



Landscape and Visual Impact Assessment

For
IPEA Investments Ltd

In respect of

Proposed Residential Development of 20no. dwellings
on land off Dinting Lane, Glossop

Prepared on behalf of the applicant

by

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1.0 Qualifications & Experience

- 1.1 My name is Vanessa Gré Swift. I am a free-lance Chartered Landscape Architect based in Frodsham, Cheshire.
- 1.2 I hold an Honours Degree of Bachelor of Science in Landscape Design and Plant Science and a Post Graduate Diploma in Landscape Architecture from the University of Sheffield.
- 1.3 I was elected a Professional Member of the Landscape Institute in 1997 and I have been involved in a wide range of landscape work whilst employed in both local authority and private practice, for a period of over twenty-two years.
- 1.4 In private practice I have been commissioned by both local authorities, public utility companies and private clients to prepare landscape layouts and to undertake landscape assessments on a range of residential and commercial sites. I have considerable experience in the integration of built form into the landscape and in appraising the visual impact and environmental effects of site developments on the surrounding landscape.
- 1.5 I was appointed by the Applicant, Mr Patrick Waldron, being instructed to:
 1. Consider the existing landscape setting of the site on land off Dinting Lane, Glossop, Derbyshire in relation to the proposals for the erection of 20no. detached, semi detached and terraced 2, 3 and 4 bedroom dwellings.
 2. Consider the proposals and assess their impact on the existing landscape;
 3. Advise on the suitable landscape proposals to be incorporated into the scheme, if any.
- 1.6 I have visited the site for the purposes of preparing this report and I am conversant with the landscape and visual character of this part of Derbyshire.

2.0 Scope of Assessment

2.1 The applicant has provided a supporting statement for the application relating to planning policy, previous planning history and operational matters etc.

2.2 Within the scope of my report I will set out to demonstrate the following propositions: –

Proposition 1

The implementation of the development proposals will have limited detrimental effect upon the landscape setting and character of the site;

Proposition 2

The implementation of the development proposals will have limited detrimental effect upon the landscape setting and character of the surrounding area;

Proposition 3

That the proposals being put forward for the erection of 20no. dwellings , access road and recommendations for additional soft landscaping are carefully considered so as not to impact negatively upon the character of the site and it's surrounding area.

2.3 My assessment has been taken in accordance with the 'Guidelines for Landscape and Visual Impact Assessment (3rd Edition)¹ and is set out in the following order: –

- 1.0 Qualifications and Introduction
- 2.0 Scope of Assessment
- 3.0 The Characteristics of the Site and Surrounding Area
- 4.0 Assessment of Landscape and Visual Impact
- 5.0 Landscape Design Principles and Proposals
- 6.0 Summary and Conclusions

References

Appendices

2.4 In support of the report there are a number of documents, which are referred to below, these form part of Appendix A.

SCHEDULE OF DRAWINGS

Dwg No.	Title Drawings	Scale
High Peak Architects Dwg 1174.PL25	Proposed Sketch Layout	1:500 @A3
PR/IPEA01/15/LOC	Location plan	NTS
PR/IPEA01/15/PHLOC	Photographic location points	NTS
PR/IPEA01/15/PH01-11	Photographic record –11 sheets	NTS
	Non-technical glossary	

3.0 The Characteristics of the Site and Surrounding Area

Description, classification and evaluation of intrinsic quality

3.1 The first stage of the appraisal is to describe, classify and evaluate the intrinsic landscape quality of the site and its surroundings.

3.2 The landscape assessment is based on the interpretation of documentary information, Ordnance Survey maps and field study. The existing landscape is described in terms of landform and land cover to establish the existing character, quality and sensitivity of the site.

3.3 This part of the assessment broadly establishes the baseline from which the effect of the proposals can be judged against.

3.4 The sensitivity of the landscape to change is reflected to a degree by the ability of the existing landscape to accommodate change. The capacity of the landscape to accommodate the development is therefore sometimes different from the importance of the value of that landscape.

3.5 The baseline analysis will cover the following: –

- Existing elements
- Existing features
- Existing characteristics
- Existing character of the area
- Existing quality of the present landscape

General Location

3.6 The Application site covers an area of 0.84 hectares.

3.7 The Application site is accessed off Dinting Lane, on its junction with Dinting Road, Higher Dinting, Glossop.

3.8 The site is within the Borough of High Peak. The town of Glossop lies some 1.2km to the east.

3.9 The Application site is an area of semi-improved grassland, previously used for the grazing of horses.

3.10 To the south of the site runs the Glossop to Manchester railway line, Dinting railway station is 0.4km to the west of the site.

