



**TREGARTHEN'S HOTEL
HUGH TOWN, ISLES OF SCILLY**

**APPENDIX 2
LANDSCAPE IMPACT ASSESSMENT METHODOLOGY**

For

TREGARTHEN'S HOTEL

May 2016

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INTRODUCTION

Landscape effects are concerned with changes to the fabric of the physical landscape. These involve direct effects upon specific landscape components (landscape receptors), which taken together lead to changes in quality and in the way a particular landscape is perceived (landscape character).

This document forms an Appendix to the Landscape and Visual Appraisal (LVA) prepared for the partial redevelopment of Tregarthen's Hotel, Hugh Town, St. Mary's, Isles of Scilly on behalf of Tregarthen's Hotel Ltd.

It contains the detailed methodology applicable to the landscape effect assessment undertaken for the project and should be read in conjunction with the main LVA report.

BASIS OF ASSESSMENT

The methodology set out below is based on the third edition of the 'Guidelines for Landscape and Visual Impact Assessment' (GLVIA3) prepared jointly by the landscape Institute and the Institute of Environmental Management and Assessment and published on the 17th April 2013. This publication contains the latest guidance on the subject of landscape effect assessment, and is widely acknowledged to represent the 'industry standard' on the subject.

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LANDSCAPE EFFECT ASSESSMENT METHODOLOGY

I. INTRODUCTION

1.1 The process of landscape effect assessment is divided into the following stages:

- **Determining the scope of the assessment**
- **Establishing the Landscape Baseline**
- **Determining the receptors to be assessed and undertaking the landscape effect assessment**

1.2 The details of each of these are set out below.

2. DATA SOURCES

2.1 Data sources used in the preparation of the landscape baseline are listed in Section 10 at the back of the main Landscape and Visual Appraisal document. Sources include maps, aerial photography, interactive websites and documents produced by other bodies.

3. DETERMINING THE SCOPE OF THE LANDSCAPE EFFECT ASSESSMENT

3.1 The first stage of landscape effect assessment involves determining the scope of the assessment.

3.2 Elements considered in this exercise include:

- The extent of the Study Area.
- The landscape receptors (key elements) which are to be considered.
- The duration of the assessments (short, medium and long term).
- The requirement for assessments during an enabling works demolition phase; the construction phase; and during a potential future decommissioning phase.
- The requirement for assessments at night.
- The requirement for cumulative assessments.
- The requirement for future monitoring.

3.3 GLVIA3 places an emphasis on determining a reasonable approach (proportional to the scale and nature of the development proposed). It is therefore normal to “scope out” those potential impacts which are felt to be unnecessary or unreasonable (given the nature of the proposals in question).

3.4 Details of the scoping exercise and limitations carried out for this Appraisal are contained within Sections 2 & 3 of the main Landscape Visual Appraisal to which this methodology forms an Appendix.

4. REVIEW OF LANDSCAPE / TOWNSCAPE PLANNING POLICIES

- 4.1 In this section, reference is made to planning policies and or landscape strategies applicable to the Study Area where they have relevance in terms of landscape or visual aspects of development.
- 4.2 In particular, reference is made to those policies / parts of those policies which indicate areas / components / aesthetic or perceptual aspects of the landscape which are particularly valued (eg a stated strategy of landscape conservation is a good indicator).
- 4.3 The national statutory context is initially set out, followed by the local planning context; and reference is made to specific polices as appropriate.

5. ESTABLISHING THE LANDSCAPE BASELINE

- 5.1 Having established the scope of the assessment and the planning background applicable to the Study Area, the landscape baseline is recorded. This involves:
- A brief description of the site location.
 - A description of the Study Area.
 - A review of existing Landscape Character Assessments and other relevant documents applicable to the Study Area (undertaken in Section 4).
 - Recording the baseline condition of key constituent elements of the landscape within the Study Area (the Environmental Baseline).
 - A review of existing Landscape / Townscape and Habitat Designations within the Study Area.¹
 - Determining the value of the landscape as a whole; and of the individual elements considered in the Environmental Baseline.

