

31 Barkham Ride, Finchamstead, Wokingham, Berks, RG40 4EU

Addendum to Landscape and Visual Impact Assessment

and

Landscape Design Approach

July 2025



**LHLA**

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**Report reference & issue**

447 - doc LVIA Landscape & Visual Impact Assessment (Addendum) issued 2 July 2025

Front cover: existing entrance to Victoria Gardens (April 2025)

Frontspiece: community space at Victoria Gardens

Back cover: View from Robins Nest Wood Country Park and SANG

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

# 1 Introduction

## 1.1 Background

This Addendum has been prepared by Louise Hooper Landscape Architect to support a planning application for an extension to Victoria Gardens Residential Park Homes Estate.

A Landscape and Visual Impact Assessment was prepared by Draffin Associates in January 2025 for a scheme of 35 Park Homes.

This Addendum to the Draffin Associates LVIA is in response to an amended scheme of 31 Park Homes and to comments received from Wokingham Borough Council.

A site visit was undertaken by LHLA on 30 April 2025.

We have recorded and assessed views of the proposed development site from the existing Victoria Gardens site to the east, an area from which WBC stated that there was no assessment. We have considered the visual impact of the proposed development on the residents of the existing park homes.

We have included some examples of defensible space within the existing Victoria Gardens to show how existing residents have used low hedging, pot plants and low fencing to create attractive private external spaces around their homes.

## 1.2 Site Layout and Landscape Design

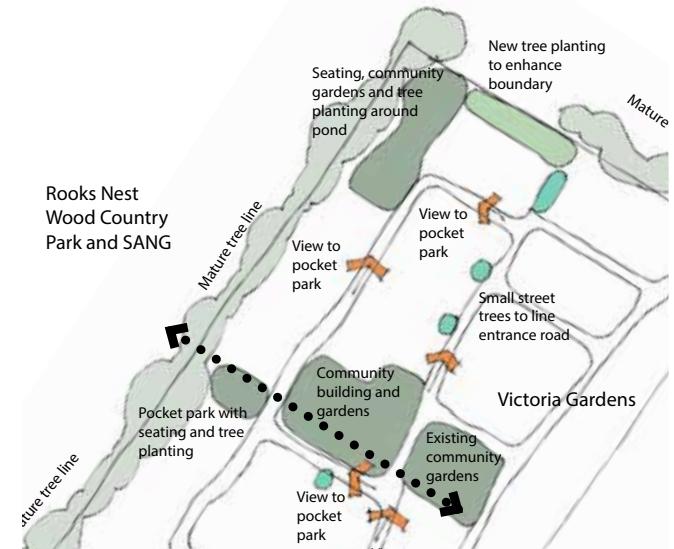
Four Park Home units have been removed from the original scheme to create opportunities for structure planting, pocket parks and landscape links.

We have created a strong landscape link between the Rooks Nest Wood Country Park and the existing community gardens in Victoria Gardens; we have proposed a new pocket park on the western site boundary, which will link and connect the proposed residents' community building and gardens to the existing community gardens in Victoria Gardens.

New tree planting is proposed at the existing site entrance which will become the single entrance serving both Victoria Gardens and the proposed extension. The existing entrance road will become a new spine road; new street trees will be planted on this spine road and the distributor roads within the development.

Two additional pocket parks are proposed, one in the southwestern corner of the site which will act as a buffer zone to veteran tree T47, a large A1 Pedunculate Oak, and one in the northern corner of the site around the proposed pond.

We have viewed the proposed development site along with the existing Victoria Gardens which together will become a single larger site. We have looked at ways of retaining the existing landscape character with its strong woodland setting and how to create new character areas within the extended site.



*Landscape link from Rooks Nest Country Park in west through proposed new pocket park and new Residents' Community Building and Gardens to existing Victoria Gardens communal green space*

# 1 Introduction

## 1.3 Methodology

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

The assessment begins with a desk study to consider the context, topography, landcover and planning policies in place at national, district and local levels. There follows a field survey to establish views of importance and a zone of visual influence. The field survey was undertaken in April 2025. Data from this exercise is then assessed using the GLVIA guidance.

