

Proposed Erection of Nine Dwellings. Land At Glewstone. Ross-on-Wye. Herefordshire Landscape and Visual Impact Assessment

1.0 Introduction

1.1 The Landscape & Visual Impact Assessment (LVIA) is submitted as part of an outline planning appeal relating to the proposed erection of nine dwellings on land at Glewstone Nr Ross-on-Wye ("The Site"). The Site adjoins the main built-up area of the settlement of Glewstone.

1.2 The purpose of this document is to assess the visual and landscape effect of the development proposal ("The Proposal"). It describes the methodology used to undertake the assessment, evaluates the landscape character and the extent of views of the Site from public vantage points around the area. The assessment also examines potential effects on the existing landscape resources, visual receptors and it identifies appropriate mitigation proposals.

2 The Site.

2.1 The application site comprises the majority of a field formerly an orchard that lies between the two main built components of the settlement of Glewstone. To the immediate south and south-east of the Site is a residential area comprising individually-designed detached dwellings. To the north-west of the Site is the first of a continuous line of dwellings which front a lane extending to the north.

2.2 A public footpath passes along the eastern site boundary along a south-east – north-west axis.

2.3 The Site lies within the Wye Valley Area of Outstanding Natural Beauty but not within a conservation area, within its setting or within that of a listed building.



3.0 Landscape Baseline.

3.1 The site location is described in terms of the landscape character and setting. The site assessment identifies the contribution the site makes to the local landscape character.

3.2 Information for this document has been gathered from a combination of desktop study and site surveys.

Landscape Character

3.3 The various character areas and landscape types have been identified by Natural England, the AONB Management Board and Herefordshire Council

Herefordshire Landscape Character Assessment (LCA) 2004 (updated 2009)

3.4 The various character areas and landscape types have been identified in detail by the 'Herefordshire Landscape Character Assessment' (LCA) which was adopted by the Council as Supplementary Planning Guidance in 2004 and subsequently reviewed in 2009.

3.5 The Site and settlement lie within the 'Principal Settled Farmlands' character area. This character area is typified by settled agricultural landscapes of dispersed scattered forms and settlements and networks of small winding lanes nestling within a matrix of hedged fields. It is a landscape notably domestic in character. In terms of settlement pattern, the LCA identifies the dispersed pattern of farmsteads are capable of accommodating limited new development. Woodland is not a feature characteristic of this landscape type.

Features and views contributing to local character

3.6 The Site comprises a former orchard that rises steadily up from its western road frontage flattening it the mid- to eastern-section of the Site and the adjoining public footpath. The western road frontage of the Site comprises an embankment and clipped with an intervening informal vehicular access.

3.7 The western elevated site boundary is open to the field beyond. The northern and southern field boundaries are marked mainly by clipped hedges.

3.8 From the elevated eastern public footpath there is an unimpeded view of the eastern and mid- sections of the field but not of the road frontage due to the site gradient descending steadily down to the road. From the road frontage, the open field is screened in large part by the tall roadside hedge and embankment. Only through from the access point is a passing view of the western sector of the field available.

3.9 The only other views of the eastern most elevated section of the Site is from through gates along a lane passing well to the east and from a lane and public footpath approximately 150 kilometres north-west of the Site. Medium- to long-distance views of the mid – and western sectors of the Site are not available.

3.10 The clear views from the public footpath are immediate to the Site. The limited view of the Site from the lane further to the east is approximately 150 metres from the Site. . The partial public views of the Site along the western lane are immediate. The long-distant views of the Site from the north-west are approximately 800 kilometres away.

Designations

3.11 The local landscape lies within the Wye Valley AONB.

Land use

3.12 The site is currently an open field. Until recent times it was an old orchard with poor fruit tree specimens.

Vegetation

3.13 The site is down to rough pasture the boundaries of which are marked by well-maintained hedgerows.

Access and Rights of Way in the Vicinity of the Site

3.14 A single width lane passes along the western site boundary. A public footpath passes along the eastern site boundary.

3.15 Access to the appeal site is by means of an open vehicular access onto the lane along the western site boundary.

Topography & Hydrology

3.16 This field, of which the Site is level in its eastern section descending with an increasing gradient to the lane along the western site boundary. Along the opposite side of this lane is a small watercourse.

Landscape Quality and Importance

3.17 The local landscape is part of the Wye Valley AONB. The Site and local landscape is overall of a good quality as it displays the key characteristics of the Principal Settled Farmsteads character area as defined in the LCA 2004 (see above).

