

Methodology

Basis of methodology

- 1.1 The methodology and assessment criteria used for this assessment are detailed below. The key texts on which methodology is based are the Scottish Natural Heritage and Natural England's *An Approach to Landscape Character Assessment* (2017) and subsequent *Topic Paper 6 Techniques and Criteria for Judging Capacity and Sensitivity* (2006) as well as the Landscape Institute / IEMA *Guidelines for Landscape and Visual Impact Assessment* (2013) (GLVIA).
- 1.2 As in current best practice, sensitivity should be assessed against a specific change, and for this study, a development scenario based on employment use as offices and/or B2 and/or B8, has been assumed for each site as a guide against which sensitivity has been assessed.
- 1.3 Best practice guidance also recognises that a landscape with a high sensitivity does not automatically mean that landscape has a low capacity for change, but that 'capacity is all a question of the interaction between the sensitivity of the landscape, the type and amount of change and the way that the landscape is valued' (*Topic Paper 6, 2006, p12*). The sites have been assessed with the development scenario above in mind. Recommendations and comments have been added regarding the appropriate development of particular sites and to ensure raised awareness of potential unacceptable adverse effects on landscape character.
- 1.4 Proposals for any development would need to include appropriate, detailed and specialist input into siting, layout and design, and a full landscape and visual impact assessment should accompany a specific planning application relating to any site. Other studies including ecology, archaeology, arboriculture, traffic, soils may also be required to accompany specific proposals.
- 1.5 Details of the landscape and visual attributes for each site and an assessment of landscape and visual sensitivity (based on desk top studies and field surveys) are to be found on the Record Sheets

Assessment process

- 1.6 The assessment methodology is a staged process. Landscape attributes (Table 3), and visual attributes (Table 4), are considered separately in accordance with the guidance in GLVIA. These attributes are used to identify the **intrinsic landscape and visual sensitivity** (Stages 1 and 2) of the site, or its sub-areas, on a scale of 5 levels from low to high as set out under the Matrix 1 and 2 below. Then the landscape and visual sensitivity of the site, or its sub-area, are merged to identify the **landscape character sensitivity** (Stage 3) as set out under Matrix 3 below.
- 1.7 The Study goes on to classify the **sensitivity of the site in its wider context** (Stage 4) into five categories. Then in Stage 5 the landscape character sensitivity is combined with the wider sensitivity as set out in Matrix 4 to identify the **overall landscape sensitivity** (Stage 5).
- 1.8 The **landscape value** (Stage 6) of each site, or sub-area, is assessed separately on a scale of 5 levels as set out under Table 5 below. Finally, the overall landscape character sensitivity is merged with the landscape value on a scale of 5 levels to give an assessment of **landscape capacity**

(Stage 7) on a scale of 5 levels as set out under Matrix 5 below. This 'bottom up' process is tested against the five criteria for landscape capacity (Stage 7) based on professional judgement and an overall full understanding of the sites.

Assessment abbreviations and colour code:



– Low Capacity



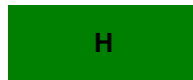
– Medium / Low Capacity



– Medium Capacity



– Medium / High Capacity



– High Capacity

Stage 1: Determination of Visual Sensitivity

- 1.9 This assessment is set out in the Record Sheets and Reports for each site, or sub-division.
- 1.10 The assessment considers the types of **views**, the nature of the **viewers** and the **potential to mitigate** visual impact on the identified viewpoints. The more viewpoints, the more exposed the site, the greater the sensitivity of the viewers (based on GLVIA) and the greater difficulties in screen planting to mitigate the impact without harm to the landscape and visual attributes of the site, the higher the sensitivity. As a final test all the sites were reviewed to assess the relative visual sensitivity of the sites and ensure that professional judgements have been consistent along the way. At this stage each level has been given a score from low = 1 to high = 5 and the scores are added up. Total scores for the site, or sub areas, are grouped as shown.

