

**APPENDIX A**

LOCATION PLAN





**DRAFFIN  
ASSOCIATES**

DENTON HOMES Ltd  
FIRLANDS CHURCH RD SCAYNES HILL

**APPENDIX B**

Aerial photo

DEC 2019

## Appendix C: Criteria for Landscape & Visual Impact Assessment (based on Landscape Institute guidance set out in 'Guidelines for landscape and visual impact assessment', version 3 published 2013)

### **Criteria applied to the assessment of landscape impact**

*Sensitivity* The existing landscape sensitivity of the site should be based on the published Landscape Character Assessment (LCA), Townscape (TCA) or Seascape (SCA) guidance. This will include landscape and scenic quality, rarity, representativeness, conservation, recreation and perceptual aspects and historic cultural association. Site sensitivity also represents the existing site capacity for change of land use.

*Magnitude of landscape effects* The scale of likely impact from the change of land use/ site development. This will include the scale, size, duration and reversibility of likely impacts. The baseline site condition will reflect any existing planning approvals.

### **Significance Criteria for Landscape Impact**

*Sensitivity* – the existing site will be described as having *low, medium or high* sensitivity to accommodate a change of land use.

*Magnitude* – the magnitude of landscape effects will be described as *slightly, moderately or highly significant*.

### **Criteria applied to the assessment of visual impact**

*Distance* The greater the distance, the less detail is observable and the more difficult it is to distinguish the site from its background, diminishing potential impact.

*Elevation* When a viewpoint is lower than the site feature, it is more likely to be viewed against the sky, increasing its impact. When the viewpoint is higher than the site, it is viewed against a backdrop, diminishing the impact.

*Size* The greater the proportion of the view occupied by the feature and activities, the greater the impact. Colour and form can increase or diminish impact, by drawing the eye or by providing camouflage.

*Context* The degree to which the development is in character with the context, whether urban or rural; features in the view such as landform or vegetation which frame, mask, filter, screen, highlight, etc., the view of the site.

*Activity* Movement of vehicles and light reflection changing with movement, draw the eye, increasing impact. Static, neutral-coloured, sympathetic form diminishes adverse impact.



*Visibility* Linked to size, context and activity, the degree of visibility of the site from the selected viewpoint; angle of view and sloping contours can contribute to the visibility of the site; the viewpoint can vary from a static one such as footpath or private garden where the viewer is likely to be still or moving slowly, increasing the impact, or a road where the viewer is likely to be in a fast moving vehicle with a glimpsed view only, reducing the impact.

*Change* The degree of change in the view and the rapidity of the process of change affect the degree of impact.

### **Significance Criteria for Visual Impact**

*Substantial adverse impact* Where the scheme would cause a significant deterioration in the existing view.