Landscape Designations

3.11 The Application site lies within the Dark Peak according to the High Peak Borough Council's Landscape Character Supplementary Planning Document (SPD) within an area classified as '*Settled Valley Pastures*'²

3.12 Green Belt land is found some 0.5km to the north of the site, with the urban area of Glossop to the south and east.

3.13 The Peak District National Park is north of the site (approx. 1km) and also to the south of the site, beyond the urban areas of Glossop (approx. 1.5km).

3.14 A large mature ash tree within the site has a Tree Preservation Order (HPTPO 68) protecting it.

Land Use and Landscape Character within the Site

3.15 At present, the application site is utilised for the occasional grazing of horses, housing a small timber stable building. The area is semi-improved grassland.

3.16 The grazing land is a semi-enclosed area sloping north east to south west at between approximately 176–163 AOD. A large mature ash tree sits within the site, with a scattering of smaller trees and bushes on the southern boundary.

3.17 Dinting Road runs parallel with the site to the north, divided from the site by a large established hedgerow..

3.18 To the south, and parallel with the site, is the Manchester to Glossop railway line. Palisade railway style fencing delineates the boundary with the railway line.

3.19 Access to the site is currently off Dinting Lane to the west. Dinting Lane is a narrow road which runs from Dinting Road in the north, across the railway line to the A57,, south of the site.

3.20 An unmanned level crossing on Dinting Lane has been permanently closed off. Vehicular access is no longer available from the south along Dinting Lane into the site.

3.21 A pedestrian footbridge over the railway line is the only means of access from the southern side of Dinting Lane into the site.

3.22 To the east of the site is a public footpath and track called Lower Dinting. This track offers access to two properties, known as Ferncliffe and Fingal Cottage, that face west looking onto the site. The access track continues reaching two other properties, south east of the site, known as Fairview and Avondale. Access to these properties, on the southern side of the line, is via a bridge over the rail track.

Landscape Character of the area surrounding the Site

3.23 The area is categorised within the High Peak Landscape Character Assessment² as forming part of *Dark Peak – Settled Valley Pastures*. . This classifies its character as being ‘...defined by steep to gently sloping lower valley sides of broad upland valleys’.

3.24 It continues, ‘*Much of the landscape has been utilised as transport corridors with major roads and railways taking advantage of the gentler lower valley slopes*’.

3.25 With regard to the built environment, ‘*A well settled landscape containing towns, villages and scattered farmsteads. Most traditional buildings are constructed in grit-stone with Welsh slate ...roofs.*’

3.29 A number of designated footpaths are found in close proximity to the site (see location plan): –

- Footpath (Glossop FP no. 124) to the east of the site, accessed off Dinting Road running south along Lower Dinting
- Footpath (Glossop FP no. 140) accessed off Dinting Lane running west east, parallel to the site south of the railway line.
- Footpaths (Glossop FP no. 120 and 121) running across the adjacent field area to the south of the site, transecting the area diagonally.

3.30 Along Dinting Road are a number of large private dwellings forming the edge of an area known as Higher Dinting, beyond which, to the north the land continues to rise reaching a peak of 255 AOD, east of Mouselow Quarry some 0.5km from the site.

3.31 To the west of the site is a wooded area through which the railway line travels before reaching Dinting Station.

3.32 South of the site the land slopes down steeply and is characterised by small terraced style stone cottages adjacent to Dinting Lane Industrial Estate, beyond which is the busy A57 ,the arterial route from Stockport in the west to Glossop in the east, and ultimately Sheffield beyond.

3.33 To the south east of the site is Glossop town centre with a large Tesco supermarket and other shops, industrial units and old mill buildings found on the slopes below the site (on Glossop Brook Road) some 0.5km away.

3.34 East of the site there are more pockets of open land punctuated by roads and residential development leading towards the grounds of St Luke's C of E Primary school with Glossop Cricket Club beyond.

4.0 General Assessment of Landscape and Visual Impact

4.1 This section of the report serves to establish what impact the development has upon the character of the existing landscape and its visual intrusion, if any. These assessments should be read in conjunction with the High Peak Architects LTD Drawing no. 1174.PL25.