Site location

- 5.2 This is a brief description of the site which simply sets the context, detailing its location, size, access points and surrounding landscape / townscape context. Details of the individual elements that make up the site and the Study Area are recorded in the Environmental Baseline.

Review of existing Landscape Character Assessments

- 5.3 In this section, existing Landscape Character Assessments and other relevant documents² are reviewed in order to give an understanding of the landscape within the Study Area.

¹ Habitat designations are listed for contextual purposes only. The assessment of the effects on habitats and species is a specialist area undertaken by consultant ecologists and falls outside the scope of this assessment.

² For example, Landscape Sensitivity Studies; Historic Characterisation Studies; Design Guides and Community level documents such as Village Design Statements.

- 5.4 This is a desktop process (in which the documents are considered and key characteristics are drawn out). Issues considered include:
- The date of the assessments undertaken;
 - The status of the document (adopted SPD or not);
 - The scale / level of detail;
 - Landscape Character Areas and Landscape Types identified within the Study Area.
 - Key characteristics relevant to the proposals / Study Area.
 - Details of landscape quality / condition and sensitivity if given.
 - Details of any strategies or guidelines given.
- 5.5 National Character Areas are referenced for context / setting the scene but Local Level Character Assessments form the primary point of reference.

Baseline condition of key constituent elements of the landscape (the Environmental Baseline)

- 5.6 Having established the Study Area of the development and reviewed the existing documentation, a baseline study of the elements (receptors) which make up the landscape is undertaken.

5.7 Elements considered include physical influences; influences of human activity; and aesthetic and perceptual factors as follows:

<p>Physical influences</p> <ul style="list-style-type: none"> ▪ Geology and soils ▪ Vegetation ▪ Landform / topography ▪ Drainage / water bodies 	<p>Aesthetic and Perceptual factors</p> <ul style="list-style-type: none"> ▪ Scale / complexity ▪ Degree of enclosure / openness ▪ Tranquillity ▪ Wildness / remoteness ▪ Sense of place
<p>Influences of human activity</p> <ul style="list-style-type: none"> ▪ Designated heritage assets (Sites of Archaeological Importance / Conservations Areas / Listed Buildings / Scheduled Ancient Monuments/ Registered Parks and Gardens) ▪ Land use / management ▪ Landscape / settlement pattern & character of settlement ▪ Character of buildings / built form ▪ Access and movement ▪ Cultural elements (references in art and literature) ▪ Community spaces 	

Review of existing Landscape (and Habitat) Designations

5.8 In this section existing landscape designations within the Study Area are reviewed in order to assist with the understanding of the value attributed to the landscape as a whole.

5.9 This is largely a desktop process (in which the existing designations are considered), but also involves fieldwork to confirm value or identify variations. Where designations are present, issues considered include:

- The level of designation (international / national / local / community / undesignated);
- The geographic extent of the designation;
- The basis for designation;
- The date of designation and whether it still applies in today's context;
- The degree to which factors for designation are present in the study area;
- The value identified in / suggested by the designation;

- Comments from fieldwork;

5.10 As noted above, habitat designations within the study area are also recorded for contextual purposes.

Determining value of the landscape as a whole and of the key constituent components

5.11 All landscapes have value, both designated and undesignated. Having considered the characteristics of the landscape as a whole and of the key constituent elements, value is attributed to each in accordance with the guidance set out in Table U below.

