

Appendix 6.2: Relevant Planning Policy

Introduction

Refer to: **Figure 6.5** – Heritage Destinations

Figure 6.6 – Townscape Character Areas

Figure 6.10 – Strategic Regeneration Frameworks

6.2.1 The relevant planning policies in respect of townscape and visual issues are set out in this section.

National Policy – National Planning Policy Framework (NPPF)

6.2.2 Relevant sections within the National Planning Policy Framework¹ in respect of townscape and visual issues are as follows:

- Section 6 – Building a strong, competitive economy
- Section 7 – Ensuring the vitality of town centres
- Section 8 - Promoting healthy and safe communities
- Section 11 – Making effective use of land
- Section 12 – Achieving well-designed and beautiful places
- Section 16 – Conserving and enhancing the historic environment

6.2.3 Section 6 recognises that planning policies should support economic growth and productivity and allow areas to build on their strengths (paragraph 85). Section 6 has significance for the Proposed Development as a business and office space development, which will facilitate local enterprises.

6.2.4 Section 7 indicates that planning policies should promote town centre vitality and viability by allowing them to grow and diversify in a way that can respond to rapid changes in the retail and leisure industries and allow a suitable mix of uses (paragraph 90a). Section 7 also recognises that development should meet the anticipated needs for retail, leisure, office, and other uses over the next ten years, at least (paragraph 90d). Furthermore, within city-centres, uses should be suitable and relevant to their central location (paragraph 91). Section 7 is relevant to this site due to its provision of office space and city centre location within the Northern Quarter area.

¹ Ministry of Housing, Communities and Local Government, *National Planning Policy Framework*. (London: Ministry of Housing, Communities and Local Government; 2023) <https://www.gov.uk/government/publications/national-planning-policy-framework--2> [accessed 6th February 2024]

- 6.2.5 Section 8 looks to outline policies to ensure healthy, inclusive and safe places as well as 'beautiful' buildings.² It looks to allow developments that will encourage social interaction through mixed use developments, creating strong neighbourhood centres and active street frontages. It also looks to enable healthy lifestyles through neighbourhood provisions (including local shops and community facilities). This policy is relevant to the Proposed Development on account of its mixed ground floor uses designated to be of community value.
- 6.2.6 Section 11 promotes and supports the development of under-utilised land and buildings, especially where sites could be used more effectively (for example converting existing buildings) (paragraph 124d). Section 11 is applicable to this site since it currently contains vacant buildings.
- 6.2.7 Section 12 recognises that the creation of high quality, beautiful and sustainable buildings is fundamental to what the planning and development process should achieve (paragraph 131). Policies should be developed with the local communities so they reflect local aspirations and recognition should be given to neighbourhood planning groups as they can play a significant role in identifying the special qualities of each area and explaining how this should be reflected in development (paragraph 132). Developments should add to the overall quality of the area, be sympathetic to local character and history, establish or maintain a strong sense of place and optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (paragraph 135). Section 12 is of significance to the Proposed Development due to its size and massing and its close proximity to the key local character areas of the Northern Quarter and Ancoats, and the Conservation Areas they encompass. The proposal aims to echo the architectural identity of the Northern Quarter through its materiality, tone and proportion. Between May 2020 and January 2022, several preapplications discussions were had with MCC planning and heritage officers, to discuss emerging design concepts, approach to heritage retention and scale and massing. These discussions were followed by consultations with Historic England (Aug 2022) and both Piccadilly and Ancoats Ward Councillors (Sept-Oct 2022), to present the developed design ahead of a public consultation. Various massing options were explored which tested the number, sizes and proportions, with the preference being to create a double-step which responds to both the medium and long-distance vistas along both Great Ancoats Street and Lever Street. In the period between Jan 2023 and Jan 2024, the design continued to be developed through consultation with MCC planning officers, building on the engagement and feedback from the public consultation.
- 6.2.8 Section 16 requires heritage assets that may be affected by a development to be identified and assessed and to minimise any conflict between the heritage asset's conservation and any aspect of the development (paragraph 195). This is of high relevance to the Proposed Development as it is sited in close proximity to 3 Conservation Areas, as well as a high number of Grade II and Grade II* Listed buildings.

² Ministry of Housing, Communities and Local Government, *National Planning Policy Framework*. (London: Ministry of Housing, Communities and Local Government; 2023) <https://www.gov.uk/government/publications/national-planning-policy-framework--2> [accessed 6th February 2024]

- 6.2.9 The NPPF, and importantly the sections described above, have informed relevant planning policies at the local level, as described below.

Local Policy

Manchester's Local Development Framework Core Strategy

The site is located within the Manchester City Council area, and therefore any development proposals must be considered in respect of policies within Manchester's Local Development Framework Core Strategy 2012-2027.³ The policies which are relevant to the site with respect to townscape and visual issues are:

Core Strategy Policy SP1: Spatial Principles

- 6.2.10 Policy SP1 states:

"The Regional Centre will be the focus for economic and commercial development, retail, leisure and cultural activity, alongside high-quality city living."

And that developments in all areas of the city should:

"Make a positive contribution to neighbourhoods of choice including:- creating well designed places that enhance or create character... protect and enhance the built and natural environment.

Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.

Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision."

- 6.2.11 The above policy is in line with the NPPF with respect to sections 6, 7 and 12. It seeks to support economic and commercial development within City Centre and the surrounding fringe area, improving access to employment opportunities, redeveloping brownfield sites where possible, and contributing positively to the local built environment. This is relevant to the Proposed Development on several accounts; its location on the border of the City Centre within the wider Regional Centre area, its high provision of office space, its setting on a previously built-up plot and its environmentally sustainable design to ensure low embodied and operational carbon.

Core Strategy Policy EC1: Employment and Economic Growth in Manchester

- 6.2.12 Policy EC1 looks to locate areas for economic development within Manchester, with several priorities including:

"Improving access to jobs for all via public transport, walking and cycling"

"Improving the portfolio of employment premises, by providing a range of employment sites and premises for small, medium and large businesses"

³ Manchester City Council, *Manchester's Local Development Framework Core Strategy Development Plan Document* (Manchester: Manchester City Council, 2012)
<https://www.manchester.gov.uk/downloads/download/5672/core_strategy [accessed 6th February 2024].

“Ensuring the continued social, economic and environmental regeneration of the City”

The above policy is in line with NPPF sections 6 and 7, looking to create space for enterprise and employment and ensure the lasting vitality of the City Centre. This policy is applicable to the Proposed Development, reflective of its provision of business premises within the City Centre, and connectivity to sustainable transport links, with its anticipation to be a car free development (with the exception of provision for accessibility).

Core Strategy Policy EC3: The Regional Centre

6.2.13 Policy EC3 states:

“Within the Regional Centre development for employment generating uses including offices and other commercial development will be encouraged Office developments will be appropriate providing that:

- *They are in locations which are well connected by sustainable transport to both the City Centre and residential areas, and*
- *The scale and type of office development does not undermine delivery of employment space within the City Centre.*

6.2.14 The above policy reflects sections 6 and 7 of the NPPF. It recognises that the Regional Centre can provide employment use and has land available to support large scale development. This policy is of direct application to the site as it is located within both the City and Regional Centre. It is also in close proximity to several existing sustainable transport networks.

