

Landscape Appraisal

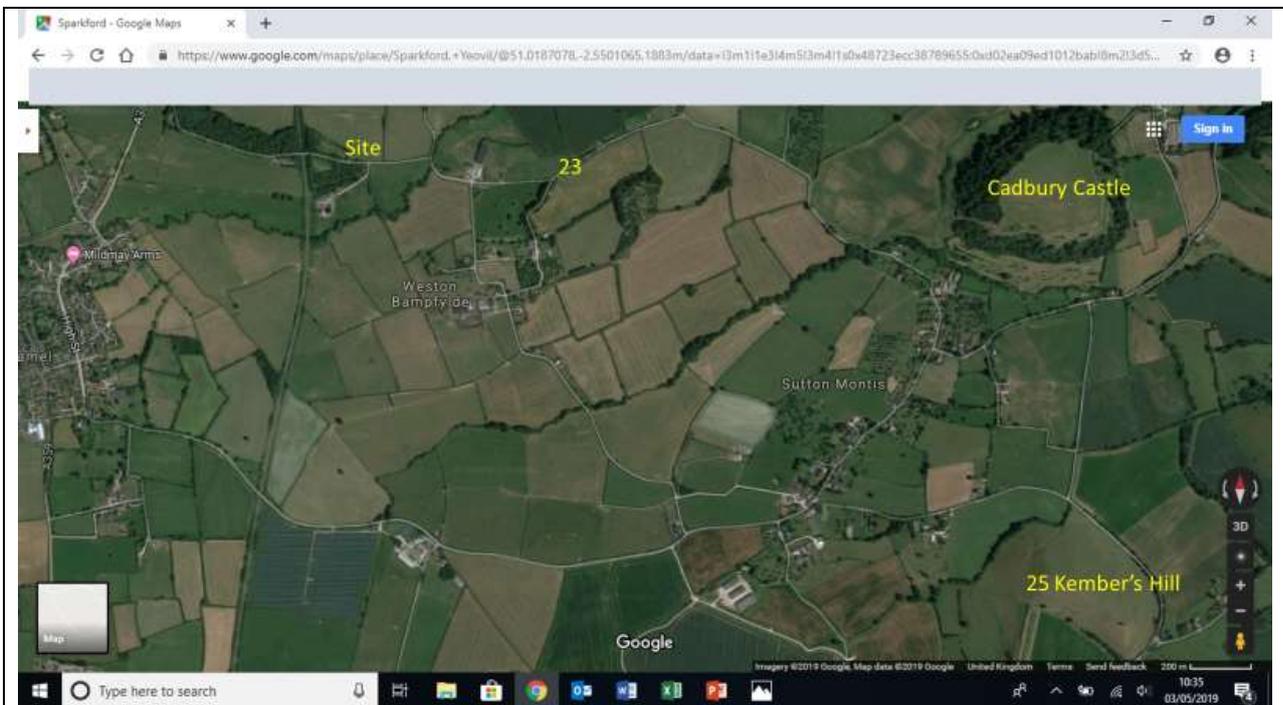
The Ecological Land Co-operative
Wolfester Paddock, Sparkford.

This appraisal¹ provides a description of the sites landscape character, its value and its sensitivity/vulnerability to the scale of development in question and will include any opportunities for appropriate mitigation and/or enhancement.

The appraisal is based on the proposals outlined in the pre-application letter dated 7.12.2018, the HAPA Architects site location plan dated April 29019, the illustrative proposed barn plan dated 8.1.2017 and other updated information provided in June/July 2019 by clients and their planning consultants.

Site name: Wolfester Paddock, Sparkford.	Date of field assessment: 22.4.2019
Location & context plan: See photo view point plans. Courtesy Google Maps	

¹ The landscape appraisal or assessment is based broadly on best practice methodology as set out in the 'Guidelines for Landscape and Visual Assessment' (2nd Edition, 2003) and it also draws on the methodologies used in a range of other similar landscape assessments carried out by Tony Harris.



Sparkford Hill Lane, Sparkford, Yeovil, South Somerset.