Table U – Value

	Value
High	<p>Important components or landscape / townscape of a particularly distinctive and highly valued character and/or rarity, typically of national or regional scale.</p> <p><u>Guidance:</u></p> <ul style="list-style-type: none"> • Landscapes designated for the preservation of the beauty of the countryside / townscape at a national or international level (National Parks, AONB’s and National Scenic Areas (Scotland), World Heritage Sites, Heritage Coasts). • Landscapes highlighted as being of high scenic value in local Landscape Character Assessments or given elevated status by virtue of the beauty of the landscape at the local level (AGLV). • Landscapes with stated preservation aim in planning policy. • Landscapes / components of historic importance or that form part of their setting³ (e.g. Registered Historic Parks and Gardens / Archaeological sites of importance (Scheduled Ancient Monuments & Battlefields) / Listed Buildings / Conservation Areas). • <u>Designated</u> components of acknowledged value such as Tree Preservation Orders; Geological SSSI’s; etc. • Undesignated components which have value at a national or regional scale such as national trails / long distance routes etc. • Grade 1 and 2 agricultural land. • Components or landscapes referred to in nationally famous art or literature. • Landscapes valued highly for aesthetic or perceptual factors such as wildness or tranquillity or sense of place. • Limited potential to recreate or replace the landscape / elements.

³ Setting of a heritage asset: “The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral”. (Annex 2: Glossary, National Planning Policy Framework).

<p>Medium</p>	<p>Valued components or landscape/townscape of moderate importance and rarity typically of regional or local scale.</p> <p><u>Guidance:</u></p> <ul style="list-style-type: none"> • Landscapes designated locally or identified as of moderate scenic value in local Landscape Character Assessments. • Landscapes with stated conservation aim in planning policy – possibly identified for enhancement. • Landscapes / components particularly valued at the local level eg / village greens / allotments / certain local green spaces etc. • Undesignated components which nevertheless have value locally (eg significant but unprotected trees; general Public Rights of Way etc.). • Grade 3 agricultural land. • Components or landscapes referenced in local guidebooks / on tourist maps or in locally well-known literature. • Landscapes valued moderately for aesthetic or perceptual factors such as scale, complexity, degree of openness / enclosure, wildness, tranquillity or sense of place. • There is moderate potential to recreate or replace the landscape / elements.
<p>Low</p>	<p>Components or landscape/townscape of relatively low importance and rarity or degraded, typically of local scale. May have some redeeming features.</p> <p><u>Guidance:</u></p> <ul style="list-style-type: none"> • Landscapes identified as of limited scenic value in local Landscape Character Assessments. • Landscapes identified for improvement in planning policy. • Undesignated components with limited value locally. • Grade 4 and 5 agricultural land. • Landscapes with limited aesthetic or perceptual value for factors such as wildness, tranquillity or sense of place. • Components that are easily replaced.

6. DETERMINING THE RECEPTORS TO BE ASSESSED

- 6.1 Having established the landscape baseline, the ability of each component of the landscape to accommodate change of the nature proposed is considered; and the receptors to be assessed in more detail are determined.
- 6.2 An assessment of the effects of the development on the overall Landscape Character will always be made in the text of the LVA; however, the decision on which other receptors (or key constituent elements) will be assessed in detail will be based on the likelihood of **'Moderate or more significant'** effects occurring.
- 6.3 As with the visual effect methodology, GLVIA 3 and the EIA regulations place emphasis on determining likely "Significant" effects. However, in this study,

those key elements for which likely significance of effects are considered to be **neutral, negligible or very slight** effects have been excluded from detailed reporting.

- 6.4 It should be noted here that the key constituent elements still contribute to the overall assessment of effects on Landscape Character as individual constituent elements of the landscape are judged both on their importance in their own right, as well as for their contribution to the overall character and value of the wider landscape.
- 6.5 The focus at this point is on components that make up key characteristics of the landscape and in particular those that contribute to distinctive character.

7. THE PROCESS OF LANDSCAPE ASSESSMENT

- 7.1 Recording of the landscape baseline is followed by a systematic identification of likely effects on the landscape receptors (key constituent elements) selected for assessment; and on overall landscape character.
- 7.2 As for the visual effect assessment the process involves considering the sensitivity of receptors, the magnitude of effect and making an assessment of the significance of effect.