Matrix 1: Visual sensitivity

General visibility	L (1)	L/M (2)	M (3)	M/H (4)	H (5)
Population	L (1)	L/M (2)	M (3)	M/H (4)	H (5)
Mitigation	L (1)	M/L (2)	M (3)	M/H (4)	H (5)
OVERALL VISUAL SENSITIVITY	3-4 = low; 5- 7 = Med/low; 8-10 = Med; 11-13 = Med/high; 14-15 = High				

Table 3: Notes on Visual Sensitivity Assessment

Factor	Higher sensitivity	Lower sensitivity
General Visibility	Sequenced and exposed views toward site	Fleeting and limited views
	Most of site area visible	Little of site area visible
	Site is a key focus in available wider views	Site is an incidental part of wider views
	Site includes prominent and key landmarks	No landmarks present
	Important vistas or panoramas in/out of area	Unimportant or no vistas
	Prominent skyline	Not part of skyline
Population	Large extent or range of key sensitive receptors	Lack of sensitive receptors
	Large number of people see site	Few can see site
	Key view from a sensitive receptor	Views of site are unimportant
	Site is part of valued view	Site does not form a part of a valued view
	Site in key views to/across/out of town	Not part of setting of settlement view
Mitigation	Mitigation not very feasible	Mitigation possible
	Mitigation would interrupt key views	Would not obscure key views
	Mitigation would damage local character	Mitigation would not harm local character

Stage 2: Determination of Landscape Sensitivity

- 1.11 This assessment is set out in the Record Sheets and Reports for each site or sub-division.
- 1.12 The assessment considers the **natural** physical factors which make up the landscape character of the site, the **cultural** and built form aspects and the **perceptual** features. The greater the incidence of landscape interest and diversity, historically important features and cultural associations, and the greater the levels of access and perceptions of tranquillity and strong landscape pattern, the greater the sensitivity. As a final test all the sites were reviewed to assess the relative landscape sensitivity of the sites and ensure that professional judgements have been consistent along the way. At this stage each level has been given a score from low = 1 to high = 5 and the scores are added up. Total scores for the site, or sub areas, are grouped as shown.

Matrix 2: Landscape sensitivity

Natural factors	L (1)	L/M (2)	M (3)	M/H (4)	H (5)
Cultural factors	L (1)	L/M (2)	M (3)	M/H (4)	H (5)
Perceptual features	L (1)	M/L (2)	M (3)	M/H (4)	H (5)
OVERALL LANDSCAPE SENSITIVITY	3-4 = low; 5- 7 = Med/low; 8-10 = Med; 11-13 = Med/high; 14-15 = High				

Table 4: Notes on Landscape Sensitivity Assessment

Factor	Higher sensitivity	Lower sensitivity
Natural	Native woodland	Plantation
	Significant tree/groups	Insignificant/young trees
	Strong hedgerow structure with hedgerow trees	Weak structure and no trees
	Species rich grassland	Arable field
	Significant water feature(s)	No water feature(s)
	Varied landform and distinctive feature of the area	Uniform landform and lack of topographical features
	Pronounced Geology	Lack of geological features
	Soils significantly contribute to landscape features	Soils are not an important feature
	Complex and vulnerable landcover	Simple robust landcover
	Presence of other significant vegetation cover	Absence of other significant vegetation
	Presence of valued wildlife habitats	Absence of valued wildlife habitats
	Significant wetland habitats and meadows	Poor water-logged areas
	Presence of common land	No common land
	Presence of good heathland	Lost heathland
Cultural	Distinctive good quality boundary features	Generic or poor boundary features
	Evidence of surviving part of an historic landscape	No evidence
	Complex historic landscape pattern with good time depth	Simple modern landscape
	Evidence of historic park	No evidence
	Important to setting or in a Conservation Area	No relationship
	Includes a Scheduled Ancient Monument or Important to setting	No relationship
	Locally distinctive built form and pattern	Generic built form
	Important to setting of a Listed building	No relationship
	Distinctive strong settlement pattern	Generic or eroded pattern
	Locally significant private gardens	Poorly maintained gardens erode the character
	Evidence of visible social cultural associations	Lack of social cultural associations
Perceptual	Quiet area	Noisy area
	Absence of intrusive elements	Intrusive elements present
	Dark skies	High levels of light pollution
	Open exposed landscape	Enclosed visually contained landscape
	Unified landscape with strong landscape pattern	Fragmented/'bitty' or featureless landscape
	Well used area or appreciated by the public	Inaccessible by public
	Important rights of way	None present
	Well used and valued open air recreational facilities	None present
	Open access land	None present

Stage 3: Determination of Landscape Character Sensitivity

1.13 The landscape sensitivity and visual sensitivity are combined, as shown in Matrix 3, to give the **landscape character sensitivity**. The results of the assessment are set out in the Reports for each site or sub-division.