Summary of Landscape Receptors and Sensitivity

3.18 Landscape receptors are defined in the adopted Assessment Methodology section as 'landscape patterns' 'landscape elements', 'landscape character' or 'cumulative landscape effects'. The landscape sensitivity is derived from consideration of its condition, value and capacity for change. The local landscape has been assessed as being of a good quality landscape characteristic of the 'Principal Settled Farmsteads' character area.

3.19 Table 1 below considers the condition of the landscape elements on the site and surrounding area, including their sensitivity to change.

Element	Condition	Value	Capacity for Change/Enhancement.
Hedge	The substantial roadside hedge along the western site boundary is a tall dense hedge of indigenous species. Other site boundaries are dense clipped features.	Highly valued for screening and potential wildlife corridors.	Existing roadside hedgerow can be retained in the main at its current tall height. The two other site boundaries would be unaffected by the proposal.
Trees	Since the removal of the old fruit trees of the previous orchard, there are no notable trees on the Site	Highly valued. Trees can create texture and seasonal value in the landscape. They soften the impact of local and distant views by reducing the harshness of structures and objects and could provide an enhanced ecological resource.	The reintroduction of an orchard and intermittent boundary trees is a possibility.
Public rights of way	A PRow passes to the immediate east of the Site. A lane passes along the western site boundary with a second lane passing well to the east of the Site. The PRow appears to be used by local residents as part of a circular or two-way recreational route.	Footpaths are highly valued and given priority for amenity value reasons.	Although there is a clearer view of the site from the eastern PRow, the planting of a dense hedge and intermittent trees along this boundary would filter views of the proposed line of bungalows.

Field Pattern	The site lies within a field in the main defined hedgerows although the original eastern boundary hedge has been removed.	The western roadside embankment is a valuable feature of the site but it does not form part of the wide landscape.	The retention of the western hedgerow and the replanting of the eastern site boundary would reinforce and reinstate this pattern.
Urban Form	The site is devoid of development. It adjoins two areas of residential development.	The northern and southern site sectors are seen in the context of the adjoining residential areas.	The proposed housing when seen from western lane would be seen in the context of existing housing adjoining the lane. The proposed line of bungalows would be seen from both directions along the eastern PROW would be seen, in part, against existing houses. The reinstatement of the eastern boundary hedge reduce the presence of the proposed bungalows. The replanting of the orchard in the mid-section of the field would minimise the visual envelope of the proposed development. This replanting would accord and reintroduce the character of the local landscape.
Landscape character	The proposed development would be restricted to the lower western and elevated eastern site margins. The reintroduction of a community orchard in the mid-section of the field would reduce the visual envelope of this development and create a significant natural feature.	The eastern and mid-sections of the field is open and rather featureless framed to the north and south by existing built development and screened by a tall, dense roadside hedge.	The two components of the proposed housing would not intrude excessively upon the field integrity or that of the local landscape.

Table 1: Condition of the landscape elements and their sensitivity to change

Summary of Landscape Impacts

3.20 The field within which the Site sits is marked by hedgerows along three boundaries and bordered to the south-east, south and north-west by detached dwellings of disparate designs. The two components of the proposed development would encroach upon this field but only along its lower western and elevated eastern margins to be divorced by a substantial community orchard,

3.21 The proposed dwellings would be two storey along the lower western site margin and only single storey along the elevated eastern site margin. . Only the upper parts of the proposed houses would be seen over the western roadside hedgerow and embankment. The visual envelope of these houses would be limited by this roadside hedge, adjoining buildings and the enclosing topography. Views of the proposed eastern bungalows would be seen immediately from the eastern PROW and to a lesser degree from longer eastern and north-western views.

3.22 The linear pattern of the proposed dwellings would accord with the pattern of development in the immediate surroundings – it would extend the existing lines of housing within Glewstone.

3.23 There is scope to reinstate a eastern hedgerow and the original orchard over much of the field within which the Site lies to offset the presence of the proposed dwellings when viewed from the PROW that passes to the immediate east and to limit the visual envelopes of both components of the proposal.

4.0 Definition of Study Area

4.1 With regards to visual impact, the viewpoints identified further in this section were chosen due to the visibility of the Site.

4.2 Beyond the area chosen, the visual impacts of the development were considered to be either non-existent or very modest.

