

Landscape & Visual Impact Assessment for the re-development of

Guysfield House Care Home

prepared by Fisher Tomlin & Bowyer on behalf of



10th October 2024

Contents

1.0 INTRODUCTION

2.0 ASSESSMENT METHODOLOGY AND UNCERTAINTY

3.0 LANDSCAPE CHARACTER ASSESSMENT CRITERIA

4.0 VISUAL ASSESSMENT CRITERIA

5.0 LANDSCAPE AND IT'S SURROUNDINGS

6.0 ASSESSMENT OF EFFECTS

7.0 CONCLUSION

8.0 APPENDIX A

9.0 APPENDIX B

1. Introduction

- 1.1. This report provides a landscape and visual impact assessment of the proposals for a new build 60 bed care home, improvements to the car parking, retained existing vegetation and landscape features. The aim of this report is to provide an assessment of the potential landscape and visual effects of the proposed demolition and redevelopment of Guysfield House care home.
- 1.2. Landscape effects derive from changes in the physical landscape, which may give rise to changes in its character and how this is experienced. This may in turn affect the perceived value ascribed to the landscape.
- 1.3. We have defined visual effects as changes that arise in external views as a result of changes to the landscape and the effects with the respect of visual amenity.
- 1.4. The site and its surrounding landscape were assessed during June 2018.

The Proposed Development and the Basis for Assessment

- 1.5. The site is located at Guysfield House, Willian Road, Letchworth, SG3 2AB and the proposal is to demolish the existing care home and redevelop by building a new care home whilst retaining the existing building 'Guys House'. The access into the site will be improved, parking will be enhanced and newly landscaped gardens implemented throughout. A high proportion of the existing vegetation will be retained and the intention will be to enhance its impact with new vegetation.
- 1.6. This document includes an appraisal of the following:

Landscape Impacts, including:

- direct impacts upon specific landscape elements within and adjacent to the site;
- effects on the overall pattern of the landscape elements which give rise to the landscape character of the site and its surroundings; and
- impacts upon any special interests in and around the site.

Visual Impacts:

- direct impacts of the development upon views in the landscape
- overall impact on visual amenity.

2. Assessment Methodology

- 2.1. The landscape and visual impact assessments have been based on an evaluation of the sensitivity of the receiving landscape and visual receptors, and the magnitude of change associated with the introduction of the proposed scheme into the landscape and visual context of the study area.
- 2.2. The landscape and visual assessments will include descriptions that classify and evaluate the existing landscape and visual resources, focusing on their sensitivity and ability to accommodate change.
- 2.3. The principal objectives of the assessment are:
 - to identify and classify the existing landscape likely to be affected by the construction and operation of the proposal and ancillary works;
 - to identify the 'visual receptors' with views of the proposed development; and

- to assess the significance of effects on the prevailing landscape character and visual amenity, taking into account the measures proposed to mitigate any impacts identified.

2.4. The prediction and extent of effect cannot always be absolute. The purpose of this report will be to determine the assessment criteria and the relative significance of the factors identified using informed and well-reasoned professional judgement.

3. Landscape Character Assessment

3.1. Analysis of the existing landscape character has been provided through visual assessment.

3.2. The existing landscape at Guysfield House is generally of a mature nature and offers good coverage around the existing boundaries

3.3. The existing landscape will be judged as follows;

- High - Features that offer a significant landscape value.
- Moderate - Features that offer a moderate landscape value.
- Low - Features that offer a low landscape value.

Visual Sensitivity of Landscape Areas:

3.4. The visual sensitivity of an area of landscape relates to its general level of openness, the nature and number of visual receptors present within a landscape, and the probability of change in visual amenity due to the redevelopment being visible.