4.2 In the High Peak Borough Council's , High Peak Local Plan– Landscape Impact Assessment³ the site (known as Land Off Dinting Lane) is highlighted on the Glossopdale Sub Area Plan as '*G21 ...a preferred option site for development.*'

4.3 The description of the area is as follows:–

'Sloping, semi-enclosed, semi-improved grassland. Partial screening by vegetation surrounding the site, medium visual prominence from the south. Impact on the setting of the National Park is limited due to the proximity and location of the surrounding development. Vegetation on the periphery of the site should be retained and strengthened in order to reduce visual prominence. Trees and shrubs should be planted to the southern boundary to screen views from the National Park.'

4.4 At all times within the design process the above recommendations have been adhered to when considering the appropriate development of the site.

4.5 As is noted above, visibility of the site is highly localised given the existing screening provided by the mature hedgerows within and around the site. The natural topography of the area is gently sloping in nature. Views into the site are typically broken by boundary vegetation, landform and hedgerows.

4.6 There are however a number of principle viewpoints of the site. These are those locations within and around the application site where the extent of the site is most visible.

4.7 The Principle viewpoints are as follows: –

Principle Viewpoint One: Looking east into the site from Dinting Lane;

Principle Viewpoint Two: Looking east into the site from the railway footbridge on Dinting Lane;

Principle Viewpoint Three Looking west into the site from Glossop Footpath 124 on Lower Dinting.

4.8 Other viewpoints will also be considered in the context of the proposals (see 4.25).

Landscape Impact Assessment

Methodology

4.9 In accordance with the guidelines for Landscape and Visual Assessment, this stage of the process aims to: –

- *Identify systematically all the potential landscape and visual impacts of the development;*
- *Predict and estimate their magnitude as accurately as possible;*
- *Assess their significance in a logical and well-reasoned fashion.*
- *Consideration should be made that the significance of these impacts is assessed taking into account the proposals put forward in Section 5 of this document.*

4.10 It must be understood that landscape impacts and visual impact are separate but related.

4.11 The appraisal will describe the characteristics of the proposed development that would affect the visual baseline conditions, and predict the likely changes, if any.

ASSESSMENT OF IMPACT ON LANDSCAPE

4.12 **Landscape Impacts** are the changes in fabric, character and quality of the landscape as a result of the development. Hence landscape impact assessment is concerned with:-

- *direct impacts on specific elements;*
- *more subtle effects upon the overall pattern of the elements that gives rise to landscape character, and regional and local distinctiveness;*
- *impacts upon acknowledged special interests or values such as designated landscapes, conservation sites and cultural associations.*

Landscape Impact Assessment

4.13 The purpose of making an assessment of Landscape Impact is to compare the quality and character of the landscape fabric at present (See Section 3), with that which would occur following the implementation of the proposals.

4.14 In analysing the magnitude and importance of landscape impacts, the following terminology has been used:

- **TABLE 1**
- ***no impact***
- ***negligible***– where the change to the landscape character and setting is minimal;
- ***low***– where the change to the landscape character and setting is minor, and the underlying character, composition and attributes of the baseline conditions will be similar to pre–development conditions;
- ***moderate***– where the change to the landscape character and setting result in permanent loss or alteration to one or more key elements or features of the baseline conditions; and
- ***major*** – where the change to the landscape character and setting involves permanent loss or alteration to one or more key elements or features, resulting in substantial change to the baseline conditions.

IMPACT OF THE DEVELOPMENT ON LANDSCAPE CHARACTER

Built Form

4.15 The choice of materials for the dwellings, which are stone with slate roofs are in-keeping with that found locally elsewhere, as highlighted in the Landscape Character (SPD)². This document recommends that '*materials colours and textures should reflect local and traditional buildings*'.

4.16 The positions on the site of the proposed dwellings, detached, semi– detached and terraced has been carefully selected to ensure that they sit comfortably within the existing topography of the site.

4.17 The range in sizes and design detail of the properties is intended to reduce any massing and help the built form integrate more easily into the surrounding existing character of the area. Large and medium sized detached dwellings as well as smaller terraced style stone cottage are all found locally elsewhere etc.(3.30,3.32).

Existing Vegetation

4.18 The proposals have been sensitively designed to allow for the protection and preservation of the large, mature ash tree within the site. This tree has a TPO protecting it. It is recognised that the tree has a significant impact on the character

of the area and measures will be provided for tree and root protection in accordance with BS 5837:2012 Trees in Relation to Design, Demolition & Construction – Recommendations.⁴

4.19 The existing mature hedgerow to the northern boundary of the site will be retained as this forms a strong character to this part of Dinting Road.