4.3 An area with a 1 kilometre radius from the proposal site was surveyed first by map then on a site visit in March 2017 to assess potential visual impact of the proposal.

Sensitivity to Change

4.4 Sensitivity of the visual receptors is assessed using Table 3 in the appendix. The sensitivity depends on the activity the visual receptor is undertaking. For example; walkers on Public Rights of Way (PRoWs) within a landscape popular with visitors are generally concentrating more on their natural surroundings than a car driver and passenger concentrating on the lane ahead. As such, a walker on a PRoW is given a higher sensitivity rating than a driver and passenger on the lane.

4.5 The more used a path or route the greater weight applied to that vantage point. With regard to walkers, the effect of season upon the likely frequency of use of PROW's is made on the basis that a PROW is less likely to be used during winter than the summer or spring.

Type of Impacts

4.6 Visual impacts may occur with the obstruction of a view or intrusion within an existing view.

Photographic data

4.7 A survey of the site walking on footpaths and visiting potential public viewpoints to determine the likely visibility of the development produced the following photographic data. The viewpoints were selected as being most representative of all potential views of the proposed development. However, where the site would not be seen, photographs were not taken. Those photographs were taken to give the closest representation of the view from the human eye.



Viewpoint 1

Location	Looking north along the western site road frontage with site to the right behind the hedgerow and embankment
Distance	Approximately 4 metres to the site.
Visibility	Medium/High from this viewpoint by virtue of the proximity of this viewpoint to the proposed line of houses over the roadside hedge.
Sensitivity	Medium/High for visual receptors at this lane by virtue of most receptors passing in cars.
Magnitude	High
Impacts Construction	Upper parts of proposed dwellings with appropriate-coloured materials would be seen above and through the roadside boundary hedge.
Impacts Completion	Planting of intermittent trees alongside the roadside hedge and in front of proposed dwellings would better contain visually the presence of the proposed dwellings.



Viewpoint 2

Location	On western lane looking north with the Site to the right Line of trees between watercourse and lane to the left.
Distance	4 metres from the site.
Visibility	Medium/High from this viewpoint by virtue of of this viewpoint to the proposed line of houses over the roadside hedge and the modest visual influence of the house to the north.
Sensitivity	Medium/High for visual receptors at this lane by virtue of most receptors passing.in cars.
Magnitude	High
Impacts Construction	Houses would close in this sense of openness between the two built componer of the village.
Impacts Completion	Planting of intermittent trees alongside the roadside hedge and in front of proposed dwellings would better contain visually the presence of the proposed dwellings.



Viewpoint 3

Location	On western lane looking toward site.
Distance	50 metres to the site:
Visibility	Medium/high from this viewpoint limited by the obliqueness of this view and the line of trees to the right and the backcloth of houses behind.
Sensitivity	Medium/High for visual receptors at this lane by virtue of most receptors passing in cars.
Magnitude	Medium/High due to distance and narrowness of aspect.
Impacts Construction	Houses would appear as a continuation of the line of housing along the lane.
Impacts Completion	The planting of intermittent trees would marry with those to the right ensuring that trees and hedgerows would dominate views from this point.



Viewpoint 4

Location	Looking south along the western lane.
Distance	25 metres to the site:
Visibility	Medium/high from this viewpoint limited by the obliqueness of this view and the line of trees to the right and the backcloth of houses behind
Sensitivity	Medium/high for visual receptors for visual receptors at this lane by virtue of most receptors passing in cars.
Magnitude	High
Impacts Construction	Houses would appear as a continuation of the line of housing along the lane.
Impacts Completion	The planting of intermittent trees would marry with those to the right ensuring that trees and hedgerows would dominate views from this point. with trees would offset the existing presence of the dwellings



Viewpoint 5

Location	On eastern PROW looking north toward eastern margins of site.
Distance	3 metres to the site:
Visibility	High from this viewpoint due to openness to the Site albeit limited in scope by boundary treatment to the left and backcloth of dwellings to the rear.
Sensitivity	High for visual receptors by virtue of receptors walking for recreational purpose
Magnitude	Medium/High due to proximity to viewpoint but offset by partial view of propos:
Impacts Construction	Bungalows would lie to the left of the path block views in front and to the left (north-west).
Impacts Completion	The replanting of a hedge along the eastern site boundary to Re-introduce a local landscape feature and to reinforce the prevailing field pattern.