Sensitivity of receptors x Magnitude of effect = Significance of effect

- 7.3 Those key elements for which likely significance of effects are considered to be **neutral, negligible or very slight** effects have been excluded from detailed reporting. Instead they are noted within the text of the main LVA with reasons for their exclusion given.

Determining the sensitivity of landscape receptors

- 7.4 The first stage in this process is determining the sensitivity of the landscape receptors. Each landscape receptor selected for assessment is evaluated according to:
- The value attached to them (already been established in the baseline - see Table U above); and
 - Their susceptibility to change.
- 7.5 Susceptibility refers to the ability of a receptor to accommodate the proposed development without undue consequences for the maintenance of the baseline situation and is evaluated in accordance with the criteria contained within Table V below.
- 7.6 Landscape effects are particular to both the specific landscape and the specific nature of the proposed development and the assessment of susceptibility is therefore tailored to the project. For example, a landscape already dominated by housing development is likely to be less susceptible to additional housing than a landscape in which housing development is not present.

Table V – Susceptibility

Susceptibility	
High	<p>Landscape character / component particularly susceptible to <u>change of the nature proposed</u>.</p> <ul style="list-style-type: none"> The landscape / component has limited ability to accommodate the nature of the proposed development without undue consequences for the maintenance of the baseline situation.
Medium	<p>Landscape character / component moderately capable of accepting <u>change of the nature proposed</u>.</p> <ul style="list-style-type: none"> The landscape / component has moderate ability to accommodate the nature of the proposed development without undue consequences for the maintenance of the baseline situation.
Low	<p>Landscape character / component tolerant to substantial <u>change of the nature proposed</u>.</p> <ul style="list-style-type: none"> The landscape / component has potential to accommodate the nature of the proposed development without undue consequences for the maintenance of the baseline situation.

- 7.7 To reach an assessment of the **sensitivity** of each receptor, 'Susceptibility' and 'Value' are then combined using Table W below.
- 7.8 For example, in an area with large TPO trees which are not easily replaced (high value); and a proposal for housing which trees are not normally able to accommodate without undue consequences (high susceptibility); trees will have high sensitivity.
- 7.9 However, in an area with smaller, poor quality trees which are easily replaced (low value); and a proposal for housing (high susceptibility) trees will have medium sensitivity.

Table W – Sensitivity of receptors

		Value		
		High	Medium	Low
Susceptibility	High	High sensitivity	High sensitivity	Medium sensitivity
	Medium	High sensitivity	Medium sensitivity	Low sensitivity
	Low	Medium sensitivity	Low sensitivity	Low sensitivity

Determining the magnitude of landscape effect

- 7.10 The **magnitude** of landscape effect predicts the degree to which changes will occur to the physical landscape elements or overall landscape character as a result of the Proposed Development. Change may arise from built form, engineered forms and / or from soft landscape elements of the development.
- 7.11 The magnitude of effect is initially considered (in accordance with the criteria set out in table X below) for each key element of the landscape chosen for assessment; and then the magnitude of effect on the overall landscape character is concluded (in accordance with table Y). In both cases considering the magnitude of effect involves careful consideration of the complex interrelationships between the elements set out below. An informed professional judgement is made on these relationships and whether effects are positive or negative (or neutral) and their consequences for landscape character / the landscape component in question.
- 7.12 In doing so consideration is given to the following:

Size or scale

- The size / scale of change (both in terms of loss of existing features and addition of new features) is described and the proportion of the total extent this represents considered.

In considering the size / scale of change, the contribution that the component makes to the character of the landscape; and whether the effect changes the key characteristics of the landscape which are critical to its distinctive character are considered.

In each case the description of development is constantly updated throughout the preparation of the proposals and the landscape effects assessment, thereby ensuring modifications to the design are reflected in the assessments presented.

