

APPENDIX I.1 METHODOLOGY FOR LANDSCAPE AND VISUAL IMPACT ASSESSMENT

INTRODUCTION

This methodology deals with the assessment of landscape and visual effects only. The assessment of planning policy, designations and site features will be considered within the Environmental Statement but are not addressed specifically within this methodology.

This methodology is adapted by Allen Pyke Associates from the guidance given in the Landscape Institute/IEMA publication 'Guidelines for Landscape and Visual Impact Assessment' (3rd Edition 2013).

Applying best practice guidance, landscape character and visual impact are assessed separately. Stages 1 and 2 consider the existing baseline conditions and establish the sensitivity of the landscape and visual receptors. Stages 3 and 4 consider the proposed development and the resultant effects on the landscape and visual receptors

ASSESSMENT OF BASELINE CONDITIONS

- STAGE 1 - Assessment and evaluation of baseline conditions to determine the **sensitivity of the landscape**
- STAGE 2 - Assessment and evaluation of baseline conditions to determine the **sensitivity of visual receptors and their views**.

Visual receptor is the term used to describe those experiencing a view and includes 'residents, visitors, travellers through the area and other groups of viewers'. These could also be referred to as users of land uses (footpaths, residential properties, recreational area etc) as listed in the tables below.

ASSESSMENT OF SIGNIFICANCE OF EFFECTS RESULTING FROM THE PROPOSED DEVELOPMENT

- STAGE 3 – Assessment of the **magnitude of change** (scale, duration and reversibility) and the **significance of effects on landscape character** and consideration of landscape proposals and/or mitigation to reduce the associated effects.
- STAGE 4 – Assessment of the **magnitude of change** (scale, duration and reversibility) and the **significance of the visual effects** and consideration of landscape proposals and/or mitigation to reduce the associated effects.

STAGE 1: DETERMINING LANDSCAPE SENSITIVITY

Sensitivity of the landscape is determined through the combined assessment of the condition and nature of the landscape character considering

- the landscape's susceptibility to change and
- the value of the landscape and its elements.

STAGE 1a: DETERMINING THE LANDSCAPE'S SUSCEPTIBILITY TO CHANGE

The following terms are used to define the landscape character area's susceptibility to change, namely '*the ability to accommodate the proposed development without undue negative consequences*'. Susceptibility is derived from combining the Character with the Condition.

Susceptibility	Criteria
High	Where the landscape/townscape can accommodate substantial levels of change in views of the site because proposed changes are unlikely to result in undue adverse effects.
Medium	Where the landscape/townscape can accommodate considerable levels of change of views of the site and proposed changes are unlikely to result in undue adverse effects.
Low	Where the landscape/townscape can accommodate limited levels of change in views of the site and any effects, resulting from proposed changes, on the landscape should be beneficial.

The following criteria are considered when assessing the susceptibility of the landscape to change:

Character	The distinct and recognisable pattern of elements which create a sense of place including layout of built form, architectural styles, geology and soils, landform, land use and other human activity.
Condition	The degree to which the character area is coherent and intact. The state of repair of the

	features and elements that make up the character.
--	---

The **character** of the area is assessed using the following criteria.

Exceptional	Where the area is wholly intact with no incongruous elements. There is a distinct pattern to the landscape or townscape and a highly recognisable or distinct sense of place.
High	Where the area is predominately intact with few incongruous elements. There is coherence to the pattern of landscape or townscape and a recognisable sense of place.
Moderate	Where the area has a recognisable pattern but with some incongruous elements that detract from the coherence of the area and reduces it's sense of place.
Poor	Where there is no recognisable pattern or few similar elements resulting in a minimal sense of place

The **condition** of the landscape character is assessed using the following criteria.

Good	Where the area is in good repair / quality
Moderate	Where the area is in average repair/quality
Poor	Where the area is in poor repair/quality

Combining the character and condition determines the landscape's susceptibility to change.

Character	LANDSCAPE SUSCEPTIBILITY TO CHANGE		
Exceptional / High	Low	Low	Medium
Moderate	Low	Medium	High
Poor	Medium	High	High
	Good	Moderate	Poor
	Condition		

STAGE 1b: ASSESSING THE VALUE OF THE LANDSCAPE

The value of the landscape is defined as follows and considers, where applicable, any designation or local recommendations / assessments.