Core Strategy Policy CC1: Primary Economic Development Focus: City Centre and Fringe

6.2.15 Policy CC1 states:

“The City Centre and fringe will be considered a suitable location for the consideration of high-density buildings and commercially led mixed use schemes. The focus for employment growth will be in B1a high density offices and the Council will give particular encouragement and support for such development in the following locations:

City Centre

- *Civic Quarter*
- *Mayfield*
- *Spinningfields and Granada lands*
- *The Corridor (Oxford Road Corridor, Great Jackson Street and First Street)*
- *Piccadilly*

City Centre Fringe

- *City Centre North extending into Strangeways and Collyhurst*

- Ancoats
- Chancellors Place
- Birley Fields/Manchester Science Park”⁴

6.2.16 This Policy sits within the wider Objective 2 Economy and City Centre 8 which also states: *The City Centre is the most suitable location for regional and sub-regional office growth in terms of agglomeration, ability to attract inward investment and compatibility with PPS4. Of particular importance considering the wide catchment of City Centre workers, the City Centre is a highly accessible location.* (Paragraph 8.25)

6.2.17 The above policy is in line with the NPPF with respect to sections 6 and 7. It seeks to support high density development within the City Centre, whilst ensuring that development is managed to make the most efficient use of available land. The Proposed Development is implicated by its setting within the City Centre boundary, identified as a key area for office growth. The site is also located on the border of one of the locations (Ancoats) where high density offices will be given support for development.

Core Strategy Policy CC6: City Centre High Density Development

6.2.18 Policy CC6 states:

“City Centre development will generally be high-density. It is a location where land should be used to maximise its efficiency. The appropriate scale, massing and height of development in the City Centre will significantly exceed what is appropriate elsewhere in the City.

Development will need to have regard to the Council's approach to tall buildings (policy EN2), but any proposals which do not reflect the importance of maximising the development opportunities in the City Centre will only be supported where this accords with wider Core Strategy objectives.”

6.2.19 Policy CC6 similarly related to sections 6 and 7 within the NPPF. It promotes the use of the City Centre as an area capable of absorbing high density development, with the required scale and massing such development requires. This is relevant to the Proposed Development on account of its location on the inner periphery of the City Centre boundary. This policy also impacts the townscape and visual issues in this assessment due to the scale and high-density building usage of the Proposed Development.

Core Strategy Policy CC7: Mixed Use Development

6.2.20 Policy CC7 states:

“The City Centre presents the most viable opportunities for mixed-use development, and in general these will be promoted as a means of using land as efficiently as possible. A range of uses should be considered for all sites, subject to the following considerations:

⁴ Manchester City Council, Manchester’s Local Development Framework Core Strategy Development Plan Document (Manchester: Manchester City Council, 2012)
<https://www.manchester.gov.uk/downloads/download/5672/core_strategy [accessed 6th February 2024].

...Active ground floor uses (shops, food and drink and leisure) will be appropriate in locations which have an established public function, or as part of a development which will create such an environment."

- 6.2.21 Policy CC7 related to NPPF Sections 7 and 8, which support the provision of mixed-use development, active frontages and local community provision. This policy identifies the City Centre as a key location for such development and highlights active ground floor uses as key to areas with existing public facing functions. This is applicable to the Proposed Development, as it is set along Great Ancoats Street, which already provides a mix of developments and ground floor frontages to the urban streetscape. It also relates to the Proposed Developments siting within the City Centre, as well as close proximity to the neighbourhood areas of both Ancoats and the Northern Quarter.

Core Strategy Policy CC9: Design and Heritage

- 6.2.22 Policy CC9 states:

"Design of new buildings will need to be of the highest standard in terms of appearance and function. The standards and guidance explained in other LDF policies should be the basis for the approach to design, with particular attention to be given to the City Centre context and character.

Development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, Conservation Areas and scheduled ancient monuments.

The Council will support high density and mixed-use development in the City Centre, but developers must recognise the specific design challenges that must be overcome to ensure complementarity of function and form. New development must support the range of uses the Council expects in the City Centre and contribute to a coherent and integrated physical environment."

- 6.2.23 Policy CC9 relates to sections 12 and 16 of the NPPF. It highlights the need for development to be in keeping with its surroundings and to respect any nearby heritage assets. This is important to the Proposed Development as it is located in close proximity to several Conservation Areas, listed buildings and distinctive character areas within both the City Centre and the Regional Centre.

Core Strategy Policy EC8: Central Manchester

- 6.2.24 Policy EC8 states:

"Central Manchester is expected to provide approximately 14ha of employment land. The majority of this provision will be provided within:

- The Corridor (Manchester) within the Central Manchester Regeneration Area [...]*
- [...] Princess Parkway [...]*
- [...] Stockport Road and Hyde Road [...]*
- District centres of Hulme, Rusholme and Longsight [...]"*

The Council will promote development which has had regard to:

- *Ensuring employment within Central Manchester complements those uses within the City Centre [...]."*

6.2.25 Policy EC8 relates to sections 6 and 7 of the NPPF. recognises that the City Centre is a suitable location for a mix of employment opportunities and identifies key areas with the highest suitability for this purpose. The Proposed Development is situated within the City Centre, but not one of the major sub-areas envisaged to provide the majority of the 14ha of new employment.

Strategy Policy EN1: Design Principles and Strategic Character Areas

6.2.26 Policy EN1 states:

"All development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance and listed above and have regard to the strategic character area in which the development is located. Opportunities for good design to enhance the overall image of the City should be fully realised, particularly on major radial and orbital road and rail routes. Design and Access Statements submitted with proposals for new development must clearly detail how the proposed development addresses the design principles, reinforces and enhances the local character of that part of the City and supports the achievement of the Core Strategy Strategic Objectives.

1. City Centre Character Area

The City Centre contains a rich legacy which reflects its urban evolution to the current day and includes listed buildings, Conservation Areas, archaeological remains and an historic street pattern. Its core area presents a particularly dense environment that accommodates a wide and closely integrated range of uses including commercial, civic and residential activities. Relative to the amount of development there is limited open space and this includes a range of civic and less formal green spaces and waterways. Outside the core and associated with the Inner Relief Route there are less active and less densely developed areas with significant elements of cleared land. The City Centre is the focus of the City's transport routes.

- *Developers will be expected to consider the City's heritage and continue the rich pattern of activity in the core area.*
- *While there will be opportunities to create landmark buildings, developments should also contribute positively to the experience of all at street level.*
- *Wherever possible the opportunity should be realised to enhance existing and provide new areas of meaningful open space, and the maintenance and improvement of the City's permeability should be considered in all proposals. [...]"*

6.2.27 The above policy is in line with the NPPF with respect to sections 6 and 12. It recognises that the site is located in an area where there is a rich variety of activity, range of uses and scale of built form. Therefore, new development needs to reflect the City Centre's heritage, mixed activities and look to contribute to the creation of active street frontages.

Core Strategy Policy EN2: Tall Buildings

6.2.28 Policy EN2 states:

"Tall buildings are defined as buildings which are substantially taller than their neighbourhoods and/or which significantly change the skyline.

Proposals for tall buildings will be supported where it can be demonstrated that they

- Are of excellent design quality,*
- Are appropriately located,*
- Contribute positively to sustainability,*
- Contribute positively to place making, for example as a landmark, by terminating a view, or by signposting a facility of significance, and*
- Will bring significant regeneration benefits.*

A fundamental design objective will be to ensure that tall buildings complement the City's key existing building assets and make a positive contribution to the evolution of a unique, attractive and distinctive Manchester, including to its skyline and approach views.

Suitable locations will include sites within and immediately adjacent to the City Centre with particular encouragement given to non-Conservation Areas and sites which can easily be served by public transport nodes. [...]

*By their very size tall buildings can have a significant impact on the local environment and its micro-climate. It is therefore expected that this impact be modelled and that submissions for tall buildings also include appropriate measures to create an attractive, pedestrian friendly local environment."*⁵

6.2.29 Policy EN2 relates to section 12 of the NPPF. Importantly, it intends to support well designed and appropriately located tall buildings that make a positive contribution to the city and its regeneration. This policy is of relevance to townscape and visual issues in this assessment as the Proposed Development includes a tall building located within the City Centre.