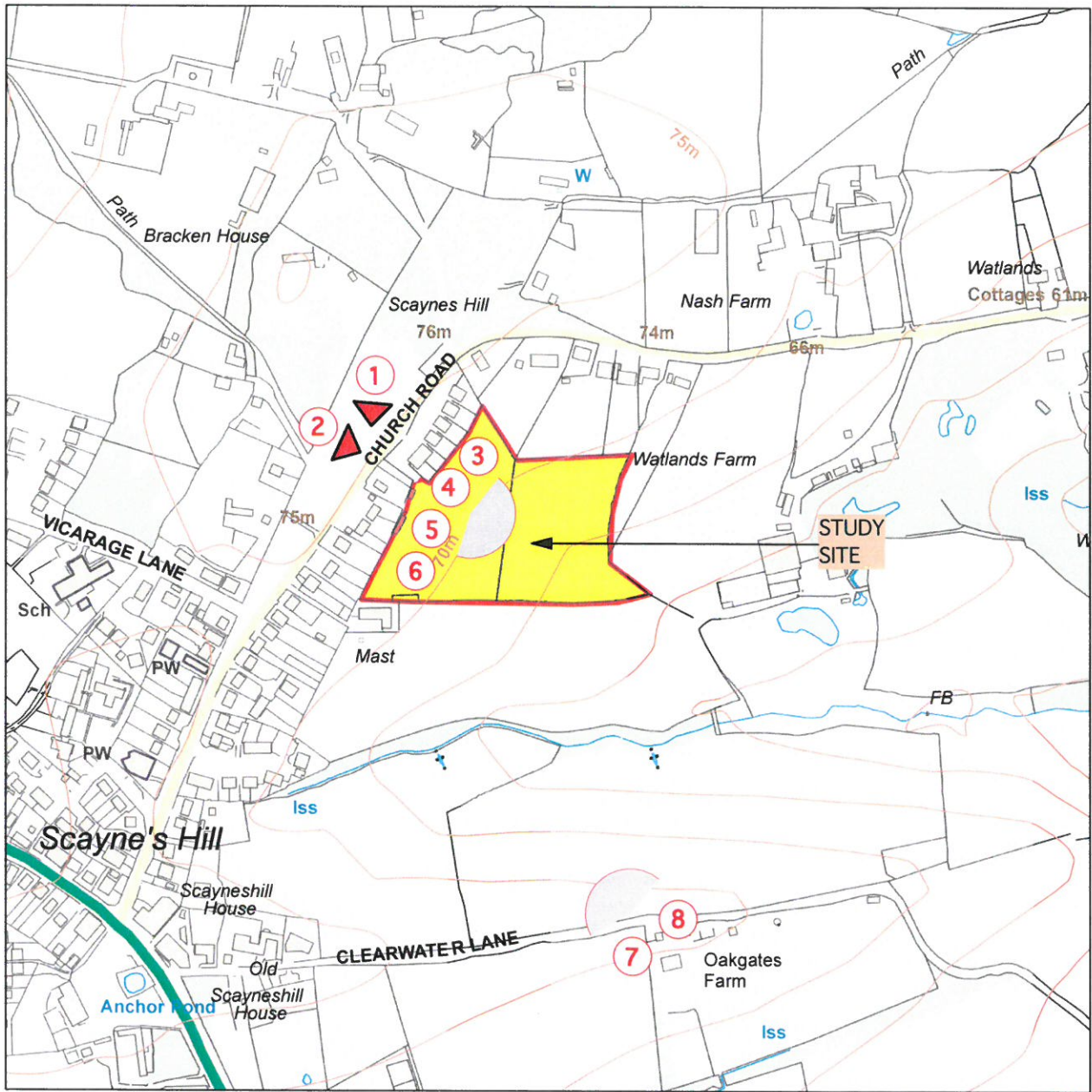
*Moderate adverse impact* Where the scheme would cause a noticeable deterioration in the existing view.



*Slight adverse impact* Where the scheme would cause a barely perceptible deterioration in the existing view.

*Moderate beneficial impact* Where the scheme would cause a noticeable improvement in the existing view.

*Substantial beneficial impact* Where the scheme would cause a significant improvement in the existing view.

*No change* No discernable deterioration or improvement in the existing view.





 PHOTOGRAPHIC APPRAISAL  
 INWARD LOCAL VIEWS



**APPENDIX D**

PHOTO APPRAISAL  
 INWARD VIEWS  
 (nos 1-8)





1



2



3



4



5



6



land at FIRLANDS  
SCAYNES HILL

**APPENDIX D**  
**Photo Appraisal -**  
**sht 1 of 3**

(inward views no.1-6)