There is an appreciation of the proposed scheme and a visual and landscape impact assessment is made of these proposals, followed by mitigation recommendations. These recommendations are then incorporated into the developing design prior to planning application. It is therefore, an iterative process.

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

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

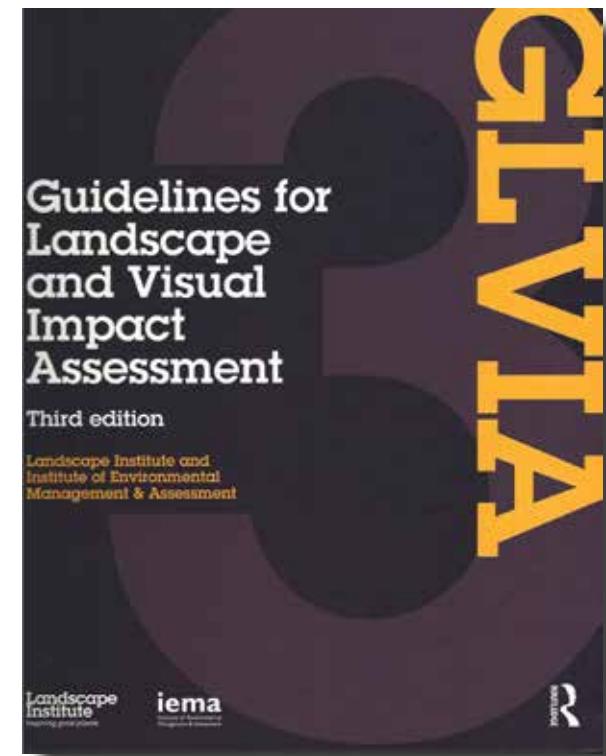


Figure 4 Guidelines for Landscape and Visual Impact Assessment Third edition (2013)

## 2 Views

Views of the Site from Victoria Gardens to the east



*View A Existing entrance to Victoria Gardens*



*View B Looking north across Victoria Gardens*



*View C Looking north across community gardens*

## 2 Views

Views of the Site from Victoria Gardens to the east



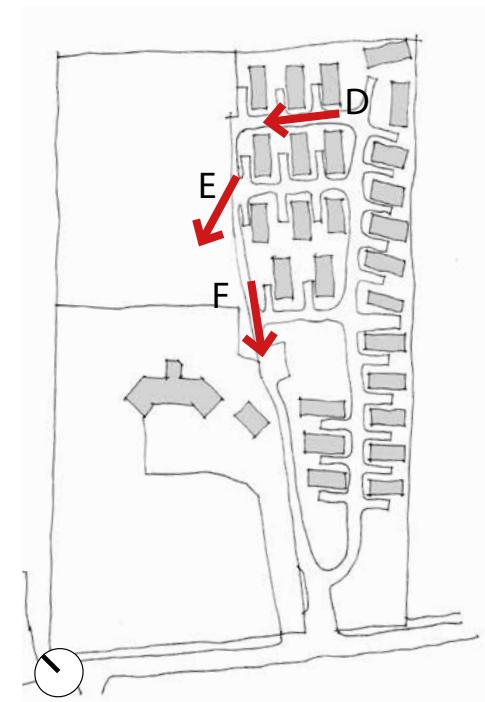
*View D Looking northwest along northern boundary*



