small

change as the result of the proposed development, the significance of effect is likely to be 'Negligible.' However, the final determination of the level of effect will take on board many different variables which need to be considered, and which are given different weight according to site-specific and location specific considerations in every instance. Judgements are therefore made on a case by case basis, guided by the principles set out in Figure 1: Significance / Importance of Effects. Unless otherwise stated, all effects are predicted in the winter months to establish the 'worst case scenario.'

- 3.1.11. In terms of assessing whether the effects are significant or otherwise, it is noted in paragraph 5.56 of GLVIA3 that there are no 'hard and fast rules' about what makes a significant effect. For Proposed Development that are deemed to be subject to EIA (as governed by the Environmental Impact Assessment Directive), an assessment of whether or not the effect is considered to be 'Significant' is required. Where effects are of 'Substantial,' 'Major,' or 'Major/Moderate,' (Adverse or Beneficial), significance, Aspect deem these to be 'Significant.' The criteria scale relating to the ranges of significance of landscape and visual effects used in making professional judgements are set out in table 8 below.

**Figure 1: Significance / Importance of Effects – Landscape or Visual
(including cumulative effects)**

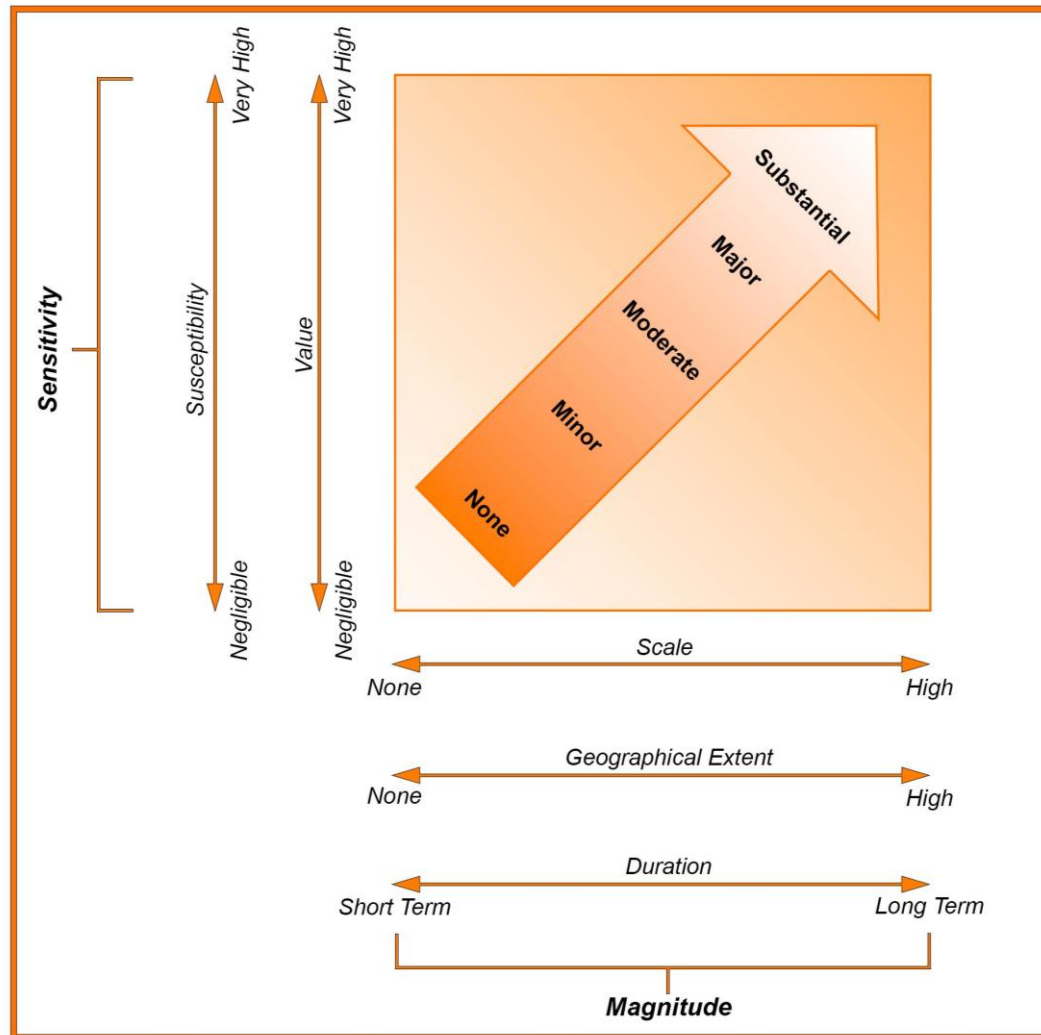


Table 11: Criteria Scale / Guidance, Relating to Landscape & Visual Effects (used as a guide when applying professional judgement)