3.5. The visual sensitivity will be judged as follows;

- High – Areas that are highly sensitive to visual receptors where the landscape is generally flat or open. It is densely populated with a high level of activity and generally open views.
- Moderate - Areas that are moderately sensitive to visual receptors where the landscape has greater undulation or a moderate level of vegetation. It is moderately populated with more limited views
- Low - Areas that are not deemed sensitive to visual receptors where the landscape has steep undulation or has dense vegetation. It is generally unpopulated with very limited views

Magnitude of Change

3.6. Magnitude of change has been predicted by considering the anticipated loss or disruption to character forming landscape elements (e.g. tree planting, landform, buildings, and watercourses etc.), which would arise through introduction of the proposed scheme.

3.7. The magnitude of change will be judged as follows;

- High – Areas of the landscape that will be greatly impacted where there will total loss or major alteration to key valued elements
- Moderate - Areas of the landscape that will be moderately impacted where there will partial or minor alteration to key valued elements
- Low - Areas of the landscape that will not be impacted significantly

Significance of Landscape Effects

- 3.8. The significance of the landscape character effects is determined by the assessment of landscape sensitivity set against the magnitude of change
- 3.9. For the purposes of this assessment 'Significant' landscape effects will be treated as those effects assessed to be 'High' in all categories

4. Visual Assessment Criteria

- 4.1. In conjunction with the landscape character impact assessment, a visual impact assessment has been undertaken in order to assess any potential visual impact arising as a result of the proposed development.
- 4.2. In order to evaluate what the visual impact of the development will be and, if appropriate, what can be done to address the impact, it is necessary to describe the existing situation to provide a basis against which any change can be assessed.
 - The assessment of visual impact from any one location takes into account the:
 - Sensitivity of the views and viewers (visual receptor) affected;
 - Nature, scale or magnitude and duration of the change
 - Extent of the proposed development that will be visible;
 - Degree of visual intrusion or obstruction that will occur;
 - Distance of the view;
 - Change in character or quality of the view compared to the existing.

Visual Receptors

- 4.3. Visual impact assessment considers the sensitivity to change of visual receptors within the area, and the magnitude of change associated with the introduction of the proposed redevelopment into the existing visual context.
- 4.4. The key visual receptors have been identified as surrounding residential properties, viewpoints from the main carriageway and viewpoints from the public footpath adjacent to the Eastern boundary of the site. These are deemed as a selection of locations with a clear relationship to the proposed scheme where potential visual implications will be at their greatest
- 4.5. Viewpoints were selected to be representative of the visual receptor types identified.
- 4.6. These preliminary viewpoints locations were assessed in terms of visibility during an initial field investigation.
- 4.7. Field investigation from these preliminary viewpoints was used to assess the actual visibility of the current development and how the proposed new development will impact, taking into account the visual barrier effect of vegetation and buildings.

Site Appraisal/ Photographic Studies

- 4.8. Our site appraisal was undertaken in June 2018 where photographic studies were completed. Further photographic studies were completed in April 2018 for winter views. Viewpoints at varying close distance from the site were selected to represent the typical views of the site.

- 4.9. The key provided in appendix A shows the location of these viewpoints.
- 4.10. The locations from which the proposed development will be visible are known as visual receptors. For the purposes of the visual assessment the visual receptors have been graded according to their sensitivity to change.
- 4.11. From the site appraisal it is clear that the existing development is already visible from a limited number of locations, at varying but close distances, and from both public and private areas.
- 4.12. In order to evaluate what the visual impact of the redevelopment will be and, if appropriate, what can be done to address the impact, it is necessary to describe the existing situation to provide a basis against which any change can be assessed. Each assessment of visual impact has therefore been made taking into consideration the character and quality of the existing view. The assessment of the significance of effect is a result of the assessment of magnitude of the impact related to the assessment of sensitivity of the receptor.