Viewpoint 6

Location	On 'eastern' PROW looking south with site in front and to the right.
Distance	1 metre to the site:
Visibility	High from this viewpoint due to the openness of the site offset only marginally by the backcloth of the existing houses.
Sensitivity	High for visual receptors by virtue of receptors walking for recreational purposes.
Magnitude	High due to the openness and width of this aspect.
Impacts Completion	The planting of intermittent trees would marry with those to the right ensuring that trees and hedgerows would dominate views from this point. with trees would offset the existing presence of the dwellings



Viewpoint 7

Location	On 'eastern' PROW looking south toward eastern margins of site.
Distance	30 metres to the site:
Visibility	Medium/high from this viewpoint due to alignment of proposed bungalows, the exclusion of dwelling in the mid-section of field and existing backcloth of bouses.
Sensitivity	High for visual receptors at this lane by virtue of receptors walking for recreational purposes.
Magnitude	High due to the openness and widening nature of this aspect
Impacts Construction	Gable end of bungalows would mid-view with existing Openness retained to the left (east) and right (west).
Impacts Completion	The planting of intermittent trees along the northern site boundary across the foreground would offset the prominence of the foremost gable end of a bungalow.



Viewpoint 8

Location	Looking south-west to the site through gateway along lane to the east of the site.
Distance	150 metres to the site:
Visibility	Medium/High from this viewpoint limited by distance and low profile of the proposed bungalows in context with existing houses.
Sensitivity	Medium/High for visual receptors at this lane by virtue of most receptors passing in cars.
Magnitude	Medium due to distance.
Impacts Construction	Bungalows would appear as a continuation of the line of houses to the left (south).
Impacts Completion	The replanting of a hedge with intermittent trees along the eastern site boundary would reduce the visual effect of the bungalows behind.



(Magnified)

Viewpoints 9

Location	North-west of site at junction of PROW and lane
Distance	800 metres to the site:
Visibility	Low/Medium from this viewpoint limited by distance
Sensitivity	High for visual receptors at this lane by virtue of most receptors passing in cars
Magnitude	Medium/High due to distance and narrowness of aspect.
Impacts	Houses would appear as a continuation of the line of housing along the lane.
Construction	
Impacts Completion	The planting of intermittent trees would marry with those to the right ensuring that trees and hedgerows would dominate views from this point. with trees would offset the existing presence of the dwellings

5 NATURE OF IMPACTS

Construction and Installation Impacts

5.1 The upper parts of the line of houses along the western road frontage would be apparent albeit obliquely along the western lane. From the eastern PROW the bungalows alone would stand in close proximity in place of the current open western views over the site. The absence of external road lighting (the new track within the site being unadopted) would reduce the degree of light pollution.

Removal of existing Features

5.2 No landscape features need to be removed as a result of the proposed development other than the limited loss and replacement of some of the western road frontage hedge to achieve the required driver visibility splays in both directions.

Addition of new features

5.3 There is the opportunity of reinstating a hedge along the eastern site boundary and the addition of intermittent trees along existing and proposed boundary hedges. This planting would reinforce the field pattern of the field. Further, the re-planting of an orchard within the mid-section of the field would reintroduce an important landscape feature of the locality.

Changes in Landscape character

5.4 The proposed development would result in a modest extension of the existing residential areas to the north and south into the intervening. However, this proposed change to landscape character would be largely limited to public views close to the site by virtue of the position of the houses at the bottom of the site gradient, and surrounding buildings and existing natural features, or the scope for new tree and hedge planting to better contain visually the proposal. The proposed bungalows would however be more apparent from the 'eastern' PROW which passes along the eastern site boundary.

Changes in views

5.5 There would occur significant changes to views from the eastern PROW when in close proximity to the site with the openness of the site being replaced by a line of bungalows although the openness of the mid-section of the field and that of land to the east of the PROW would be unaffected.

5.6 Changes to views of the site from the western lane would be less significant but nevertheless would be apparent particularly of the upper sections of the houses.

5.7 The reinstated orchard would ensure that there would be little inter-visibility between the eastern and western elements of the proposed development and would avoid all of the development being seen from any one public vantage point.

5.8 Despite the appeal site lying on the heart of the settlement, the Theoretical Zone of Visual Influence (ZVI) of the proposal would be limited mainly to the site

itself, neighbouring properties, the western lane and eastern PROW. (see **Appendix 2** for ZVI).

