



REDEVELOPMENT OF
KNIGHTON MILL, BROAD CHALKE

**LANDSCAPE AND VISUAL
IMPACT APPRAISAL**
(Including Appendix A)

Prepared for

MR J FAITH

April 2017

Ref: A150-AS-01REV A



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1. Introduction

- 1.1 This report sets out the findings of a landscape and visual impact appraisal (LVIA) of the proposed redevelopment of the residential property at Knighton Mill in Wiltshire.
- 1.2 The report has been commissioned by Spratley Studios on behalf of the owner Mr Faith. The appraisal has been undertaken by Vanessa Ross, a Chartered Landscape Architect and Director at Arc Landscape Design and Planning Ltd (Arc) with wide ranging experience in the preparation of standalone landscape appraisals and LVIAs for Environmental Impact Assessments.
- 1.3 The site falls within the hamlet of Knighton to the east of the village of Broad Chalke. It is located within the Cranborne Chase Area of Outstanding Natural Beauty (AONB) and within the local planning authority of Wiltshire Council.
- 1.4 The appraisal first considers the relevant planning policy relating to the area, in particular, policy concerning the AONB. It then goes on to review the existing conditions of the site and its surroundings in respect of both landscape character and visual amenity (the baseline study). This establishes the sensitivity of the site against which the potential effects arising from the proposals are assessed. The final section of the report sets out a summary and conclusions which includes any recommendations in respect of additional mitigation.
- 1.5 The application has been the subject of consultation with the local planning authority, the parish council and others including officers at the AONB.
- 1.6 Prior to developing the design considered within this study, a previous application (15/10658/FUL) was approved in April 2016 for further modifications to the former mill, including an increase in roof height.

2. Appraisal Methodology

Introduction

2.1 This appraisal has been undertaken in accordance with a methodology which draws on best practice guidance as published in the following documents.

- Guidelines for Landscape and Visual Impact Assessment (3rd edition); Landscape Institute/ Institute of Environmental Management and Assessment (2013). Also, referred to as GLVIA3.
- An Approach to Landscape Character Assessment; Christine Tudor, Natural England (2014)
- Landscape Character Assessment Guidance for England and Scotland; Countryside Agency / Scottish Natural Heritage, (2002)
- Photography and Photomontage in Landscape and Visual Impact Assessment. Landscape Institute Advice Note 01/11
- Visual Representation of Development Proposals – Landscape Institute Technical Guidance Note 02/17 – March 2017

2.2 Whilst GLVIA3 does not advocate a fixed methodology it does provide a number of definitions and suggested approaches which have been drawn upon in developing the methodology applied in this appraisal. Full details of these are found in Appendix B and a summary is provided below.

2.3 A guiding principle of GLVIA3 is the recognition that professional judgement forms an important part of assessments and, in reference to developing a methodology, it notes in chapter 2 that *“In all cases there is a need for judgements that are made to be reasonable and based on clear and transparent methods so that the reasoning applied at different stages can be traced by others”*.

2.4 It goes on to state that landscape professionals *“must be able to take a sufficiently detached and dispassionate view of the proposals in the final assessment of the landscape and visual impact. In carrying out an LVIA the landscape professional must always take an independent stance and fully and transparently address both the negative and positive effects of a scheme in a way that is accessible and reliable for all parties concerned”*.

Summary Methodology

2.5 The following provides a summary of the approach taken in this appraisal.

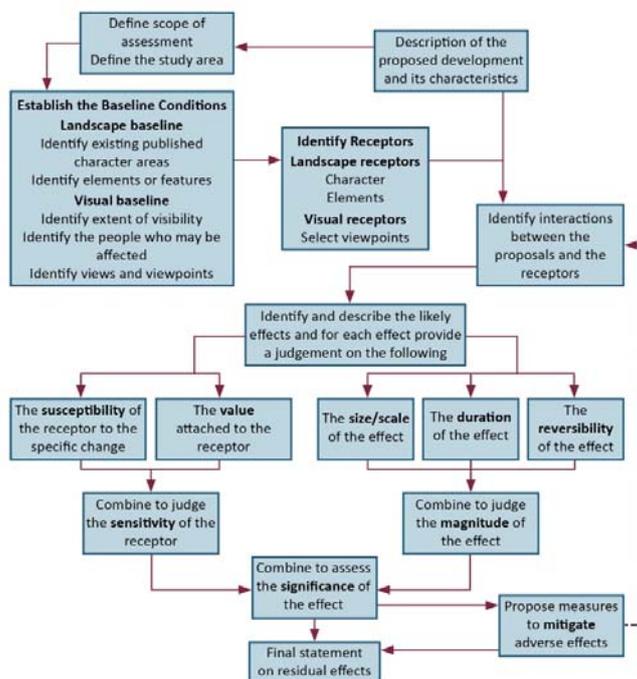
2.6 The appraisal is undertaken with a prior understanding of the nature of the proposed Development and its purpose is to assess how the Development may affect the landscape and visual amenity of identified receptors. In line with best practice, whilst interrelated, landscape and visual effects are considered separately.

2.7 Through a combination of desk based study and site visits, receptors, which may be affected by the Development are established. The term ‘receptor’ is used to mean an element or assemblage

of elements (e.g. landscape features or character areas) that may be affected by a proposed development. Visual receptors include the public or community at large, residents, visitors and other groups of viewers and considers the visual amenity of people affected.

2.8 The first stage of the appraisal is a baseline study which is undertaken to gain a detailed understanding of the existing conditions in and around the Site. Combining desk based research and Site visits, this stage reviews existing natural or man-made features and characteristics, including reference, where relevant, to published character assessments. Visual receptors are identified along with specific viewpoints to establish the visibility of the existing Site. The next stage considers the value of a receptor and its susceptibility to the proposed change; this is used to establish the receptor’s sensitivity.

2.9 The nature of the Development is then considered and the effects are described in relation to the landscape character, feature, or view/visual amenity. This appraisal considers the Development at different stages. Commentary is given regarding the effects at year 1, following completion. It is common to then assess the proposals at year 15, however in this instance the this is not considered relevant and accordingly the effects are only assessed following completion. The effects can be either positive (beneficial) or negative (adverse). An overall statement is made regarding the construction phase. A commentary is also provided on the anticipated night time effects of the Development and if relevant.



Summary of LVIA methodology – adapted from GLVIA3.

Study Area

- 2.10 The study area is established in relation to the theoretical zone of visibility which is based on a review of topography and surrounding land use and vegetation cover. In this instance, the landscape character appraisal considers an area of approximately 1-1.5km from the site. The appraisal of visual effects focuses on views within approximately 1km of the site with longer distance views noted, where relevant.
- 2.11 A series of viewpoints have been photographed; these are considered to be representative receptors and are included in the accompanying appendices.

Assumptions and Limitations

- 2.12 The appraisal has been carried out with reference to the architectural designs prepared by Spratley Architects and the garden design proposals prepared by Andy Sturgeon Design.
- 2.13 The appraisal was undertaken in Spring 2017 when some trees and hedgerows were coming into leaf. This is evident in the representative photographs. Notwithstanding this, and in line with best practice, the appraisal of visual effects, has been undertaken using professional judgement relating to the highest degree of visibility which would normally occur in winter months.
- 2.14 The appraisal has been undertaken based on publicly accessible areas only. Whilst the potential effects from residential properties have been considered, no access was gained to individual properties and therefore the appraisal applies professional judgement based on the nearest publicly accessible location.
- 2.15 This appraisal, where relevant, considers matters relating to heritage and summarises the landscape and visual effects on any such receptors, however whilst reference may be made to any such feature, this appraisal should not be considered to provide a full heritage assessment.

3. Planning Policy

Introduction

- 3.1 The following chapter sets out the relevant planning policy in respect of landscape matters. National policy provides the wider planning context and relevant local policy is included that relates to the Site and nature of the proposals.
- 3.2 The Site is located within the Cranborne Chase Area of Outstanding Natural Beauty (AONB). This is a statutory designation that is reserved for the best and most valued landscapes in the country. The Countryside and Rights of Way Act 2000 sets out that planning authorities have a duty to conserve and enhance the natural beauty of an AONB and accordingly, any development within an AONB is subject to specific scrutiny and controls to ensure that any harm resulting from development is avoided or minimised. This means that due consideration needs to be taken to ensure any development proposals sit comfortably within the landscape and do not result in adverse impacts on the wider AONB or on people's amenity or enjoyment within it.
- 3.3 In addition to national and local policy relating to the AONB, reference will also be made below to the AONB Management Plan.

National Planning Policy Context: The National Planning Policy Framework (NPPF)

- 3.4 The NPPF was published in March 2012 and sets out the Government's planning policies for England, replacing the previous Planning Policy Guidance (PPGs) and Planning Policy Statements (PPSs). The NPPF is supported by Planning Practice Guidance which is reviewed and updated on an on-going basis.
- 3.5 The NPPF seeks to provide a planning framework within which the local community and local authorities can produce distinctive local plans which respond to local needs and priorities. The NPPF states that *"The purpose of the planning system is to contribute to the achievement of sustainable development"* and that there are *"three dimensions to sustainable development: economic, social and environmental"*. In relation to the environmental role, it states that *"contributing to protecting and enhancing our natural, built and historic environment; and as part of this, helping to improve biodiversity, use of natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy"*.
- 3.6 The NPPF sets out twelve Core Planning Principles (Paragraph 17) which state that planning should:
- *"not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives;*

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- *always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;*
- *take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it;*
- *contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this Framework;*
- *conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations;”*

3.7 The NPPF then identifies thirteen aspects that should be considered in “*delivering sustainable development*”. Whilst much of the NPPF applies to the consideration of this planning application, those sections that are of specific relevance to this assessment are:

- 7. Requiring good design
- 11. Conserving and enhancing the natural environment.

NPPF Section 7. Requiring Good Design

3.8 Paragraphs 56 - 68 provide guidance on ensuring the delivery of good design. The NPPF stresses the need for development to respond to local character and be visually attractive, as well as emphasising the integration of development into the natural environment.

3.9 The guidance states that: “Planning policies and decisions should aim to ensure that developments:

- *function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- *establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;*
- *optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;*
- *respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;*
- *create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and are visually attractive as a result of good architecture and appropriate landscaping.”*

NPPF Section 11. Conserving and enhancing the natural environment

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3.10 Paragraphs 109-125 of the NPPF focus on conserving and enhancing the local and natural environment as well as protecting and minimising impact on biodiversity and designated landscapes. The Framework states that: *“The planning system should contribute to and enhance the natural and local environment by:*

- *protecting and enhancing valued landscapes, geological conservation interests and soils;*
- *recognising the wider benefits of ecosystem services;*
- *minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government’s commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;*
- *preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability; and*
- *remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.”*

3.11 Of specific reference to this assessment in respect of its location within the AONB is Paragraph 115 which states that:

“Great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in all these areas, and should be given great weight in National Parks and the Broads.”

3.12 Under the section on the Natural Environment within The Planning Practice Guidance, that accompanies the NPPF, reference is made to the importance of Landscape as a consideration and the use of Landscape Character Assessments in both the plan making and decision making process.

3.13 The site does not fall within a Conservation Area, however most of the village of Broad Chalke is within a Conservation Area. There are several listed buildings in the village, and Knighton Manor, which is within 200m of Knighton Mill is a Grade II listed building.

Wiltshire District Council – Adopted Local Plan January 2015

3.14 The adopted Local Plan contains a number of relevant policies, with those relating Landscape, Design and Heritage being of specific note in respect of this development.

3.15 *Core Policy 51 – Landscape*

“Development should protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures. Proposals

should be informed by and sympathetic to the distinctive character areas identified in the relevant Landscape Character Assessment(s) and any other relevant assessments and studies. In particular, proposals will need to demonstrate that the following aspects of landscape character have been conserved and where possible enhanced through sensitive design, landscape mitigation and enhancement measures:

- i. The locally distinctive pattern and species composition of natural features such as trees, hedgerows, woodland, field boundaries, watercourses and waterbodies.*
- ii. The locally distinctive character of settlements and their landscape settings.*
- iii. The separate identity of settlements and the transition between man-made and natural landscapes at the urban fringe.*
- iv. Visually sensitive skylines, soils, geological and topographical features.*
- v. Landscape features of cultural, historic and heritage value.*
- vi. Important views and visual amenity.*
- vii. Tranquillity and the need to protect against intrusion from light pollution, noise, and motion.*
- viii. Landscape functions including places to live, work, relax and recreate.*
- ix. Special qualities of Areas of Outstanding Natural Beauty (AONBs) and the New Forest National Park, where great weight will be afforded to conserving and enhancing landscapes and scenic beauty.*

Proposals for development within or affecting the Areas of Outstanding Natural Beauty (AONBs), New Forest National Park (NFNP) or Stonehenge and Avebury World Heritage Site (WHS) shall demonstrate that they have taken account of the objectives, policies and actions set out in the relevant Management Plans for these areas. Proposals for development outside of an AONB that is sufficiently prominent (in terms of its siting or scale) to have an impact on the area's special qualities (as set out in the relevant management plan), must also demonstrate that it would not adversely affect its setting”.