Core Strategy Policy EN3: Heritage

6.2.30 Policy EN3 states:

"Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre

New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas

⁵ Manchester City Council, Manchester's Local Development Framework Core Strategy Development Plan Document (Manchester: Manchester City Council, 2012)
<https://www.manchester.gov.uk/downloads/download/5672/core_strategy [accessed 6th February 2024].

and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, Conservation Areas and archaeological remains.”⁶

- 6.2.31 The above policy is in line with the NPPF with respect to section 16. It is important to this assessment of the Proposed Development on account of the site’s proximity to three Conservation Areas; Ancoats, Stevenson Square and Smithfield, as well as a high number of Listed Buildings encompassed within the wider study area.

Unitary Development Plan

- 6.2.32 The Core Strategy replaced many of the policies from the Unitary Development Plan 1995 (UDP)⁷. However, some UDP policies are extant, and it is therefore important to consider proposals in respect of these. The objective which is relevant to the site with respect to townscape and visual issues is:

UDP Policy E3.3: Environmental Improvement and Protection

- 6.2.33 The Objective aims to:

“...improve the appearance of the City’s major road and rail routes both as an important element in improving the local environment for people living and working on or close to these major routes; to improve the image of the City in order to attract new investment and jobs; and make the City more attractive to tourists and visitors [...] Where high quality open space cannot be provided then the Council will promote the site for built development.”⁸

- 6.2.34 The above policy is in line with the NPPF with respect to sections 7, 11 and 12. It is relevant to the townscape and visual issues in this assessment as the site is located on a major route into and out of the City Centre.

- 6.2.35 The UDP also contains the following assessment relevant to the site:

UDP RC20 - Area 10: City Centre Small Area Proposals - Oldham Street/Lever Street/Newton Street

- 6.2.36 The area assessment describes:

“...Newton Street and Lever Street link Portland Street with Great Ancoats Street and the rest of the Inner Relief Route and together represent a better and more attractive route than Oldham Street in catering for cross-city movements of general traffic [...] Improvements to parking and servicing will be important to encouraging a diverse mix of new uses [and would be particularly relevant] to maintaining activity levels in commercial buildings around Lever Street.

None of these measures need imply major change in the character of the area and the aim overall will be both to retain existing activity and encourage further additions to the mixture of uses [...]”

⁶ Manchester City Council, Manchester’s Local Development Framework Core Strategy Development Plan Document (Manchester: Manchester City Council, 2012)
<https://www.manchester.gov.uk/downloads/download/5672/core_strategy [accessed 6th February 2024].

⁷ Manchester City Council, *Extant Unitary Development Policies (UDP)* (n.d.)
<https://www.manchester.gov.uk/downloads/download/4975/extant_udp_policies> [accessed 6th February 2024].

⁸ *ibid*

- 6.2.37 The above assessment is in line with the NPPF section 7, looking to maintain and enhance this particular area of the City Centre. It is relevant to the Proposed Development due to its setting on Lever Street, identified as a key route into the City Centre.

The Guide to Development in Manchester – Supplementary Planning Document and Planning Guidance

- 6.2.38 Additional guidance for planning within Manchester comes from The Guide to Development in Manchester – Supplementary Planning Document and Planning Guidance, adopted in 2007⁹. This aims to support and enhance existing qualities and ongoing development in the city by providing a set of reasoned principles to guide developers, designers, and residents. The principles which are relevant to the site with respect to townscape and visual issues are:

SPD Principle 2.6: The City's heritage is an asset

- 6.2.39 The Character and Context Principle states:

"The rich urban heritage of Manchester and the distinctive qualities of its different neighbourhoods and buildings help to create a strong sense of place and should be respected in new development, to promote high quality environments that combine good design with the best architectural traditions of the City. There are currently 35 Conservation Areas in the City, each with its own distinctive character. New developments should acknowledge the character of these areas and will only be acceptable if they preserve or enhance the special nature of these varied parts of the City."¹⁰

- 6.2.40 The above policy is in line with the NPPF with respect to section 16. It is important and relevant to the townscape and visual issues in this assessment as the Proposed Development is in close proximity to three Conservation Areas; Ancoats, Stevenson Square and Smithfield, as well as a high number of Listed Buildings encompassed within the wider study area.

SPD Principle 2.7: Development should help to sustain local neighbourhoods

- 6.2.41 The Character and Context Principle states:

*"We wish to encourage the most appropriate form of development to enliven neighbourhoods and sustain local facilities. The layout of the scheme and the design, scale, massing and orientation of its buildings should achieve a unified urban form which blends in with, and links to, adjacent areas. Increased development density can be appropriate where it is necessary to reinforce community identity, promote a more economic use of land, increase demand for local facilities and contribute to safer, self-policed streets. However, density levels must be informed by the character of an area and the specific circumstances of a proposal."*¹¹

⁹ Manchester City Council, *Guide to Development in Manchester - Supplementary Planning Document and Planning Guidance (SPD)* (Manchester: Manchester City Council, 2007)
<https://secure.manchester.gov.uk/site/scripts/download_info.php?downloadID=644&fileID=1424>
[accessed 26th January 2024].

¹⁰ *ibid.*

¹¹ Manchester City Council, *Guide to Development in Manchester - Supplementary Planning Document and Planning Guidance (SPD)* (Manchester: Manchester City Council, 2007)

6.2.42 The above policy is in line with the NPPF with respect to section 12. It is important and relevant to the townscape and visual issues in this assessment as the site is located adjacent to the existing Ancoats and Northern Quarter neighbourhoods. The Proposed Development includes large scale and high-density development which is required to blend with and contribute positively to the smaller scale, existing heritage buildings.

SPD Principle 2.13: Buildings should relate well to each other

6.2.43 The Continuity and Enclosure Principles state:

*"The scale, position and external appearance of new buildings should respect their setting and relationship to adjacent buildings, enhance the street scene and consider their impact on the roof line and skyline. Buildings should recognise the common building line created by the front face of adjacent buildings. Projections and setbacks from this line, such as bays, foyers and entrance halls, can help to create visual emphasis; they should not, however, reduce safety by creating hidden areas, or accessibility by making obstructions, nor detract from the visual continuity of the frontage."*¹²

The above policy is in line with the NPPF with respect to sections 8 and 12. It will be necessary to consider the relationship between the Proposed Development and the surrounding urban form as part of this assessment. It is of particular relevance to this site on account of both its setting along Great Ancoats Street, and its inclusion as part of the lower scale Northern Quarter character area.

SPD Principle 2.14/2.15: Building height should be carefully considered

6.2.44 The Continuity and Enclosure Principles state:

"It is important that new developments are of an appropriate height having regard to location, character of the area and specific site circumstances and local effects, such as microclimatic ones."

*"Although a street can successfully accommodate buildings of differing heights, extremes should be avoided unless they provide landmarks of the highest quality and are in appropriate locations. In established residential areas, significant variation in height may not be appropriate. Where higher structures are more appropriate, notably in and around the City Centre, they must be informed by all of the principles described in the Guide."*¹³

6.2.45 The above policy is in line with the NPPF with respect to section 12. Importantly, it indicates that significant variations in height may not be appropriate in established residential areas. This is relevant to the townscape and visual issues in this assessment as the Proposed Development includes a tall building adjacent to the low-rise neighbourhood of the Northern Quarter, as well as the mixed-use neighbourhood of Ancoats.

<https://secure.manchester.gov.uk/site/scripts/download_info.php?downloadID=644&fileID=1424>
[accessed 26 January 2023].