Duration of impact

5.9 The impact of the appeal proposal upon the site and its surroundings would be greatest during and immediately after construction. However, mitigation of this impact from public vantage points to the west and east would increase as new planting along the existing and proposed site boundary hedging matures.

6 Magnitude & Significance

6.1 The magnitude of a landscape change is a function of the *number* of receptors affected and the *degree* to which they would be affected. The magnitude of landscape effects was assessed against the criteria set out in Table 5 in Appendix 1. Methodology.

Matrix of Magnitude: Significance of Landscape Impacts

6.2 The *magnitude* of a landscape impact is judged on the *number of receptors* affected and the *degree* to which they would be affected.

Matrix of Magnitude: Significance of Visual impacts

6.3 The judgement as to the magnitude of visual impacts is based on the *extent* of views affected, the *amount* of the source of the impact that is visible, *distance* to the source and whether the view is *transient* such as from a moving vehicle. The magnitude of change will vary depending on the viewpoint. From some locations the site will have little or no impact due to the lack of visibility caused by the site's location. Other viewpoints, where the site is clearly visible, the magnitude of the impact may be significantly higher.

Significance

6.4 Significance is a function of the 'magnitude' of change and the 'sensitivity' of the receptor (for example a walker within a designated landscape). However, because magnitude is not a judgement on the positive or negative nature of the impact, the significance cannot be such a judgement either.

Impact	Sensitivity	Nature of Effect	Degree by which Receptor is Affected
Hedgerow	Medium	No hedgerows would be affected.	None
Trees	Medium	No trees affected by proposals.	None
PROWs adjacent and in proximity to sites	High	PROW would not be affected physically.	Views from the PROW in an arc from the west to the north-west of the site would be unaffected.
Field Pattern	Medium	The proposals do not affect the field pattern.	The appeal site would lie within the field pattern. Indeed, the planting of the northern site boundary would reinforce the field pattern.
Landscape Character	High	The site and locality are part of the Wye Valley AONB. However, by virtue of the discrete nature of the western margins of the site in the local landscape its loss to housing would not result in significant adverse effect on landscape character. The proposed elevated bungalows would have a medium adverse effect on landscape character.	From public vantage points, the proposed dwellings would be seen within the village framework. The bungalows would stand more elevated and exposed but in part in the context of existing built developed.

Table 2: Landscape Features – degree of sensitivity to change and degree by which receptors would be affected.

View	Sensitivity	Nature of Impact	Distance to Receptor	Level of Impact	Impact Explanation
1	medium/high	intrusion	4 metres	high	From this close viewpoint site at 'gateway' to open countryside. Only upper parts of the dwellings would be clearly seen as would the proposed access road – seen as adjunct to existing estate.
2	medium/high	intrusion	4 metres	high	Dwellings would extend across view of field but seen in context with existing housing contained by topography and natural/village backcloth
3	medium/high	intrusion	50 metres	medium/high	Dwellings would extend across view of field but seen in context with existing housing contained by topography and natural/village backcloth.
4	medium/high	intrusion	25 metres	high	(see comments on viewpoint 3 above). Village more apparent from this viewpoint.

5	high	intrusion	3 metres	medium/high	Dwellings would extend across view of field but seen in context with existing housing contained by topography and natural/village backcloth.
6	high	intrusion	1 metre	high	(see comments on viewpoint 3 above). Village more apparent from this viewpoint.
7	high	intrusion	30 metres	high	Dwellings would extend across view of field but seen in context with existing housing contained by topography and natural/village backcloth.
8	medium/high	intrusion	150 metres	Medium/high	(see comments on viewpoint 3 above). Village more apparent from this viewpoint.
9	high	intrusion	300 metres	medium/high	Dwellings would extend across view of field but seen in context with existing housing contained by topography and natural/village backcloth.