Level/ Grade	Indicators
Substantial	A very high magnitude of change that materially affects a landscape or view of national / international importance that has little or no ability to accommodate change.
Major	A high magnitude of change that materially affects a landscape or view that has limited ability to accommodate change. Positive effects will typically occur in a damaged landscape or view.
Moderate	A medium magnitude of change that materially affects a landscape or view that may have the ability to accommodate change. Positive effects will typically occur in a lower quality landscape or view.
Minor	A low magnitude of change that materially affects a landscape or view that has the ability to accommodate change. Positive effects will typically occur in a lower quality landscape or view.
Negligible	A negligible magnitude of change that has little effect on a landscape or view that has the ability to accommodate change.
None	It is also possible for a magnitude of change to occur that results in a neutral effect significance due to the change being compatible with local character or not visible.

3.1.12. Cumulative effects

- 3.1.13. Cumulative effects are additional effects caused by a proposed development in combination with other similar developments to the landscape resource or visual amenity.
- 3.1.14. This can be cumulative landscape effects on the physical fabric or character of the landscape (loss and/or addition of features), or cumulative visual effects caused by two or more developments being visible from one viewpoint and/or sequence of views. The scope of cumulative effects should be agreed at the outset to establish what schemes are relevant to the assessment, and what planning stage is appropriate. It is generally considered that existing and consented developments and those for which planning applications have been submitted but not yet determined should be included.

APPENDIX 2

PHOTOGRAPHIC RECORD



NOTES:
Based upon the Ordnance Survey map with permission of The Controller of Her Majesty's Stationery Office. © Crown Copyright.
Aspect Landscape Planning Ltd, West Court, Hardwick Business Park, Nural Way, Banbury OX16 2AF.
Licence 100045343 Aerial map data © 2012 Google
Copyright reserved

0m 100m 200m 400m

N

Key:

- Site Boundary
- Viewpoint Location
- Public Rights of Way

B	24.06.26	Updated to latest redline	GR	AJ
A	07.04.26	Updated to latest redline	GR	IC
REV	DATE	NOTE	DRAWN	CHK'D

REVISIONS

aspect landscape planning

TITLE
Former Arborfield Studios (Parcels W, Y and Z),
Arborfield Green

Viewpoint Location Plan

CLIENT
Crest Nicholson Operations Ltd

SCALE 1:10000 @ A3	DATE FEB 2026	DRAWN GR	CHK'D AJ
DRAWING NUMBER 8838 / VLP		REVISION B	

Approximate extent of site



Site located behind
existing fence

Langley Common Road
(B3349)

Access to Arborfield Studios



Distance to Site: 0.02 km
Viewpoint Coordinates: E 476941, N 166502
Date & time of photograph: 04/02/2026 11:31
AOD & Viewing height: c. 54.0m AOD 1.6m
Weather conditions Clear, good visibility

Viewpoint 1 (Panorama Image for Context Only)

Equipment & Focal Length: Canon EOS 2000D 35mm lens
Horizontal Field of View: 90°
Vertical Field of View: 27°

N.B. IMAGES TO ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY. Panoramas are created from multiple photographs taken using a crop sensor camera with 35mm lens in line with best practice and current guidance. Images illustrate a horizontal field of view of 90° and when printed at A3, should be viewed at a distance of 542mm curved through the same radius in order to correctly illustrate the existing landscape context. To ensure considered judgements are accurately assessed, images should not be substituted for visiting the viewpoint.



Viewpoint 1 (Single Frame Image)

Approximate extent of site



Site located beyond existing vegetation along the northeast boundary

Arborfield Water Tower

Langley Common Road (B3349)



Distance to Site: 0.32 km
Viewpoint Coordinates: E 477564, N 166677
Date & time of photograph: 04/02/2026 11:36
AOD & Viewing height: c. 57.0m AOD 1.6m
Weather conditions Clear, good visibility

Viewpoint 2 (Panorama Image for Context Only)
Equipment & Focal Length: Canon EOS 2000D 35mm lens
Horizontal Field of View: 90°
Vertical Field of View: 27°

N.B. IMAGES TO ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY. Panoramas are created from multiple photographs taken using a crop sensor camera with 35mm lens in line with best practice and current guidance. Images illustrate a horizontal field of view of 90° and when printed at A3, should be viewed at a distance of 542mm curved through the same radius in order to correctly illustrate the existing landscape context. To ensure considered judgements are accurately assessed, images should not be substituted for visiting the viewpoint.