4.20 A small section will be lost for the proposals in order to open up the western most area of the site to allow for achievable sight lines for vehicles accessing the site from Dinting Lane/ Dinting Road.

4.21 It is proposed that additional tree planting will replace this stretch, the position of which can be in agreement with the Highway Authority.

Conclusion

4.22 The existing planting and nature of the topography has already created an enclosed landscape, something that is a characteristic of the '*Settled Valley Pastures*'.

4.23 Through the retention of the existing hedgerow along Dinting Road together with the mature ash tree this will assist in helping the development assimilate more easily into the existing landscape character framework.

4.24 The sympathetic positioning of properties to allow for minimal groundwork re-modelling and the careful choice of materials and building size and style also ensures that in relation to Table 1 the impact on the existing landscape character and setting of the proposals is deemed to be *low*.

ASSESSMENT OF VISUAL IMPACT

4.25 **Visual Impacts** are a subset of landscape impacts. They relate solely to changes in available views, and the effects of those changes on people. Hence visual impact assessment is concerned with: –

- *the direct impacts of the development upon the view of the landscape through intrusion or obstruction;*
- *the reaction of viewers who may be affected;*
- *the overall impact on visual amenity.*

Current Visual Character

4.26 The purpose of making an assessment of visual impact is to compare the quality of the view, as it exists at present, with that which would occur following implementation of the proposals.

Degree of Visual Change

4.27 An assessment has been made of the potential magnitude of the visual effects of the development. This depends on the sources of potential visual effects of the development and in the sensitivity of the viewpoint. The sensitivity is determined by combination of factors including the following:

- land use and landscape character of the location in which the viewpoint is situated;
- distance of the viewpoint from the development;
- background of the view;
- proportion of the field of view occupied by the source of the visual effect;
- extent of the development visible;
- speed of travel of the viewer where relevant;
- frequency of use of the viewpoint;
- visibility as affected by atmospheric conditions, and;
- public perception

4.28 In analysing the magnitude and importance of visual impacts, the following terminology has been used: –

- **TABLE 2**
- ***negligible***– where the application site occupies only a small fraction of the overall field of view and is at a considerable distance from the viewpoint, **or** where the sensitivity of the receptor is low;
- ***low***– where only a minor portion of the view changes for a short duration, **or** where the sensitivity of the receptor is medium;
- ***moderate***– where some changes occur in the view, but not for a substantial length of time, or not in a substantial part of the view, **and** the sensitivity of the receptor is medium; and
- ***major***– where changes in the view substantially alter the overall view, **and** the sensitivity of the receptor is high, **or** is in close proximity to the development.

Description of existing and proposed views

4.29 The viewpoints identified are:

Principle Viewpoint One: Looking east into the site from Dinting Lane;

Principle Viewpoint Two: Looking east into the site from the railway footbridge on Dinting Lane;

Principle Viewpoint Three Looking west into the site from Glossop Footpath 124 on Lower Dinting.

4.30 Views from Footpath 140, south of the site, were considered. This footpath runs parallel with the site, beyond the railway line. It is accessed off Dinting Lane and connects with Lower Dinting to the east.

4.31 Views into the site are filtered along this footpath by existing vegetation along the footpath edge and the railway line. Palisade fencing which runs either side of the railway cutting also restricts views here.

4.32 Properties at the junction of FP124 and FP140 known as Avondale and Fairview cannot see the site, to the north and west, despite being in close proximity to it. Existing mature trees and shrubs at this point between the site and the cottages obscure views.

4.33 Some fleeting views of the properties may be possible through the established planting, especially in the winter months but additional tree and hedgerow planting along the southern boundary will help to lessen any impact of the development from this footpath. In line with Table 2 the sensitivity of the receptor at this point is **medium**, additional planting will reduce the sensitivity to **low**, making a **negligible** impact on the current views of the site from this location.

4.34 Views from Dinting Lane were also assessed. The large established boundary hedgerow along Dinting Lane effectively screens the development from the road. In line with Table 2 therefore the effect of the proposal on the view from Dinting Road is **negligible**.

4.35 Views from properties along Dinting Road may be possible from first floor windows but as the land falls away sharply to the south then any receptors viewing the area from here will not be able to see a good proportion of the site. The hedgerow and topography effectively screening the view from these properties. Roof heights will be lower than the first floor windows of these properties so the proposed dwellings should not obscure views for receptors here across the valley, south towards the National Park.

4.36 The sensitivity of the receptor at this point can be judged as **low** as any changes these new proposals will form, on a currently wide field of view, will be **negligible**.