3.16 Core Policy 57– Ensuring high quality design and place shaping

A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality. Applications for new development must be accompanied by appropriate information to demonstrate how the proposal will make a positive contribution to the character of Wiltshire through:

- i. enhancing local distinctiveness by responding to the value of the natural and historic environment, relating positively to its landscape setting and the existing pattern of development and responding to local topography by ensuring that important views into, within and out of the site are to be retained and enhanced.*
- ii. the retention and enhancement of existing important landscaping and natural features, (e.g. trees, hedges, banks and watercourses), in order to take opportunities to enhance biodiversity, create wildlife and recreational corridors, effectively integrate the development into its setting and to justify and mitigate against any losses that may occur through the development*
- iii. responding positively to the existing townscape and landscape features in terms of building*

layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting

iv. being sympathetic to and conserving historic buildings and historic landscapes

v. the maximisation of opportunities for sustainable construction techniques, use of renewable energy sources and ensuring buildings and spaces are orientated to gain maximum benefit from sunlight and passive solar energy, in accordance with Core Policy 41 (Sustainable Construction and Low Carbon Energy)

vi. making efficient use of land whilst taking account of the characteristics of the site and the local context to deliver an appropriate development which relates effectively to the immediate setting and to the wider character of the area

vii. having regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants, and ensuring that appropriate levels of amenity are achievable within the development itself, including the consideration of privacy, overshadowing, vibration, and pollution (e.g. light intrusion, noise, smoke, fumes, effluent, waste or litter)

viii. incorporating measures to reduce any actual or perceived opportunities for crime or antisocial behaviour on the site and in the surrounding area through the creation of visually attractive frontages that have windows and doors located to assist in the informal surveillance of public and shared areas by occupants of the site

3.17 Core Policy 58 – Ensuring the conservation of the historic environment

Development should protect, conserve and where possible enhance the historic environment.

Designated heritage assets and their settings will be conserved, and where appropriate enhanced in a manner appropriate to their significance, including:

i. nationally significant archaeological remains

ii. World Heritage Sites within and adjacent to Wiltshire

iii. buildings and structures of special architectural or historic interest

iv. the special character or appearance of conservation areas

v. historic parks and gardens

vi. important landscapes, including registered battlefields and townscapes.

Distinctive elements of Wiltshire’s historic environment, including non-designated heritage assets, which contribute to a sense of local character and identity will be conserved, and where possible enhanced. The potential contribution of these heritage assets towards wider social, cultural, economic and environmental benefits will also be utilised where this can be delivered in a sensitive and appropriate manner in accordance with Core Policy 57 (Ensuring High Quality Design and Place Shaping).

Heritage assets at risk will be monitored and development proposals that improve their condition will be encouraged. The advice of statutory and local consultees will be sought in consideration of such applications.

Neighbourhood Plan

3.18 Broad Chalke is currently in the process of developing a Neighbourhood Plan. A number of documents have been published in draft form which include the *Neighbourhood Plan Part 1 – The Village Design Statement* and the *Village Plan – Part 2 – The Neighbourhood Plan*. It is understood that these were published for consultation in Sept/Oct 2016 but it hasn't been possible to ascertain a timeframe for final completion of the Plan or the village referendum.

3.19 Knighton Mill falls within the parish of Broad Chalke but outside of the main village. Reference is made to the Mill within the Village Design Statement, which, in Section 2, identifies 8 settlement character areas. *Character Area 7: Knighton Mill*, is described as follows.

Form: *A pleasing group of three high-quality rural buildings consisting of a manor house (Knighton Manor), Water Mill, and Barn - all now in residential use.*

Scale & Building Line: *The three main buildings are on a uniformly substantial scale - softened by surrounding outbuildings (stables, workshops and the original Smithy) and trees.*

Materials: *Stone, brick and wood respectively - reflecting their original purpose.*

Views: *Pleasant views over river and meadowland towards chalk ridgelines north and south.*

Local Features: *Knighton Manor and Mill rank as two of the most significant buildings of Broad Chalke, albeit outside the village conservation area. The Manor is the largest traditional building in the village and has great character. Knighton Mill is the only surviving Mill in the parish and one of the remaining few in the Chalke Valley - and being set beside a public footpath its attractive building and water-leats can be enjoyed by all".*

Cranborne Chase AONB Management Plan 2014-2019

3.20 The Management Plan sets out objectives and policies that aim to conserve and enhance the landscape of the AONB. In addition to the Statement of Significance, which provides an overview of the landscape and historic development of the AONB, it sets out a series of policies under 10 key chapter headings.

3.21 Much of the content of the policies and supporting chapters is relevant to this study and as such it is not sensible to repeat all policies, however the following themes are considered to be of particular importance.

- Landscape Character and its consideration in management and development
- The underlying chalk geology
- Rivers and water courses
- Distinct settlement and land use patterns, including villages along valley bottoms
- Local vernacular building styles and materials, including brick, flint, clay tiles and thatch
- Rural, remote and tranquil areas.
- Dark night skies

3.22 The overarching vision for the AONB is described as follows:

“In 2030, the Cranborne Chase AONB will be an inspirational example of sustainable management in action. A place where:

- *its distinctive local landscapes, historic heritage and wildlife are conserved and enhanced by those who work and manage the land, nurturing a valued and treasured countryside for future generations;*
- *its characteristic vibrant villages, profoundly rural character and local sense of pride are tangible to all who live and visit here or just pass through;*
- *the breadth and depth of historic land use still offers up its story in the landscape today;*
- *its cultural heritage is understood, enhanced and valued; and*
- *the quality of life remains high and the aspirations of those who live and work here are supported.*

3.23 The Management Plan then goes on to set out three specific sets of aims, two of which are relevant to this appraisal.

Conserving and Enhancing Outstanding Landscapes

“We want the unique character, tranquillity and special qualities of the landscapes in the AONB to be conserved and enhanced. We want a widespread understanding of the area’s special qualities. We want these qualities strengthened by informed decision-making. When change happens, it is consistent with the character of the landscape and the setting of the AONB. We will take opportunities to restore landscape features that require it.

We want the sustainable management of all natural resources in the AONB. The AONB will be a place where wildlife thrives and is able to move freely across the area. The natural environment will be resilient to the effects of climate change.

We want to conserve and enhance the historic and cultural environment of the AONB. We want everyone to understand, value and enjoy its cultural and heritage assets. The story of the area’s evolution over time should be clear to everyone.

Conserving and Enhancing Special Landscapes to Enjoy

We want the area’s special qualities and landscape character, its traditions, and its historic and natural assets understood and valued by all. We want everyone to understand what the AONB designation means and why the area was designated. We want everyone to promote and support the AONB.

We want people to learn about the natural, historic and cultural heritage of the AONB. We want people of all ages, abilities and backgrounds to have the opportunity to take up countryside skills training and volunteering in the AONB.

We want everyone to explore and enjoy the AONB in ways that respect the purposes of designation. We want people to use the quality environment of the AONB to refresh the mind, body and soul”.

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- 3.24 In addition to the Management Plan, the AONB also publishes other guidance and Position Statement's covering a range of topics. Of specific relevance to this study is Position Statement 1 – Light Pollution; this relates to the emphasis on dark night skies within the area and Good Practice Note 6 – Colour and Integrating Developments into the Landscape.

4. Baseline Condition

Introduction

- 4.1 This section considers the existing site in terms of the physical landscape and its components along with the landscape character and visual amenity from existing receptors. The 'value' of each receptor has been considered as part of the baseline study through the desk-based review and site visits. The 'value' contributes to the resultant 'sensitivity' of each receptor as described below in the description of potential effects.

The Site and its Setting

- 4.2 The site comprises a former mill building which has been converted into a single residential dwelling. The mill dates back at least to the mid 18th century and remained active until 1984. It is understood that the property was converted from a mill in 1990 with significant subsequent alterations. The building is not listed. (Refer to heritage statement for further information).
- 4.3 The building comprises three distinct sections. The central bay is three storeys with the extensions either side being of varying height with the southern building being two storey with dormer windows and Velux style windows in the roof. The northern extension is a single storey building with a second storey within the roof space, evidenced by dormer windows. The building materials are predominantly red brick with black timber weatherboard cladding. The roofing materials are a combination of red clay plane tiles and interlocking red clay/concrete tiles. Windows are blue painted timber frames.
- 4.4 The sub-division of the property into the three connected elements draws on the arrangement of the former mill which included an attached barn type structure to the south and a single storey out-house to the north. Photographs of the original mill, prior to redevelopment in the 1990s (Refer to Asset Heritage report Jan. 2016), illustrates the main building to be a somewhat utilitarian red-brick building with a corrugated concreted/asbestos roof.
- 4.5 The building is set within a now, somewhat, ornamental garden setting which includes the River Ebble and associated mill ponds and leats. A larger area of lawn exists to the north east and a small orchard area is accessed via a timber footbridge. A large gravel parking and turning area is located to the front of the house.
- 4.6 The application/ownership boundary also takes in an adjacent property to the south (see below).
- 4.7 Land beyond the site is generally agricultural land including pasture and arable land.

Vegetation and Site Boundaries

- 4.8 The garden comprises a formal lawn area with some ornamental planting around the house and some areas of the ponds. Groups of trees existing around much of the perimeter of the property boundary.
- 4.9 The south-western boundary comprises a tall wall with vehicular access into the site.

Topography and Drainage

- 4.10 The land within the grounds of the property is largely flat with a slightly elevated area to the east. As noted the River Ebbles runs through the property with a number of artificial ponds, channels and leats serving the former mill.

Built form and Nearby Settlement

- 4.11 As noted, the site is located approximately 1 mile to the east of the village of Broad Chalke. The village includes a number of farms and residential properties as well as a parish church.
- 4.12 The property is accessed via a private drive off Knighton Road which also serves two neighbouring properties. The property to the south west of the Mill, falls within the application boundary, but is separate from and falls beyond the Knighton Mill property boundary. A second property, comprising a predominantly single storey barn conversion, is also accessed from the drive.
- 4.13 Knighton Manor, is located on Knighton Road, close to the access road to Knighton Mill. This is a Grade II listed building with some parts dating back to the late 16th century. This is a large 3 storey property with associated outhouses and a large garden.
- 4.14 Other residential properties occur as single dwellings or in small groups, along Knighton Road both to the east and the west. Broad Chalke Primary School, is located off Knighton Road, at the eastern edge of the village. Built in 2007, this comprises a facility of single storey buildings with carparking and associated facilities. It is contemporary in architectural style, comprising large shallow roofs and areas of white render as well as brick facades.

Designations

- 4.15 As noted the site falls within the Cranborne Chase AONB which is addressed elsewhere within this report.
- 4.16 The village of Broad Chalke is designated as a Conservation Area, however the boundary of this is approximately 1km distance from Knighton Mill.

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- 4.17 A number of listed buildings have been identified in the village, the majority of which fall within the Conservation Area and as noted above, Knighton Manor, which lies approximately 100m away is Grade II listed.

Public Rights of Way (Refer to Fig 3 (Appendix A) for Locations)

- 4.18 There is a comprehensive network of public footpaths and bridleways within the area and these footpaths are discussed in further detail in the section on visual receptors. Of specific note is the footpath which runs through the application boundary, past the main entrance in to Knighton Mill, connecting Knighton Road, via the private access drive with Howgare Road to the north west.

Baseline Landscape Character

- 4.19 This following section considers the landscape character (Appendix B Fig 1) in respect of published assessments from the national through to the local level. The value of the landscape is considered in respect of the site's contribution to the Character Area.

National Landscape Character – Natural England Character Area

- 4.20 The site falls within the National Character Area Profile 134 Dorset Downs and Cranborne Chase. This covers a much wider area and whilst it serves to provide useful background and context to the wider area, the scale is such that there would be no notable effect resulting from the proposed development and accordingly no further reference will be made within this study.

Local Landscape Character Assessments

- 4.21 Two assessments have been published which cover the area within which the application site falls. The Salisbury District Landscape Character Assessment was undertaken by Chris Blandford Associates in 2007/08 as a District Level assessment as part of the evidence base to inform the, then, Local Development Framework. It supplements the Wiltshire Landscape Character Assessment, prepared by LUC and published by Wiltshire County Council in 2005. The District assessment was undertaken at 1:25000 scale and the County assessment at 1:50000 and accordingly there is a degree of overlap between the two.

County Level Landscape Character Area – Wiltshire Landscape Character Assessment December 2005 (Refer to AS01-Fig 4 (Appendix A) for Location)

- 4.22 At the County level the site falls within the Landscape Type 5 – Chalk River Valley; and Character Area 5F Ebble Chalk River Valley. The key characteristics described in the assessment cover a number of chalk river valleys but are as follows.