*View E Looking west towards existing house to be demolished*

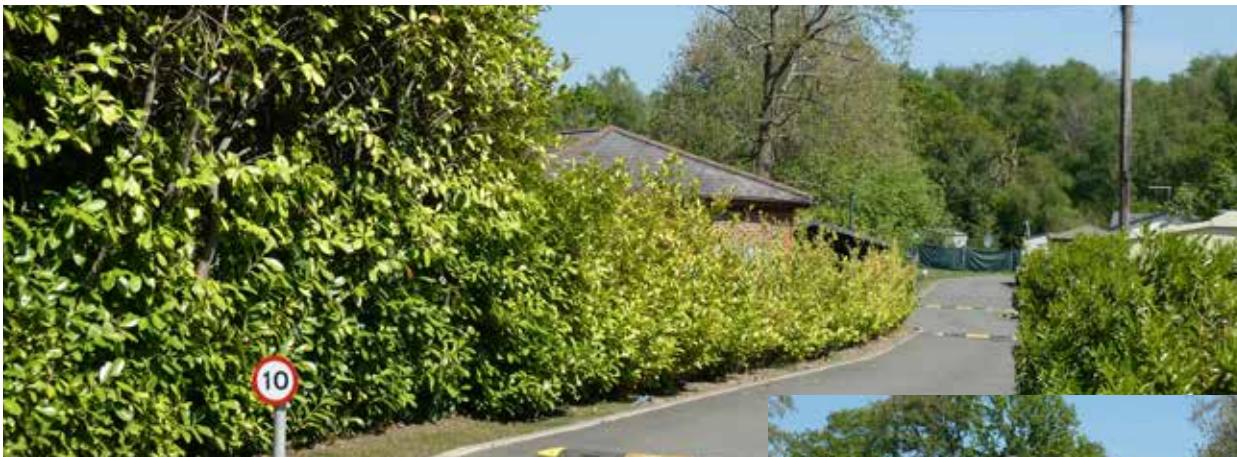


*View F Looking southwest down existing drive*



## 2 Views

Views of the Site from Victoria Gardens to the east



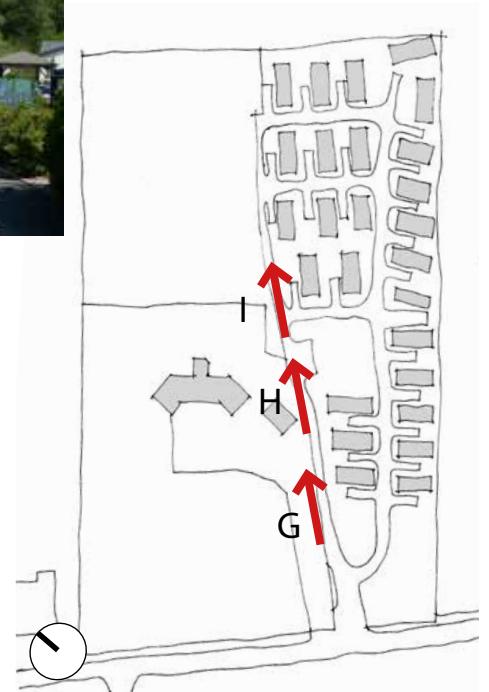
*View G Looking northeast along entrance drive*



*View H Looking northeast along entrance drive*



*View I Looking northeast along entrance drive*



## 2 Views

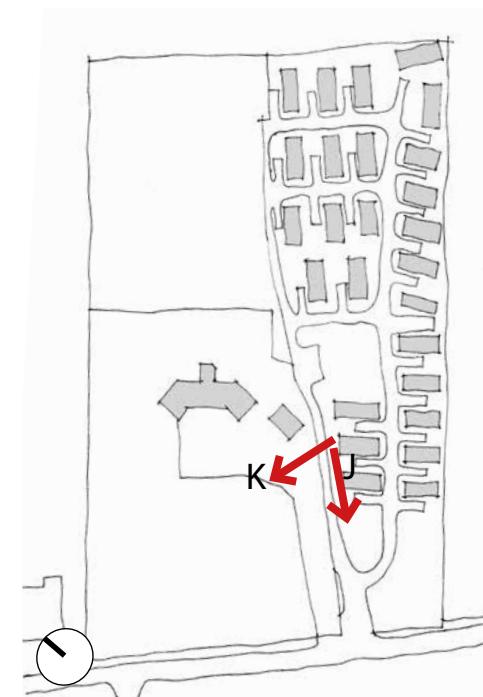
Views of the Site from Victoria Gardens to the east



*View J Looking southwest along entrance drive*



*View K Looking northwest across parking area for house to be demolished*



### 3 Site Character



*Existing entrance to dwelling to be infilled with native trees and hedge*



*Existing entrance to be demolished and infilled with native trees and hedge*



*Existing dwelling to be demolished*



*Trees in garden of existing dwelling to be retained*



*Open grass area to the north of the site*



*Rooks Nest Wood visitor information*



*Stream in Rooks Nest Wood*



*View to site boundary from Rooks Nest Wood*



*Footpath in Rooks Nest Wood*

### 3 Site Character

#### Site boundaries



*View L Southwest corner of site and Country Park entrance seen from Barkham Ride; the veteran oak tree T47 dominates this corner*