Matrix 3: Landscape character sensitivity

VISUAL SENSITIVITY	High	M	M/H	M/H	H	H
	Med/High	M/L	M	M/H	M/H	H
	Medium	M/L	M/L	M	M/H	M/H
	Med/Low	L	M/L	M/L	M	M/H
	Low	L	L	M/L	M/L	M
	Low	Med/Low	Medium	Med/High	High	
LANDSCAPE SENSITIVITY						

Stage 4: Determination of Wider Sensitivity – The Contribution of the Site to the Wider Landscape and adjacent Employment Uses and Settlement Edge Pattern

1.14 Stages 1 to 3 have led to a comprehensive assessment of the intrinsic landscape sensitivity of the individual sites. However, the sensitivity of each site to development is also affected by its importance, and contribution, to the adjacent wider rural landscape, its contribution to the setting and form of existing settlement - and the influence of, and pattern of uses adjacent. The relative wider sensitivity of each site is assessed as follows:

Low wider sensitivity – The site is heavily influenced by the built form of adjacent employment uses and existing settlement and is not an important part of the adjacent wider landscape

Medium/Low wider sensitivity – The site is heavily influenced by the existing settlement and has views of some parts of the adjacent employment sites but shares some of the characteristics of the adjacent wider landscape

Medium wider sensitivity – The site is partly influenced by the existing settlement and adjacent employment uses but shares many of the characteristics of the wider landscape, with good physical and visual links to the wider landscape

Medium/High wider sensitivity – The site has strong physical and visual links to the wider landscape and these outweigh any minor impacts from the existing settlement and adjacent employment uses

High wider sensitivity – The site is an important part of the wider landscape with which it has strong visual and landscape links. Nearby settlement and employment uses have little impact on the site.

1.15 The results of the assessment are set out in the reports for each site or sub-division.

Stage 5: Determination of Overall Landscape Sensitivity

1.16 The **overall landscape sensitivity** is determined by combining the landscape character sensitivity with the wider sensitivity as shown in Matrix 4. The results of the assessment are set out in the Report Sheets for each site or sub-division.

Matrix 4: Overall landscape sensitivity

LANDSCAPE CHARACTER SENSITIVITY	High	H	H	M/H	M/H	M
	Med/High	H	M/H	M/H	M	M/L
	Medium	M/H	M/H	M	M/L	M/L
	Med/Low	M/H	M	M	M/L	M/L
	Low	M	M	M/L	M/L	L
		High	Med/High	Medium	Med/Low	Low
		WIDER SENSITIVITY				

Stage 6: Determination of Landscape Value

1.17 The model for this work follows GLVIA 2013.

Table 5 - LANDSCAPE VALUE CRITERIA

Value	Typical criteria	Typical scale	Typical examples
High	Very High importance (or quality) and rarity. No or limited potential for substitution	International	World Heritage Site SAC
Medium/high	High importance (or quality) and rarity. Limited potential for substitution	National	National Park/ AONB SSSI EH Register of Parks and Gardens Grade I and II* listed buildings and their settings National recreational route or area e.g. Chiltern Way
Medium	Medium importance (or quality) and rarity. Limited potential for substitution	Regional	Setting of AONB / National Park Regional Park (i.e. Colne Valley) Local landscape designation Landscape value identified in the Local Plan SINC/Conservation Areas and their setting Grade II listed buildings and their setting Local Wildlife sites Regional recreational route/area e.g. South Bucks Way
Medium/low	Local importance (or quality) and rarity. Limited potential for substitution	Local	Undesignated but value expressed through publications such as Village Design Statements Local buildings of historic interest and their settings Local recreational facilities of landscape value
Low	Low importance (or quality) or rarity		Area of little value and identified for improvement

Designations: The location of the site within a designated area, or the presence of a designated area within the site, is an important measure of the value society gives to the landscape of the site. These include landscape, historic and ecological designations and recreational routes at a national/international level, regional or district level, or at the local level.