¹² ibid

¹³ Manchester City Council, Guide to Development in Manchester - Supplementary Planning Document and Planning Guidance (SPD) (Manchester: Manchester City Council, 2007)

<https://secure.manchester.gov.uk/site/scripts/download_info.php?downloadID=644&fileID=1424>
[accessed 26 January 2023].

SPD Principle 2.17: Developments should enhance existing vistas and create new ones

6.2.46 The Legibility Principle states:

*"Vistas enable people to locate key buildings and to move confidently between different parts of the neighbourhood or from one area to another. The primary face of buildings should lead the eye along important vistas. Views to important buildings, spaces and landmarks, should be promoted in new developments and enhanced by alterations to existing buildings where the opportunity arises. Gaps between buildings should not distract from the major view along a street. Signage can be used positively to enhance legibility in new developments and if appropriately located and designed can be particularly helpful for visitors and users of large complex schemes."*¹⁴

6.2.47 The above policy is in line with the NPPF with respect to section 12. In terms of townscape and visual issues in this assessment, it outlines that new developments should promote views to important buildings, spaces and landmarks. This is important as the Proposed Development is located on a key route into and out of the City Centre.

SPD Principle 2.18: Strong corners are important landmarks

6.2.48 The Legibility Principle states:

*"The corners of buildings create visual interest, enliven the streetscape and contribute to the identity of an area. Corners help people to find their way around an area and are often used as meeting points. Corners should therefore be designed with attractive window, entrance and elevational detail and site boundaries should be high quality. On major routes they should accommodate active ground floor uses, entrances, art or signage, to reinforce the character of the street and the sense of place [...]"*¹⁵

6.2.49 The above policy is in line with the NPPF with respect to section 12. It is applicable to the Proposed Development on account of its setting on the corner between Lever Street and Great Ancoats Street, and proposals to provide active ground floor frontages.

Supplementary Planning Document and Planning Guidance

6.2.50 The site is located in close proximity to both the Ancoats and New Islington Neighbourhood Development Framework (NDF) and the Manchester Piccadilly Strategic Regeneration Framework (SRF). The Northern Quarter in which the Proposed Development is sited is not however currently subject to an NDF or SRF. The latest framework available for the Northern Quarter is the Northern Quarter Development Framework prepared for Manchester City Council in 2003.¹⁶ However, on account of this

¹⁴ *ibid.*

¹⁵ Manchester City Council, Guide to Development in Manchester - Supplementary Planning Document and Planning Guidance (SPD) (Manchester: Manchester City Council, 2007)
<https://secure.manchester.gov.uk/site/scripts/download_info.php?downloadID=644&fileID=1424>
[accessed 26 January 2023].

¹⁶ Drivers Jonas, Regeneris, Taylor Young, *Northern Quarter Development Framework* (Manchester; Manchester City Council, 2003)
https://www.manchester.gov.uk/download/downloads/id/2854/northern_quarter_development_framework.pdf [accessed 6th February 2024]

Framework being 20 years old and its content being of limited relevance to any townscape or visual attributes, it has been discounted from this assessment.

Tree Preservation Orders

- 6.2.51 There are currently no existing trees on site and therefore no Tree Preservation Orders apply.

Appendix 6.3: TVA Assessment Methodology

Introduction

- 6.3.1 This Appendix sets out the methodology adopted within this Townscape and Visual Assessment (TVA) to assess the townscape and visual effects of the proposed intervention. The methodology is informed by guidance contained within;
- a. Guidelines for Landscape and Visual Impact Assessment¹⁷ often referred to as 'GLVIA 3'. Note: Terminology within GLVIA 3 (e.g. susceptibility) that is referred to within this methodology is recognised as being interchangeable between 'landscape' and 'townscape' assessment.
 - b. Townscape Character Assessment Technical Information Note 05/2017 (Revised April 2018).¹⁸
- 6.3.2 As defined within GLVIA 3, 'Townscape' refers to areas where the built environment is dominant and includes buildings, the relationship between them, different types of urban spaces and relationship between buildings and space. Townscape also reflects the relationship between people and place.
- 6.3.3 Townscape and visual matters are separate, although closely related and interlinked issues, and are dealt with as such throughout the TVA. The methodologies for assessing both are outlined separately below.

Baseline Study

- 6.3.4 The initial step of the TVA is to review the existing townscape and visual resource in the vicinity of the proposed intervention, known as the 'baseline' townscape and visual conditions. This is a process of gathering information, as part of a desk study and subsequent field survey work, to understand features and characteristics of the townscape, the way it is experienced, its quality and value or importance of the visual resources in the vicinity of the proposed intervention. The data collected forms the basis from which the townscape and visual effects of the intervention are identified and assessed.
- 6.3.5 The baseline study records the existing elements that make up the townscape in the study area, including:
- a. Urban structure and built form, including urban grain, scale, massing, density and building height;

¹⁷ Landscape Institute, Institute of Environmental Management & Assessment, *Guidelines for Landscape & Visual Impact Assessment*, 3rd ed. (London: Routledge, 2013)

¹⁸ Landscape Institute, *Townscape Character Assessment, Technical Information Note, Revised April 2018*. (Landscape Institute, 2018) <<https://landscapewpstorage01.blob.core.windows.net/www-landscapeinstitute-org/2018/04/tin-05-2017-townscape.pdf>> [accessed 11 May 2023]

- b. Heritage assets, including listed buildings, scheduled monuments, Conservation Areas and registered parks and gardens;
- c. Green infrastructure and public realm;
- d. Movement and connectivity, including legibility and permeability, public rights of way and classifications (motorways, A roads, B roads etc);
- e. The aesthetic and perceptual aspects of the townscape: Scale, complexity, openness, enclosure and activity;
- f. The condition of the townscape, i.e. the state of an individual area; and
- g. Reference to policy or designations as an indicator of recognised value, including specific features or characteristics that justify the designation of the area.

This informs a concise description of the existing character of the intervention site and its surrounding townscape context and enables the classification of the townscape into distinct character areas or types, which share common features and characteristics.

6.3.6 The visual baseline study records and establishes the following:

- a. The area in which the intervention may be visible. This is identified by a process of map interpretation and / or digital mapping to construct a map showing the area from which the proposed intervention may theoretically be visible, or its Zone of Theoretical Visibility (ZTV)
- b. The different types of people or townscape settings (receptors) which may experience views of the proposed intervention and the viewpoints where they will be affected
- c. The nature of the views at the viewpoint

Assessment of Townscape Effects

General

- 6.3.7 The townscape assessment considers the potential effects of the proposed intervention on the components of the townscape (as identified within the Baseline Study). Physical change to the intervention site may result in changes to the distinctive character of the townscape and it's context and how it is perceived.
- 6.3.8 Depending on the scale, complexity and location of the proposed intervention, the effects of demolition and/or construction on Site may also form part of the assessment process. The process of assessing the effects is the same as for the proposed intervention.
- 6.3.9 Townscape receptors which could be affected by a proposed intervention may include:

- a. Individual constituent elements and features;
- b. Specific aesthetic and perceptual qualities; and
- c. The overall character and key characteristics as experienced in different areas (e.g. townscape character areas or types).

6.3.10 The Significance of the Townscape Effects identified is determined by a consideration of the **Sensitivity** of the townscape receptors and the **Magnitude of Change** to the townscape;

- a. The **Sensitivity** of a townscape receptor combines judgements of their **Susceptibility** to the type of intervention proposed and the **Value** attached to the townscape receptor.

Sensitivity = Susceptibility + Value

- b. The **Magnitude of Change** to the townscape receptor depends upon the size or scale of the intervention, the geographical extent of the area experiencing change and its duration and reversibility.