- *Strongly enclosed valleys with an intimate scale contrasting with the surrounding open upland landscape.*

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- *Level, often narrow valley floors with relatively steep sides.*
- *Pastoral land use along the valley floor with small scale fields contrasts with arable farmland on the valley sides with medium to large geometric fields.*
- *Hedgerows and hedgerow trees add to the lush and enclosed feel of the valleys.*
- *Riparian woodlands, lines of poplar along ditches and willow pollards.*
- *Diverse mosaic of land cover and habitats includes meadows, fen and wet woodland on valley floor.*
- *Clear fast flowing chalk rivers and streams a key habitat.*
- *Valleys contain a concentration of settlement in contrast to the adjacent unsettled downs.*
- *Many long established villages, sited along the spring line and built of a rich variety of vernacular materials.*
- *Isolated Neolithic long barrow burial monuments, Bronze Age round barrows and water meadow channels on the valley floor contribute to the visible archaeology.*
- *Valley used as transport corridors with major roads and railway lines along valley sides.*
- *Rural landscape sometimes interrupted by the large volume of traffic.*

4.23 The assessment considers the Condition of Landscape Type 5 to be ‘Good’ and that the strength of character is ‘strong’. It goes on to list the ‘inherent landscape sensitivities’ as being

- *Small scale enclosed landscape.*
- *High water quality and outstanding ecological richness of the chalk rivers.*
- *Remnants of water meadows including a few in active management plus other historic floodplain feature such as mills and leats and watercress beds.*
- *Rich floodplain landscape of small scale grazed pastures, riparian vegetation and damp woodlands.*
- *Small distinctive villages and manors built of rich variety of local materials.*
- *Peaceful rural landscape away from the major roadways.*
- *Valley crests are visually sensitive.*

4.24 The assessment concludes with a strategy “*to **conserve** the tranquil, intimate and rural character of the landscape. This will include maintenance of key features including permanent pasture, wet grassland and riparian woodlands and historic features associated with the mills and water meadows, historic parklands and vernacular villages*”.

4.25 The character area sits adjacent to Landscape Type 2 – Wooded Downland, with 2F – Fovant Down Wooded Downland to the north and 2D – Cranborne Chase Wooded Downland, to the south. The key characteristics are as follows:

- *Elevated chalk upland, dominated by Upper Chalk with a capping of Clay-with-Flint with escarpments of Upper, Middle and Lower Chalk.*
- *Strongly rolling landform with gently domed hill tops, dry valleys and dramatic scarps eroded into rounded spurs and deep combs.*
- *Contrasts between wide open views of rolling downland, to large scale ‘rooms’ of arable farmland enclosed by woodland, to panoramic views of the valleys and plateaus from the scarp slopes and valley sides.*
- *The steeply rising scarp slopes are visually dominant in the surrounding lowland areas, enriched by highly visible historic features such as the Fovant badges and Neolithic hill forts and barrows.*

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- *Varying mix of two dominant land cover elements – the open arable fields and the woodland blocks and belts, which are linked and unified by the network of hedgerows and hedgerow trees.*
- *Tree cover includes shelterbelts, copses and ancient and secondary semi-natural woodland, wooded pasture and parkland, much of it founded on the Royal Hunting Forests of Savernake, Cranborne Chase and Chute.*
- *Remnant chalk grassland is an important habitat on the steep slopes of the scarps and valley sides.*
- *Field pattern dominated by large rectangular fields typical of eighteenth and nineteenth century enclosure with some remnant small scale medieval patterns close to villages.*
- *Historic parks and designed landscapes, many originating as medieval deer parks or as parts of the Royal Hunting Forests.*
- *Low density scattered settlement of farmsteads and occasional villages often sheltering in the valleys.*
- *Varied vernacular built form includes redbrick, flint, stone and render with roofs of tile and thatch.*
- *Network of lanes often rising up the dry valleys linking the high downs to the lowlands, with sunken shady lanes in some more wooded zones plus a few main roads crossing the areas.*
- *Frequent Bronze Age and Iron Age monuments such as hill forts and barrows situated on scarps and hill tops forming very visible and distinctive features.*
- *A peaceful, tranquil and secluded rural landscape, with sheltered enclosed woodland areas contrasting with more open, remote downland and steep uninhabited scarps.*

4.26 The Condition of the Landscape Type 2 is described as ‘Good’ and it is considered to have a ‘strong’ strength of character. The ‘Inherent landscape sensitivities are described for Landscape Type 2 as being:

- *Views to scarp slopes from lowland areas.*
- *Variety of woodlands including wood pasture, coppice and veteran trees.*
- *Settlement pattern of scattered farmsteads and few small villages built of local materials.*
- *Highly rural, peaceful, isolated character.*
- *Designed landscapes of parkland, avenues, tree clumps.*
- *Chalk grassland.*
- *Pattern of roads, tracks and paths following dry valleys linking the lowland valleys and vales with the downs.*
- *Archaeological remains of barrows and hill forts.*

4.27 The strategy for Landscape Type 2 is to “**conserve** the highly rural, peaceful character of the type with its highly distinctive and varied topography with landcover of woodland and arable mix, grassland scarps and valleys with small sheltered villages and sparse scattered farmsteads. Elements requiring restoration are field boundaries and hedgerow trees”.

District Level Landscape Character Area – Salisbury District Landscape Character Assessment February 2008 (Refer to AS01-Fig 4 (Appendix A) for Location)

4.28 At the District level the site falls within the Landscape Character Area – C2 Ebbles Broad Chalk River Valley Floor. The adjacent Character Area B2 - Ebbles Broad Chalk River Valley Slopes is also an important consideration, due to proximity.

4.29 The key characteristics of Character Area – C2 Ebble Broad Chalk River Valley Floor are described as:

- *Narrow course of the fast-flowing Ebble;*
- *Rich patchwork of grassland on floodplain which is a key ecological habitat;*
- *Remnant water meadows and cress beds on the valley floor are a striking feature, dating from the post medieval and modern periods;*
- *Small remnant woodland blocks and belts occurring on the floodplain with willow and poplar following the course of the river;*
- *Linear hamlets and villages are sited on the valley bottom, spaced at close intervals along both sides of the river;*
- *Brick, flint, thatch and slate are common building materials and typify settlement character*

4.30 The overall landscape condition of this LCA is described as ‘moderate’. The Landscape Character Sensitivity is described as varying from moderate to moderate-high. In respect of visual sensitivity, the LCA is assessed as having moderate to high visual sensitivity.

4.31 The key characteristics of Character Area B2 - Ebble Broad Chalk River Valley Slopes are described as:

- *Broad river valley chalk slopes, which have been deeply eroded by a series of re-entrant tributary valleys which are now dry; and coombes;*
- *The opposing valley slopes are quite close to each other, resulting from the narrowness of the valley floor, creating a sense of enclosure;*
- *Small areas of unimproved chalk grassland and rough pasture on steeper slopes;*
- *Valley slopes are dominated by intensive arable production, contained within a system of extensive field units which were enlarged during the 20th century;*
- *Many tumuli, a hillfort at Chiselbury and Ackling Dyke Roman Road between Old Sarum and Badbury Rings contribute to visible archaeology;*
- *Downland character typical on many of the Valley Slopes.*

4.32 The overall landscape condition of this LCA is described as ‘generally good’. The Landscape Character Sensitivity is described as having a ‘moderate overall strength of character’. In respect of visual sensitivity, the LCA is assessed as having moderate to high visual sensitivity.

Site Level Character Assessment

4.33 In considering the sensitivity of the site itself it is useful to consider how the it relates to the wider character area along with the Landscape Condition and Value assessed for each. As the District level Landscape Character Assessment, considers the area at a ‘finer grain’ it seems most appropriate to consider how the site sits within the LCAs described and accordingly the following aspects are assessed.

Landscape Character

- 4.34 The site comprises the converted Mill and the retained ponds and leats as well as the semi-ornamental garden setting. Whilst the mill has lost its original function, and notwithstanding architectural adaptations that have occurred over the past 25-30 years, the site in its current form, largely sits comfortably within the valley bottom landscape.

Landscape Condition

- 4.35 At a site level, the house and grounds appear to be in a good condition.

Landscape Value

- 4.36 The value of the site, due to its location within the AONB and within LCAs that are in good condition, is assessed as High.
- 4.37 The findings of the baseline appraisal of Landscape Character will be considered further in section 5 below, when the assessment of potential effects are addressed.

Baseline Visual Appraisal

- 4.38 The first stage of the baseline visual appraisal is to establish the zone of theoretical visibility or visual envelope of the site, in other words, the extent of the area from which the site is visible. This is done through a combination of desk-based work, assessing the surrounding topography from maps and surveys and site visits where the visual receptors are confirmed.
- 4.39 The second stage, considers the visual sensitivity through an appraisal of the each identified receptor to establish the nature of the view and to what extent the site contributes to the view.

Stage 1 – Site visibility

- 4.40 Following the desk based review of local OS mapping, a number of site visits were undertaken in April 2017. The latter established the visibility of the site and a number of receptors were identified (refer to stage 2). Due to a combination of the surrounding undulating topography and surrounding vegetation, views towards the site are reasonably limited.

Stage 2 – Appraisal of views (Refer to AS01-Fig 2 (Appendix B) for Receptor Locations)

- 4.41 The visual receptors identified can be sub-divided into the following groups with relevant abbreviations referred to in subsequent sections of this report.
- Users of Public Rights of Way (PROW) e.g. walkers and horse riders. (PR)
 - Road Users e.g. those travelling in cars, commercial vehicles or on public transport. (RD)
 - Residents – e.g. those within residential properties. (RE)

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4.42 The following table provides a list of all receptors considered as part of the appraisal. This identifies those receptors, where it is anticipated that the proposed re-development of the property may be visible and which are then described further. Those receptors which are unlikely to be affected i.e. those where the development will not be seen or be barely perceptible, are not discussed further in this report. A series of representative photographs are included in Appendix B.

REF.	Receptor description	Distance	Nature of view	View affected ?
RESIDENTIAL				
RE1	Properties off Knighton Road	<0.3km	Views into property from houses immediately adjacent to the site.	YES
RE2	Knighton Manor	<0.3km	Glimpsed view of roof top from upper floors over intervening trees	YES
RE3	Properties at Stoke Farthing	<0.5km	Glimpsed view of roof top across pasture and through intervening trees	YES
RE4	Stoke Farm	1km	Glimpsed view of roof top across pasture and through intervening trees	YES
RE5	Properties on Knighton Road (New Town)	0.5km	Glimpsed view of roof top across pasture and through intervening trees from rear of properties	YES
RE6	Properties to east of Broad Chalke (Conservation Area)	1km	Limited or no views due to intervening buildings and trees	NO
ROADS				
RD1	Knighton Road – West	0.2-1km	Limited views to roof top over hedgerows and through intervening trees	YES
RD2	Knighton Road – East	0.2-1km	Limited views to roof top over hedgerows and through intervening trees	YES
RD3	High Road	0.5-1km	Limited views to roof top over hedgerows and through intervening trees	YES
RD4	Howgare Road	0.5km	Limited views to roof top over hedgerows and through intervening trees	YES
PUBLIC RIGHTS OF WAY				
PR1a	Footpath BROA36 - north	0.2-0.5km	View down towards property across intervening fields and vegetation	YES
PR1b	Footpath BROA36 - south	0.5-1.2km	No view from elevated level due to topography and belt of trees	NO
PR2	Footpath BROA29	0.2-1.2km	Some limited glimpses of roof tops when walking west from western end of path	YES
PR3a	Footpath BROA7 - north	0.5-0.8km	Some glimpsed views looking down but partially blocked due to topography	YES
PR3b	Footpath BROA7 - south	0.5-1km	No view from elevated level due to topography	NO
PR4	Bridleway BROA6	0.8-1.5km	No view from elevated level due to topography and vegetation	NO
PR5	Footpath BROA28	0-0.4km	Limited glimpsed views but largely screened by riverside vegetation	YES
PR6a	Byway BROA31- south	0.4-0.8km	Roof top seen through gaps in hedgerow at few locations along the path.	YES
PR6b	Byway BROA31	0.8-1.2km	No view from elevated level due to topography and boundary vegetation	NO
PR7	Bridleway BROA30	1km	Roof top seen through gaps in hedgerow along the path.	YES
PR8a	Bridleway BROA32	0.6-1.2km	Some glimpsed views looking down but partially blocked due to vegetation	YES
PR8b	Bridleway BROA32	0.4-0.6km	No view from elevated level due to topography and boundary vegetation	NO

REF.	Receptor description	Distance	Nature of view	View affected ?
PR9	Bridleway BROA33	0.5km	Some views across hedgerow towards property but partially filtered by vegetation	YES
PR10	Footpath BROA027	0.5km	Limited glimpsed views of roof top from eastern end of path when travelling east.	YES
PR11	Bridleway BST037	1.2km	Very limited glimpses possible across fields and intervening vegetation.	NO

Table 1 – Summary of Visual Receptors

RE01 – Properties off Knighton Road (Photo No. 5)

- 4.43 Due to proximity, the site is visible from those properties immediately adjacent to the site. All properties in this receptor view the site from certain angles only and there are other views out towards the wider landscape. The scenic quality of the overall view from these properties are high and the **value** is assessed as **high**.