Visual Receptor Sensitivity

- 4.13. The locations from which the proposed redevelopment will be visible are known as visual receptors. The assessment of visual sensitivity considers both the category of visual receptor and the nature of their existing view. It takes account of the location of the receptor or viewpoint; the expectations, occupation or activity of the people present; the quality of the existing visual context; and the importance or value likely to be attributed by them to the available view. It is therefore the case that not all receptors within a given category are deemed to display equal sensitivity.
- 4.14. The visual receptor sensitivity will be judged as follows;
- High – Visual receptors that are highly affected such as local residents, those using recreational facilities
 - Moderate - Visual receptors that are moderately affected such as those travelling past
 - Low – Visual receptors that are not impacted.
- 4.15. The number of people likely to be present and the duration of time that a view is likely to be experienced may also influence the visual sensitivity of a particular location.
- 4.16. It is sometimes the case that different categories of visual receptor might be present at a selected representative viewpoint (e.g. a selected location may include both residential properties and workplaces suggesting different levels of sensitivity). In such cases the primary receptor category is identified (usually the more sensitive).
- 4.17. The visibility of the proposals and the magnitude of their change upon a view and the resulting significance of visual effect are dependent on the range of factors already outlined, together with, the angle of the sun, the time of year and weather conditions. Of equal importance will be
- whether the site is seen completely, or in part
 - whether the site appears on the skyline;
 - whether it is viewed with a backcloth of land or vegetation;
 - whether it is viewed with a complex foreground;
 - whether the site forms part of an expansive landscape or is visible within a restricted view.

4.18. The aspect of dwellings and whether the view is from a main window or a secondary window, which may be used less frequently, is a consideration. From highways, the direction and speed of travel are also a consideration. In the assessment magnitude of change is ranked in accordance with the follow table.

4.19. The definition of magnitude of visual impact be judged as follows;

- High – Views that will be highly impacted by the redevelopment
- Moderate - Views that will be moderately impacted by the redevelopment
- Low - Views that will not be impacted by the redevelopment

Significance of Visual Effect

4.20. The significance of the visual effects is determined by the assessment of receptor sensitivity set against the magnitude of change

4.21. For the purposes of this assessment 'Significant' landscape effects will be treated as those effects assessed to be 'High' in all categories

Representative Viewpoint Assessment

4.22. Viewpoint selection has been chosen by a review of visual receptors within the vicinity of the site as well as the presence of landscape designations. The choice of representative viewpoints has been limited due to the location of the scheme and surrounding residential dwellings along the Northern boundary.

4.23. The following viewpoints were selected as being representative of the potential visual issues associated with the proposed development.

- Viewpoint 1: Willian Road / Letchworth Lane Junction - Dated April 2018
- Viewpoint 2: Willian Road looking North East to Guysfield House - Dated April 2018
- Viewpoint 3: Willian Road looking North West to Guysfield House - Dated April 2018
- Viewpoint 4: Footpath adjacent to Eastern boundary - Dated April 2018
- Viewpoint 5: View from Willian Road to Eastern boundary - Dated April 2018
- Viewpoint 6: View from the pond to Eastern boundary - Dated April 2018
- Viewpoint 7: View from the field to Eastern boundary - Dated June 2018
- Viewpoint 8: View from the Greenway to Northern boundary - Dated June 2018

Limitations of Assessment

4.24. The field study and photographic appraisal was undertaken during June 2018 at a time when views benefit from vegetation in full leaf. A second photographic appraisal supplied from April 2018 provides an indication of the winter coverage offered by the vegetation and will be used for the purpose of the assessment where possible.

4.25. There are a number of residential dwellings along the Northern boundary and therefore we did not access any private gardens to assess the close up impact.

4.26. For the purposes of this report, the assessment has been based on the redevelopment proposals illustrated in the planning application. The proposals include layouts, elevations and sections for the proposed new development

5. Landscape Character of the Site and it's Surroundings

- 5.1. This section describes in detail, the site and its surroundings. The section also discusses in brief the issue of visual amenity from certain areas within the landscape.

Land to the North of the site

- 5.2. To the north of the site, there is a residential development where approximately 9 properties have gardens that back onto the site. The properties are separated from the site by timber fencing. The topography of the landscape gently slopes up from the Northern boundary and there are a number of specimen trees on both sides of the boundary all the way along.

Land to the East of the site

- 5.3. There is mature planting all along the Eastern boundary. Adjacent to the boundary there is a footpath beyond which there are fields with further tree planting and a pond. The topography slopes down away from Guysfield House.