Magnitude of Change = Size/scale of intervention + geographical extent of change + duration / reversibility of change

(Refer to Figure 6.2.1: Townscape Assessment Process and Table 6: Significance Townscape Effects)

Townscape Susceptibility

6.3.11 Susceptibility is defined as the ability of the townscape receptor (whether it be the overall character or quality of a particular townscape type or area, or an individual element and/or feature, or particular aesthetic and perceptual aspects) to accommodate the proposed intervention without change to the underlying baseline situation and/or the achievement of townscape planning policies and strategies. The susceptibility of a townscape to change is dependent on the characteristics of the receiving townscape and the type and nature of the intervention proposed. (see paragraph 5.40 of GLVIA 3).

(Refer to Table 1: Townscape Susceptibility)

Townscape Value

6.3.12 This is defined as the relative value that is attached to different townscapes by society. Townscapes can be valued by different people for different reasons, connected to a range of factors including townscape quality, rarity, representativeness, conservation interests, recreation value, perceptual aspects and associations. This consensus can be recognised at a local, regional or national or international scale. (see paragraph 5.44 and 5.45 of GLVIA 3).

(Refer to Table 2: Townscape Value)

Townscape Quality

6.3.13 Quality is defined as a measure of the physical state of the townscape. It may include the extent to which typical character is represented in individual areas, the intactness of the townscape and the condition of individual elements.

6.3.14 A judgement of the townscape quality is considered an important consideration in determining townscape value.

(Refer to Table 3: Townscape Quality)

Townscape Sensitivity

6.3.15 The sensitivity of a townscape receptor combines judgements of their Susceptibility to the type of intervention proposed and the Value attached to the townscape. (see paragraph 5.39 of GLVIA 3).

(Refer to Table 4: Townscape Sensitivity)

Magnitude of Change (Townscape)

6.3.16 Is defined as the degree of change to the townscape receptor in terms of the following:

- a. Size and scale of intervention that is proposed. This relates to both physical scale of the intervention and the degree of aesthetic / perceptual qualities that are altered.
- b. Geographical extent over which the townscape effects will be experienced. This is distinct from size or scale, as for example there may be large scale addition to a very localised area or small-scale addition to a large geographical area. In summary, the geographical extent may be a site level or the immediate setting of the site, or to a larger extent that effects the wider townscape character area or several townscape character areas.
- c. Duration and reversibility of the intervention. Duration is judged as either short term, medium term or long term. Duration and reversibility are considered together and relates to permanence. E.g. construction work on Site is short term, whereas the completed intervention may be long term.

(Refer to Table 5: Magnitude of Change [Townscape])

Embedded Mitigation

6.3.17 Embedded Mitigation refers to primary measures, which have been developed through the iterative design process and have been 'embedded' into the masterplan and detailed design. This process seeks to ensure that, wherever possible, adverse effects on townscape character are designed out, and the opportunity for beneficial effects is maximised

6.3.18 Embedded mitigation should be a consideration in determining the effects of the proposed intervention on Site.

Figure 6.2.1: Townscape Assessment Process

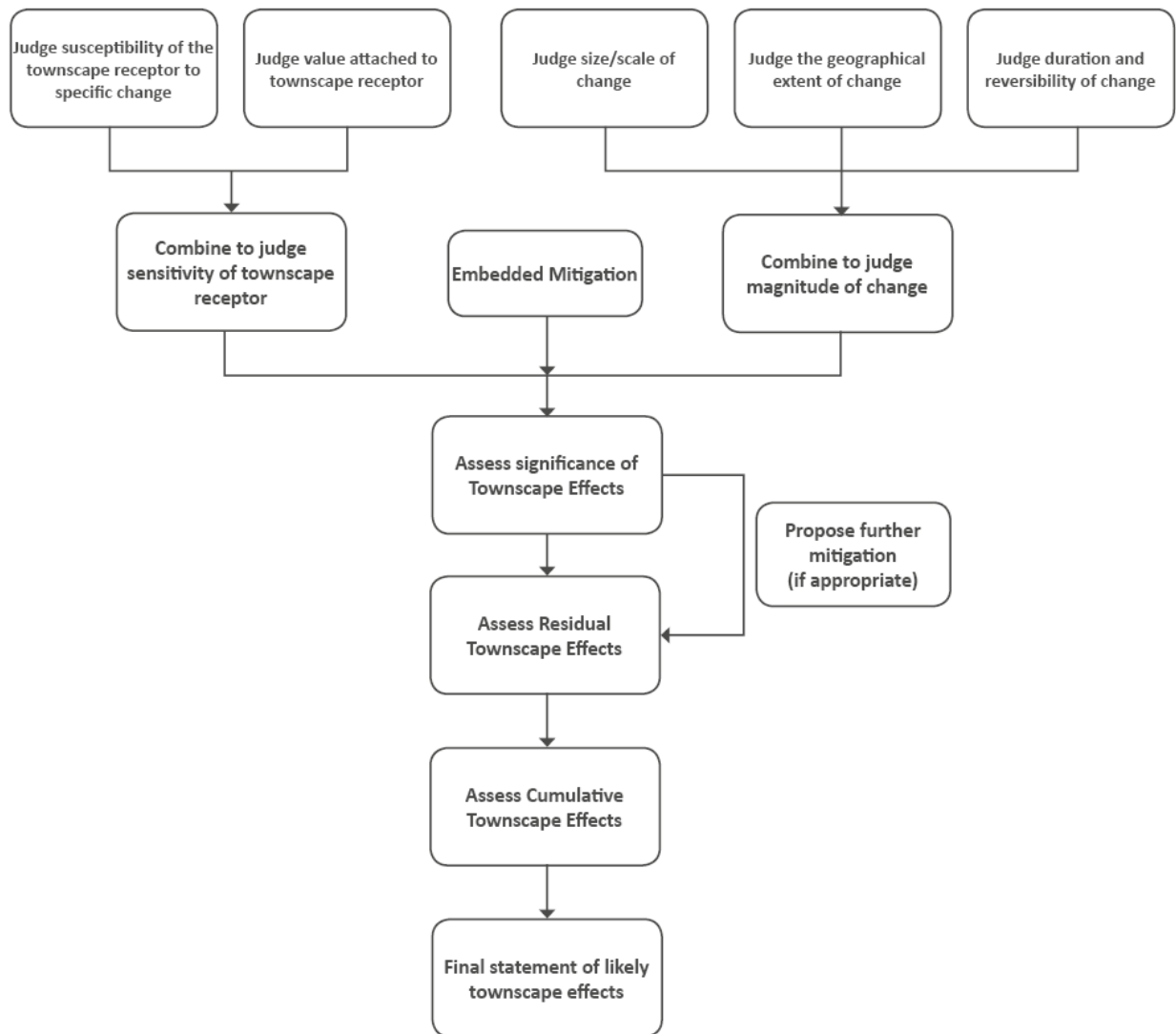


Table 6.3.1: Townscape Susceptibility

Level	Description
High	Little or no ability to accommodate the proposed intervention without considerable consequences (either adverse or beneficial) for the retention of the existing townscape baseline, or the delivery of townscape planning policies or strategies
Medium	Some ability to accommodate the proposed intervention without considerable consequences (either adverse or beneficial) for the retention of the existing townscape baseline, or the delivery of townscape planning policies and strategies
Low	An ability to accommodate the proposed intervention without considerable consequences (either adverse or beneficial) for the retention of the existing townscape baseline, or the delivery of townscape planning policies and strategies.