RE02 - Knighton Manor (Photo No. 8)

- 4.44 It is likely that the site is visible from upper floors of the Manor, and potentially from within the garden, however these will be glimpsed across intervening vegetation. The roof top of Knighton Mill is seen in the context of the small group of buildings served by the access drive from Knighton Road. Knighton Mill would form a small element within any view from this property. The scenic quality of the view is high and the **value** is assessed as **high**.

RE03 - Properties at Stoke Farthing (Photo No. 11)

- 4.45 The roof tops of the existing buildings are likely to be partially visible from some of the properties at Stoke Farthing in view looking west. The view is partly filtered through the intervening vegetation and/within fields towards the cluster of buildings including Knighton Mill and the Manor. The site forms a small element of a larger view. The scenic quality of the overall view is high and the **value** is assessed as **high**.

RE04 - Stoke Farm (Photo No. 15)

- 4.46 The roof tops of the existing buildings are likely to be partially visible from the farm house in views looking south. The view is partly filtered through the intervening vegetation along High Road and within the fields and the Knighton Mill is seen in the context of the cluster of buildings including Knighton Manor. The site forms a small element of a larger view. The scenic quality of the overall view is high and the **value** is assessed as **high**.

RE05 - Properties off Knighton Road (New Town) (Photo No. 5)

- 4.47 There may be limited views of the site from upper floors when looking east towards the site, however these would be seen in the context of the fields and vegetation. The site would form a small element of a wider view. The scenic quality of the overall view is high and the **value** is assessed as **high**.

RD1 – Knighton Road - West (Photo No. 5)

- 4.48 The site is partially glimpsed through or over hedgerows when travelling east towards the Knighton Mill. The site is a small element within a changing view including the fields and scattered buildings along the road. The scenic quality of the overall view is high and the **value** is assessed as **high**.

RD2 - Knighton Road – East (Photo No. 11)

- 4.49 The site is partially glimpsed through or over hedgerows when travelling west towards the Knighton Mill. The site is a small element within a changing view including the fields and scattered buildings along the road. The scenic quality of the overall view is high and the **value** is assessed as **high**.

RD3 - High Road (Photo Nos. 14 and 15)

- 4.50 The site is largely unseen along this stretch of road but is occasionally, partially glimpsed through gaps in the hedgerows, however the site is a small element within a changing view including the fields and other buildings both on Knighton Road and towards the village of Broad Chalke. The scenic quality of the overall view is high and the **value** is assessed as **high**.

RD4 - Howgare Road

- 4.51 The site is largely unseen along this stretch of road, however the roof top of Knighton Mill can be glimpsed across the hedgerows and intervening trees. This forms a small element of the view and is seen in the context of the other neighbouring buildings. The scenic quality of the overall view is high and the **value** is assessed as **high**.

PR1a- Footpath BROA36 – north (Photo Nos. 1 and 2)

- 4.52 Knighton Mill is partially visible from the northern section of this footpath and is seen by those travelling north across the intervening fields and vegetation. From this elevated location, the site forms a very small element of a much wider panoramic view of the valley which takes in other buildings including those on Knighton Road, within the village of Broad Chalke and at Stoke Farm. The scenic quality of the overall view is high and the **value** is assessed as **high**.

PR2 – Footpath BROA29

- 4.53 The roof top of Knighton Mill is glimpsed at certain locations across the intervening fields, boundary hedges and trees when travelling west towards the site. The scenic quality of the overall view is high and the **value** is assessed as **high**.

PR3a – Footpath BROA7 – north (Photo Nos. 3 and 4)

- 4.54 The roof of Knighton Mill can be seen amongst the cluster of other buildings off Knighton Road, for a short stretch of this path when travelling south east. At certain points along the route, the topography blocks the views towards the Mill. The site forms a very small element of the wider panoramic view across the valley and is seen in the context of the other buildings within the villages and along the valley bottom. The scenic quality of the overall view is high and the **value** is assessed as **high**.

PR5 – Footpath BROA28 (Photo Nos. 6 and 7)

- 4.55 Knighton Mill is largely screened from view due to vegetation growing along the riverside along much of its route, it is possible that there may be some glimpsed views towards the property in winter months and the roof tops and properties immediately to the west of the site are visible from this path when travelling south-east. The footpath, does however, for a short length pass alongside the property boundary and as such the existing buildings are visible either above the boundary or through gaps in the vegetation within the grounds. The scenic quality of the overall view is high and the **value** is assessed as **high**.

PR6a – Byway BROA31 – south (Photo No. 9)

- 4.56 The roof of Knighton Mill can be seen amongst the cluster of other buildings off Knighton Road, for a short stretch of this path at gaps in hedgerows when travelling south. The site forms a very small element of the wider panoramic view across the valley and is seen in the context of the other buildings within the villages and along the valley bottom. The scenic quality of the overall view is high and the **value** is assessed as **high**.

PR7 – Bridleway BROA30 (Photo No. 10)

- 4.57 The roof of Knighton Mill can be seen amongst the cluster of other buildings off Knighton Road, through gaps in hedgerows. At the western end of route, the site become indiscernible. Where visible, Knighton Mill forms a very small element of the wider panoramic view across the valley and is seen in the context of the other buildings within the villages and along the valley bottom. The scenic quality of the overall view is high and the **value** is assessed as **high**.

PR8a – Bridleway BROA32 (Photo No. 12)

- 4.58 The roof of Knighton Mill can be seen amongst the cluster of other buildings off Knighton Road, at gaps in the hedgerow. Knighton Mill forms a very small element of the wider panoramic view across the valley and is seen in the context of the other buildings within the villages and along the valley bottom. The scenic quality of the overall view is high and the **value** is assessed as **high**.

PR9 – Bridleway BROA33

- 4.59 The roof of Knighton Mill can be seen amongst the cluster of other buildings off Knighton Road, over the intervening hedgerow and fields. Knighton Mill forms a small element of the wider view. The scenic quality of the overall view is high and the **value** is assessed as **high**.

PR10 – Bridleway BROA27

- 4.60 The roof of Knighton Mill can be glimpsed through intervening trees when travelling east however the property is seen in the context of the other buildings off Knighton Road. Knighton Mill forms a small element of the wider view. The scenic quality of the overall view is high and the **value** is assessed as **high**.

5. Appraisal of the Effects of Development

Introduction

- 5.1 This section considers how the proposed development will affect the receptors identified in the baseline study. The first part of this section describes the anticipated effects relating to the site and the surrounding landscape character and the AONB. The second part describes the effects on the visual receptors.
- 5.2 To assist in defining the effects, the sensitivity of the landscape character, elements and visual receptors are considered. As outlined in the methodology, sensitivity is determined by combining assessments of value (set out above), and an appraisal of the susceptibility of the receptors to the proposed development. The findings for each are set out in Table 2.
- 5.3 For each receptor, the magnitude of change resulting from the development is then described. The magnitude of change, upon completion of the development, considers the effects in terms of duration, reversibility, geographical extent and size or scale. The proposed development is considered to be long term and permanent and therefore to avoid unnecessary duplication, duration and reversibility are not discussed.

Description of Proposals

- 5.4 An outline of the scheme is described below, further details are described and illustrated in the accompanying architectural and landscape design proposal documents. These set out the detailed architectural response to the site conditions and explain how the architectural design rationale responds to the wider setting and to the clients brief.
- 5.5 The proposals will see the demolition of the existing building, comprising the former mill and extensions to the north and south, and the replacement with a new single residential property. The new house would be located in broadly the same location as the existing building, however the orientation and configuration of the building results in a change to the 'footprint' of the development. This is discussed in further detail below.
- 5.6 It is proposed to create a single new property comprising two distinct but connected elements. The building to the south would be constructed from locally sourced stone that would relate to materials used in buildings found in the area. The southern section has been designed to incorporate architectural features commonly found in mill buildings. The building would be elevated over the mill race, which also serves to address any potential flooding. To the west, there is a three-storey element and the east a two storey element, both with pitched roofs.

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- 5.7 The building to the north has been designed in a distinct contrasting and contemporary style using modern materials and glazing to the roof and facades. The proposal see a glazed connecting section which runs over the existing mill race and which includes the main entrance to the building.
- 5.8 The main vehicular access remains in the same location with a parking and turning area to the south.
- 5.9 The mill ponds and leats would be retained and new planting is proposed that reflects the waterside location.
- 5.10 It is understood that the construction will take place in one phase over an approximate-12-month period and that any new planting associated with the development will occur within the first planting season following completion of the construction works. Working hours and construction traffic will be controlled through a Construction Environmental Management Plan which advocates best practice in the management of the site and its access during the construction period. It is assumed that if approved, relevant planning conditions will be in place to address such matters.

Effects on Landscape Elements and Character

- 5.11 The following section considers the effects of development on landscape character at the district and site level and also considers this in the context of the AONB. Definitions and criteria used are found in Appendix B.
- 5.12 Due to the nature of the development and to avoid unnecessary repetition, the appraisal below will not address each of the overlapping character assessments undertaken separately for the County and District level; rather it will consider the effects on the 'River Valley Floor' within which the site sits, and the effects on the 'River Valley Slopes' which lie immediately to the north and south.

Landscape Elements

- 5.13 The development will result in the removal of the existing house and replacement with a new property that combines both a traditional and contemporary architectural language. The garden will be enhanced through new planting in the vicinity of the property with naturalistic planting occurring within the grounds. The river will remain unaffected and the lightly wooded character along the river banks will be retained.
- 5.14 The existing features of note within the site comprises primarily the river and waterways associated with the former Mill. These will be retained with refurbishment to structures as required.

Effects During Construction

- 5.15 There will be temporary, localised effects on the landscape character resulting from the construction phase of the development. Whilst the demolition and construction will result in additional larger vehicles, deliveries and removal of materials as well as cranes and plant on site, there are no ab-normal construction methods or plant being proposed. Whilst the effects are considered to be negative, care will be taken to ensure any potential impact on neighbours will be minimised and that consultation will occur with neighbours. Any effects are short-lived, localised and temporary in nature.

Effects on Landscape Character Assessment – River Valley Floor

Description of Landscape Effects

- 5.16 The proposals would change the building and surrounding gardens as described above. Whilst the glazed wing of the building would introduce a new contemporary architectural element to the area, the residential use remains the same. The native and riverside vegetation within the grounds would be retained and the wider setting would remain largely unchanged. New planting around the existing water bodies adjacent to the house would introduce a more ornamental and formal approach to the building, however this is limited in scope and seeks to positively respond to the adaptation of the property (undertaken in 1990) from a mill to a residential dwelling.

Landscape Character Sensitivity

- 5.17 The published character assessments recognise the location within the AONB and the LCAs are noted as having a strong strength of character. In considering the nature of proposals within the wider character area, the susceptibility to change resulting from a redevelopment of this nature, is assessed as high/medium. This, combined with the high value of the LCA, results in the sensitivity being high.

Magnitude of Change

- 5.18 While the proposals are different in configuration and contemporary in style, In the context of the character area and due to the proposals resulting in the replacement of one residential building with another, the magnitude of change on the LCA is considered to be low.

Effects of the Proposals

- 5.19 Following completion of the re-development, the site itself would undergo a change. In combining the high sensitivity of the LCA with the low magnitude of change, the resultant effects are **moderate**, however due to the retention of the residential use, the contained nature of the development within the curtilage of the existing property and scale of development, the overall

effects of this on the wider character area are limited to the immediate area of Knighton Mill. Whilst not unaffected, the impact of the proposals on the wider character area are limited and not considered to result in any degree of harm or degradation to it.

Effects on Landscape Character Assessment – River Valley Slopes

- 5.20 The proposals would have an indirect effect on this character area by virtue of proximity and the fact that whilst characterised by different topography and hydrology etc, the two character areas are inextricably connected and generally experienced together. Therefore, any changes occurring within either one are likely to have an effect on the other. In this instance, largely due to visibility, the effects of the proposed development, on this character area, are considered further within this study.
- 5.21 The sensitivity of this LCA, as with the River Floor, is high, however for the same reasons described above, the magnitude of change to this character area is low. Similarly, whilst the resultant effects are therefore classified as moderate, the effects are localised and will not result in overall harm to the wider LCA.

Site Level Appraisal

Description of Landscape Effects

- 5.22 In considering the effects of the proposals on the site itself, it is noted that in its current, baseline form, the buildings and grounds contribute in part to the character of the River Valley Floor character area, by virtue of the water courses and the historic association of the former use as a mill. It can be argued that the conversion of the property in 1990 from a mill to a residential property resulted in the loss of significance in respect of its riverside function; however, whilst the function was lost and the architectural merits of some of the changes are questionable, the conversion of the building is not considered to have resulted in the creation of a detracting feature within the wider landscape.
- 5.23 This assessment considers the proposed scheme against the existing baseline, though in reference to the change of use, the acceptance of this change was further noted through the approval, in 2015, of the residential extension, which included an increase to the building's height.
- 5.24 In considering the effects of the proposals, this, however, must be compared with the current baseline. In this instance, a property in residential use but one that is connected to its former use as a mill by virtue of both the architecture which has retain a number of characteristics of a working mill and in particularly by the setting which includes the ponds, leats, weirs and river. The site, whilst not designated, does, therefore by virtue of the above, need to be considered within this

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study, in the as a heritage asset that retains some of its former agricultural/light industrial characteristics.