Table 3: Matrix of Sensitivities of and Nature of Impacts upon chosen Viewpoints

7.0 Mitigation & Enhancement

Viewpoint	Receptor	Description	Significance	Proposed
1	drivers and walkers	Obscured view over/through hedge	moderate	Augmentation of hedge with additional hedging and trees
2	drivers and walkers	Medium- distance viewpoint taking in existing housing.	Moderate/high	Tree and hedge planting along closest site boundary which would filter view of proposed housing.
3	drivers and walkers	Short distance view. See comment on viewpoint 2 above.	moderate	(see comments on viewpoint 2 above)
4	drivers and walkers	See comment on viewpoint 3 above.	Moderate/high	(see comments on viewpoint 2 above)
6	walkers	Unimpeded views over eastern and mid-sections of site and wider countryside beyond	High	(see comments on viewpoint 2 above)
7	walkers	See comment on viewpoint 6 above	High	(see comments on viewpoint 2 above)
8	drivers/walkers	Glimpsed view only of proposed bungalows along eastern site margin.	Low/moderate	(see comments on viewpoint 2 above)
9	drivers and walkers	Long distant elevated view of eastern site margin only.	moderate	(see comments on viewpoint 2 above)

Table 4 Matrix of Mitigation for Adverse Impacts.

Conclusion of Mitigation

7.1 The site is visually contained from most of the length of the western road frontage by a tall hedge and embankment. The thickening of this hedge and planting of intermittent trees would increase the degree by which views of the proposed housing would be filtered. By far the most open views of the site are from the passing eastern PROW. The current openness of the eastern and mid-sections of the site would be lost from this PROW from the row of bungalows. The re-instatement of the eastern boundary hedge with trees and addition of trees along the existing hedges would soften the effect of these bungalows. Such planting would reinforce the field pattern in accordance with the local landscape character.

8.0 CONCLUSIONS

8.1 The site lies within the settlement of Glewstone within a wider landscape that is designated part of the Wye Valley AONB. The sensitivity of this overall site to change is high by virtue of its designation although the lower western site margin upon which the houses would stand is less sensitive to change.

8.2 However, the visual envelope of the site is modest which would limit the effect of the proposed development upon the landscape character and appearance.

8.3 As a result, the 'high' significance of the proposed development is only experienced when seen from the series of short-distance public vantage points along the western lane and the eastern PROW.

8.4 There is considerable scope for tree planting along the existing and proposed hedges and the re-introduction of a community orchard between the two 'arms' of the

proposed development which would reinforce the existing field pattern and distinctive characteristics of the local landscape. Any tree and hedge planting could become the subject of a reasonable planning condition imposed upon the grant of planning permission for the proposed development.

Appendix 1

Methodology

This report has been based upon the "Guidelines for Landscape and Visual Impact Assessment: Third Edition", (GLVIA) published by the Landscape Institute.

The GLVIA distinguishes between landscape impacts and visual impacts which, although related matters are different manifestations of impact of development upon the host environment.

Landscape impacts are changes in the fabric, character and quality of the landscape. Visual impacts relate solely to changes in available views of the landscape and the effects of those changes on people.

The GLVIA identifies the 'significance' of an impact of development being a function of the 'magnitude' of change proposed and the 'sensitivity' of the host environment to change.

A desktop study of the site was undertaken, including an assessment of character, landform, landscape features, policy and designations. This information was both used as a base for the site visit.

The area around the site was visited, including all viewpoints from roads and Public Rights of Way (PRoW). These viewpoints are described in Section 3 of this Assessment.

Definition of the Study Area

An inspection of the site was undertaken to determine the Theoretical Zone of Visual Influence (ZVI), which involved walking Public Rights of Way (PRoW) and visiting significant public viewpoints to determine the likely visibility of the development.

Photographs from selected viewpoints were taken. The viewpoints were exhaustive to build up a picture of the areas from which the proposed development is visible. The photographs taken were intended to give an indication of the view discussed.