Value	Typical criteria	Typical scale of importance/ Rarity	Typical examples
Exceptional	Very high importance and Rarity. No potential for substitution	International	World Heritage Site
High	High importance and Rarity. Limited potential for substitution	National, Regional, Local	National Park, AONB, SLA Conservation Area
Moderate	Moderate importance. Limited potential for substitution.	Regional, Local	Undesignated but value perhaps expressed through non-official publications or demonstrable use
Low	Low importance Considerable potential for substitution.	Local	Areas identified as having some redeeming feature or features and possibly identified for improvement
Poor	Low importance	Local	Areas identified for recovery.

STAGE 1c: ASSESSING THE SENSITIVITY OF THE LANDSCAPE CHARACTER

Combining the landscape value and the landscape's susceptibility to change determines the sensitivity of the landscape character.

Landscape Value	SENSITIVITY		
	Exceptional / High	High	High
Moderate	Moderate	Moderate	Moderate
Poor / Low	Moderate	Low	Low
	Low	Medium	High
Landscape Susceptibility to Change			

The definition of sensitivity is as follows:

Sensitivity	Criteria
High	Where the valued elements that make up a character area would be difficult to restore and/or could not be replaced without substantial detriment to the overall character.
Medium	Where the elements that make up a character area could in part be restored and/or replaced without significant detriment to the overall character.
Low	Where the elements that make up a character area are of little and/or no value or merit and should be restored or replaced.

STAGE 2: DETERMINING SENSITIVITY OF VISUAL RECEPTORS

The sensitivity of the visual receptor is determined through the combined assessment of the visual receptor type and the quality of the view considering -

- The susceptibility of visual receptors in the to changes in their views and
- the value attached to particular (or representative) views from the identified visual receptors

STAGE 2a: ASSESSING THE SUSCEPTIBILITY OF VISUAL RECEPTORS TO CHANGES IN THEIR VIEWS

The following terms are used to define the visual receptor's susceptibility to change, namely '*the ability to accommodate the proposed development without undue negative consequences*'. Susceptibility is derived from combining the Visual Receptor Type with the Quality of the View.

Susceptibility	Criteria
High	Where the visual receptor can accommodate substantial levels of change in views of the site because proposed changes are unlikely to result in undue adverse effects on the visual amenity.
Medium	Where the visual receptor can accommodate considerable levels of change of views of the site and proposed changes are unlikely to result in undue adverse effects on the visual amenity.
Low	Where the visual receptor can accommodate limited levels of change in views of the site and any effects, resulting from proposed changes, on the visual amenity should be beneficial.

The type of visual receptor ie the users of particular land uses or areas (eg footpaths, residential properties, recreational area etc) as listed in the tables below.

Visual Receptor Type	Criteria
A	Residents at home; People, whether residents or visitors, who are engaged in outdoor recreation, including the use of public rights of way, whose attention or interest is likely to be focused on the landscape and on particular views; Visitors to heritage assets, or to other attractions, where views of the surroundings are an important contributor to the experience; Communities where views contribute to the landscape setting enjoyed by residents in the area.
B	People engaged in outdoor sport or recreation which does not involve or depend on appreciation of views in the landscape; People at their place of work whose attention may be focussed on their work or activity, not on their surroundings. Users of retail and employment sites, sports and recreational facilities where the views are secondary to the activity at hand.
C	Users of Industrial sites, agricultural land or busy commuter links where there is little appreciation of the view.

The quality of the view is defined as follows and considers the visual qualities within a view and the extent to which the site can be seen from a particular receptor.

Quality	Criteria
Exceptional	Where there is an open view or panoramic view of the site and the elements that make up the view are of exceptionally high scenic value, natural or man-made beauty, and uninterrupted by incongruous elements.
High	Where the view to the site is largely un-interrupted and / or the view is of a good scenic value, natural or man-made beauty with few incongruous elements.
Moderate	Where the view to the site is partially screened by intervening features, only forms part of the view or the site is in the distance. Where the view has some or few features of note but generally of no particular scenic quality or the features are in poor condition.
Poor	Where the site is largely obscured by intervening features or difficult to perceive in the distance. Or where the view would be considered by most as unsightly or in very poor condition in which case the view can be open or partially screened.