- 5.25 As a non-designated heritage asset, the significance therefore is only considered to be on a very local scale and changes to the site will only affect the site itself.
- 5.26 As described above, the proposed development would see the complete removal of the existing dwelling and replacement with a new property comprising two distinct, but connected wings. There are two key changes resulting from this. The first relates to the configuration of the buildings' and the second the visual appearance.
- 5.27 In considering first, the change in configuration, the result of this would see the form, footprint and orientation of the building change from the existing. In terms of form, the existing building bares some relationship to the former working mill, in that it comprises three bays, the central taller building being the converted mill building and the other two lower bays, either side, appearing subservient to it. This configuration relates to the footprint which in its current form creates a linear building that straddles the water courses. The proposed two-winged building would sit in generally the same location along crossing the watercourses, however it would result in a more compact configuration of two blocks side by side replacing the linear arrangement of the former mill.
- 5.28 The new configuration results in an improved relationship with the access and adjacent lane, presenting a façade with windows and a side entrance replacing the existing gable end.
- 5.29 In terms of appearance, the existing redbrick and black timber weather boarding would be entirely replaced by stone and glazing and would therefore appear to be visually different. High quality dressed stone is a material found in a number of buildings in the vicinity.
- 5.30 The introduction of new planting designed to respond to both the waterside setting and residential enjoyment of the property will also be a change the appearance, however it is noted that the grounds are currently used as a garden and therefore this characteristic would be retained, albeit in an altered form to respond to the architectural proposals.

Landscape Sensitivity

- 5.31 In considering the sensitivity, as noted throughout this appraisal, there is an inherent sensitivity resulting from the location within the AONB and given that the site is considered to make a positive contribute to the wider area, the site itself is therefore assessed as having a high degree of sensitivity.

Magnitude of Change

- 5.32 There will be a permanent change resulting from the re-configuration of the buildings and change in visual appearance. The new house will replace an existing building in residential use. It will retain some of the key characteristics of the former mill in both architectural style and in respect of the existing, retained water bodies and therefore notwithstanding the addition of the new glazed wing, the magnitude of change on the site is assessed as being medium.

Effects of the Proposals

- 5.33 In applying the methodology that combines the medium magnitude of change with the high sensitivity, the effects of the proposed development are major on the site. However, the degree to which the effect is either positive or negative is more nuanced and requires further detailed consideration of the two main issues outlined above.
- 5.34 In respect of the configuration of the building, the removal of the former converted mill building and the proposed change in building footprint will result in a change to the relationship between the built form and retained water bodies formerly associated with the workings of the mill. It could be argued that the loss of the former mill building results in a degree of harm in respect of its heritage, however as this is only of limited and local significance, due to the previous changes that have occurred on site, the degree of harm is greatly reduced.
- 5.35 In retaining the water bodies associated with the former mill, an essential element of the mill's historic context is retained. The proposed building will still relate to these waterways with the building crossing them in a not dis-similar way to the former mill. The retention of the water bodies and the formal, albeit adjusted, relationship between them and the buildings is considered to be a positive response to the former use. Whilst a building that replicated the former orientation of the mill would have responded more directly to the former layout, in keeping the essential characteristics of a building straddling the retained watercourse, the proposed change is not, therefore considered to be detrimental to the site or the surrounding area.
- 5.36 In reviewing the appearance, it is readily acknowledged that the proposals would see the replacement of a building of traditional appearance with a building incorporating a new architectural language. The introduction of a building with contemporary design does not, in itself, result in a negative effect however, good design requires not only a well-designed building, but one which has a positive relationship with the context within which it sits. In this instance, the setting of the AONB, makes this consideration of particular importance.
- 5.37 The southern, stone wing, will utilise a locally sourced material and whilst stone is not the predominant material used in the surrounding areas, there are a number of examples within the

area, where dressed stone has been used as the primary building material and it is therefore considered to have the potential to fit in well with the character of the area. The stone wing will also incorporate architectural features which reference to use of the site as a former mill.

- 5.38 With regard to the glazed wing of the building; a structure such as this has no local precedent but this factor, in itself is not enough to argue harm. It will be a storey lower than the 3 storey stone wing and along with the reflective qualities of the glazing is likely to appear visually subservient to the stone wing. In the context of the setting of the former mill and its location within the AONB, a two storey, flat roofed glazed building will inevitably read as a new and contemporary feature within this landscape and therefore result in a minor and localised effect, though in retaining its current use and relationship to the watercourses, the effects will be largely neutral/positive.
- 5.39 In the context of the AONB, the overall character and wider purposes of the AONB will be unaffected, however the visual effects are important and the effects from viewpoints are considered in detail below. The potential effects at night are considered separately below.

Effects on Visual Receptors

- 5.40 The following section provides a description of the effects for the key receptors / receptor groups. The magnitude of change is assessed along with the sensitivity; these are combined to draw conclusions on the nature of effects.

Effects During Construction

- 5.41 There will be temporary, localised effects, resulting from the construction phase of the development, on the visual amenity for receptors within close proximity to the site. Whilst the demolition and construction will result in additional larger vehicles, deliveries and removal of materials, cranes and plant on site, there are no ab-normal construction methods or plant being proposed and whilst the effects are considered to be negative, they are short-lived, localised and temporary in nature.

RE01 – Properties off Knighton Road (Photo No. 5)

Description of Visual Effects

- 5.42 Due to proximity, the redevelopment will be visible from within the buildings and from gardens of those properties immediately adjacent to Knighton Mill. The view will change as a result of the removal of the existing building and replacement with the new stone and glass building. As a result of the re-configuration and increase in size, the new building is likely to appear somewhat more prominent than the existing and whilst the façade materials will be different to those seen currently, the building will retain references to the former use. Due to the nature of the boundaries

it is not anticipated that the whole development will be visible within any particular view and the proposed changes to the buildings will not restrict existing views out to the surrounding landscape.

Assessment of Sensitivity

- 5.43 Due to the inherent sensitivity of the location within the AONB and proximity of these properties in this rural location, the susceptibility to change is assessed as high. This combined with the high value of the view, the **sensitivity** is therefore judged to be **high**.

Magnitude of Change

- 5.44 The views from parts of these properties will undergo a degree of change, though as described above, the changes will not affect the wider enjoyment of the existing views. Due to proximity and nature of the change, the **magnitude of change** in the view is assessed as **medium/low**.

Effects of Proposals

- 5.45 On completion, the new property will be visible in some views from these receptors. Combining the medium/low magnitude of change with the high sensitivity of this receptor results in a **moderate** effect on this receptor. It is not, however considered that the proposed change will result in any negative impacts on the visual amenity from these properties.

RE02 - Knighton Manor (Grade II Listed) (Photo No. 8)

Description of Visual Effects

- 5.46 Whilst Knighton Manor is in relatively close proximity, due to the nature of the intervening vegetation, including trees along Knighton Road, it is anticipated that the redevelopment will be largely screened from views. It is, however, anticipated that the new roof-tops will be visible from within the property and its grounds when looking north, though this will be seen in the context of the cluster of existing, adjacent buildings.

Assessment of Sensitivity

- 5.47 Due to the inherent sensitivity of the location within the AONB and this property's Grade II listed status, the susceptibility to change is assessed as high. This, combined with the high value of the view, results in the **sensitivity** being judged to be **high**.

Magnitude of Change

- 5.48 As noted, the roof top of new building is likely to be visible in some views from Knighton Manor and will be seen in the context of the adjacent properties. The glazed building will introduce a new element of contemporary style, however it is anticipated that due to its lower height, this will only

be glimpsed beyond the taller stone clad wing of the house. Due to the limited nature of the change from the existing baseline, the **magnitude of change** in the view is assessed as **low**.

Effects of Proposals

- 5.49 On completion, the new property may be visible in some views from Knighton Manor. Combining the low, magnitude of change with the high sensitivity results in a **moderate** effect on this receptor. Due to the limited nature of the change from the baseline, it is not considered that the proposed change will result in any negative impacts on the visual amenity from this property.

RE03 - Properties at Stoke Farthing (Photo No. 11)

Description of Visual Effects

- 5.50 The roof top and upper storey of the proposed re-development is likely to be visible from views within the properties when looking west towards Broad Chalke. The intervening vegetation, including hedgerows along Knighton Road and trees within the grounds of Knighton Mill, will screen much of the redevelopment. The new building will be seen in the context of the cluster of existing, adjacent buildings, including Knighton Manor.

Assessment of Sensitivity

- 5.51 Due to the inherent sensitivity of the location within the AONB, the susceptibility to change is assessed as high. This, combined with the high value, results in the **sensitivity** being judged as **high**.

Magnitude of Change

- 5.52 As noted, part of the new building, including the roof tops are likely to be visible in some views from these properties, though seen in the context of the cluster of nearby properties including Knighton Manor. The glazed building will introduce a new element of contemporary style, however it is anticipated that due to its lower height, it is likely to be generally screened by intervening vegetation. Due to the limited nature of the change from the existing baseline, the **magnitude of change** in the view is assessed as **low**.

Effects of Proposals

- 5.53 On completion, upper parts of the new property are likely to be visible. Combining the low, magnitude of change with the high sensitivity of this receptor results in a **moderate** effect on this receptor. Due to the limited nature of the change, it is not considered that the proposed change will result in any negative impacts on the visual amenity from this property.

RE04 - Stoke Farm (Photo No. 15)

Description of Visual Effects

- 5.54 The roof tops and upper storey of the proposed re-development is likely to be visible from views within the farm house looking south. The intervening vegetation, including hedgerows along Main Road and trees within the grounds of Knighton Mill, will screen much of the redevelopment. The new building will be seen in the context of the cluster of existing, adjacent buildings, including Knighton Manor as well as buildings within Stoke Farthing to east and Broad Chalke to the west.

Assessment of Sensitivity

- 5.55 Due to the inherent sensitivity of the location within the AONB, the susceptibility to change is assessed as high. This, combined with the high value, results in the **sensitivity** being judged as **high**.

Magnitude of Change

- 5.56 It is anticipated that the roof tops are likely to be visible in views looking south, though seen in the context of the cluster of nearby properties including Knighton Manor. The glazed building will introduce a new element of contemporary style, however it is anticipated that due to its lower height, it is likely to be generally screened by intervening vegetation. Due to the limited nature of the change from the existing baseline, the **magnitude of change** in the view is assessed as **low**.

Effects of Proposals

- 5.57 On completion, upper parts of the new property are likely to be visible. Combining the low, magnitude of change with the high sensitivity of this receptor results in a **moderate** effect on this receptor. The farm house enjoys wider views to the valley slopes to the south which will remain unaffected and due to the limited nature of the change from the baseline, it is not considered that the proposed change will result in any negative impacts on the visual amenity from this property.

RE05 - Properties off Knighton Road (New Town) (Photo No. 5)

Description of Visual Effects

- 5.58 The roof tops of the proposed re-development may be visible in oblique views from upper storeys and rear gardens from properties looking east from Knighton Road. The intervening vegetation and trees within the grounds of Knighton Mill, will screen much of the redevelopment. The new building will be seen in the context of the cluster of existing, adjacent buildings, including Knighton Manor.

Assessment of Sensitivity

- 5.59 Due to the inherent sensitivity of the location within the AONB, the susceptibility to change is assessed as high. This, combined with the high value, results in the **sensitivity** being judged as **high**.

Magnitude of Change

- 5.60 It is anticipated that the roof tops are likely to be visible in views looking south, though seen in the context of the cluster of nearby properties including Knighton Manor. The glazed building will introduce a new element of contemporary style, however it is anticipated that due to its lower height, it is likely to be generally screened by intervening vegetation. Due to the limited nature of the change from the existing baseline, the **magnitude of change** in the view is assessed as **low**.

Effects of Proposals

- 5.61 On completion, upper parts of the new property are likely to be visible. Combining the low, magnitude of change with the high sensitivity of this receptor results in a **moderate** effect on this receptor. Due to the limited nature of the change from the baseline, it is not considered that the proposed change will result in any negative impacts on the visual amenity from these properties.

Effects of Views from Roads (Vehicles)

RD01 - Knighton Road – West (Photo No. 5), **RD02 – Knighton Road East** (Photo No. 11), **RD03 - High Road** (Photo Nos. 14 and 15) and **RD4 Howgare Road**

- 5.62 The roads within the study area, from where the development may be visible all fall within approximately 1km. Due to the similar nature of the views across intervening fields with boundary hedges towards the site which includes trees within the grounds, and to avoid repetition the four receptors within this category are considered together.

Description of Visual Effects

- 5.63 The roof tops of the proposed re-development may be glimpsed through gaps in hedgerows by those traveling along the roads within 1km of the site. Due to the nature of how views are experienced from vehicles, the new buildings, where visible, would be seen momentarily and as part of a changing view which takes other properties set within the wider rural vista.

Assessment of Sensitivity

- 5.64 Whilst there is an inherent sensitivity relating to the location within the AONB, the nature of the receptor is such that the susceptibility to the proposed type of change is reduced to medium. Combining this, with the high value, results in the **sensitivity** being judged as **high**.