DEC 2019





7



8

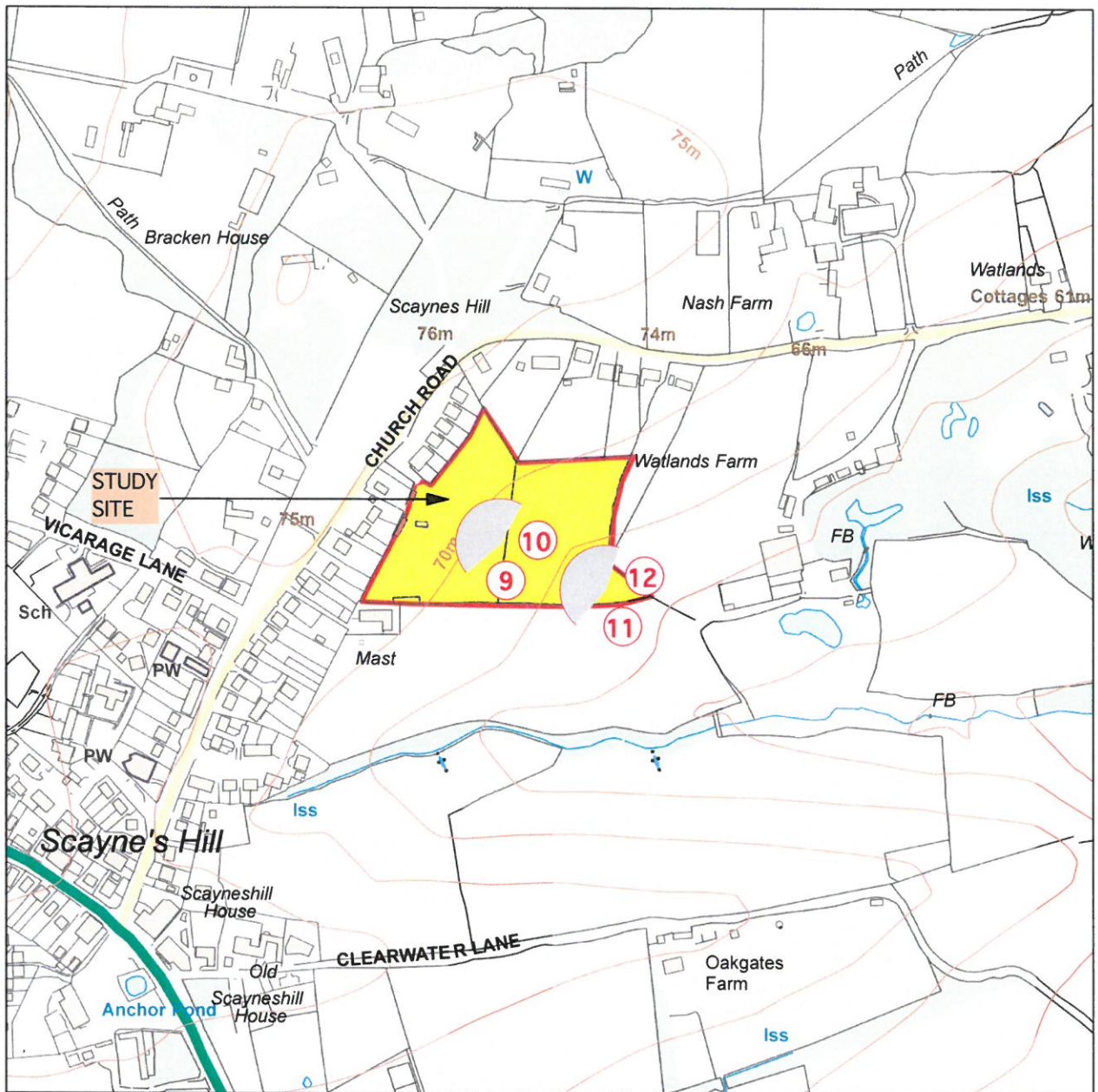



land at FIRLANDS  
SCAYNES HILL

**APPENDIX D**  
**Photo Appraisal -**  
**sht 2 of 3**  
(inward views no.7-8)

DEC 2019






**3** PHOTOGRAPHIC APPRAISAL  
 SITE VIEWS



**APPENDIX D**

PHOTO APPRAISAL  
 SITE VIEWS  
 (nos 9-12)





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10



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