The site lies about 300m from the southern edge of Sparkford village. It lies within the Yeovil Scarp Lands National Character Area (Number 140; as defined by Natural England 2014). It is also within the Central Plain, Moors and River Basin Landscape Character Area as defined in the South Somerset District Council document 'The Landscape of Somerset' dated 1993. In this later study the long limestone ridge west of the study site is mentioned as a key feature. Both the above studies highlight the importance of the ancient hedgerow pattern in this part of the county and the overall rural agricultural character across this area.

Key Characteristics²

- Open, undeveloped agricultural pasture land bounded by mature hedges along the north, east and south eastern boundaries, a community woodland to the south west and rail line vegetation to the west.
- Forms part of the wider open agricultural landscape south of the village of Sparkford.
- Sparkford Hill Lane runs along the southern edge of the site 'behind' an existing hedgerow.
- Generally flat to gently sloping from the north west to southeast corner with signs of a relict hedgerow running across the site west to east.
- Large to medium scale field size with a simple rectilinear shape formed by the existing hedgerow pattern.
- Rural and tranquil perception and not readily overlooked apart from in places along Sparkford Hill Lane and the community woodland to the south west of the site.
- Sparkford Hill forms an elevated area of wooded high ground to the west of the site which in turn is part of a limestone ridge running west of the site and bisected by the nearby rail line cutting; mentioned in the 'Landscape of Somerset' document as a key local feature (p.58).
- A public footpath (WN 27/2) runs parallel to the site along and south of Sparkford Hill Lane across another area of community woodland towards Queen Camel. This woodland is accessed via the layby to the entrance of a nearby sewage treatment plant.
- There is a one mature beech tree standing on its own on the western side of the site.

² A Landscape Character Areas' key characteristics are aspects of character which give an area its distinct sense of place. It can include key features of importance, which are elements of the landscape of particular prominence or those which catch the eye. If the key positive characteristics were to change or be lost there would be significant negative consequences for the character of the landscape

Summary of overall character: *based on scale, landform, pattern/complexity, settlement & human influences, skyline, visual relationships & views, intervisibility, perceptual/aesthetic criteria.*

The site lies within an open agricultural landscape largely surrounded by other open fields and bounded by the vegetation lined rail line cutting, the hedges along its north, east and south east boundaries and the community woodland (Wyvern Copse) to the south west.

The site lies along the eastern end of the wooded limestone ridge that runs from west of Camel Hill and tapers down eastwards across this site. It is bounded by post and wire fences and mature trimmed hedges and some ditches which are mostly outside the site boundaries. The land is generally flat but with a distinct slope towards the south east corner towards Sparkford Hill Lane. It comprises one large to medium sized field, rectilinear in shape with a remnant west to east running hedgerow which would roughly divide the site in two if intact. There is one distinctive mature beech tree on the far western edge of the site standing on its own within the field.

The site has some scenic qualities based on an overall perception of ruralness and tranquillity despite the close proximity to the rail line, the lane to the south of the site and Sparkford village about 360m to the north.

The site is not readily overlooked from close viewpoints apart from what for most passers-by would be glimpsed and sequential views from field access points on Church Lane and Sparkford Hill Lane. Users of Wyvern Copse would have direct views in to the site from this community woodland and there are a more distant views towards the site from lanes to the east around Weston Bampfylde and from some elevated viewpoints over a mile to the south and east. These include from the distinctive landmark of Cadbury Caste, a Scheduled Ancient Monument, 1.4 miles to the east and from Kember's Hill and the Monarch Way 1.6 miles to the south east.

There is no public access to or on the site and there are only two public footpaths in the immediate area. Footpath WN 27/1 runs south to north, east of Church Lane from where the site is not visible and footpath WN 27/2 runs parallel to the site along and south of Sparkford Hill Lane. There are views into the site from this lane as mentioned above.

The Sparkford Copse Trust acquired two areas of community woodland in the vicinity. The first area to be purchased in 1998 was to the south west of the site on the south side of Sparkford Hill Lane. This 4-acre site is a community woodland site open to the public and accessed via footpath (WN 27/2). The second area, Wyvern Copse, was acquired in 1999 as a Millennium Green project and abuts the site. This 2-acre plot was a limestone quarry before being used as a landfill site in the 1960s. It is now planted and managed as an area of public open space and accessed in two locations from Sparkford Hill Lane, one stile at the western end and one gate in the east, next to the field access point into the site.