4.37 Views from other nearby footpaths were assessed (FP120 and 121) which are south of the site and run through an area of open grassland, popular with dog walkers.

4.38 Access to these footpaths is off Dinting Lane, at the junction of FP140 and the pedestrian footbridge in the north and also to the south off Dinting Lane beyond a small row of stone cottages.

4.39 Visibility of the site from the rear of cottages and houses along Dinting Lane and from the FP120 and FP121 is not possible due to the steepness of the slope and the vegetation screening the site at the top of the hill, adjacent to the railway line. In line with Table 2 the proposals will have a **negligible** impact on current views along these footpaths.

4.40 Views were also considered from the other side of the valley to the south of the site to see if the proposals had any major impacts when seen within the context of the existing views.

4.41 The site was viewed from Wernerth Road, to the south some 0.9km from the site. The distance of this viewpoint from the site, coupled with the close proximity of existing built up areas to the north of the site (Higher Dinting) means there is unlikely to be any discernable alteration in the view from this point. The proposed dwellings would be seen as part the existing village area. The sensitivity of the receptor at this

point can be judged as **low** as any changes these new proposals will form, on a currently wide field of view, will be **negligible**.

Principle Viewpoint One: Looking east into the site from Dinting Lane,,

4.42 Clear views of the site are visible from Dinting Lane on the corner of Dinting Road.

4.43 Where possible existing vegetation will be retained along the western boundary of the site along Dinting Lane to reduce visibility into the site.

4.44 In line with Table 2 above, the magnitude and importance of the development on the receptor at this point is therefore **moderate** but with additional mitigation through tree and hedgerow planting this should reduce the sensitivity of the receptor to **low** and therefore limit any detrimental effect the proposals may have on views.

Principle Viewpoint Two: Looking east into the site from the railway footbridge on Dinting Lane;

4.45 Clear views of the site are visible from the footbridge which passes over the railway line. There is an elevated view of the site for any receptor crossing the footbridge at this point.

4.46 Additional tree and hedgerow planting along the southern boundary of the site will, in time, assist in breaking up views helping to lessen the sensitivity of the receptor to the changes that will occur.

4.47 In line with Table 2 above, the magnitude and importance of the development on the receptor at this point is therefore **moderate** but with additional mitigation through tree and hedgerow planting this should reduce the sensitivity of the receptor to **low** and therefore limit any detrimental effect the proposals may have on views from the footbridge.

Principle Viewpoint Three Looking west into the site from Glossop Footpath 124 on Lower Dinting

4.48 This viewpoint is on the eastern boundary of the site on Lower Dinting which is also FP 124. Views for walkers at this point are of an open field area.

4.49 Two semi-detached properties known as Fingal Cottage and Ferncliffe face west and look directly into the site.

4.50 Views of the open field area of the site are possible from both properties. However Fingal Cottage has very little fenestration on the façade facing the site..

4.51 Mitigation measures are necessary at this point and involve the provision of a native hedgerow and tree planting in order to filter views into the site and reduce any negative impact the development may have for receptors using the public footpath and also the residents of the two adjacent dwellings.

4.52 In line with Table 2 above the impact of the proposals at this point would be **medium**, but through mitigation measures in the form of additional tree and hedgerow planting the impact of the development on receptors at PV 2 would be reduced to **low**..

5.0 Landscape Design Principles and Proposals

5.1 The proposals illustrate the approach the client will adopt for the development of this site and demonstrate their commitment to establishing a scheme within a high-quality setting.

5.2 The proposals take into account the character and setting of the area through appropriate choices of building materials, style and placement of buildings.

5.3 The design principles that have been adopted here serve to achieve the following goals: –

- To ensure that the proposed development is integrated into the existing landscape;
- To ensure the retention, restoration and management of existing trees, shrubs and hedgerows within the site;
- To create a transition from the development footprint into the surrounding countryside;
- To positively enhance and diversify the existing landscape character and ecology within the site and its surroundings.

5.4 Due care has been taken at all times to ensure that the siting of buildings and associated facilities takes account of the existing views, landscape structure and character.

5.5 The following design solutions have been employed in order to ensure the design principles set out above can be achieved: –

Retention, enhancement and protection of existing vegetation

5.6 The existing vegetation is predominately along the boundaries and generally is in excellent condition providing a mature vegetation structure to the site.

5.7 As discussed previously, the proposals aim to bolster the existing vegetation by improving and strengthening it and to also provide mitigation from the

development. By providing some new tree buffer zones and strengthening existing boundary planting, this not only creates screening from the development but also provides natural 'green corridors' for the use of local wildlife.