Combining the type of receptor and the quality of the view determines the visual receptor's susceptibility to change in their view.

Type of Visual Receptor	VISUAL RECEPTOR'S SUSCEPTIBILITY TO CHANGE IN THE VIEW		
	A	Low	Low
B	Low	Medium	High
C	Medium	High	High
	Exceptional / High	Moderate	Poor
Quality of the View			

STAGE 2b: ASSESSING THE VALUE ATTACHED TO PARTICULAR VIEWS

The value of a view is determined through consideration of its relationship to specific features or locations such as heritage assets, landscape designations or through recognition from local residents and visitors, published guidebooks or the specific provision of facilities for the enjoyment of the view.

Value of View	Criteria
High	A nationally recognised view within, towards or across a designated landscape or towards a specific heritage asset or locally important feature. Historic or published viewpoints either identified in published guidebooks, literature or demarcated by a physical element.
Medium	A view within, towards or across a locally important landscape or towards a locally recognised heritage asset, feature or reference point. A published viewpoint within local guidebooks or identified literature or demarcated by a physical element.
Low	A view which is not rare and does not have any local value attached to it.

STAGE 2c: ASSESSING THE SENSITIVITY OF THE VISUAL RECEPTOR

Combining the value of the view and the susceptibility to change determines the sensitivity of the landscape of the visual receptor.

Value of view	SENSITIVITY		
High	High	High	Moderate
Medium	Moderate	Moderate	Moderate
Low	Moderate	Low	Low
	Low	Medium	High
	Susceptibility of Visual Receptor to Change in the view		

The definition of sensitivity is as follows:

Sensitivity	Criteria
High	Where the elements that make up a valued view would be difficult to restore and/or could not be replaced without substantial detriment to the overall view.
Medium	Where the elements that make up a view could in part be restored and/or replaced without significant detriment to the overall view.
Low	Where the elements that make up a view are of little and/or no value or merit and should be restored or replaced.

STAGE 3: ASSESSMENT OF THE EFFECTS OF DEVELOPMENT ON LANDSCAPE CHARACTER

The assessment of effects on landscape character is determined through the combined assessment of:

- the sensitivity of the landscape as established in the baseline assessment (Stage 1) and;
- the magnitude of change resulting from the proposed development.

The assessment of effects on landscape character is repeated to establish the impacts during three periods to identify the temporary, operational and residual effects:

- Construction (temporary effects)
- Year 1-15 - Operational Period (may be temporary effects subject to nature of development) – Stage 3b
- Year 15 –(residual) – Stage 3c

STAGE 3a: ASSESSMENT OF THE MAGNITUDE OF LANDSCAPE CHANGE

The following criteria are considered when assessing the magnitude of change on the landscape character:

- The components of the landscape that are likely to be affected by the scheme;
- The change in and/or partial or complete loss of elements, features or aspects that contribute to the character and distinctiveness of the landscape;
- The addition of new features or elements that will influence the landscape character;
- The combined effects of all of the above.
- The effect of any landscape proposals and/or mitigation.

Criteria for the assessment of the magnitude of the change on landscape character are as follows.

Magnitude	Criteria
High	Where the scale of the proposed scheme (or works to facilitate it) would be the dominant element in or adjacent to a character area
Medium	Where the scale of the proposed scheme (or works to facilitate it) would be one of a number of important elements in or adjacent to a character area
Low	Where the scale of the proposed scheme (or works to facilitate it) would be a minor element in or adjacent to a character area
Negligible/None	Where the scale of the proposed scheme (or works to facilitate it) would be remote and/or have an insignificant/no effect on a character area

STAGE 3b: ASSESSMENT OF THE SIGNIFICANCE OF EFFECTS ON LANDSCAPE CHARACTER

Significance of Effects on Character at Year 1

Significance is defined as follows.