Value: *This is based on the following where relevant:*

- *Perceptual aspects such as scenic value, tranquillity, wildness, openness, views and remoteness.*
- *Cultural and historic associations/value³.*
- *Amenity and recreational value.*
- *Wildlife, geodiversity and biodiversity significance.*

The main value of the site lies in the contribution it provides as part of the wider interconnected pastoral landscape and field pattern around the environs of Sparkford. It has some intrinsic landscape value therefore as it contributes to the overall intactness and continuity of the wider countryside in this part of south Somerset.

Its relative openness and tranquil perception when seen in association with the surrounding countryside therefore gives it some scenic quality and value. This rural setting provides some amenity value to passers-by and to those who view the site from public areas such as along Sparkford Hill Lane and

³ Historic Value based on the definition by English Heritage: understanding the values which may be attached to places arranged in four groups:

- **Evidential value:** the potential of a place to yield evidence about past human activity.
- **Historical value:** the ways in which past people, events and aspects of life can be connected through a place to the present – it tends to be illustrative or associative.
- **Aesthetic value:** the ways in which people draw sensory and intellectual stimulation from a place.
- **Communal value:** the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

'*Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment*' English Heritage April 2008

Wyvern Copse. The community value of Wyvern Copse will be of importance to the local population and the study site, abutting the Copse, does have value as it contributes to the setting of the Copse. The site has little specific ecological value, as indicated in the Ecological Assessment dated January 2019, apart from the mature beech tree on the western boundary and the surrounding hedgerows. These provide some interconnectivity with surrounding habitats such as the open woodland in Wyvern Copse and the railway line vegetation. The biodiversity value could however be significantly enhanced as outlined in the mitigation & enhancement proposals below. There is no recreational value and although the boundaries, which are mostly outside the site, appear to have been in existence since at least 1880 (OS 1st Edition 6 inch) there is no further known specific historic value in the site.

Sensitivity Analysis⁴: *based on scale, landform, pattern/complexity, settlement & human influences, skyline, visual relationships & views, intervisibility, perceptual/aesthetic criteria. It will include: threats to key characteristics including worst case scenario issues e.g. winter views and a 'guidance statement' detailing opportunities for mitigation and /or enhancement.*

It is also based on analysis of the photo viewpoints: Appendix 1.

The site is vulnerable to any type of development, not unlike any other similar area of rural lowland countryside, due to its inherent open undeveloped and rural character within the wider context of the surrounding countryside. The sites particular vulnerabilities relate to how the site could alter unacceptability due to the infrastructure associated with proposed development. The potential landscape and visual impacts of the proposed site access track and highway visibility splay, the creation of a new hard standing, the construction of a new 5.5m high barn and three temporary accommodation units could all cumulatively impact adversely on the key characteristics of the site and on key viewpoints. However due to the fragmented nature of each element and the relatively small scale of the development, if it is located and designed in a sensitive way it need not create unacceptable and significant adverse landscape and visual impacts on the immediate site and its wider setting. The impacts on the overall field pattern and enclosure of the site will not be significant as most change will take place in the southern and less elevated parts of the site.

The site is not readily overlooked from highly sensitive viewpoints and most views are sequential, glimpsed and/or sought after e.g. at field access points as viewers pass through the area. This reduces the overall visual sensitivity of the viewpoints and of the site therefore to the type of change proposed. There will be some moderate changes to the baseline view in some instances which will have some moderate significance of impact from some viewpoints.

The ongoing management of the site should also enable sensitive and appropriate management of the existing key landscape features such as the hedgerows and trees within the site and any new features added of landscape and ecological value. The key therefore to minimising the sites vulnerability and sensitivity to this development is felt to be in the satisfactory implementation of the proposed mitigation and enhancement package outlined below.

Mitigation & enhancement proposals

Please read with conjunction with associated plans and drawings. Indicative Landscape layout and general arrangement plan.

⁴ Landscape sensitivity is defined as 'the extent to which a landscape type or area can accept change of a particular type and scale without unacceptable adverse effects on its character'.