Planting of native trees and shrubs

5.8 In order to facilitate the successful integration of the proposals into the existing landscape fabric native tree and hedgerow planting is proposed.

5.9 By planting trees of various sizes the buildings can be anchored within the site, views towards the site from the principle viewpoints will be filtered.

5.10 A variety of species have been proposed, all of which will provide a diverse species rich mix, consolidating the existing planting with that proposed.

High Peak Landscape Impact Assessment

5.11 The proposals adhere with the recommendations as outlined in the Landscape Impact Assessment work produced by High Peak BC, which has determined that the land is a preferred option site for development should a set of criteria be achieved.

5.12 In line with paragraph 4.3 the proposals demonstrate that the those criteria can be reached through the further enhancement of tree, hedgerow and shrub planting within the site to reduce visual prominence and also to be of positive benefit to the existing landscape, its users and local wildlife.

6.0 Summary and Conclusions

Summary

6.1 In Section 3 the characteristics of the site and the surrounding area have duly been considered, together with the potential landscape and visual impacts of the proposals, covered in Section 4 of the report.

6.2 In Section 5 a set of design principles for the development have been noted, that would ensure the proposals are in keeping with this sensitive area of the High Peak Borough.

Conclusion

6.3 Careful choice of location and design of proposed housing, together with screening through additional planting, will assist the proposals in assimilating into the existing landscape framework, necessary to reduce any visual impact the development may have on the surroundings.

6.4 The client accepts that maintenance and management of the existing tree and hedgerow areas is necessary to ensure longevity, and sustain the future benefit these have on the wider landscape in this part of Derbyshire.

6.5 To conclude, the proposals concur with the following propositions, that –

Proposition 1

The implementation of the development proposals will have limited detrimental effect upon the landscape setting and character of the site;

Proposition 2

The implementation of the development proposals will have limited detrimental effect upon the landscape setting and character of the surrounding area;

Proposition 3

That the proposals being put forward for the erection of 20no. dwellings , access road and recommendations for additional soft landscaping are carefully considered so as not to impact negatively upon the character of the site and it's surrounding area.

APPENDIX

Appendix 1 References

- 1 The Guidelines for Landscape and Visual Impact Assessment (3rd Edition)
- 2 High Peak Borough Council's Landscape Character Supplementary Planning Document (SPD)
- 3 High Peak Local Plan– Landscape Impact Assessment – January 2014
- 4 BS 5837:2012 Trees in Relation to Design, Demolition & Construction – Recommendations.

Appendix 2

NON TECHNICAL GLOSSARY

Analysis (landscape) The process of breaking the landscape down into its component parts to understand how it is made up.

Assessment (landscape) A general term for description, classification and analysis of landscape.

Baseline The starting point, a description of what exists at present and from which any changes brought about by the development proposals can be compared to.

Green Corridor ~A thin strip of undeveloped land that provides sufficient habitat to support wildlife, thus allowing the movement of wildlife along it.

Landcover Combinations of land use and vegetation that cover the land surface.

Landform Combinations of slope and elevation that produce the shape and form of the land.

Landscape character The distinct and recognisable pattern of elements that occurs consistently in a particular type of landscape, and how this is perceived by people. It reflects particular combinations of geology, landform, soils, vegetation, land use and human settlement. It creates the particular sense of place of different areas of the landscape.

Landscape quality is based on judgements about the physical state of the landscape and about its intactness, from visual, functional, and ecological perspectives. It also reflects the state of repair of individual features and elements which make up the character of any one place.

Landscape sensitivity The extent to which a landscape can accommodate change of a particular type and scale without unacceptable adverse effects on its character.

Land use The primary use of the land.

Landscape value The relative value of importance attached to a landscape which expresses national or local consensus, because of its quality, special qualities, including perceptual aspects such as scenic beauty, tranquillity or wildness, cultural associations or other conservation issues.

Magnitude A combination of the scale, extent and duration of an effect.

Mitigation Measures, including any process, activity or design to avoid, reduce, remedy or compensate for adverse landscape and visual effects of a development project.

Principle Viewpoint Point at which the proposed development may have an influence or effect on visual amenity.

Receptor Physical landscape resource, special interest or viewer group that will experience the effect.

Visual effect Change in the appearance of the landscape as a result of development. This can be positive (beneficial or an improvement) or negative (adverse, intrusive or a detraction).