Land to the South of the site

- 5.4. There is mature planting along the Southern boundary line although it is not as comprehensive as the planting along the Eastern boundary. Willian Road runs parallel to the southern boundary and there is a hedgerow on its Southern side. Beyond the hedge there are fields with sporadic tree planting. The topography gently slopes away from Guysfield House.

Land to the West of the site

- 5.5. The residential development that starts along the Northern boundary continues along the Western boundary. However, due to the triangular shape of the plot the Western boundary is small and insignificant.

Identification and Assessment of Potential Impacts

- 5.6. This section aims to identify the Landscape and Visual effects of the proposed redevelopment during construction and operation.
- 5.7. For the purposes of this report the assessment is based on the effects directly around the plot
- 5.8. For the purposes of this report and as 'worst case', the construction and operational stages are assessed at peak construction and fully operational periods.
- 5.9. The characteristics of the proposed development that have been considered as part of this assessment are described below.

Characteristics of the Proposed Development

- 5.10. The proposed roof height of the 'Northern' wing of the redevelopment will remain at a similar height to the existing building. The 'Eastern' wing will however be raised up to the same height of the 'Northern' wing resulting in the roof height being approximately 3.5 metres higher than the existing roof.
- 5.11. The proposed new building will be positioned approximately 1 metre further away from the Northern boundary than the existing building footprint and extend 11 metres further South than the existing building. The 'Eastern' wing will project an additional 13 metres closer to the Eastern boundary than the existing building footprint.

5.12. It can be anticipated that taller features on site, such as rooftops and eaves have the chief potential to contribute to the most significant effects.

5.13. Landscape and visual impacts may result during both the temporary construction phase and the permanent operational period of the proposed development, including:

- Site establishment works including temporary spoil mounds;
- Construction activities, including the location of site compound areas, laydown areas and the use of cranes and task lighting;
- Permanent features introduced as part of the operational stage development proposals, including the principal visual features of the phased development which are proposed to be;
- Raised ground levels to form building platforms;
- Amended road infrastructure and associated car parking;
- External lighting.

6. Assessment of Effects

6.1. This section aims to identify the issues relating to the impacts of the proposed development during construction and operation.

Landscape Character Impacts during Construction

6.2. The redeveloped home will be used in very much the same way as it is currently, the site contains a high proportion of landscape features in the way of the woodland and boundary planting in particular which are to be widely retained.

6.3. A selection of these trees will need to be removed during the construction to allow access and the eventual expansion to the car parking.

6.4. Given the majority of the mature planting will be retained during the construction works, the significance of landscape effect for the construction period is assessed to be moderate

Visual Impacts during Construction

6.5. The potential for visual impact will fluctuate throughout the period of construction, particularly during specific construction operations relating to rooftops. As construction progresses on these elements there will be a gradual change in the visual 'environment' as the working height increases.

6.6. The intermittent but temporary introduction of prominent tall features such as cranes used during the construction phases would have some short term, temporary visual effects on the visual amenity of both nearby and to a lesser degree longer distance sensitive receptors. In particular for short distance visual receptors, the taller cranes will be obvious, distinct and clearly visible (temporary) features within the landscape that may be readily noticed by the receptors.

6.7. Additional temporary visual effects will be caused as a result of construction vehicle movements to and from the construction site and for general construction operations.

- 6.8. During the construction phases, some temporary lighting may be required although there will no doubt be restrictions upon working hours in place during the construction. However, the use of lighting to ensure safe working will probably be required particularly during the winter months.
- 6.9. With the introduction of all these construction activities, given that the scheme would occur over a relatively short period, it would result in a perceptible change in the existing view, and would form an apparent small element in the wider landscape that may be missed by the observer or receptor. This would result in a small magnitude of change.
- 6.10. The sensitivity of the large majority of visual receptors in closest proximity to the proposed construction activities can be classified as high and moderate (local residents and users of the footpath and Willian Road). Consequently, with a high receptor sensitivity set against a small magnitude of visual change, the temporary visual effect during the construction period would result in a significance of effect that can be assessed as moderate.