*View M Southern boundary of site looking towards Barkham Ride; the existing site entrance is behind a hedge to the left of the view. The veteran oak T47 is to the right of the view*

### 3 Site Character

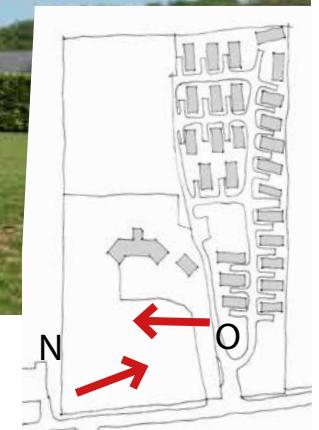
#### Site boundaries



*View N looking northeast from the southern part of the site past the dwelling to be demolished; the mature tree line along northern boundary is visible beyond the dwelling*



*View O looking west from the southern part of the site towards the western boundary with Rooks Nest Country Park; poplar trees can be seen on the boundary and the dwelling to be demolished is to the right of the view.*



### 3 Site Character

Examples of defensible private space at Victoria Gardens



*Hedge planting, balcony railing and pot plants create defensible space*



*Low hedging and sunshade create defensible space*



*Low hedging and pallisade fencing to create defensible space*

# 4 Landscape & Visual Impact

## 4.1 Landscape Impact

The existing character of the site is two areas of open grass paddock to the north and south of a central dwelling with driveway, garden, ornamental trees and associated outbuildings. The two open grass areas and dwelling are surrounded on three sides by mature hedgerow trees and vegetation. This landscape is assessed to have a moderate value and sensitivity, being of value at the local level, of moderate condition, and considered reasonably tolerant of change.

The proposed development of 31 Park Homes would result in a medium magnitude of change, with a noticeable change in landscape characteristics and features, but within a limited area. There are no long or medium distance views of the site due to the surrounding vegetation.

The changes would be in character with Victoria Gardens immediately to the east, and would result in a westward extension of the low-rise residential character of the adjacent site.

## 4.2 Landscape Fabric

Key elements of landscape fabric within the site are the boundary trees to the north, west and south. These will be protected by appropriate buffer zones and root protection areas (see Arb Report) and would not be affected by the proposed development.

## 4.3 Mitigation

Mitigation of landscape and visual impact has been embedded into the site plan. Key landscape features in particular the mature tree line to the north, west and south of the site have been retained, protected and supplemented where necessary. New tree planting is proposed at the site entrance; a strong landscape link will connect the existing community gardens in Victoria Gardens to the east through the gardens of the new community building and a new pocket park to Rooks Nest Wood Country Park in the west. Street trees will be planted along the entrance road shared with the existing Victoria Gardens and the new roads. Two new pocket parks will be formed on the western site boundary, one to create a buffer zone around the veteran oak, T47, a second park around the proposed pond.

## 4.4 Visual Impact

Existing views across the site from Victoria Gardens show two large open areas of mown grass flanked by mature trees, with a central house, garden and driveway.

The principal viewers of these views or Visual Receptors are the occupiers of the Park Homes in Victoria Gardens and their visitors. As residents they have a high sensitivity to change.

The views of the proposed development from Victoria Gardens would undergo a medium magnitude of change: the proposed development would be noticeable in the view and affect its character, altering some of its components such as the openness of the view. A medium magnitude of change to viewers of high sensitivity would give rise to a **moderately adverse visual impact** In the short term, on completion of the construction works and before the establishment of the structure planting.

With the establishment of the proposed landscape structure planting within the development site, the proposed extension to Victoria Gardens would be well integrated into the overall view, causing only a minor adverse visual impact. The **long term visual impact would be minor adverse**.

## 5 Proposed Development



### 5.1 Site Layout & Landscape Design

- Existing property at 31 Barkham Ride to be demolished
- 31 new Park Home units are proposed on the site to the west of existing Victoria Gardens
  - Key existing landscape features within the site and forming the site boundaries to be protected & enhanced
  - The proposed development will be integrated into the existing Victoria Gardens to form a single harmonious layout with a central spine, strong east/west landscape link and new landscape features such as community gardens, street trees, enhanced shared entrance and pocket parks.
  - 10% BNG will be achieved through native tree & hedge planting, sustainable drainage, design and management for wildlife and appropriate paving and lighting.