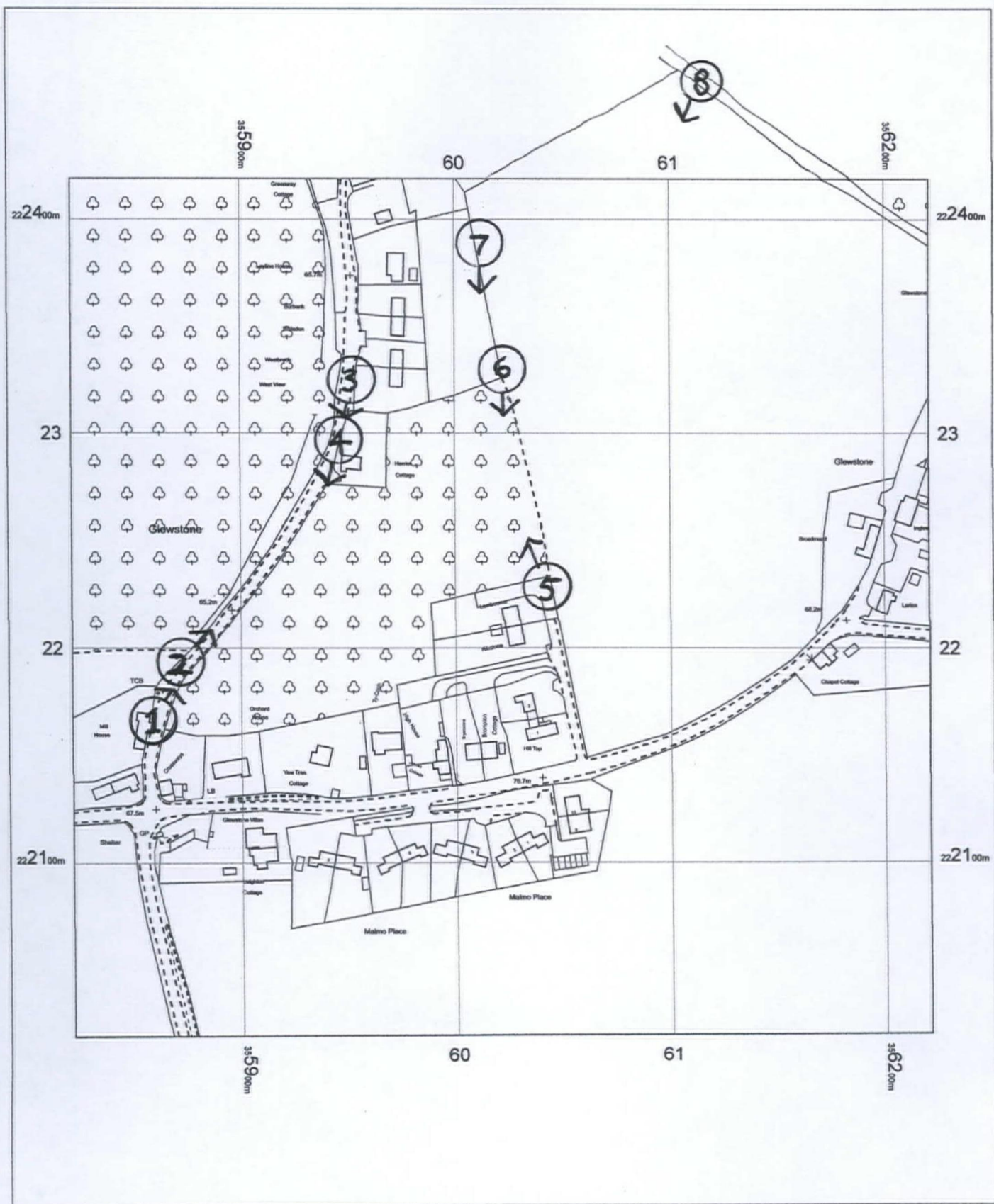
A brief description of the existing land use of the area is provided and includes footpath routes and vegetation cover, as well as local landscape designations. These factors combine to provide an understanding of landscape value and sensitivity, and an indication of particular key views and viewpoints that are available to visual receptors and therefore are to be included in the visual assessment.

Category	Definition
Highest Quality of Landscape.	This includes the most aesthetically attractive landscape eg AONBs etc.
Very Attractive Landscape	Areas include designated landscapes. Diverse, semi-natural or farmed landscape with natural features. Normally abundant woodland cover together with a high distribution of trees, hedgerows and shrubs, streams, brooks and other naturalised unpolluted water corridors may be present.
Good Quality Landscape	Countryside with some variety in farmland cover. There is a reasonable distribution of semi-natural vegetation, trees and shrub cover and the overall view of the area is pleasant.
Ordinary Quality Landscape	Typical open agricultural land where attractive features are offset by detractors. Not particularly attractive, but with more value than a poor quality landscape.
Poor Quality Landscape	Includes detractors such as power lines, or incongruous structures or buildings with no or little aesthetic value. Mature vegetation cover is lacking. Intensively farmed landscape, which has lost many of its features.

Table5: Categorisation of Landscape Qualities.

Appendix 2

Photograph Positions and Zone of Visual Influence



0 10 20 30 40 50 60 70 80 90 100
m



OS MasterMap 1250/2500/10000 scale
02 September 2016, ID: HMC-00558254
www.themapcentre.com

1:2500 scale print at A4, Centre: 356021 E, 222219 N

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