It is based on judgements about the sensitivity of aspects most likely to be affected:

- Natural factors – e.g. extent and pattern of semi-natural habitat
- Cultural factors – e.g. land use, enclosure pattern
- Landscape condition – e.g. representation of typical character
- Aesthetic factors - e.g. scale, enclosure, pattern, form/line, movement

The moderate significance of adverse landscape and visual assessment from some viewpoints can be reduced and in places avoided over time by the successful implementation of the following mitigation and enhancement measures:

Mitigation measures.

1. Position the access track, barn, temporary dwellings and hard standing as far south as possible whilst balancing **a.** protecting the root zone of the mature trees along the southern boundary of the site and the existing hedgerow and **b.** understanding the requirements of the Odour Modelling Assessment indicating that accommodation units will need to be positioned towards the northern end of the redline site. This can be possible whilst still enabling the measures in 2. to be implemented in a sensitive way. This would have an immediate effect in reducing impacts from day one post construction.
2. Reducing the formation levels of the proposed access track, hard standing and barn so these 'sit' at a lower, less elevated and prominent position in the southern end of the site. This would have an immediate effect from day one post construction.
3. Grade out the excavated material from implementing 1. and 2. to form even flowing contours to tie in with existing levels and reinstate to create graded low mounds south of the proposed access track and hard standing. This would have an immediate effect from day one post construction.
4. Design, plant and maintain significant native tree and shrub planting so that the development can 'sit' within a maturing framework of planting. This planting would be designed to tie in with the local landscape character by reflecting and continuing the existing woodland associated with Sparkford Hill and the limestone ridge to the west of the site. This would be planted around the structures within the development area in the south east section of the field. The precise location will be determined by the tenants in liaison with the ELC. This would over the medium to long term (3+years) reduce any residual adverse landscape and visual impact to minor/slight.
5. As highlighted through community engagement process it is envisaged that hedges interspersed with trees would be planted along the west to east mid-section of the field to create a visual screen from the north. This hedgerow restoration would re-establish this remnant boundary with historic environment benefits as well as enhance the ecological connectivity that hedgerows provide.
6. Existing hedgerow management for those hedges within the control of the client. Carry out initial and ongoing management so the hedges 'thicken up' to ensure the longevity of these as key landscape features, for ecological benefit and for their screening value. This will include coppicing, laying and/or some replanting as required. This would over the medium to long term (3+ years) help to reduce any residual adverse landscape and visual impact to minor.
7. Hard landscape detailing. Ensuring details such as fence and gates, kerb edging and hard surfaces are appropriate for this rural setting, can help minimise adverse impacts on countryside character. Having flush kerbs to visibility splays, compacted limestone for the hard standing and access track, timber field gates and post and rail fencing where required e.g. to replace the chain link fencing along Sparkford Hill Lane, are all recommended. This would have an immediate effect from day one post construction.
8. Construction materials. As proposed in the pre-application letter, appropriate materials for this setting will be used for the barn and the temporary dwellings. Apart from the use of timber the roof materials and fittings in particular need to be dark, recessive and matt colours and be non-reflective to prevent any glint and glare. Recessive colours ensure that the structures blend into the background and backdrop. This would have an immediate effect from day one post construction.
9. Another mitigation measure which can be trialed in the short term whilst the proposed tree, shrub and hedgerows grow up is the use of black horticultural mesh netting. This can be erected on post and wire fencing along the inside, northern, edge of the hedge along Sparkford Hill Lane. This 2m high barrier reduces the visual permeability of the hedge and creates a subtle 'dark shadow' which helps to reduce any visual impact from this public viewpoint of the proposed development. This would have an immediate effect from day one post construction.

Enhancement measures.

Apart from the above mitigation measures there are significant opportunities to enhance the landscape and ecological value of the site and therefore contribute to the conservation and enhancement of landscape character in the area.

1. Native tree and shrub copse planting. This is recommended along:
 - The north eastern edge of Wyvern Copse to create a more 'organic' visual edge which would also create biodiversity gains by creating good edge habitat (ecotones).
 - In field corners to create landscape and ecological variety in the field pattern and across the whole site.
 - Centred on the existing mature beech tree on the western boundary.