Significance	Criteria
Substantial	Where the scheme would cause a substantial change in the quality, condition and/or nature of the existing character area and the new development would be the dominant element.
Moderate	Where the scheme would cause a notable change in the quality, condition and/or nature of the existing character area and the new development would be one of a small number of elements in the overall setting.
Minor	Where the scheme would cause a slight change in the quality, condition and/or nature of the existing character area and the new development would be one of many elements in the overall setting.
Neutral	Where the scheme would cause a negligible or no change in the quality, condition and/or nature of the existing character area and the new development would be obscured or hidden by many other elements in the overall setting.

The significance of the effects can be either beneficial (positive) or adverse (negative) and is determined by weighting a combination of the following criteria.

Beneficial Criteria (+)
Where the development <ul style="list-style-type: none"> • Fits well with scale of landform and/or pattern of landscape/townscape • Increases positive attributes or provides enhanced contribution to the setting • Enhances balance of landscape elements or sense of tranquillity • Provides ability to include adequate or appropriate mitigation.
Adverse Criteria (-)
Where the development <ul style="list-style-type: none"> • Is out of scale with landform and/or the pattern of landscape/townscape • Results in the loss of attributes or a deterioration in the contribution to the setting • Disrupts balance of landscape elements or sense of tranquillity • Lacks ability to include adequate or appropriate mitigation.
Neutral
<ul style="list-style-type: none"> • Where there is no discernable change to landscape character • Where there is no positive or negative affect on landscape character

Combining the baseline sensitivity and the magnitude of change determines the significance.

Sensitivity	SIGNIFICANCE OF EFFECTS ON CHARACTER AREAS						
	Low	Moderate	+	Minor	+	Minor	+
	-		-		-		
Moderate	Substantial	+	Moderate	+	Minor	+	Neutral
		-		-		-	
High	Substantial	+	Substantial	+	Moderate	+	Neutral
		-		-		-	
	High		Medium		Low		Negligible /No Change
	Magnitude of Change						

STAGE 3c: Consideration the Residual Effects on Landscape Character at Year 15

The significance of residual effects are determined by considering the sensitivity of the baseline (Stage 1) with the magnitude of change (Stage 3a) including any mitigation and / or the effects of any landscape proposals, (eg when trees and planting are matured) at Year 15. Note – specific mitigation is usually only considered where there are adverse effects at Year 1.

The criteria for the assessment of the magnitude of the change in landscape character at Year 15 are as follows.

Magnitude of change including the effects of established landscape proposals and/or mitigation	Criteria
High	Where the scale of the proposed scheme would be the dominant element in or adjacent to a character area and where the landscape proposals and/or specific mitigation will provide limited assimilation of the development into the surrounding landscape / townscape.
Medium	Where the scale of the proposed scheme would be one of a number of prominent elements in or adjacent to a character area and where the landscape proposals and/or specific mitigation will provide partial assimilation of the development into the surrounding landscape / townscape.
Low	Where the scale of the proposed scheme would be a minor element in the landscape and where the landscape proposals and/or specific mitigation will be largely successful in assimilating the development into the surrounding landscape/townscape.
Negligible/None	Where the scale of the proposed scheme would be remote and/or have an insignificant/no effect on the landscape character.

The definitions of **significance** of the residual effects remains as set out in Stage 3b.

At Year 15 the residual effects can be either beneficial (positive) or adverse (negative) and is determined by weighting a combination of criteria which could include the following.

Beneficial Criteria (+)
Where the development and any associated landscape proposals and / or mitigation <ul style="list-style-type: none"> • Fits well with scale of landform and/or pattern of landscape/townscape • Increases positive attributes or provides enhanced contribution to the setting • Enhances balance of landscape elements or sense of tranquillity • Demonstrates the ability of the proposals to successfully mitigate against adverse effects
Adverse Criteria (-)
Where the development and any associated landscape proposals and / or mitigation <ul style="list-style-type: none"> • Is out of scale with landform and/or the pattern of landscape/townscape • Results in the loss of attributes or a deterioration in the contribution to the setting • Disrupts balance of landscape elements or sense of tranquillity • Lacks the ability to achieve adequate or appropriate mitigation against adverse effects
Neutral
<ul style="list-style-type: none"> • Where there is no discernable change to landscape character • Where there is no positive or negative affect on landscape character

Combining the baseline sensitivity and the magnitude of change including the effects of landscape proposals and/or mitigation determines the significance of effects on Landscape Character.