### 5.2 Key Existing Landscape Features to be protected and enhanced

- These include the mature trees along the northern, western and southern boundaries and the semi mature trees in the garden of the existing house (which will be demolished)

### 5.3 Integration of existing Victoria Gardens and proposed new development

- There will be a single shared entrance which will become a central spine road serving the existing Victoria Gardens as well as the new development.
- There will be a strong landscape link running from east to west across the new development and the existing Victoria Gardens which will connect the Rooks Nest Wood Country Park and SANG through a new pocket park and new community gardens to the existing Victoria Gardens community gardens.
- New landscape features include new tree planting to enhance existing entrance, the closing off of the existing drive to 31 Barkham Drive with tree and hedge planting, two new pocket parks, new community gardens around the community building on the site of the demolished house and new street trees along the central spine road.

## 5 Proposed development

### Site Plan



Source: Paul Edwards Architecture

### 5.4 Park Home Units

- At Victoria Gardens, the colour palette of the homes is restricted to white, cream, beige and charcoal. Each plot includes a concrete pad foundation for the home, precast concrete slab or block paving for parking and footpath, steps or ramp to front door and a brick 'skirt' around the base of the home. Smart metal garden sheds are available in cream.

### 5.5 Defensible Space

- The layout of Park Homes shows the units located with distances in compliance with the mobile homes site licensing requirements. This is illustrated by the current site licence for the neighbouring site (Caravan & Mobile Home Site Licence Ref: Z12/ABH31BN1'17 Inc Model Conditions 2008 31 Barkham Ride, Finchampstead, Wokingham, RG40 4EX)
- Residents use a variety of resources such as low fencing, hedging, trellis, pot plants, pergolas and sunshades to form and delineate individual defensible spaces.
- Traditionally Park Home residents take a good deal of time and pride creating their own bespoke private spaces around their homes, which can be seen in the quality of the properties at Victoria Gardens. Page 13 of this report shows some examples of private external space in units at Victoria Gardens.

## 5 Proposed development Indicative Schedule of Plants

Native hedge – a double staggered row at 400mm centres, rows 350mm apart, planted in single species groups of 3 to 5no, 5 plants per linear metre, all plants to be protected by brown biodegradable rabbit guards 600mm high fixed with a 90cm bamboo cane.

Latin name	English name	Height	Root/pot	Percentage	Quantity
Acer campestre	Field maple	60-90cm	Bareroot (BR)	15	
Carpinus betulus	Hornbeam	60-90cm	BR	20	
Corylus avellana	Hazel	60-90cm	BR	25	
Crataegus monogyna	Hawthorn	60-90cm	BR	30	
Viburnum opulus	Guelder rose	60-90cm	BR	10	

Native woodland scrub mix - Plant shrubs/small trees at 1m centres in single species groups of

3 to 5no, all plants to be protected by brown biodegradable rabbit guards 600mm high fixed with a 90cm bamboo cane.

Latin name	English name	Height	Root/pot	Percentage	Quantity
Acer campestre	Field maple	60-90cm	Bareroot (BR)	20	
Corylus avellana	Hazel	60-90cm	BR	25	
Crataegus monogyna	Hawthorn	60-90cm	BR	20	
Euonymus europaeus	Spindle	60-90cm	BR	5	
Ligustrum vulgare	Privet	60-90cm	BR	5	
Malus sylvestris	Crab apple	60-90cm	BR	10	
Rosa canina	Dog rose	60-90cm	BR	5	
Viburnum lantana	Wayfaring tree	60-90cm	BR	10	

Native feathered trees – Feathered whips, min 120cm, to be planted as shown. All trees to be protected by brown biodegradable rabbit guards 600mm high fixed with a 90cm bamboo cane.

Reference	Latin name	English name	Root/pot	Quantity
PD	Prunus domestica	Wild plum	Bareroot (BR)	
PA	Prunus avium	Wild cherry	BR	
QR	Quercus robur	English oak	BR	
SA	Sorbus aucuparia	Rowan	BR	
ST	Sorbus torminalis	Service tree	BR	

Street trees – To be planted as shown with 2 stakes 900mm long x 25 x 25 driven 500mm into firm ground with approved tree ties. All trees to be protected by brown biodegradable rabbit guards 600mm high.