Viewpoint 2 (Single Frame Image)

Approximate extent of site



Site located beyond existion vegetation

Existing built form located on PRow; BARK 7



Distance to Site: 0.58 km
Viewpoint Coordinates: E 478258, N 241418
Date & time of photograph: 04/02/2026 1:42
AOD & Viewing height: c. 51.1m AOD 1.6m
Weather conditions Clear, good visibility

Viewpoint 3 (Panorama Image for Context Only)
Equipment & Focal Length: Canon EOS 2000D 35mm lens
Horizontal Field of View: 90°
Vertical Field of View: 27°

N.B. IMAGES TO ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY. Panoramas are created from multiple photographs taken using a crop sensor camera with 35mm lens in line with best practice and current guidance. Images illustrate a horizontal field of view of 90° and when printed at A3, should be viewed at a distance of 542mm curved through the same radius in order to correctly illustrate the existing landscape context. To ensure considered judgements are accurately assessed, images should not be substituted for visiting the viewpoint.



Viewpoint 3 (Single Frame Image)



Distance to Site: **0.54 km**
Viewpoint Coordinates: **E 477773, N 166599**
Date & time of photograph: **04/02/2026 11:46**
AOD & Viewing height: **c. 46.1m AOD 1.6m**
Weather conditions **Clear, good visibility**

Viewpoint 4 (Panorama Image for Context Only)
Equipment & Focal Length: Canon EOS 2000D 35mm lens
Horizontal Field of View: 90°
Vertical Field of View: 27°

N.B. IMAGES TO ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY. Panoramas are created from multiple photographs taken using a crop sensor camera with 35mm lens in line with best practice and current guidance. Images illustrate a horizontal field of view of 90° and when printed at A3, should be viewed at a distance of 542mm curved through the same radius in order to correctly illustrate the existing landscape context. To ensure considered judgements are accurately assessed, images should not be substituted for visiting the viewpoint.



Viewpoint 4 (Single Frame Image)

Site extends beyond view



Existing built forms located along
Princess Marina Drive

Site

Existing built form located at
Arborfield Studios



Distance to Site: 0.02 km
Viewpoint Coordinates: E 477510, N 165938
Date & time of photograph: 04/02/2026 12:22
AOD & Viewing height: c. 53.0m AOD 1.6m
Weather conditions Clear, good visibility

Viewpoint 5 (Panorama Image for Context Only)
Equipment & Focal Length: Canon EOS 2000D 35mm lens
Horizontal Field of View: 90°
Vertical Field of View: 27°

N.B. IMAGES TO ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY. Panoramas are created from multiple photographs taken using a crop sensor camera with 35mm lens in line with best practice and current guidance. Images illustrate a horizontal field of view of 90° and when printed at A3, should be viewed at a distance of 542mm curved through the same radius in order to correctly illustrate the existing landscape context. To ensure considered judgements are accurately assessed, images should not be substituted for visiting the viewpoint.



Viewpoint 5 (Single Frame Image)

Site located beyond view



Newly built forms along Saddle Place

Site located behind existing wall

Arborfield Water Tower

Existing built form located at Arborfield Studios



Distance to Site: 0.02 km
Viewpoint Coordinates: E 477080, N 166058
Date & time of photograph: 04/02/2026 12:32
AOD & Viewing height: c. 54.9m AOD 1.6m
Weather conditions Clear, good visibility

Viewpoint 6 (Panorama Image for Context Only)
Equipment & Focal Length: Canon EOS 2000D 35mm lens
Horizontal Field of View: 90°
Vertical Field of View: 27°

N.B. IMAGES TO ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY. Panoramas are created from multiple photographs taken using a crop sensor camera with 35mm lens in line with best practice and current guidance. Images illustrate a horizontal field of view of 90° and when printed at A3, should be viewed at a distance of 542mm curved through the same radius in order to correctly illustrate the existing landscape context. To ensure considered judgements are accurately assessed, images should not be substituted for visiting the viewpoint.