2. Pond feature. The far south eastern part of the site by Sparkford Hill Lane is the low point of the whole site and to potentially help with reducing run off and flooding a pond and/or scrape could be created. This would add a significant wildlife habitat to the otherwise limited variety at present, have the potential to help with surface and sub soil hydrology management on the site and have some amenity value.

Appendix 1 Viewpoint assessment:

See photo view point plans above. 25no viewpoints assessed. Some views are taken for contextual reasons only to help understand the setting of the site within the wider countryside.

NB: The assessment of the magnitude of change on each viewpoint due to the development assumes no mitigation measures.

See footnote below which outlines magnitude of change and significance criteria used.

<p>VP 1: Photo ref.125600 View looking east into the site from Sparkford Hill Lane opposite the access into Wyvern Copse (to the left of the view). Despite the fact it is a sequential and glimpsed view this is a sensitive viewpoint due to its proximity to the community sites main access point. The new access, track, hardstanding and barn will be visible from here through the weak brambly growth which grows over the existing chain link boundary fence. The magnitude of change from this viewpoint due to the development would be moderate-major and a moderate significance of impact from a landscape and visual impact point of view as it adds new built features into the view.</p>
<p>VP 2: Photo ref.125603 View similar to 1 but viewed directly east down Sparkford Hill Lane with the site access point to the left of the view and with the same level of sensitivity. None of the proposed development would be visible in this view apart from peripheral views in the winter months when there is no leaf cover. The magnitude of change from this viewpoint due to the development would be minor and the significance of impact from a landscape and visual impact point of view slight.</p>
<p>VP 3: Photo ref.125852 View from Sparkford Hill Lane looking east through the trees that form the south west side of Wyvern Copse about 140m west of the site access point. In the winter months there would be filtered and glimpsed views into the site as passers-by move east along the lane and it is therefore not a sensitive viewpoint. The magnitude of change from this viewpoint due to the development would be minor as very little of it would be visible and the significance of impact from a landscape and visual impact point of view slight.</p>
<p>VP 4: Photo ref.130103 View east from within Wyvern Copse on what appears to be an occasionally used footpath route around this copse. Views from here look towards the location of the proposed barn and hard standing and it is therefore a sensitive viewpoint. The magnitude of change from this viewpoint due to the development would be moderate and the significance of impact from a landscape and visual impact point of view moderate as it changes the undeveloped composition and the rural backdrop of the view.</p>
<p>VP 5: Photo ref.130110 This is from the same location as 4 but looking north east towards the electricity substation treatment plant on Church Lane and away from where the development would be visible; apart from one or more of the temporary dwelling units. The magnitude of change from this viewpoint due to the development would therefore be negligible-minor and the significance of impact from a landscape and visual impact point of view slight-imperceptible.</p>
<p>VP 6: Photo ref.130516 A view east from within Wyvern Copse on what appears to be an occasionally used footpath route around this copse very close to the location of the proposed barn and hard standing and it is therefore a sensitive viewpoint. The magnitude of change from this viewpoint due to the development would be major and the significance of impact from a landscape and visual impact point of view moderate-substantial.</p>
<p>VP 7: Photo ref.130752 A view west up Sparkford Hill Lane from layby into sewage works south of the lane. This photo was taken for context only and not assessed. None of the development would be visible in this view apart from peripheral views.</p>
<p>VP 8: Photo ref.130801 View as 7 but looking directly north to the sites southern edge behind the hedge from the layby into the sewage works south of the lane. This is a sensitive viewpoint as it is adjacent to the stile access into Sparkford Copse Trust land and footpath 27/2 to Queen Camel. Some of the edge of the proposed barn and some hard standing may be visible through the leggy existing hedgerow and therefore the magnitude of change from this viewpoint due to the development would be minor and the significance of impact from a landscape and visual impact point of view slight.</p>
<p>VP 9: Photo ref.131124 View looking west from an existing field gate on Sparkford Hill Lane towards where the barn and hard standing is proposed. This is not a sensitive viewpoint as it is sought after and would for most viewers be</p>