Magnitude of Change

- 5.65 Whilst the rooftops may be glimpsed in passing views, the change will be very limited compared with that of the baseline and therefore, the **magnitude of change** in the view is assessed as **low/negligible**.

Effects of Proposals

- 5.66 On completion, upper parts of the new property are likely to be visible. Combining the low/negligible, magnitude of change with the high sensitivity of this receptor results in a **moderate/minor** effect on this receptor. Due to the limited nature of the change from the baseline, it is not considered that the proposed change will result in any negative impacts on the visual amenity.

Note on Pedestrians using Roads

- 5.67 Due to the rural nature of this location within the AONB, combined with the proximity of houses to nearby footpaths it is likely that pedestrians are more likely to walk along these roads, potentially as part of walking routes, connecting footpaths or when visiting neighbouring properties. As such it is important to consider these routes as a different type of receptor, more akin to those using the public rights of way. As with the appraisal of effects on vehicles, however, the nature of the views described for those walking along roads within 1km would be similar and accordingly the effects for those walking along the roads are considered as one.

Effects of Views from Roads (Pedestrians)

RD01 - Knighton Road (Photo No. 5) – West, RD02 – Knighton Road East (Photo No. 11), RD03 - High Road (Photo Nos. 14 and 15) and RD4 Howgare Road

Description of Visual Effects

- 5.68 The roof tops of the proposed re-development may be glimpsed through gaps in hedgerows and over lower areas hedges when walking along the roads within 1km of the site. Knighton Mill would be seen as a small element of the wider and changing view and as part of the cluster of buildings adjacent to it. As people walk along the roads, the nature of the views would change and in many instances other properties or groups of buildings would be seen within the surrounding rural setting.

Assessment of Sensitivity

- 5.69 Due to the location within the AONB and the nature of the receptor the susceptibility to the proposed type of change is high. Combining this, with the high value, results in the **sensitivity** being judged as **high**.

Magnitude of Change

- 5.70 Whilst the rooftops may be glimpsed in some limited locations, the change will be slight, compared with that of the baseline and therefore, the **magnitude of change** in the view is assessed as **low**.

Effects of Proposals

- 5.71 On completion, upper parts of the new property are likely to be visible at certain points along the roads. Combining the low magnitude of change with the high sensitivity of this receptor results in a **moderate** effect on this receptor. Due to the limited nature of the change from the baseline, it is not considered that the proposed change will result in any negative impacts on the visual amenity.

Potential Effects on Public Rights of Way

- 5.72 All public rights of way within this area have a high degree of sensitivity, however for the avoidance of repetition, where the views and effects are considered to be similar, the appraisal for these receptors have been grouped.

PR1a- Footpath BROA36 – north (Photo Nos. 1 and 2)

Description of Visual Effects

- 5.73 From this elevated location, the roof tops and upper storey of the proposed re-development is likely to be visible from views looking north. The vegetation, including field and roadside hedgerows and trees within the grounds of Knighton Mill, will screen much of the redevelopment. The new building will be seen in the context of the cluster of existing, adjacent buildings, including Knighton Manor as well as buildings within Stoke Farthing to east and Broad Chalke to the west.

Assessment of Sensitivity

- 5.74 Due to the inherent sensitivity within the AONB and open nature of the existing views, the susceptibility to change is assessed as high. This, combined with the high value, results in the **sensitivity** being judged as **high**.

Magnitude of Change

- 5.75 It is anticipated that the roof tops are likely to be visible in views looking north, though seen in the context of the cluster of nearby properties including Knighton Manor. The glazed building will introduce a new element of contemporary style, however it is anticipated that due to its lower height, it will be partially screened by the adjacent stone clad wing and surrounding vegetation. Due to the elevated nature of the view the proposals will form a very small part of a much wider panorama. The nature of the change from the existing baseline is therefore limited and the **magnitude of change** in the view is assessed as **low**.

Effects of Proposals

- 5.76 On completion, roof tops and upper parts of the new property are likely to be visible as very small elements of a much wider panoramic view. Combining the low, magnitude of change with the high sensitivity of this receptor results in a **moderate** effect on this receptor. However, as noted the change in view will be very limited and the development will not result in any negative effect on the enjoyment or visual amenity from this footpath.

PR2 – Footpath BROA29, PR9 – Bridleway BROA33 and PR10 – Bridleway BROA27

Description of Visual Effects

- 5.77 These routes have been grouped together due to the similar nature of views, largely due to their valley floor location and the not-dissimilar nature of the intervening vegetation which includes field boundary hedges and vegetation within the grounds of Knighton Mill.
- 5.78 From these routes, the roof tops and upper storey of the proposed re-development may be occasionally glimpsed through vegetation when walking west. The new building will be seen in the context of the cluster of existing, adjacent buildings, including Knighton Manor.

Assessment of Sensitivity

- 5.79 Due to the inherent sensitivity within the AONB, the susceptibility to change is assessed as high. This, combined with the high value, results in the **sensitivity** being judged as **high**.

Magnitude of Change

- 5.80 It is anticipated that the roof tops are likely to be partially visible and seen in the context of the cluster of nearby properties including Knighton Manor. The glazed building will introduce a new element of contemporary style, however it is anticipated that due to its lower height, it will be largely screened by the adjacent stone clad wing and surrounding vegetation. The nature of the change from the existing baseline is limited and the **magnitude of change** in the views from these routes is assessed as **low/negligible**.

Effects of Proposals

- 5.81 On completion, roof tops and upper parts of the new property are likely to be partially visible. Combining the low/negligible, magnitude of change with the high sensitivity of this receptor results in a **moderate/minor** effect on this receptor. However, as noted the change in view will be very limited and the development will not result in any negative effect on the enjoyment or visual amenity from these public rights of way.

PR3a- Footpath BROA7 – north (Photo Nos. 3 and 4)

Description of Visual Effects

- 5.82 From this elevated location, the roof tops and upper storey of the proposed re-development are likely to be visible from views looking north east, however due to the changing topography, this results in Knighton Mill and the adjacent cluster of buildings being visible for a short length of this route. The vegetation, including field and roadside hedgerows and trees within the grounds of Knighton Mill, will screen much of the redevelopment. The new building will be seen in the context of the much wider panorama which takes in buildings within Stoke Farthing to east and Broad Chalke to the west.

Assessment of Sensitivity

- 5.83 Due to the inherent sensitivity within the AONB and open nature of the existing views, the susceptibility to change is assessed as high. This, combined with the high value, results in the **sensitivity** being judged as **high**.

Magnitude of Change

- 5.84 It is anticipated that the roof tops are likely to be visible in views looking north-east, though seen in the context of the cluster of nearby properties including Knighton Manor. The glazed building will introduce a new element of contemporary style, however it is anticipated that due to its lower height, it will be partly screened by surrounding vegetation. Due to the elevated nature of the view the proposals will form a very small part of a much wider panorama. The nature of the change from the existing baseline is therefore limited and the **magnitude of change** in the view is assessed as **low/negligible**.

Effects of Proposals

- 5.85 On completion, roof tops and upper parts of the new property are likely to be visible as very small elements of a much wider panoramic view. Combining the low/negligible, magnitude of change with the high sensitivity of this receptor results in a **moderate** effect on this receptor. However, as noted the change in view will be very limited and the development will not result in any negative effect on the enjoyment or visual amenity from this footpath.

PR5- Footpath BROA28 (Photo Nos. 6 and 7)

Description of Visual Effects

- 5.86 Whilst travelling east along this foot path the proposed re-development will remain largely screened from view, however the footpath travels immediately past the boundary of the property

and at this point the redevelopment of the mill will be visible, though much of it screened from view by vegetation within the grounds. At this point along the route, Knighton Mill will be experienced as part of the group of adjacent buildings.

Assessment of Sensitivity

- 5.87 Due to the inherent sensitivity within the AONB and open nature of the existing views, the susceptibility to change is assessed as high. This, combined with the high value, results in the **sensitivity** being judged as **high**.

Magnitude of Change

- 5.88 For much of the route, the development will remain largely un-seen, however at the point where it passes, the buildings will be visible. Due to the re-configuration of the buildings and increase in size the proposed building is likely have more prominence from this location than the existing. The glazed building will introduce a new element of contemporary style, however this will be viewed in the context of the adjacent stone clad wing, the retained water bodies and new garden planting. The nature of the change from the existing baseline is therefore limited and the **magnitude of change** in the view is assessed as **medium/low**.

Effects of Proposals

- 5.89 On completion, the re-development will be visible from a very short section of this footpath. Combining the medium/low, magnitude of change with the high sensitivity of this receptor results in a **moderate/major** effect on this receptor. However, as noted the change in view is limited to the section of the path immediately adjacent to the property and that the development will not result in any negative effect on the enjoyment or visual amenity from this footpath.

PR6a – Byway BROA31 – south (Photo No. 9), **PR7 – Bridleway BROA30** (Photo No. 10) and **PR8a – Bridleway BROA32** (Photo No. 12)

Description of Visual Effects

- 5.90 All three of these routes are located on the valley slopes to the north, with 180 degree panoramic views out to the south taking in the villages of Broad Chalke to the west and Stoke Farthing and Cranborne to the east. From this elevated location, the roof tops and upper storey of the proposed re-development are likely to be visible as small elements in this wider panorama and though only at certain points along the routes through gaps in boundary vegetation along the paths.

Assessment of Sensitivity

- 5.91 Due to the inherent sensitivity within the AONB and open nature of the existing views, the susceptibility to change is assessed as high. This, combined with the high value, results in the **sensitivity** being judged as **high**.

Magnitude of Change

- 5.92 It is anticipated that the roof tops are likely to be visible in some views from each of these routes. The glazed building will introduce a new element of contemporary style, however it is anticipated that due to its lower height, it will be partly screened by surrounding vegetation. Due to the elevated nature of the view the proposals will form a very small part of a much wider panorama. The nature of the change from the existing baseline is therefore limited and the **magnitude of change** in the view is assessed as **low/negligible**.

Effects of Proposals

- 5.93 On completion, roof tops and upper parts of the new property are likely to be visible as a very small element of a much wider panoramic view. Combining the low/negligible, magnitude of change with the high sensitivity of this receptor results in a **moderate/low** effect on this receptor. As noted the change in views will be very limited compared with the baseline and the development will not result in any negative effect on the enjoyment or visual amenity from these routes.

PR9 – Bridleway BROA33

Description of Visual Effects

- 5.94 When walking along this stretch of footpath the re-development will be largely screened by intervening vegetation. It is likely that the roof top of the stone wing will be glimpsed in views looking west. From this location, Knighton Mill will be experienced as part of the group of adjacent buildings.

Assessment of Sensitivity

- 5.95 Due to the inherent sensitivity within the AONB and open nature of the existing views, the susceptibility to change is assessed as high. This, combined with the high value, results in the **sensitivity** being judged as **high**.

Magnitude of Change

- 5.96 The majority of the development will remain screened by vegetation and whilst it may be partially visible, the magnitude of change is assessed as low.

Effects of Proposals

- 5.97 On completion, the re-development will be partially glimpsed from a very short section of this footpath. Combining the low, magnitude of change with the high sensitivity of this receptor results in a **moderate** effect on this receptor. The development will not result in any negative effect on the enjoyment or visual amenity from this footpath.

PR10 – Bridleway BROA27

Description of Visual Effects

- 5.98 Those using the eastern end of this bridleway may get glimpsed views of the upper floor and roof tops but these will be seen in the context of existing, intervening vegetation and from this location, Knighton Mill will be experienced as part of the group of adjacent buildings.

Assessment of Sensitivity

- 5.99 Due to the inherent sensitivity within the AONB and open nature of the existing views, the susceptibility to change is assessed as high. This, combined with the high value, results in the **sensitivity** being judged as **high**.

Magnitude of Change

- 5.100 The majority of the development will remain screened by vegetation and whilst it may be partially visible, the magnitude of change is assessed as low.

Effects of Proposals

- 5.101 On completion, the re-development may be partially glimpsed from a very short section when travelling east. Combining the low, magnitude of change with the high sensitivity of this receptor results in a **moderate** effect on this receptor. The development will not result in any negative effect on the enjoyment or visual amenity from this footpath.

Consideration of Night Time Effects

- 5.102 In considering the night time effects, the location within the AONB is of significance, in particular, due to the AONB objectives relating to dark night skies. Ordinarily, the replacement of one residential dwelling with another, albeit, as in this instance, of a larger scale, would not normally result in any notable increase in night time impacts. In this instance, however the proposed glazed wing makes this assumption unrealistic. In acknowledging the importance of the effects of lighting a separate study on lighting has been prepared by Quinn Ross. It is also noted that bats are known to inhabit the site and that as with the existing, approved extensions, it is anticipated that planning conditions will further control any proposed lighting.