Ref	Latin name	English name	Size	Girth	Root/pot	Quantity
AC	Acer campestre	Field maple	Selected standard	10-12cm	Rootball	
AL	Amelanchier lamarckii	Snowy mespilus	Selected standard	10-12cm	Rootball	
CM	Cornus mas	Cornelian cherry	Selected standard	10-12cm	Rootball	
MA	Malus Admiratio	Crab apple	Selected standard	10-12cm	Rootball	
PA	Prunus Amanogawa	Cherry	Selected standard	10-12cm	Rootball	

### Meadow grassland

Woodland edge meadow grassland to be seeded with Emorsgate Hedgerow Mixture EH1 at 4gm/sq m sown to supplier's guidelines.

All plants to meet National Plant Specification and to be planted according to BS8545:2014

## 6 Summary

### 6.1 Landscape Effects

The effects of the proposed development on the character of the site are described by Draffin Associates as **short-term moderately adverse** (para 10.15, Draffin Associates LVIA, January 2025).

In the long term there will be **moderate beneficial impact** (para 10.15, Draffin Associates LVIA, January 2025).

### 6.2 Visual Effects

The effects of the proposed development on views of the site are described by Draffin Associates as **short-term moderately adverse** (para 8.11, 8.12, 8.14 Draffin Associates LVIA, January 2025) or **short-term slightly adverse** (para 8.13 Draffin Associates LVIA, January 2025)

In the long term there will be **moderate beneficial impact** on the majority of the Draffin Associates selected views (para 10.15, Draffin Associates LVIA, January 2025).

The effects of the proposed development on views of the site from the existing Victoria Gardens Park Homes are described by LHLA in this report as **short-term moderately adverse**.

The effects of the proposed development on views of the site from the existing Victoria Gardens Park Homes are described by LHLA in this report as **long-term minor adverse**.

### 6.3 Mitigation

Mitigation has been embedded into the Landscape Design for the site and includes the protection, management and enhancement of the site boundaries, and green infrastructure including structure planting, street trees and SuDS within the site.

A long term management plan will be prepared as described in Section 9 and para 11.01 of Draffin Associates LVIA, January 2025.

# Appendix 1 Assessment Methodology

## 1 Introduction

This section presents an assessment of the likely landscape and visual effects of the proposed extension to Victoria Gardens, 31 Barkham Ride, Finchampstead, Berks. Two distinct but inter-related types of impacts have been assessed. These are:

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

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

## 2 Baseline Assessment

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

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

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

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

- Natural England: National Landscape and Seascapes Character Assessments 2014
- Wokingham Borough Landscape Character Assessment 2019

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

The desk study was verified on site through a field survey of the site and surrounding areas. This determined the existing land cover, landform and land use, and how these features combine and interact to give the landscape its particular character. The field survey also confirmed the location of key visual receptors with

views of the proposed site and of the visibility of the site in the local and wider landscape. The character and condition of existing landscape elements and features was recorded by photographs and described. The field survey work was undertaken in June 2025.

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

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

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

## Appendix 1 Assessment Methodology (contd)

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

Table A1 Landscape Value and Sensitivity to Change Criteria

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

Table A2 Sensitivity of Viewpoints/Visual Receptor

### 3 Landscape Impact Assessment

The evaluation of landscape impacts considered two types of effect:

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

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

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

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

## Appendix 1 Assessment Methodology (contd)

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

relative balance of importance between sensitivity and magnitude. The significance criteria have been textually defined in Table A5.

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

Table A3 Landscape Magnitude of Change Criteria

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

Table A4 Impact Significance Criteria for Landscape Assessment

## Appendix 1 Assessment Methodology (contd)

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

Table A5 Landscape Impact Significance Criteria Definitions

## Appendix 1 Assessment Methodology (contd)

### 4 Visual Impact Assessment

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

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

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

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

Table A6 Visual Magnitude of Change Criteria

## Appendix 1 Assessment Methodology (contd)

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

Table A7 Visual Impact Significance Criteria Definition



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