Operation Stage Impacts - Landscape Effects

- 6.11. The redeveloped home will be used in very much the same way as it is currently. Therefore the magnitude of change on landscape character is determined to be moderate
- 6.12. Based on a moderate landscape sensitivity, the significance of effect on the landscape character resulting from the proposed development is therefore assessed to be moderate.

Operation Stage Impacts - Visual Effects

- 6.13. The redevelopment of Guysfield House within the existing landscape framework would not be considered out of character when considered as part of the wider setting.

Viewpoint Analysis

- 6.14. The viewpoints have been selected to be representative of the types of views experienced by a range of sensitive receptors. The fieldwork was undertaken during June 2018 however additional photographs from April 2018 have also been provided.
- 6.15. The following viewpoints have been selected for this assessment:
- Viewpoint 1: Willian Road / Letchworth Lane Junction - Dated April 2018
 - Viewpoint 2: Willian Road looking North East to Guysfield House - Dated April 2018
 - Viewpoint 3: Willian Road looking North West to Guysfield House - Dated April 2018
 - Viewpoint 4: Footpath adjacent to Eastern boundary - Dated April 2018
 - Viewpoint 5: View from Willian Road to Eastern boundary - Dated April 2018
 - Viewpoint 6: View from the pond to Eastern boundary - Dated April 2018
 - Viewpoint 7: View from the field to Eastern boundary - Dated June 2018
 - Viewpoint 8: View from the Greenway to Northern boundary - Dated June 2018

Viewpoint 1: Willian Road / Letchworth Lane Junction - Dated April 2018



Description	This is a view from Willian Road in the direction of the old Western vehicle access into Guysfield House. Willian Road runs parallel to the Southern boundary of the plot and the topography gently slopes down to the West. From this position the building is heavily screened by the existing mature boundary vegetation.
Predicted change	There will be limited tree removal from the woodland area to both prolong the health of the trees and also facilitate the extension to the car parking and use of the woodland as an accessible landscape. The old vehicle access will not be reinstated therefore the gate and track will be removed and replaced with fencing.
Effect of change	The minimal works to the mature boundary trees and existing landscape in this area will mean that the redeveloped building will still remain screened from this position. Given the proposed tree works/removal will be limited and additional underplanting will be introduced, there will be very little effect upon the existing view.
Assessment - Sensitivity - Magnitude	Low Low
Significance of effect	Low - There will be very limited change to the existing view

Viewpoint 2: Willian Road looking North East to Guysfield House - Dated April 2018



Description	This is a view from Willian Road towards Guysfield House. Willian Road runs parallel to the Southern boundary of the plot and the topography gently slopes down to the West. From this position the existing building is visible through the existing tree coverage and the low shrub planting.
Predicted change	To allow for the new driveway some of the existing trees nearer to the building will need to be removed. The existing building 'Guys House' will be retained and refurbished which will be the primary building viewpoint from this location. The height of the new Eastern 'wing' of the building will be taller than the existing building height and the new proposals extend the building further towards the Southern boundary.
Effect of change	Removal of the existing trees near to the building will reduce the direct screening of the new building. The additional height of the building and the new footprint location will mean that it will be more obvious from the road although the existing boundary trees will screen the majority of the new Eastern 'wing'. The retention and renovation of 'Guys House' significantly reduces the visual impact from this location while the new tree and planting along the boundary with Willian Road will compensate for the trees proposed for removal. New shrub along the boundary will enhance the existing screening and reduce the visibility of the whole new building.
Assessment - Sensitivity - Magnitude	Moderate Moderate
Significance of effect	Moderate - The new building will be more prominent than the existing building

Viewpoint 3: Willian Road looking North West to Guysfield House - Dated April 2018