Table 6.3.2: Townscape Value

Level	Description	Level	Typical Examples
Exceptional	Exceptional importance and / or rarity. High / Very High Quality No or very limited potential for substitution	International, National	World Heritage Site
High	High importance and / or rarity. Good / High Quality Limited potential for substitution.	National, Regional, Local	National Park, Areas of Outstanding Natural Beauty (AONB), Conservation Area

Moderate	<p>Medium importance and / or rarity.</p> <p>Medium / Good Quality</p> <p>Limited / some potential for substitution</p>	<p>Regional, Local</p>	<p>Undesignated but value perhaps expressed through non-official publications or demonstrable use.</p>
Low	<p>Low importance.</p> <p>Poor / Medium Quality with degradation</p> <p>Frequent and common with scope for substitution</p>	<p>Local</p>	<p>Areas identified as having some redeeming feature or features and possibly identified for improvement.</p>
Very Low	<p>No notable importance.</p> <p>Poor / Very Poor Quality and widely degraded / damaged</p> <p>Frequent and common with scope for substitution</p>	<p>Local</p>	<p>Areas identified for recovery.</p>

(Also see Table 3 for Quality criteria)

Table 6.3.3: Townscape Quality

Level	Description
Very High	<p>Very strong and distinctive urban structure, with characteristic urban grain and architectural qualities, creating an overall strong sense of place</p> <p>Distinct and widespread features worthy of conservation</p> <p>Presence of large scale, high quality and widespread planned green infrastructure and public spaces, that is evidently well maintained and has a positive contribution to the character of the townscape as a whole.</p> <p>Very good conditions with no detracting features.</p>
High	<p>Strong urban structure, with characteristic urban grain and architectural qualities creating a notable sense of place.</p> <p>Distinct features worthy of conservation with some limited scope to improve</p> <p>Presence of several instances of managed green infrastructure and public spaces, that is evidently well maintained and positively contributes to the character of the townscape in most cases.</p> <p>Good condition with very occasional / limited detracting features</p>
Good	<p>Distinguishable urban structure, with some characteristic urban grain and architectural qualities</p> <p>Some features worthy of conservation with scope to improve</p> <p>Presence of some green infrastructure and public space, with instances of well-maintained elements and areas requiring improvement, that overall positively contribute to the townscape.</p> <p>Good condition with some detracting features</p>
Medium	<p>Relatively distinguishable urban structure, with an urban grain and architectural qualities that are imbalanced or considered uncharacteristic in places</p> <p>Limited presence of managed green infrastructure and public space, with a number of instances that require improvement.</p>

	<p>Limited features worthy of conservation with scope to improve</p> <p>Moderate condition with some detracting features</p>
Poor	<p>Weak urban structure, with mixed urban grain and no notably distinguishable architectural qualities</p> <p>Very isolated elements of managed greenery and lack of public space. Lack of management and intervention has resulted in degradation</p> <p>Limited features worthy of conservation</p> <p>Poor condition with frequent detracting features</p>
Very poor	<p>Degraded and damaged urban structure with no distinguishable urban grain or architectural qualities</p> <p>No managed greener or public open space. Lack of management and intervention has resulted in significant degradation</p> <p>Isolated / no features worthy of conservation. Degraded and damaged condition with widespread and frequent detracting features</p>

Table 6.3.4: Townscape Sensitivity

		Townscape Susceptibility		
		Low	Medium	High
Landscape Value	Exceptional	High Medium	High	High
	High	Medium	High Medium	High
	Moderate	Medium Low	Medium	High Medium
	Low	Low	Medium Low	Medium
	Very Low	Low	Low	Medium Low

Note: In this TVA Townscape Sensitivity is primarily expressed on a three-point scale of High, Medium or Low. Where appropriate and in certain circumstances, intermediate levels such as High Medium is used. In this instance the higher of the two levels is adopted to provide a robust judgment of Townscape Effects. For example, where the Townscape Sensitivity is High Medium, 'High' will be taken forward to assess Townscape Effects (see Table 6).

In exceptional circumstances a reasoned narrative is set out in the TVA in order to justify instances where intermediate levels are considered appropriate for taking forward to assess Townscape Effects so that it is clear how each judgement has been made.

Table 6.3.5: Magnitude of change (Townscape)

Level	Description
High	<p><i>Total loss or substantial alteration</i> to key elements / features / characteristics of the baseline or introduction of elements considered to be <i>totally uncharacteristic</i> when set within the attributes of the receiving townscape.</p> <p>The intervention is of large physical scale that is uncharacteristic of the receiving townscape and would impose a totally different aesthetic and perceptual quality to the site in comparison to the baseline conditions.</p> <p>The change brought about by the proposed intervention would influence several townscape character types / areas</p>
Medium	<p><i>Partial loss or alteration</i> to one or more key elements/ features/ characteristics of the baseline or introduction of elements that <i>may be prominent</i> but may <i>not necessarily be considered to be substantially uncharacteristic</i> when set within the attributes of the receiving townscape.</p> <p>The intervention is of a moderate to large physical scale and would introduce a number of different aesthetic and perceptual qualities to the site in comparison to the baseline conditions.</p> <p>The change brought about by the proposed intervention would only influence the townscape character type/area within which the proposal lies.</p>
Low	<p><i>Minor loss or alteration</i> to one or more key elements/ features/ characteristics of the baseline or introduction of elements that <i>may not be uncharacteristic</i> when set within the attributes of the receiving townscape.</p>

The intervention is of a **small or moderate scale** and would **only introduce a minor difference in aesthetic and perceptual quality** to the site in comparison to the baseline conditions.

The change brought about by the proposed intervention **would be localised and at the level of the immediate townscape** setting of the site.

Negligible *Very minor loss or alteration to one or more to key elements/ features/ characteristics of the baseline or introduction of elements that are **not uncharacteristic** when set within the attributes of the receiving townscape.*

The intervention is of a **small scale** and would **not introduce any discernible difference in aesthetic and perceptual quality** to the site in comparison to the baseline conditions

The change brought about by the proposed intervention **would be at site level and within the intervention site itself.**

Table 6.3.6: Significance of Townscape Effects

		Townscape Sensitivity		
		Low	Medium	High
Magnitude of Change	High	Moderate	Moderate - Major	Major effect
	Medium	Minor - Moderate	Moderate	Moderate - Major
	Low	Minor	Minor - Moderate	Moderate
	Negligible	Negligible	Negligible	Negligible

6.3.19 In accordance with the methodology suggested by the GLVIA 3, the nature of effect in this assessment are classified as follows:

Major Adverse Effect: Where the proposed intervention would result in a complete variance from the scale, pattern and character of the townscape, and cause a very high quality townscape to be permanently changed and its quality diminished.

Moderate Adverse Effect: Where the proposed intervention would be out of scale with the townscape, or conflict with the local pattern and character, and cause an adverse effect on a townscape of recognised quality.

Minor Adverse Effect: Where the proposed intervention would not quite fit into the local scale and pattern of the townscape, and affect an area of recognised character.

Minor Beneficial Effect: Where the proposed intervention would fit in well with the scale, character and pattern of the area, and has the potential to improve the existing townscape quality.

Moderate Beneficial Effect: Where the proposed intervention would fit in well with the townscape character of the area, and improve the quality of the townscape.

Major Beneficial Effect: Where the proposed intervention would fit in very well with the townscape character of the area, and greatly improve the quality of the townscape.

The above levels of significance (Minor, Moderate, Major etc.) may, in some circumstances, result in neither 'beneficial' or 'adverse' nature of change. This will result in a **Neutral** outcome (e.g. Moderate Neutral Effect). This is determined where the proposed intervention results in a balanced combination of beneficial and adverse change, or where no distinctly discernible beneficial or adverse change is apparent.

- 6.3.20 Townscape effects that are Moderate and above (i.e. Moderate, Moderate – Major and Major) are considered to be 'Significant'. All other effects are considered to be 'not significant'.