Sensitivity	SIGNIFICANCE OF RESIDUAL EFFECTS ON LANDSCAPE CHARACTER						
	Low	Moderate	+	Minor	+	Minor	+
	-		-		-		
Moderate	Substantial	+	Moderate	+	Minor	+	Neutral
		-		-		-	
High	Substantial	+	Substantial	+	Moderate	+	Neutral
		-		-		-	
	High		Medium		Low		Negligible /None
Magnitude of Change (including the effects of established landscape proposals and/or mitigation)							

STAGE 4: ASSESSMENT OF THE EFFECTS OF DEVELOPMENT ON VISUAL AMENITY

The assessment of visual effects is determined through the combined assessment of:

- the sensitivity of the visual receptor as established in the baseline assessment (Stage 2) and;
- the magnitude of change resulting from the proposed development.

The assessment of visual receptors is repeated to establish the impacts during three periods to identify the temporary, operational and residual effects:

- Construction (temporary effects)
- Year 1-15 - Operational Period (may be temporary effects subject to nature of development) – Stage 4b
- Year 15 –(residual) – Stage 4c

STAGE 4a: ASSESSMENT OF THE MAGNITUDE OF CHANGE TO VIEWS

The following criteria are considered when assessing the magnitude of change in a view:

- The nature of the view of the proposed development
- The proportion of the development which will be visible
- The distance of the receptor / viewpoint from the development and the extent to which it will be a focus in the context of the wider view
- Whether the view is stationary or transient or one of a sequence of views
- The nature of the change in the view
- The effect of any landscape proposals and/or mitigation.

The criteria for the assessment of the magnitude of change in views from visual receptors are as follows.

Magnitude	Criteria
High	Where the scale of the proposed scheme (or works to facilitate it) would be the dominant element in a field of view
Medium	Where the scale of the proposed scheme (or works to facilitate it) would be one of a number of prominent elements in a field of view
Low	Where the scale of the proposed scheme (or works to facilitate it) would be a minor element in a field of view
Negligible/None	Where the scale of the proposed scheme (or works to facilitate it) would be remote and/or have an insignificant/no effect in a field of view

STAGE 4b: ASSESSMENT OF THE SIGNIFICANCE OF VISUAL EFFECTS

Significance of Effects on Visual Amenity at Year 1

Significance is defined as follows.

Significance	Criteria
Substantial	Where the scheme would cause a substantial change in the quality, condition and/or nature of the baseline view and the new development would be the dominant visual element.
Moderate	Where the scheme would cause a notable change in the quality, condition and/or nature of the baseline view and the new development would be one of a small number of elements in the view.
Minor	Where the scheme would cause a slight change in the quality, condition and/or nature of the baseline view and the new development would be one of many elements in the view.
Neutral	Where the scheme would cause a negligible or no change in the quality, condition and/or nature of the baseline view and the new development would be obscured or hidden by many other elements in the view.

The significance of effects can be either beneficial (positive) or adverse (negative) and is determined by weighting a combination of criteria which could include the following.

Beneficial Criteria (+)
Where the development <ul style="list-style-type: none"> • Fits well with scale of landform and/or pattern of landscape/townscape in the view • Increases positive attributes or enhances the view • Enhances the balance of landscape elements within the view • Provides the ability to include adequate or appropriate mitigation in the view
Adverse Criteria (-)
Where the development <ul style="list-style-type: none"> • Is out of scale with landform and /or pattern of landscape/townscape in the view • Results in a loss of positive attributes within the view or a deterioration of the view • Disrupts the balance of landscape elements within the view. • Lacks ability to include adequate or appropriate mitigation.
Neutral
<ul style="list-style-type: none"> • Where there is no discernable change to visual amenity • Where there is no positive or negative effect on visual amenity

Combining the baseline sensitivity and the magnitude of change determines the significance.