Description	This is a view from Willian Road towards Guysfield House. Willian Road runs parallel to the Southern boundary of the plot and the topography gently slopes down to the West. From this position the existing building is fully visible and the existing vegetation only offers a limited amount of screening.
Predicted change	The height of the new Eastern 'wing' of the building will be taller than the existing building height and the new proposals extend the building further towards the Southern boundary. The main entrance will be relocated to the Western side of the house and there will be more landscape significance between the building and the road.
Effect of change	The additional height of the building and the new footprint location will mean that it will be more obvious from the road. The proposed new tree and shrub planting along the boundary with Willian Road will enhance the existing screening and substantially reduce the visibility of the new building. The increased landscaping around the building will assist in blending the building into the landscape more effectively.
Assessment - Sensitivity - Magnitude	Moderate Low
Significance of effect	Low - The new building will be slightly more prominent than the existing building

Viewpoint 4: Footpath adjacent to Eastern boundary - Dated April 2018



Description	This is a view from a footpath that runs parallel to the Eastern boundary of the plot and the topography gently slopes down to the West. From this position the existing building is partially visible through the existing winter vegetation which consists of mature specimen trees and underplanting.
Predicted change	The height of the new Eastern 'wing' of the building will be taller than the existing building height and the new proposals extend the building further towards the Southern boundary. The existing vegetation will remain although new fencing would be installed.
Effect of change	The additional height of the building and the new footprint location will mean that it will be more obvious from the footpath. The new shrub planting along the boundary with the footpath and layered tree planting will enhance the existing screening and reduce the visibility of the new building. The new landscaping around the building will assist in blending the building into the landscape more effectively.
Assessment - Sensitivity - Magnitude	Moderate Low
Significance of effect	Low - The new building will be slightly more prominent than the existing building

Viewpoint 5: View from Willian Road to Eastern boundary - Dated April 2018



Description	This a longer view from Willian Road to the Eastern boundary of the plot and the topography gently slopes down to the West. From this position the existing building is partially visible through the the existing Winter vegetation which consists of mature specimem trees and underplanting.
Predicted change	The height of the new Eastern 'wing' of the building will be taller than the existing building height and the new proposals extend the building further towards the Southern boundary. The existing vegetation will remain and provide complete screening in the Summer months in particular.
Effect of change	The additional height of the building and the new footprint location will mean that it will be more obvious from Willian Road. However, all of the mature boundary tree planting will remain and the the combination of additional shrub planting around the boundary and layered tree planting within the landscape will further enhance the screening.
Assessment - Sensitivity - Magnitude	Moderate Low
Significance of effect	Low - The new building will be no more prominent than the existing building

Viewpoint 6: View from the pond to Eastern boundary - Dated April 2018



Description	This a longer view from the existing pond next to Willian Road to the Eastern boundary of the plot and the topography gently slopes down to the West. From this position the existing building is partially visible through the the existing Winter vegetation which consists of mature specimen trees and underplanting.
Predicted change	The height of the new Eastern 'wing' of the building will be taller than the existing building height and the new proposals extend the building further towards the Southern boundary. The existing vegetation will remain and provide complete screening in the Summer months in particular.
Effect of change	The additional height of the building and the new footprint location will mean that it will be more obvious from Willian Road. However, all of the mature boundary tree planting will remain and the the combination of additional shrub planting around the boundary and layered tree planting within the landscape will further enhance the screening.
Assessment - Sensitivity - Magnitude	Moderate Low
Significance of effect	Low - The new building will be no more prominent than the existing building

Viewpoint 7: View from the field to Eastern boundary - Dated June 2018



Description	This a longer view from the field beyond the existing pond next to Willian Road to the Eastern boundary of the plot and the topography gently slopes down to the West. From this position the existing building is partially visible through the the existing Winter vegetation which consists of mature specimem trees and underplanting.
Predicted change	The height of the new Eastern 'wing' of the building will be taller than the existing building height and the new proposals extend the building further towards the Southern boundary. The existing vegetation will remain and provide complete screening in the Summer months in particular.
Effect of change	The additional height of the building and the new footprint location will mean that it will be more obvious from Willian Road. However, all of the mature boundary tree planting will remain and the the combination of additional shrub planting around the boundary and layered tree planting within the landscape will further enhance the screening.
Assessment - Sensitivity - Magnitude	Moderate Low
Significance of effect	Low - The new building will be no more prominent than the existing building