Assessment of Visual Effects

General

- 6.3.21 The townscape assessment considers the potential effects of the proposed intervention on views from within the townscape and if necessary, from individual or isolated components, such as small grouping of, or singular properties. It also considers more distant views across a townscape.
- 6.3.22 When assessing the visual effect of the proposed intervention, the area from which the proposed intervention is theoretically visible is established on plan through desktop surveys (or using digital software if available). Once this Zone of Theoretical Visibility (ZTV) is established, then the true visibility of the intervention site is checked on site in order to understand the screening effect of existing buildings, vegetation and other features and the effect of distance on a receptor's perception of the site. A number of key views are then selected within these areas which are most representative of the available views of the site.

6.3.23 Viewpoints are selected in order to demonstrate representative scenarios. It is not required that the assessment describe every effect of the proposed intervention, but only the main or likely level visual effects which are required to inform the decision-making authority. If possible, the viewpoints are agreed in advance with the local authority.

6.3.24 Depending on the scale, complexity and location of the proposed intervention, the effects of demolition and/or construction on Site may also form part of the assessment process. The process of assessing the effects is the same as for the proposed intervention.

6.3.25 The Significance of the Visual Effects identified is determined by a consideration of the **Sensitivity** of the visual receptors and the **Magnitude of Change** to the view;

- a. The **Sensitivity** of a visual receptor combines judgements of their **Susceptibility** to the type of intervention proposed and the **Value** attached to the particular view.

$$\text{Sensitivity} = \text{Susceptibility} + \text{Value}$$

- b. The **Magnitude of Change** to the view depends upon the size or scale of the intervention, the geographical extent of the area experiencing change and its duration and reversibility.

$$\text{Magnitude of Change} = \text{Size/scale of intervention} + \text{geographical extent of change} + \text{duration / reversibility of change}$$

(Refer to Figure 6.2.2: Visual Assessment Process and Table 11: Significance of Visual Effects)

Visual Susceptibility

6.3.26 As defined within GLVIA 3, the susceptibility of different visual receptors to change in views and visual amenity is mainly a function of:

- a. The occupation or activity of people experiencing the view at particular locations; and
- b. The extent to which their attention or interest may there be focused on the view and the visual amenity they experience at particular locations

(Refer to Table 7: Visual Susceptibility)

Value attached to Views

6.3.27 Judgements made about the value attached to views consider

- a. Recognition of the importance of the particular view, for example in relation to heritage or cultural assets, or through planning designations;
- b. Recognition of the quality of the townscape that is in view and the extent of visibility, for example wide panoramic views or restricted, narrow views;

- c. Indicators of the value attached to views by visitors, for example through appearance in guidebooks, provision of facilities for enjoyment of the view (including seating, parking, interpretive material) and references to them in literature or art.

(Refer to Table 8: Value attached to View)

Visual Sensitivity

- 6.3.28 The sensitivity of a visual receptor combines judgements of their susceptibility to the type of intervention proposed and the value attached to the view. (see paragraph 6.31 of GLVIA 3).

(Refer to Table 9: Visual Sensitivity)

Magnitude of Change (Visual)

- 6.3.29 As defined within GLVIA 3, the Magnitude of Change is the degree of change to the view in terms of;

Size or scale

- a. Size and scale of the proposed intervention in the view with respect to the loss or addition of features in the view and changes in its composition, including the proportion of the view occupied by the proposed intervention;
- b. The degree of contrast or integration of any new features or changes in the townscape with the existing or remaining townscape elements and characteristics in terms of form, scale and mass, line, height, colour and texture;
- c. The nature of the view of the proposed intervention, in terms of the relative amount of time over which it will be experienced and whether views will be full, partial or glimpsed.

Geographical extent

- d. The angle of view in relation to the main activity of the receptor;
- e. The distance of the viewpoint from the proposed intervention;
- f. The extent of the area over which the change would be visible.

Duration and reversibility of the visual effect

Duration is judged as either short term, medium term or long term. Duration and reversibility are considered together and relates to permanence.

Embedded Mitigation

- 6.3.30 Embedded Mitigation refers to primary measures, which have been developed through the iterative design process and have been 'embedded' into the masterplan and detailed design. This process seeks to ensure that, wherever possible, adverse effects on visual amenity are designed out, and the opportunity for beneficial effects is maximised