Viewpoint 6 (Single Frame Image)

Existing built forms locatedat Arborfield Studios



Site



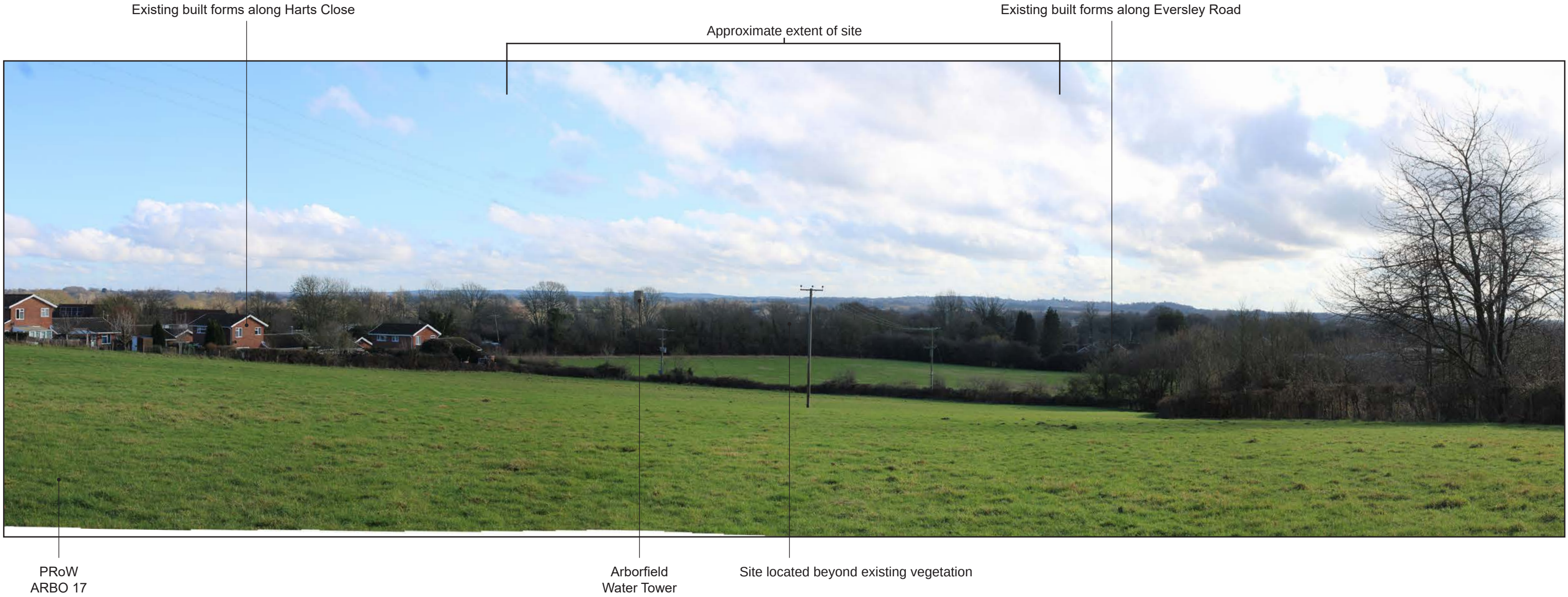
Distance to Site: 0.00 km
Viewpoint Coordinates: E 476801, N 166199
Date & time of photograph: 04/02/2026 12:46
AOD & Viewing height: c. 54.8m AOD 1.6m
Weather conditions Clear, good visibility

Viewpoint 7 (Panorama Image for Context Only)
Equipment & Focal Length: Canon EOS 2000D 35mm lens
Horizontal Field of View: 90°
Vertical Field of View: 27°

N.B. IMAGES TO ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY. Panoramas are created from multiple photographs taken using a crop sensor camera with 35mm lens in line with best practice and current guidance. Images illustrate a horizontal field of view of 90° and when printed at A3, should be viewed at a distance of 542mm curved through the same radius in order to correctly illustrate the existing landscape context. To ensure considered judgements are accurately assessed, images should not be substituted for visiting the viewpoint.



Viewpoint 7 (Single Frame Image)



Distance to Site: **0.72 km**
Viewpoint Coordinates: **E 476047, N 166608**
Date & time of photograph: **04/02/2026 13:12**
AOD & Viewing height: **c. 76.1m AOD 1.6m**
Weather conditions **Clear, good visibility**

Viewpoint 8 (Panorama Image for Context Only)
Equipment & Focal Length: Canon EOS 2000D 35mm lens
Horizontal Field of View: 90°
Vertical Field of View: 27°

N.B. IMAGES TO ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY. Panoramas are created from multiple photographs taken using a crop sensor camera with 35mm lens in line with best practice and current guidance. Images illustrate a horizontal field of view of 90° and when printed at A3, should be viewed at a distance of 542mm curved through the same radius in order to correctly illustrate the existing landscape context. To ensure considered judgements are accurately assessed, images should not be substituted for visiting the viewpoint.



Viewpoint 8 (Single Frame Image)