Viewpoint 8: View from the Greenway to Northern boundary - Dated June 2018



Description	This a view from the residential development beyond the Northern boundary of Guysfield House where the topography gently slopes up to the North. A number of the properties have gardens that back onto the site of Guysfield House and there is current tree planting on both sides of the dividing boundary fence.
Predicted change	The proposal new building from this location will be be further away from the boundary than the existing building footprint by approximately 1 metres for the majority of the elevation. The majority of the existing trees on the Guysfield House side of the boundary will be removed and replaced with new evergreen screening trees. The height of the Northern 'wing' of the new buiding will be very much the same as the existing height.
Effect of change	The building being further away from the dividing boundary provides the opportunity to plant new trees to help screen the building from the neighbouring residents. The additional space will also reduce the visual impact of the building for the residents.
Assessment - Sensitivity - Magnitude	High Low
Significance of effect	Low - The new building will be less prominent than the existing building

7. Conclusion

Construction Stage

- 7.1. For the proposed site itself during the construction stage and with the retention of the main important landscape features such as the boundary hedgerow and screening, it is assessed to be subject to a medium magnitude of change, due to the partial loss of or alteration to one or more key elements or features, and the introduction of elements that may be prominent but may not be considered to be substantially uncharacteristic when set within the attributes of the receiving landscape. Consequently the significance of landscape effect for the construction of the proposal is assessed to be moderate.

Operational Stage

- 7.2. It has been assessed that a minor loss of key landscape elements and the introduction of elements that may be prominent but not uncharacteristic will occur and the subsequent landscape effects are considered not significant in planning terms.

Residual Significance of Landscape Effects

- 7.3. All viewpoints are from public accessible areas and have been specifically chosen to represent certain views or users of certain views. These include footpaths, residential areas, points of interest and roads. This is determined to have no significant residual effects.

Visual Effects

- 7.4. All viewpoints are from publicly accessible areas and have been specifically chosen to represent certain views or users of certain views. Viewpoints chosen include footpaths, settlements and roads.

Construction Stage

- 7.5. The introduction of construction features and facilities, construction lighting, together with general construction activities for large scale projects will not be unfamiliar or uncommon features in the local landscape.
- 7.6. With the introduction of all these construction activities, given that the scheme would occur over a relatively short period, it would result in a medium magnitude of change.
- 7.7. The large majority of visual receptors in closest proximity to the proposed construction activities can be classified as moderate in that in the main they will be only passing by. Consequently, with a generally moderate receptor sensitivity set against a generally moderate to low magnitude of visual change, the temporary visual effect during the construction period would, as a worst case, result in a significance of effect that can be assessed as Moderate.

Operational Stage

- 7.8. The visual impact assessment has identified generally good existing visual barriers created by topographical and vegetation features and these would in the main be retained.
- 7.9. For the majority of the receptors the assessment has found that while parts of the development are visible such views are glimpsed and would not have significant visual effects.

Residual Significance of Visual Effects

- 7.10. With heights of the new building along the Northern 'wing' remaining much the same as the existing building the existing vegetation along with new planting will provide visual barriers to the majority of the site. On this basis the residual impact assessment is expected, as a worst case, to have low visual effects.
- 7.11. When seen within the context of the wider landscape, from most viewpoints, the proposals offer a similar impact to the existing building in the main and would actually prove to be less noticeable from the residential development that are the only classification of high sensitivity. Therefore the visual effects are considered to be low
- 7.12. However, from nearby views, some of the site would remain noticeable, especially in the winter with little visual barrier effect. This is where the new evergreen vegetation and tree planting will be essential.

8. Appendix A

8.1. Viewpoint key



9. Appendix B

9.1. Landscape proposals