Local Associations: These are included as far as possible using available data. In addition to the more formal designations above, sites may sometimes have special scenic value, associations or meanings to the local community and therefore make a contribution to the value of the local landscape. This has

been assessed through a review of readily available evidence of community value. Further research may be required as part of any detailed landscape and visual impact assessment.

Stage 7: Determination of Landscape Capacity

1.17 Landscape capacity is the ability, or otherwise, of the sites to accommodate a certain amount of development. The landscape capacity is determined by combining the overall landscape sensitivity with the landscape value as shown in Matrix 5. The results of the assessment are set out in the Report Sheets for each site or sub-division.

Matrix 5 LANDSCAPE CAPACITY

OVERALL LANDSCAPE SENSITIVITY	High	M	M/L	L	L	L
	Med/High	M/H	M	M/L	L	L
	Medium	H	M/H	M	M/L	L
	Med/Low	H	H	M/H	M	M/L
	Low	H	H	H	M/H	M
	Low	Med/Low	Medium	Med/High	High	
	LANDSCAPE VALUE					

1.18 The results from the matrix are subsequently tested against the following classifications for each level of landscape capacity, building on classifications used by the authors of this Report for other capacity studies.

Low capacity – The landscape could not accommodate areas for employment uses without a significant and adverse impact on the landscape character and visual amenity. Occasional, very small-scale employment uses may be possible, providing it has regard to the setting and form of existing settlement and the character and the sensitivity of adjacent landscape character areas.

Medium / Low capacity – A low amount of development for employment uses can be accommodated only in limited situations, providing it has regard to the setting and form of existing settlement and the character and the sensitivity of adjacent landscape character areas.

Medium capacity - The landscape could be able to accommodate areas of new development for employment uses in some parts, providing it has regard to the setting and form of existing settlement and the character and sensitivity of adjacent landscape character areas. There are landscape and visual constraints and therefore the key landscape and visual characteristics must be retained and enhanced.

Medium/ High capacity – The area is able to accommodate larger amounts of development for employment uses, providing it has regard to the setting and form of existing settlement and the character and the sensitivity of adjacent landscape character areas. Certain landscape and visual features in the area may require protection.

High capacity – Much of the area is able to accommodate significant areas of development for employment uses, providing it has regard to the setting and form of existing settlement and the character and the sensitivity of adjacent landscape character areas.

Stage 8: Determination of Landscape Capacity within the Site

- 1.19 Each site report contains an overall plan showing the landscape capacity classification of the site at the beginning of the site report; and an overall plan showing the extent of the site recommended for further consideration as a site and the recommended location
- 1.20 Each site is examined in detail to determine the potential area for development for employment uses in the light of the landscape capacity and landscape and visual constraints on the site. In some cases, the whole site will be ruled out for development. In others the whole site will be included as a potential site, subject to the provision of Green Infrastructure. However, in many cases we recommend a 'reduced area' which identifies a part of the site that could be considered further as a potential site subject to the provision of Green Infrastructure. The 'reduced area' is that part of the site that could be developed whilst conserving (and potentially in some cases indirectly enhancing) the key landscape and visual characteristics of the site and its landscape setting; and whilst conserving and reinforcing the influence of the underlying landscape on the settlement pattern of the adjacent town or village. The policy constraints affecting sites within the AONB have also been taken into account.
- 1.21 Study Constraints
1. The sites have largely been assessed from publicly accessible viewpoints including the local road network, public rights of way, public open space and other publicly owned land. There was no access to the sites.
 2. Site photographs included in this study are representative of key views of the site.
 3. Views from the surrounding countryside or urban areas have been assessed by noting intervisibility from within or adjacent to the site, but the Study does not include an assessment of the potential zone of visual influence of any development on each site.
 4. A development scenario of employment uses - offices and/or B2 and/or B8 has been assumed,
 5. Time limitations have meant that no public consultation has taken place during the Study.