Geographical extent of the area influenced

- The geographical extent over which the landscape effects will be felt is considered using the following categories:
 - Site level;
 - The immediate setting of the site;
 - The entire Landscape Type or Character Area; or
 - Over Several Landscape types / Character Areas.

Reversibility

- The reversibility of the effect is considered with reference to
 - Whether the change is temporary or permanent;
 - Whether the effect is reversible or irreversible;
 - Whether the effect is avoidable or unavoidable.

The type of effect

- The type of effect is considered, including:
 - Whether the effect is direct or indirect.⁴
 - Whether the effect is adverse, beneficial or neutral.

7.13 For each of these, duration is also considered using the time periods agreed during the scoping process (for larger, more complex development this would normally include construction; year 1; year 7; and year 15). In this way the effectiveness of mitigating measures over time is considered within the assessment process.

7.14 NB: However, given the scale and nature of the type of development proposed, the assessment has been made based on the likely effects of the development at completion in full.

⁴ An indirect (or secondary) effect might be an impact downstream for example.

Table X – Magnitude of effect on individual elements of the landscape

Magnitude of effect	Criteria for assessing magnitude of landscape effects on individual elements of the landscape
High adverse	The proposals are very damaging to the landscape / townscape component in question in that they will cause major loss or major adverse change to that component.
Medium adverse	The proposals are damaging to the landscape / townscape component in that they will cause moderate loss or moderate adverse change to that component.
Low adverse	The proposals are damaging to the landscape / townscape component in that they will cause slight loss or slight adverse change to that component.
Negligible Adverse	The proposals cause minimal damage to the landscape / townscape component in that they will cause very slight loss or very slight adverse change to that component.
No change / Neutral	The proposals will cause no change to the component in question; or The proposals are in keeping with the existing landscape despite changes that occur; or Positive effects balance the negative effects of change.
Negligible beneficial	The proposals will be of minimal benefit to the landscape / townscape component in that they will cause only very slight enhancement to that component.
Low beneficial	The proposals will be of benefit to the landscape / townscape component in that they will cause slight enhancement to that component.
Medium beneficial	The proposals will be of moderate benefit to the landscape / townscape component as they will cause moderate enhancement to that component.
High beneficial	The proposals will be of substantial benefit to the landscape / townscape component as they will cause major enhancement to that component.

7.15 In the case of overall landscape character, the assessment of magnitude takes account of both the key landscape elements individually assessed at the detailed level, and those for which individual assessment was not deemed necessary. The whole landscape resource is considered at this stage. For example, in terms of magnitude of effect, a development could have a High Adverse Effect on a single element of the landscape but minimal effects on all other components – whilst another may have lots of less significant effects. By considering all aspects of the landscape at this stage a considered assessment of the overall landscape character is made.

Table Y – Magnitude of effect on overall landscape character

Magnitude of effect	Criteria for assessing magnitude of landscape effects on <u>overall landscape character</u>
High adverse	<p>The proposals are very damaging to overall landscape / townscape character in that they will cause total loss of, or major alteration to, key components of the baseline landscape / townscape.</p> <p><u>Guidance:</u></p> <ul style="list-style-type: none"> ▪ they create a landscape / townscape whose character: <ul style="list-style-type: none"> ○ Is at considerable variance with the layout, mix, scale and appearance of the landscape / townscape. ○ Will introduce components considered to be totally uncharacteristic of the attributes of the receiving landscape / townscape. ○ Will be substantially damaging to a high quality or highly vulnerable landscape / townscape, causing it to change and be considerably diminished in quality. ○ Is likely to degrade, diminish or even destroy the integrity of a range of characteristic features and components and their setting. ○ Destroys existing sense of place. ○ Cannot be adequately mitigated.
Medium adverse	<p>The proposals are damaging to overall landscape / townscape character in that they will cause partial loss of, or moderate alteration to, key components of the baseline landscape / townscape.</p> <p><u>Guidance:</u></p> <ul style="list-style-type: none"> ▪ they create a landscape / townscape whose character: <ul style="list-style-type: none"> ○ Is out of scale or at odds with the layout, mix, scale and appearance of the existing landscape / townscape. ○ Will introduce components considered to be substantially uncharacteristic of the attributes of the receiving landscape/townscape. ○ Will have an adverse effect on a landscape / townscape of recognised quality or on vulnerable and important characteristic features or components. ○ Damages existing sense of place. ○ Cannot be largely mitigated – mitigation will not prevent the scheme from impacting the landscape / townscape in the longer term.