<p>glimpsed whilst they pass along the lane. The magnitude of change from this viewpoint due to the development would be major but due to the lower sensitivity of the viewpoint, the significance of impact from a landscape and visual impact point of view moderate-slight.</p>
<p>VP 10: Photo ref.131127 This is the same viewpoint as 9 but looking directly north up the sites eastern hedgerow boundary. This is not a sensitive viewpoint as it is sought after and would for most viewers be glimpsed whilst they pass along the lane. The magnitude of change from this viewpoint due to the development would be minor as only some of the development may be visible and the significance of impact from a landscape and visual impact point of view slight.</p>
<p>VP 11: Photo ref.131859 View looking west from an existing field access gate on Church Lane. This is a moderate-minor sensitive viewpoint as it is open to views from the lane, but these would be glimpsed and sequential views as users pass along the lane and see the site in the gap in the hedge. The site may be more apparent in the winter months. The barn and one or more of the temporary dwelling units would be visible against the backdrop of existing vegetation. The magnitude of change from this viewpoint due to the development would be minor-moderate and the significance of impact from a landscape and visual impact point of view slight-moderate.</p>
<p>VP 12: Photo ref.131920. As 11 above.</p>
<p>VP 13: Photo ref.132333 View looking south west from an open corner of the field at a field access gate off Church Lane just within the Sparkford village envelope. This is a moderate sensitive viewpoint as it is open to views but these would be glimpsed and sequential views of the site as users pass along the lane. The barn and hardstanding would be hidden in the dip to the south (left) of the view but one or more of the temporary dwelling units may be visible. These would be seen against the backdrop of a rising vegetated landscape setting. The magnitude of change from this viewpoint due to the development would be minor and the significance of impact from a landscape and visual impact point of view slight.</p>
<p>VP 14: Photo ref.132337 View as 13 above but looking directly west towards the elevated Sparkford Hill area. None of the proposed would be visible from here and therefore the magnitude of change from this viewpoint due to the development would be negligible and the significance of impact from a landscape and visual impact point of view imperceptible.</p>
<p>VP 15: Photo ref.134327 View looking south east down the edge of Wyvern Copse towards Kember's Hill on the horizon 1.6 miles away. This is an elevated position in the site looking towards where the barn would be located. It is not however a sensitive viewpoint as it is on private land but does represent a potential view from Wyvern Copse. One or more of the temporary dwelling units may be visible. The magnitude of change from this viewpoint due to the development would be minor and the significance of impact from a landscape and visual impact point of view slight as it would be in the lower less open part of the site and seen against the existing backdrop of fields and hedgerows.</p>
<p>VP 16: Photo ref.134330 View looking north east from the same position as 15 but out towards Sparkford village. This is not a sensitive viewpoint as it is on private land. None of the proposed development is visible so therefore the magnitude of change from this viewpoint due to the development would be negligible and the significance of impact from a landscape and visual impact point of view imperceptible. The only change that may occur in the view is the introduction of new field boundaries in the form of fence lines, but the type of subdivision was not known at the time of the assessment.</p>
<p>VP 17: Photo ref.134332 View looking north from the same position as 15 & 16 towards Sparkford village. This is not a sensitive viewpoint as it is on private land. The existing mature beech tree can be seen along the western edge of the site abutting the rail line. None of the proposed development is visible so therefore the magnitude of change from this viewpoint due to the development would be negligible and the significance of impact from a landscape and visual impact point of view imperceptible. The only change that may occur in the view is the introduction of new field boundaries in the form of fence lines, but the type of subdivision was not known at the time of the assessment.</p>
<p>VP 18: Photo ref.134700 View from within the site near the mature beech tree looking east along the remnant hedgerow towards the distinctive landmark of Cadbury Castle on the horizon, 1.4 miles away. This is not a sensitive viewpoint as it is on private land. None of the proposed development is visible so therefore the magnitude of change from this viewpoint due to the development would be negligible and the significance of impact from a landscape and visual impact point of view imperceptible. The only change that may occur in the view is the introduction of new field boundaries in the form of fence lines, but the type of subdivision was not known at the time of the assessment.</p>
<p>VP 19: Photo ref.135346</p>