Sensitivity	SIGNIFICANCE OF EFFECTS ON VIEWS						
	Low	Moderate	+	Minor	+	Minor	+
		-		-		-	
Moderate	Substantial	+	Moderate	+	Minor	+	Neutral
		-		-		-	
High	Substantial	+	Substantial	+	Moderate	+	Neutral
		-		-		-	
	High		Medium		Low		Negligible /None
	Magnitude of Change						

STAGE 4c: Consideration of Residual Effects on Visual Amenity at Year 15

The significance of the residual effects are determined by considering the sensitivity of the baseline view (Stage 2) with the magnitude of change (Stage 4a) including any mitigation and / or the effects of any landscape proposals, (eg when trees and planting has matured) at Year 15. Note - specific mitigation is usually only considered where there are adverse effects at Year 1.

The criteria for the assessment of the magnitude of the change in views from visual receptors at Year 15 are as follows.

Magnitude of change including the effects of established landscape proposals and/or mitigation	Criteria
High	Where the scale of the proposed scheme would be the dominant element in a field of view and where the landscape proposals and/or specific mitigation would provide limited screening or softening of the development from key visual receptors.
Medium	Where the scale of the proposed scheme would be one of a number of prominent elements in a field of view Where the landscape proposals and/or specific mitigation will be partially successful in providing some screening or softening of the development from key visual receptors but where the development is partially visible.
Low	Where the scale of the proposed scheme would be a minor element in a field of view and where the landscape proposals and/or specific mitigation will be largely successful in screening the development from key visual receptors and/or assimilating the development into the view.
Negligible/None	Where the scale of the proposed scheme would be remote and/or have an insignificant/no effect in a field of view.

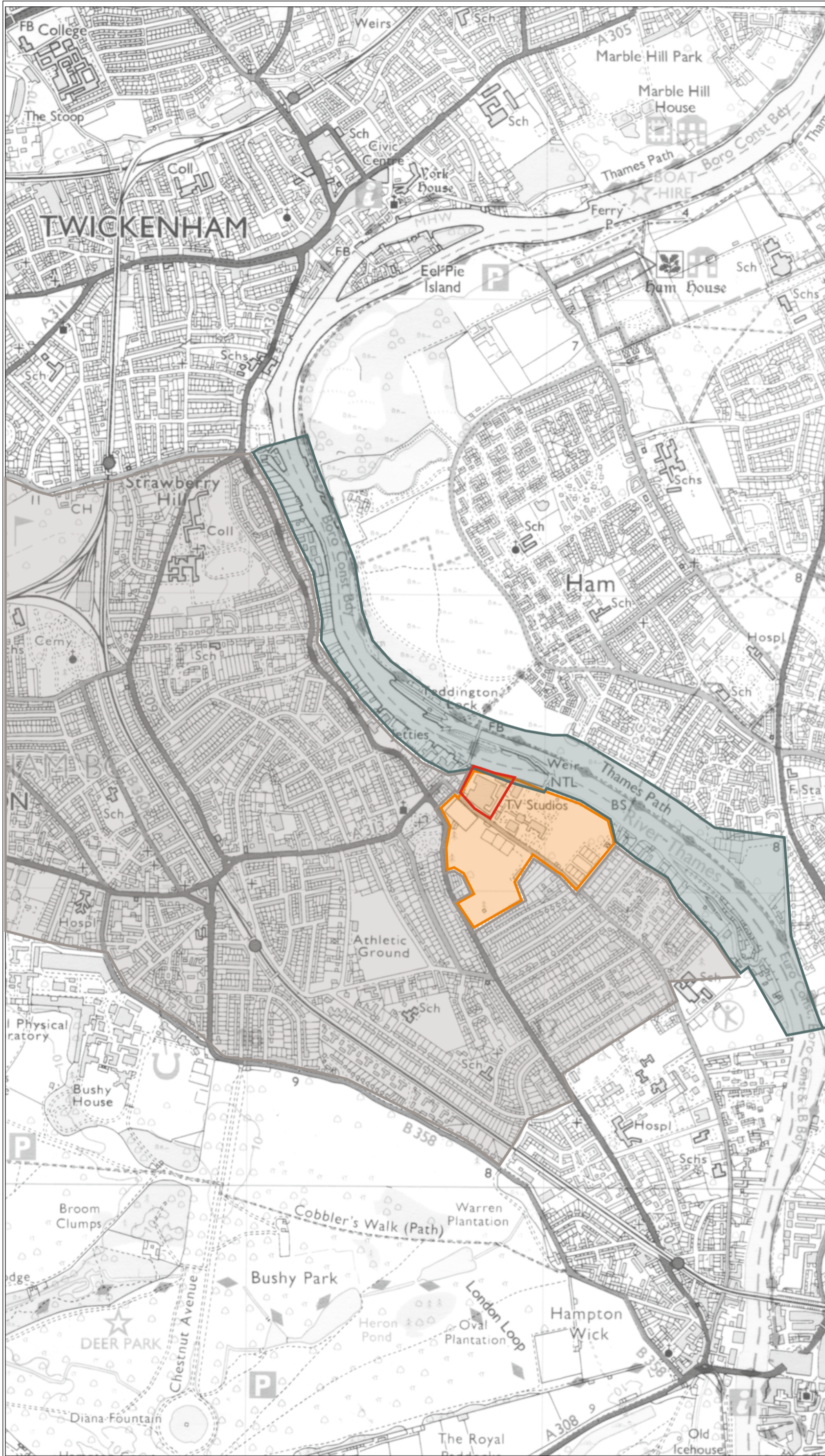
The definitions of **significance** of the residual effects remains as set out in Stage 4b.