Table continued below

Low adverse	<p>The proposals are slightly damaging to overall landscape / townscape character in that they will cause minor loss of, or slight alteration to, key components of the baseline landscape / townscape.</p> <p><u>Guidance:</u></p> <ul style="list-style-type: none"> ▪ The proposals are slightly damaging to the landscape in that they create a landscape whose character: <ul style="list-style-type: none"> ○ Does not quite fit into the layout, mix, scale and character of the landscape / townscape. ○ May introduce components that may not be characteristic of the attributes of the receiving landscape/townscape.
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	<ul style="list-style-type: none"> ○ May have a slightly adverse effect on a landscape / townscape of recognised quality. ○ Cannot be completely mitigated due to the nature of the proposal itself or the character of the landscape.
Negligible Adverse	<p>The proposals cause minimal damage to overall landscape / townscape character in that they will cause very minor loss or alteration to key components of the baseline landscape / townscape.</p> <p><u>Guidance:</u></p> <ul style="list-style-type: none"> ▪ The proposals cause minimal damage to the landscape/townscape in that they cause little effect on character, or incorporate measures for mitigation that balance any adverse effects and therefore create a landscape / townscape whose character: <ul style="list-style-type: none"> ○ Largely matches the layout, mix scale and appearance of the existing landscape/townscape. ○ Introduces components not considered uncharacteristic of the surrounding landscape/townscape. ○ Largely maintains existing landscape / townscape quality and character. ○ Largely maintains existing sense of place.
No change / Neutral	<p>The proposals will cause no change to key components of the receiving landscape/townscape; or The proposals are in keeping with the existing landscape despite changes that occur; or Positive effects balance the negative effects of change.</p>
Negligible beneficial	<p>The proposals will be of minimal benefit to overall landscape / townscape character in that they will cause very minor enhancement to key components of the baseline landscape / townscape.</p> <p><u>Guidance:</u></p> <ul style="list-style-type: none"> ▪ The proposals cause minimal benefit to the landscape/townscape in that they cause little beneficial effect on character, and incorporate measures for mitigation that balance any adverse effects and therefore create a landscape / townscape whose character: <ul style="list-style-type: none"> ○ Matches the layout, mix scale and appearance of the existing landscape/townscape. ○ Introduces components that are considered characteristic of the surrounding landscape/townscape. ○ Maintains or slightly improves existing landscape / townscape quality and character. ○ Maintains or slightly improves existing sense of place.