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- 5.103 It is anticipated that the glazed wing will introduce a localised but additional light source of from within the property. This, however, will be limited through the detailed specification of the glazing and the use of internal downlighting that will reduce any such spill to a level that is considered an acceptable increase within this sensitive location.
- 5.104 Elsewhere within the development, external lighting would be kept to a minimum and fittings would be specified to ensure appropriate directional lighting to aid safe access to the entrance to the property whilst avoiding unnecessary light spill that would harm the objectives of the AONB. It is considered that any proposed new exterior lighting will result in an overall improvement, due to the removal of existing fittings and their replacement with more sensitive alternatives.

6. Summary and Conclusions

- 6.1 This final section, provides a summary of the findings of the appraisal.
- 6.2 The site is located within the Cranborne Chase Area of Outstanding Natural Beauty (AONB) and as such falls within a highly sensitive landscape setting. The existing property is not designated however as a former mill, and notwithstanding substantial alterations, it is considered to be a local heritage asset. The property is located to the east of the village of Broad Chalke, much of which is covered by a Conservation Area and is located in close proximity to Knighton Manor a Grade II listed building.
- 6.3 The proposals are for the replacement of a former 1½ - 3 storey converted mill with a new residential property. The new building comprises two connected wings and retains the key characteristics of the existing water bodies associated with the former mill. The building would be set within an enhanced garden setting that includes new planting, both around the house and as part of the ongoing enhancements and management to existing hedges and woodland trees within the site's boundary.
- 6.4 The southern wing of the new house will be constructed from a light coloured, local stone and extend up to 3 storeys with a pitched, slate roof. The adjacent wing to the north will be constructed principally from glass with some obscured panels. This element will have a flat, green roof.
- 6.5 The landscape character of the area is primarily defined by the River Ebble which runs through the site. Several Landscape Character Assessments have been published and are discussed above, however in summary, the two character areas which have the potential to be affected by the development are the Chalk River Valley Floor and Chalk River Valley Slopes.
- 6.6 In assessing the effect of the development on the landscape character, and in part, due to the fact that the site forms a very small element within it, it is concluded that the change would be limited only to the local area, within say the 1-1.5km radius of the study area but that no harm would be caused to the surrounding character.
- 6.7 The potential effects on the site, however, are more notable due to the changes resulting from the removal of the former mill and the introduction of the new, and partially, contemporary style building. The effects are considered in detail within section five above. The new house will sit well within the grounds and the stone wing will incorporate a number of features associated with the former use. It is concluded, however that due to the sensitive location, in terms of the AONB and to a lesser degree, the historic setting of the former mill, the glazed element will, at a local level, appear as a contemporary feature within the immediate landscape. In retaining and improving the key characteristics of the site in respect of the water courses and architectural references to its

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- former use, the new development will not cause harm to the nearby landscape or surrounding character of the AONB.
- 6.8 There is a comprehensive network of public footpaths and bridleways in within the area and these, along with nearby properties have been considered in terms of any potential visual impact.
- 6.9 Due to the nature of the site, it is largely screened by vegetation both within the grounds and the surrounding area and as such the visibility of the site is limited. Due to the elevated nature of some of the footpaths however, views towards the existing and proposed roof tops are possible in a number of views. Where the new buildings are potentially visible, they are seen in the context of the adjacent neighbouring buildings and in some instances as a very small element of a much wider panoramic vista which also takes in the nearby villages.
- 6.10 There are three properties within close proximity to Knighton Mill and one footpath which runs past the property. These will see the greatest degree of change, however the effects are not considered to be harmful to the visual amenity of either residents of those using the footpath.
- 6.11 The change in views from the village, including properties within the Conservation Area, are limited and the new house will not result in any negative effects on visual amenity.
- 6.12 The potential night time effects are an important consideration due to the AONB objectives relating to dark night skies. It is anticipated that due to the extent of the glazed wing of the building that there is likely to be a limited but localised, increase in light spill compared to the existing condition, however this will be kept to a minimum through careful specification of the glazing and it is anticipated that the replacement of external lighting with a more sensitive solution will be beneficial to the 'dark skies' objectives as well as requirements relating to the bats known to inhabit the site.
- 6.13 In conclusion, the proposal addresses both national and local planning policy in respect of design. The use of locally sourced, high quality stone within the main building will be a positive feature within the grounds and the glazed element, whilst subservient to it, will appear as a light weight structure within the garden. The building, whilst changed in footprint, compared with existing, will related well to the waterside setting of the former mill. On balance, therefore, when viewed as a whole, the new property has the ability to sit within the wider landscape setting, without causing harm to the character, quality of visual amenity of the surrounding landscape.
- 6.14 In reference to the extant approval for the extension to the existing building, it is considered that this would result in yet more adjustments to the former mill. The proposed in height, of the existing buildings, would be potentially more prominent in views from nearby locations, compared with both the existing baseline and the proposed scheme assessed in this report.

APPENDIX A - METHODOLOGY

APPENDIX A - ARC Methodology for Landscape/Townscape & Visual Impact Appraisal

1. Introduction

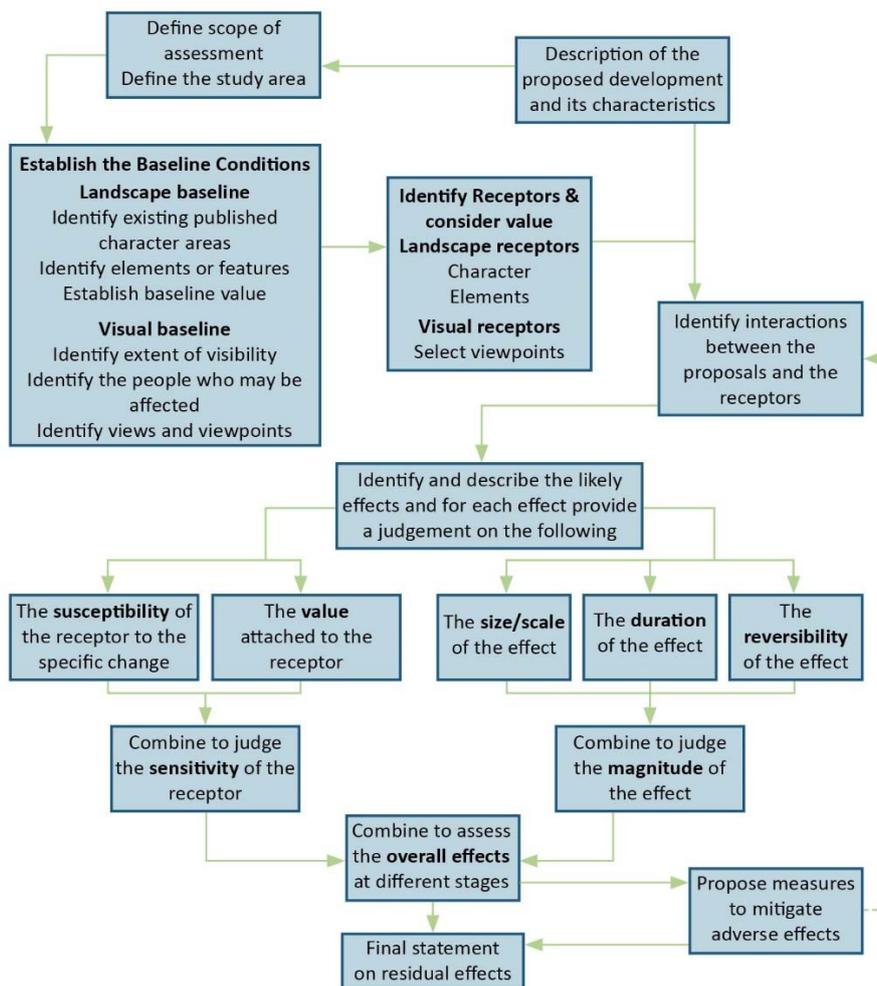
1.1 This study has been undertaken in accordance the methodology set out below which draws on best practice guidance as published in the following documents:

- *Guidelines for Landscape and Visual Impact Assessment (3rd edition) - Landscape Institute/ Institute of Environmental Management and Assessment (2013)*
- *Landscape Character Assessment Guidance for England and Scotland -Countryside Agency / Scottish Natural Heritage (2002)*
- *'An Approach to Landscape Character Assessment' - Natural England (2014)*
- *Photography and photomontage in landscape and visual impact assessment Landscape Institute Advice Note 01/11*
- *Visual Representation of Development Proposals – Landscape Institute Technical Guidance Note 02/17 – March 2017*

1.2 The selection of the study area for the LVIA is subject to the site-specific locations and nature of the proposals but is generally limited to a 3-5 kilometres radius from the site with the main focus on a the area within a 1-2 kilometres radius from the site as it is considered that beyond this distance, even with good visibility, the proposed development would not be perceptible within the landscape. In some instances, the study area may be reduced. Justification as to how the study area is arrived at is set out within the main report.

1.3 The LVIA is undertaken with a prior understanding of the nature of the development being proposed and the purpose is to assess how the particular proposals may affect the landscape and visual amenity of identified receptors or in other words the landscape as a resource and those who experience the landscape.

1.4 In line with best practice, whilst interrelated, landscape and visual effects are considered separately. The figure below, is adapted from those published in GLVIA3 and summarises the process.



- 1.5 The first stage of the assessment is to gain a detailed understanding of the existing conditions and a baseline study is undertaken which reviews the existing landscape elements and features, characteristics, including reference to published character assessments. Visual receptors are identified along with specific viewpoints to establish the visibility of the existing site. The next stage considers the value of a particular landscape or view. This information is then used along with an assessment of the susceptibility to the proposed change to form a judgement about the landscape or visual sensitivity.
- 1.6 The development proposals are considered and the effects are described in relation to the landscape character, feature, or view etc. The magnitude of change is established on each landscape or visual receptor and combining an assessment of this with the established sensitivity, a conclusion is reached about any likely effects. This assessment considers the proposals at different stages, from construction through to establishment of any landscape mitigation and for certain proposals, decommissioning. The effects can be either positive or negative or at times neutral.

2. Methodology for Appraisal of Landscape Effects

ESTABLISHING LANDSCAPE SENSITIVITY

2.1 To assess the likely effects on the landscape the Landscape Sensitivity is established through a consideration of the *Landscape Value* and the *Susceptibility to Change*.

The Landscape Value

2.2 Landscape Value is determined through an assessment of the character of the landscape, its scenic qualities and condition, the elements and features that it contains, and any specific value attached to the landscape whether formally eg through a designation; or informally eg local connections historic or artistic connections or a local landmark. Landscape Value is categorised as follows.

Value	Typical criteria	Typical scale of importance/ rarity	Typical examples
<i>Exceptional</i>	A landscape in excellent condition; of high importance, rarity and high scenic quality. No potential for substitution	International	World Heritage Site
<i>High</i>	A landscape in very good condition; if high importance with good scenic quality and rarity. Limited potential for substitution	National, Regional, Local	National Park, AONB, SLA Conservation Area
<i>Medium</i>	A landscape in generally good condition; with moderate importance and scenic quality. Limited potential for substitution.	Regional, Local	Undesignated but valued perhaps expressed through non-official publications or demonstrable use
<i>Low</i>	A landscape in poor condition with low scenic quality and importance. Considerable potential for substitution.	Local	Areas identified as having some redeeming feature or features and possibly identified for improvement.
<i>Poor</i>	A degraded landscape in poor condition an no scenic quality and low importance	Local	Areas identified for improvement / recovery.

Landscape Susceptibility to Change

2.3 The susceptibility of the landscape is concerned with establishing whether or not the landscape, be it a particular character area, landscape type or element can accommodate the proposed development without unacceptable negative consequences. The levels of susceptibility are assessed using the following criteria.

Level of Susceptibility	Criteria
<i>High</i>	An area possessing particularly distinctive landscape elements, characteristics or sense of place, and few landscape detractors. A landscape with limited tolerance to change of the type proposed.
<i>Medium</i>	An area with some distinctive landscape elements, characteristics, or clearly defined sense of place, but with some landscape detractors. A landscape which is partially tolerant to change of the type proposed.
<i>Low</i>	An area with recognisable landscape character, but few distinctive landscape elements, characteristics, and some, or a number of landscape detractors. The landscape is tolerant of some change of the type proposed. OR Where the character area is separated by distance or features so as to have little or no direct relationship with the site/and or proposed development.
<i>Very Low</i>	An area with limited or no distinctive landscape elements, characteristics, or weak sense of place, and many landscape detractors. An area that is tolerant of substantial change of the type proposed. OR Where the character area is separated by distance or features so as to have no direct relationship with the site/and or proposed development.

Landscape Sensitivity

2.4 The sensitive of the landscape is derived by combining the judgements on Landscape Value and Susceptibility to Change described above as follows –

Value	LANDSCAPE SENSITIVITY		
<i>Exceptional / High</i>	High	High	Medium
<i>Medium</i>	High	Medium	Low
<i>Low to poor</i>	Medium	Low	Low
	<i>High</i>	<i>Medium</i>	<i>Low / Very Low</i>
	Susceptibility to Change		

ESTABLISHING MAGNITUDE OF CHANGE

2.5 In order to establish the magnitude of change of the proposed development, including both the loss of existing features and replacement with new elements, an assessment is made which considers the size, scale, duration and reversibility of the effect on the landscape.