At Year 15 the residual effects can be either beneficial (positive) or adverse (negative) and is determined by weighting a combination of criteria which could include the following.

<p>Beneficial Criteria (+)</p> <p>Where the development and any associated landscape proposals and / or mitigation</p> <ul style="list-style-type: none"> • Fits well with scale of landform and/or pattern of landscape in the view • Increases the positive attributes within the view or enhances the view • Enhances the balance of landscape/townscape elements within the view • Demonstrates the ability of the proposals to successfully mitigate against adverse visual effects
<p>Adverse Criteria (-)</p> <p>Where the development and any associated landscape proposals and / or mitigation</p> <ul style="list-style-type: none"> • Is out of scale with landform and/or pattern of landscape in the view • Results in the loss of positive attributes within the or a deterioration of the view • Disrupts balance of landscape elements within the view • Lacks the ability to achieve adequate or appropriate mitigation against adverse visual effects
<p>Neutral</p> <ul style="list-style-type: none"> • Where there is no discernable change to visual amenity • Where there is no positive or negative effect on visual amenity

Combining the baseline sensitivity and the magnitude of change including the effects of landscape proposals and/or mitigation determines the significance of residual effects on views.

Sensitivity	RESIDUAL SIGNIFICANCE OF EFFECTS ON VIEWS						
Low	Moderate	+	Minor	+	Minor	+	Neutral
		-		-		-	
Moderate	Substantial	+	Moderate	+	Minor	+	Neutral
		-		-		-	
High	Substantial	+	Substantial	+	Moderate	+	Neutral
		-		-		-	
		High	Medium	Low		Negligible /None	
Magnitude of Change (including the effects of established landscape proposals and/or mitigation)							



APAL FILE REFERENCE
2459-AS-05

This drawing is subject to copyright.
Do not scale from drawing.



Legend

-  Site boundary
-  Broom Road Corporate Leisure
-  Teddington East
-  Teddington Riverside

Rev	Description	Date	Drawn	Checked

Drawing Status
PLANNING

Allen Pyke Associates
Landscape Architecture Urban Design Environmental Planning

The Factory, 2 Acre Road,
Kingston upon Thames,
Surrey KT2 6EF

T 020 8549 3434 F 020 8547 1075
www.allenpyke.co.uk
KINGSTON UPON THAMES • CAMBRIDGE

A registered practice of the Landscape Institute

Client HAYMARKET	Scale 1:12500@A3
Project TEDDINGTON RIVERSIDE	By/Ckd TB/LB
Drawing Title APPENDIX 1.5 LOCAL LANDSCAPE AND TOWNSCAPE CHARACTER AREAS IN VICINITY OF SITE	Date 22/10/13
Drawing Number 2459-AS-05	Revision -

Reproduced from the Ordnance Survey Map with the permission of the Controller of Her Majesty's Stationary Office. © Crown Copyright. Allen Pyke Associates Ltd. Licence No - AL100028972