Table continued below

<p>Low beneficial</p>	<p>The proposals will be of slight benefit to overall landscape / townscape character as they will cause minor enhancement to key components of the baseline landscape / townscape.</p> <p><u>Guidance:</u></p> <ul style="list-style-type: none"> ▪ The proposals will slightly enhance the landscape/townscape as they create a landscape / townscape whose character: <ul style="list-style-type: none"> ○ Fits acceptably with the layout, mix, scale and appearance of the surrounding landscape / townscape. ○ Introduces components that are broadly characteristic of the attributes of the receiving landscape/townscape. ○ Enhances existing landscape / townscape quality and character. ○ Will enable some sense of place and quality to be restored or enhanced through beneficial and sensitive design. ○ Incorporate measures for mitigation to ensure they will blend in well with the surroundings.
<p>Medium beneficial</p>	<p>The proposals will be of moderate benefit to overall landscape / townscape character as they will cause moderate enhancement to key components of the baseline landscape / townscape.</p> <p><u>Guidance:</u></p> <ul style="list-style-type: none"> ▪ The proposals will moderately enhance the landscape/townscape as they create a landscape / townscape whose character: <ul style="list-style-type: none"> ○ Fits well with the layout, mix, scale and appearance of the landscape / townscape. ○ Introduces components considered to be substantially characteristic of the attributes of the receiving landscape/townscape. ○ Will have a significantly positive effect on existing landscape / townscape quality and character. ○ Enables the restoration of characteristic features or components. ○ Will enable significant sense of place and quality to be restored or enhanced through beneficial and sensitive design.
<p>High beneficial</p>	<p>The proposals will be of substantial benefit to overall landscape / townscape character as they will cause major enhancement of key components of the baseline landscape / townscape.</p> <p><u>Guidance:</u></p> <ul style="list-style-type: none"> ▪ The proposals will significantly enhance the landscape/townscape as they create a landscape / townscape whose character: <ul style="list-style-type: none"> ○ Exactly fits the layout, mix, scale and appearance of the landscape / townscape. ○ Introduces components considered to be totally characteristic of the attributes of the receiving landscape/townscape. ○ Will have a substantially positive effect on a high quality or highly vulnerable landscape / townscape, causing it to be considerably enhanced in quality. ○ Enables the restoration of many characteristic features or components. ○ Will enable the sense of place and quality of a landscape of recognised quality to be fully restored through beneficial and sensitive design.

Landscape effect significance

- 7.16 The last stage of the process of landscape effect assessment involves the determination of the **significance of effect** on each key landscape element selected for assessment and on overall landscape character.
- 7.17 To do so, the **sensitivity** of the individual receptors and the **magnitude** of effect are combined using Table Z below.

Table Z – Landscape effect significance matrix

		Sensitivity of landscape receptors		
		High	Medium	Low
Magnitude of effect	High adverse	Substantial adverse effect	Major adverse effect	Moderate adverse effect
	Medium adverse	Major adverse effect	Moderate adverse effect	Slight adverse effect
	Low adverse	Moderate adverse effect	Slight adverse effect	Very slight adverse effect
	Negligible adverse	Slight adverse effect	Very slight adverse effect	Negligible adverse effect
	No change / Neutral	Neutral effect	Neutral effect	Neutral effect
	Negligible beneficial	Slight beneficial effect	Very slight beneficial effect	Negligible beneficial effect
	Low beneficial	Moderate beneficial effect	Slight beneficial effect	Very slight beneficial effect
	Medium beneficial	Major beneficial effect	Moderate beneficial effect	Slight beneficial effect
	High beneficial	Substantial beneficial effect	Major beneficial effect	Moderate beneficial effect

EIA regulations – “Significant” landscape effects

- 7.18 As set down in GLVIA3 (and as required under EIA legislation) the aim of this assessment is to determine any “Significant” landscape effects.
- 7.19 ‘Significant’ effects vary from project to project and are appropriate to the nature, size and location of the proposed development. In this case, as for the visual assessment, in terms of the EIA Regulations and for the purposes of planning, only ‘major’ and ‘substantial’ adverse effects are considered ‘Significant’.
- 7.20 However, those landscape elements where the effects are not considered to be “Significant” are discussed in the main LVIA and are not disregarded. Whilst EIA regulations only require the “Significant” effects to be identified (both adverse and beneficial) it is clearly important, in considering the overall effects of a development, to consider not only those receptors experiencing “Significant” effects, but those with lesser effects as well. In concluding the overall impact on landscape character, it is important that the focus does not become purely on a single or limited number of “Significant” effects, when the bigger picture may be one of generally minimal effects (and may also include beneficial as well as adverse effects).