Scale and Extent of Landscape Effect is assessed as follows –

Scale and Extent	Criteria
<i>Large scale</i>	Where the effects of the proposals would be experienced over a large scale and/or influence more than one landscape type/character area.
<i>Medium scale</i>	Where the effects of the proposals would be experienced over a large scale and/or influence more than one landscape type/character area.
<i>Local scale</i>	Where the proposals may be discernible in the immediate surrounding landscape character area or type.
<i>Site scale</i>	Where the proposals would not generally be experienced beyond the site or parts of the site.

Duration of the Landscape effect is assessed as follows

Duration	Criteria
<i>Long term</i>	20 years +
<i>Medium term</i>	10-20 years
<i>Short term</i>	0-10 years

Reversibility of the Landscape Effect is assessed as follows

Reversibility	Criteria
<i>Completely</i>	Where the proposals can be removed and the landscape restored to its previous condition or one wholly in keeping with the prevailing characteristics of the surrounding landscape.
<i>Partially</i>	Where the proposals can be removed in whole or in part and where the landscape can be partially restored to its previous condition or one largely in keeping wholly in keeping with the prevailing characteristics of the surrounding landscape.
<i>Not reversible</i>	Where the proposals are considered permanent or where the effects of the proposals if removed would result in a permanent change to the prevailing characteristics of the receiving landscape.

Magnitude of Change of the Landscape Effect is assessed as follows

Magnitude	Criteria
<i>High</i>	Where the proposals (or works to facilitate them) would result in the total loss or major alteration of the elements that make up the character of the baseline landscape. Where the introduction of elements are considered to be wholly uncharacteristic in the particular setting. Where the effects of the proposals would be experienced over a large scale and/or influence more than one landscape type/character area.
<i>Medium</i>	Where the proposals (or works to facilitate them) would result in the partial loss or alteration of one or more of the key elements that make up the character of the baseline landscape. Where the introduction of new features may be prominent but not necessarily wholly uncharacteristic in the particular setting. Where the effects of the proposals would be largely experienced within the landscape type/character area within which they will sit.
<i>Low</i>	Where the proposals (or works to facilitate them) would result in minor loss or alteration of one or more of the key elements that make up the character of the baseline landscape. Where the introduction of elements would not generally be considered uncharacteristic in the particular setting.
<i>Negligible / None</i>	Where the proposed scheme (or works to facilitate it) would result in very minor loss or alteration of one or more of the key elements that make up the character of the baseline and / or the introduction of elements that may not be uncharacteristic in the particular setting.

ESTABLISHING THE OVERALL ASSESSMENT OF LANDSCAPE EFFECTS

2.6 To establish the overall landscape effects, the assessments of ‘sensitivity’ and ‘the magnitude of change’ are combined. At times, it may be judged that the effects are negligible or neutral or, as a result of professional judgement, may be varied from a strict application of the matrix below, where this is the case, justification is provided within the main text of the LVIA.

2.7 The effects can be positive/beneficial or negative/adverse. The criteria applied are as follows.

Beneficial Criteria – Where the proposals
Fits well with scale / landform and/or pattern of landscape Increases characteristic features or enhances the contribution to the wider setting Enhances balance of landscape elements Improves the sense of tranquillity Provides ability to include adequate or appropriate mitigation Complements local/national planning policies or guidance to protect landscape character
Adverse Criteria – Where the proposals
Is out of scale with surrounding landscape / landform and/or pattern of landscape Results in a loss of key landscape features or characteristics or a deterioration in contribution to setting Disrupts the balance of landscape elements Reduces the sense of tranquillity Lacks ability to include adequate or appropriate mitigation Conflicts with local/national planning policies or guidance to protect /manage landscape character
Neutral Criteria
Where the proposals will have an indiscernible effect on the character or characteristics of an area Where any effects will see one or more elements replaced with another of similar form/extent so as to result in an effect that on balance is neither positive or negative

Sensitivity	Overall Assessment of Landscape Effects		
High	Major +/-	High +/-	Moderate +/-
Medium	Major +/-	Moderate +/-	Minor +/-
Low	Moderate +/-	Minor +/-	Minor +/-
	High	Medium	Low / Very Low
	Magnitude Change		

3.0 Methodology for Appraisal of Visual Effects

ESTABLISHING VISUAL SENSITIVITY

3.1 To assess the likely effects on views / visual amenity the sensitivity of the receptors (ie those looking at the view) is established through a consideration of the *Value* and the *Susceptibility to Change* of a particular viewer or viewpoint.

Value

3.2 Value of a particular view is determined through an assessment of the location, the nature of the view, its scenic qualities and condition, the elements and features that it contains and is categorised as follows.

Value	Typical criteria
<i>Exceptional</i>	Where views are of a highly exceptional nature, of high value, often from or to a landscape with a national designation or heritage assets.
<i>High</i>	Where the views have a generally high scenic value. The view point may be within or looking to a designated area but there may be some incongruous features or elements within in the view.
<i>Medium</i>	A landscape in generally good condition; with moderate local importance and scenic quality. Limited potential for substitution of some elements within the view.
<i>Low</i>	A landscape in poor condition with low to moderate local scenic quality and importance. Considerable potential for substitution of some elements in the view.
<i>Poor</i>	A degraded landscape in poor condition and no scenic quality and low importance. Considerable potential for substitution of some or all elements in the view.

Visual Susceptibility to Change

3.3 The assessment of susceptibility is concerned with establishing whether or not the visual receptor can accommodate the change in the nature of the view or the visual amenity of the view resulting from proposed development without unacceptable negative consequences. In establishing susceptibility, the nature and extent to which the receptor is likely to be effected is considered and this draws on the circumstances in which the view is experienced eg does the view form part of the reason for being in a particular location (visiting a local landmark), or is it secondary to the reason for the person being in a particular location (eg a daily commute to work by car). Other factors may include the proximity of the receptor to the development site, the extent to which it is visible eg glimpsed or part of a wider panorama, the nature of the view, eg seen from a static location or whilst moving. Each visual receptor is described within the assessment and typical viewpoints are selected and photographed to provide a representation of the views.

LVIA Methodology

3.4 The levels of susceptibility are assessed using the following criteria.

Level of Susceptibility	Criteria
<i>High</i>	Where the receptor is engaged in outdoor recreation including public rights of way and their attention is likely to be focused on the landscape or particular views. Visitors to heritage assets or visitor attractions where the views to the landscape or surroundings are an important part of the experience. Residents at home, or where views contribute to the landscape setting of a residential area
<i>Medium</i>	People travelling by road or rail (unless the route is specifically identified for its views). Or where a receptor categorised as High is likely to be largely unaffected
<i>Low</i>	People engaged in outdoor sport or recreation that does not depend on an appreciation of the view. People at work or in a workplace or a place of education. OR where the site is largely imperceptible in the view due to either proximity or intervening features.

3.5 It should be noted that the susceptibility of the receptors, may be reduced if the nature of the view is limited in some way or if the receptor is located some distance away from the development site.

Visual Sensitivity

3.6 The sensitive of the receptor is derived by combining the judgements on Value and Susceptibility to Change described above as follows.

Value	VISUAL SENSITIVITY		
<i>Exceptional / High</i>	High	High	Medium
<i>Medium</i>	High	Medium	Low
<i>Low to poor</i>	Medium	Low	Low
	<i>High</i>	<i>Medium</i>	<i>Low / Very Low</i>
	Susceptibility to Change		

VISUAL EFFECTS

3.7 The proposals are described within the report and their effects on the receptor and their visual amenity are assessed.

ESTABLISHING MAGNITUDE OF CHANGE

3.8 In order to establish the magnitude of change of the proposed development an assessment is made on the size and scale of the effect, the geographical extent of the effect and its reversibility or otherwise. The proposed scheme is considered based on the nature of the proposals, and a professional interpretation is made in respect of each receptor.

Scale and Extent of Visual Effect is assessed as follows –

Scale and Extent	Criteria
<i>Large scale</i>	Where the effects of the proposals would result in a major loss or addition of features in the view and / or where the change occurs to a large proportion of the view. and / or where the effects of the change are experienced at close range Where the degree of contrast between the existing and proposed conditions is great in relation to the view of the existing landscape context with regard to characteristics such as scale, mass, height, colour, etc.

LVIA Methodology

<i>Medium scale</i>	Where the effects of the proposals would result in a moderate loss or addition of features in the view and / or where the change occurs to part of a wider the view and / or where the effects of the change are experienced within the middle distance Where the degree of contrast between the existing and proposed conditions is noticeable in relation to the existing landscape context with regard to characteristics such as scale, mass, height, colour, etc.
<i>Small scale</i>	Where the effects of the proposals would result in a limited loss or addition of features in the view a and / or where the change occurs to a small proportion of the view. and / or where the effects of the change are experienced in distant views Where the degree of contrast between the existing and proposed conditions is very limited great in relation to the existing landscape context with regard to characteristics such as scale, mass, height, colour, etc.
<i>Negligible</i>	Where the effects of the proposals would result in a minor variation in the view resulting from the loss or addition of features in the view and / or where the change occurs to a small proportion of the view and / or where the receptor is at such a distance that the change becomes imperceptible within the adjacent landscape context.

Duration of the Visual Effect is assessed as follows

Duration	Criteria
<i>Long term</i>	20 years +
<i>Medium term</i>	10-20 years
<i>Short term</i>	0-10 years

Reversibility of the Visual Effect is assessed as follows

Reversibility	Criteria
<i>Completely</i>	Where the proposals can be removed and the landscape restored to its previous condition or one wholly in keeping with the prevailing characteristics of the surrounding landscape and thereby restoring the view to match the baseline conditions.
<i>Partially</i>	Where the proposals can be removed in whole or in part and where the landscape can be partially restored to its previous condition or one largely in keeping with the prevailing characteristics of the surrounding landscape and thereby limiting the long term effect on the visual receptor.
<i>Not reversible</i>	Where the proposals are considered permanent or where the effects of the proposals if removed would result in a permanent change to the prevailing characteristics of the surrounding landscape and visual amenity of the receptor.

Magnitude of Change of the Effect on the Visual Receptor is assessed as follows

Magnitude	Criteria
<i>High</i>	Where the proposals (or works to facilitate them) would result in the total loss or major alteration of the elements that make up the view from a particular location. Where the introduction of elements are considered to be totally uncharacteristic in the particular setting. Where the effects of the proposals would be visible over a large scale and / or at close range
<i>Medium</i>	Where the proposals (or works to facilitate them) would result in the partial loss or alteration of one or more of the key elements that make up the view from a particular location. Where the introduction of new features may be prominent but not necessarily wholly uncharacteristic in the particular setting. Where the effects of the proposals would be largely seen from further afield or as only part of a view.
<i>Low</i>	Where the proposals (or works to facilitate them) would result in minor loss or alteration of one or more of the key elements that make up the view from a particular location. Where the introduction of elements would not generally be considered uncharacteristic in the particular setting.
<i>Negligible / None</i>	Where the proposed scheme (or works to facilitate it) would result in a very minor loss or alteration to the view and / or the introduction of elements would not be uncharacteristic in the particular setting. Where the effects of the proposals would only be seen from a distance and be imperceptible within the context of the wider view.

ESTABLISHING THE OVERALL ASSESSMENT OF VISUAL EFFECTS

3.9 To establish the overall assessment or otherwise of the visual effects, the sensitivity of the visual receptor and the magnitude of change are combined. The results can either be positive/beneficial or negative/adverse. It may also be the case that there are no effects or that effects are judged to be neutral in such instances this will be explained within the text.

Sensitivity	Overall Assessment of Visual Effects		
High	Major +/-	High +/-	Moderate +/-
Medium	Major +/-	Moderate +/-	Minor +/-
Low	Moderate +/-	Minor +/-	Minor +/-
	High	Medium	Low / Negligible
	Magnitude Change		

3.10 The effects can be positive/beneficial or negative/adverse. The criteria applied are as follows.

Beneficial Criteria – Where the proposals
<ul style="list-style-type: none"> Fit comfortably within the view Improves the view or an element within the view Do not result in an incongruous feature within the prevailing pattern of landscape Do not obstruct views towards a high quality or scenic landscape Do not obstruct views or detracts from the visual amenity of a view towards a heritage asset. Offers the ability to provide mitigation that will enhance the view or visual amenity. Complements local/national planning policies or guidance on visual amenity or specific views.
Adverse Criteria – Where the proposals
<ul style="list-style-type: none"> Result in a change to the view or visual amenity that out of scale with surrounding landscape / landform and/or pattern of landscape Results in a loss of positive landscape feature or characteristics within a particular view Results in an incongruous features within the prevailing pattern of landscape Obstructs a view towards a high quality or scenic landscape. Obstructs views or detracts from the visual amenity of a view towards a heritage asset. Lacks ability to include adequate or appropriate mitigation Conflicts with local/national planning policies or guidance to protect /manage visual amenity or specific views.
Neutral Criteria
<ul style="list-style-type: none"> Where the proposals will have an indiscernible effect of the view or existing visual amenity of a view Where any effects will see one element replaced with another of similar form/extent so as to result in an effect that on balance is neither positive or negative