<p>View from within the northern edge of the site looking via a field gate access in the hedge towards the southern edge of Sparkford about 200m away. This is not a sensitive viewpoint as it is on private land. None of the proposed development is visible so therefore the magnitude of change from this viewpoint due to the development would be negligible and the significance of impact from a landscape and visual impact point of view imperceptible.</p>
<p>VP 20: Photo ref.135854 View looking south west from the eastern end of the remnant hedgerow within the site. This is not a sensitive viewpoint as it is on private land. Most of the development could be seen from this viewpoint apart from one or more of the proposed temporary dwelling units. The magnitude of change from this viewpoint due to the development would be minor-moderate and the significance of impact from a landscape and visual impact point of view slight - moderate.</p>
<p>VP 21: Photo ref.135857 View looking west from the same location as 20 looking along the line of the remnant hedgerow within the site towards Sparkford Hill and Wyvern Copse. This is not a sensitive viewpoint as it is on private land. None of the proposed development is visible so therefore the magnitude of change from this viewpoint due to the development would be negligible and the significance of impact from a landscape and visual impact point of view imperceptible. The only change that may occur in the view is the introduction of new field boundaries in the form of fence lines, but the type of subdivision was not known at the time of the assessment.</p>
<p>VP 22: Photo ref.142701 As viewpoint 8.</p>
<p>VP 23: Photo ref.143922 Distant view looking west towards the site from a field access gate on the lane leading east out of Weston Bampfye about 650m from the site. This is a moderate-minor sensitive viewpoint as the site is open to views but these would be sought after and sequential and then only glimpsed as most users pass along the lane. Some of the barn and potentially one or more of the temporary dwelling units may be visible seen against the dark backdrop of rising land and particularly in the winter months behind the canopy of the existing mature trees. Therefore, the magnitude of change from this viewpoint due to the development would be minor and the significance of impact from a landscape and visual impact point of view slight.</p>
<p>VP 24: Photo ref.145406 View looking west towards the site from the road verge opposite Quantock Abbey Wine Cellars on the edge of Weston Bampfye about 330m from the site. This is a moderate sensitive viewpoint as the site is open to views but these would be sequential and then only glimpsed as most users pass west along the lane. The barn and some of the hard standing may be visible seen against the dark backdrop of rising land and particularly in the winter months behind the canopy of existing mature trees. Therefore, the magnitude of change from this viewpoint due to the development would be negligible- minor and the significance of impact from a landscape and visual impact point of view imperceptible.</p>
<p>VP 25: Photo ref.151313 Distant view from Kember's Hill about 1.6 miles to the south east of the site. It is just off and more elevated than the public footpath (Monarchs Way) that runs below this view. This viewpoint is representative of other potential long distant views and provides context for the site, so it can be seen in its rural agricultural setting. This is not a sensitive viewpoint due its distance from the site. Any development on the site would be had to pick out in the context of the view 'in the round' unless one is actively seeking out such change in the landscape. Therefore, the magnitude of change from this viewpoint due to the development would be negligible and the significance of impact from a landscape and visual impact point of view imperceptible.</p>

Magnitude of change criteria defined as:

High/Major

- Total loss of or major alteration to key elements/ features/characteristics of the baseline, i.e. pre-proposal landscape or view and/ or introduction of elements considered to be totally uncharacteristic when set within the attributes of the receiving landscape.

Medium/Moderate

- Partial loss of or alteration to key elements/ features/characteristics of the baseline, i.e. pre- proposal landscape or view and/ or introduction of elements that may be prominent but may not necessarily be considered to be substantially uncharacteristic when set within the attributes of the receiving landscape.

Low/Minor

- Minor loss of or alteration to key elements/ features/characteristics of the baseline, i.e. pre- proposal landscape or view and/ or introduction of elements that may not necessarily be considered to be uncharacteristic when set within the attributes of the receiving landscape.

Negligible

- Very minor loss of or alteration to key elements/ features/characteristics of the baseline, i.e. pre- proposal landscape or view and/ or introduction of elements that are not uncharacteristic with the surrounding landscape- approximating the ' no change' situation

Significance criteria defined as:

Imperceptible

- The degree of change is so small as to have little or no effect.

Slight

- The proposals have some, but only a limited effect within the mainly local context.

Moderate

- The proposals have a noticeable effect within the context of the wider area.

Substantial

- The proposals have a large effect within the context of the wider area.

Severe

- The proposals are wholly out of character with the existing situation, both locally and on the wider scale

3.5.2019
Updated 28.7.2019