6.3.31 Embedded mitigation should be a consideration in determining the effects of the proposed intervention on Site

Figure 6.2.2: Visual Assessment Process

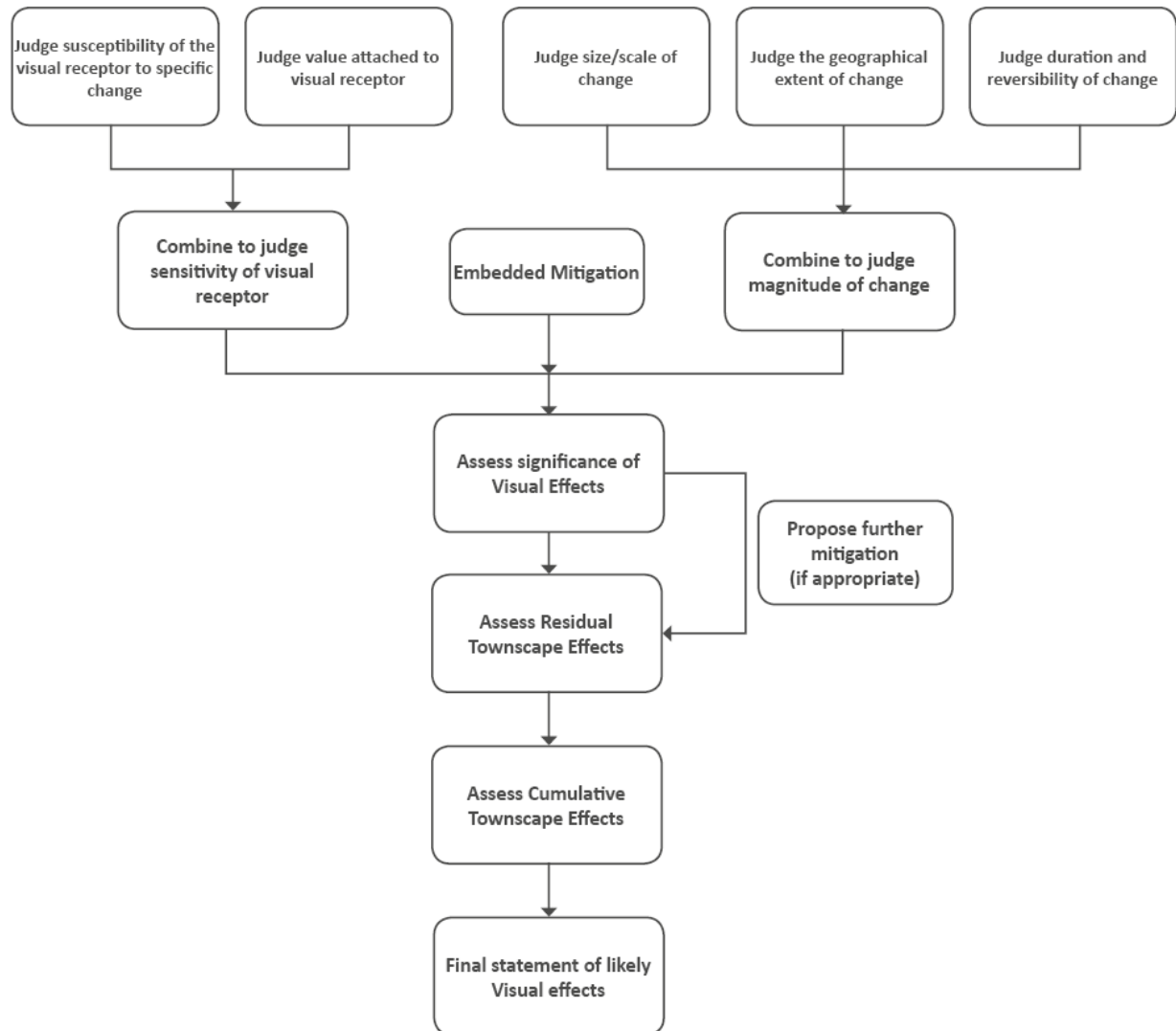


Table 6.3.7: Visual Susceptibility

Level	Description
High	<p>Residents at home</p> <p>People, whether residents or visitors, who are engaged in outdoor recreation, including using public rights of way, whose attention or interest is likely to be focused on the townscape or particular buildings and particular view(s) e.g. within World Heritage Sites or Conservation Areas.</p> <p>Visitors to heritage assets, or to other attractions and public spaces, where views of the surroundings are an important contributor to the experience.</p> <p>Communities where views contribute to the setting enjoyed by residents in the area.</p>
Medium	<p>Travellers on road or rail, where the views are transient and sporadic, but have a special significance in either the journey or the expression of the place being visited.</p> <p>Users of streets and public spaces where the enjoyment of the townscape is incidental rather than the main interest.</p>
Low	<p>People at their place or work, whose attention may be focused on their work or activity and not their surroundings, or where the setting is not important to the quality of working life.</p> <p>Travellers on road or rail, where the speed of travel and nature of the views involved are short lived and have no special significance.</p>

Table 6.3.8: Value attached to Views

Level	Description
High	<p>Iconic, recognised or protected views through Supplementary Planning Guidance or development framework. View mentioned in the listing for a conservation area or literature / art.</p> <p>Largely uninterrupted, elevated, panoramic or distant views of a valued townscape(s).</p>

	Views that are acknowledged or recorded in guide books or other publications and/or with references in culture such as literature or art.
Moderate	Views with distinctive features, or over a townscape of recognised character and quality, but relatively typical of the locality. Generally uninterrupted view / some minor obstruction Generally attractive with some detracting features
Low	Views of a degraded / damaged townscape or features with a low value and quality Restricted views with interruptions to the extent of view

Table 6.3.9: Visual Sensitivity

		Visual Susceptibility		
		Low	Medium	High
Value attached to view	High	Medium	High Medium	High
	Moderate	Medium Low	Medium	High Medium
	Low	Low	Medium Low	Medium

Note: In this TVA Visual Sensitivity is primarily expressed on a three-point scale of High, Medium or Low. Where appropriate and in certain circumstances, intermediate levels such as High Medium is used. In this instance the higher of the two levels is adopted to provide a robust judgment of Visual Effects. For example, where the Townscape Sensitivity is High Medium, 'High' will be taken forward to assess Visual Effects (see Table 11).

In exceptional circumstances a reasoned narrative is set out in the TVA in order to justify instances where intermediate levels are considered appropriate for taking forward to assess Visual Effects so that it is clear how each judgement has been made.

Table 6.3.10: Magnitude of change (Visual)

Level	Description
High	<p><i>Total loss or substantial alteration to the baseline view or introduction of elements considered to be totally uncharacteristic to view.</i></p> <p>The proposed intervention would occupy a large and extensive proportion of the view and would be easily noticed by the observer.</p> <p>The angle of the view and distance from the proposed intervention would result in an obvious change to the existing view and would significantly change the character or quality of the view.</p> <p>The proposed intervention significantly breaks the skyline / roofscape and is likely to be visible across an extensive area.</p>
Medium	<p><i>Partial loss or alteration to the baseline view or introduction of elements that may be prominent but may not necessarily be considered to be substantially uncharacteristic of the view.</i></p> <p>The proposed intervention would occupy a partial proportion of the view and would likely be noticed by the observer.</p> <p>The angle of the view and distance from the proposed intervention would result in a perceivable change to the existing view that will change the character or quality of the view.</p> <p>A small proportion of the proposed intervention breaks the skyline / roofscape and is likely to be visible across a relatively localised area.</p>
Low	<p><i>Minor loss or alteration to the baseline view or introduction of elements that may not be uncharacteristic when set within the view.</i></p> <p>The proposed intervention would occupy only a small proportion of the view / may only be glimpsed in part and would unlikely to be clearly noticeable by the observer.</p> <p>The angle of the view and distance from the proposed intervention would result in a slightly perceptible change in the existing view but this would not affect the character or quality of the view.</p> <p>The proposed intervention does not break the skyline / roofscape and is likely to be visible within a confined to a very limited area.</p>

Negligible ***Very minor loss or alteration** to the baseline view or introduction of **elements that may not be uncharacteristic** when set within the view.*

The proposed intervention would **not be visible / would occupy only a slight proportion of the view** and **not likely be noticed** by the observer.

The angle of the view and distance from the proposed intervention **would result in no perceptible change in the existing view** and the **will not result in a change in character or quality of the view**.

The proposed intervention **does not break the skyline / roofscape** and is likely to **be visible within the site extents only**

Table 6.3.11: Significance of Visual Effects

		Visual Sensitivity		
		Low	Medium	High
Magnitude of Change	High	Moderate	Moderate - Major	Major effect
	Medium	Minor - Moderate	Moderate	Moderate - Major
	Low	Minor	Minor - Moderate	Moderate
	Negligible	Negligible	Negligible	Negligible

6.3.32 The nature of effect in this assessment is classified as follows:

Major Adverse Effect: Where the proposed intervention would cause a significant deterioration in the existing view.

Moderate Adverse Effect: Where the proposed intervention would cause a noticeable deterioration in the existing view.

Minor Adverse Effect: Where the proposed intervention would cause a slight deterioration in the existing view.

Minor Beneficial Effect: Where the proposed intervention would cause a slight improvement in the existing view.

Moderate Beneficial Effect: Where the proposed intervention would cause a noticeable improvement in the existing view.

Major Beneficial Effect: Where the proposed intervention would cause a significant improvement in the existing view.

The above levels of significance (Minor, Moderate, Major etc.) may, in some circumstances, result in neither beneficial or adverse change. This will result in a **Neutral** outcome (e.g. Moderate Neutral Effect). This is determined where the proposed intervention results in a balanced combination of beneficial and adverse change, or where no distinctly discernible beneficial or adverse change is apparent.

- 6.3.33 Visual effects that are Moderate and above (i.e. Moderate, Moderate – Major and Major) are considered to be ‘Significant’. All other effects are considered to be ‘not significant’.

Assessment of Cumulative Effects

- 6.3.34 The purpose of cumulative townscape and visual effects is to identify additional changes caused by the proposed intervention in addition to other similar developments, or as the combined effect of a set of developments taken together.
- 6.3.35 The assessment of cumulative effects in this report focuses specifically on the effects of the proposed intervention in addition to other developments of a similar scale and type within a distance radius defined and justified within the main report. This is based upon a ZTV (Zone of Theoretical Visibility) exercise. Beyond the extent of the defined radius, it is considered that there will be no likely perceivable change to views of the proposed intervention on Site, and no likely cumulative townscape effects in relation to the proposed intervention on Site.
- 6.3.36 Cumulative townscape effects are defined as effects that can impact on either the physical fabric or character of the townscape or any special values attached to it. (GLVIA 3 Chapter 7.3)
- 6.3.37 Cumulative visual effects are defined as effects that can be caused by combined visibility, which occurs where the observer is able to see two more developments from one viewpoint and / or sequential effects which occur when the observer has to move another viewpoint to see different developments. (GLVIA 3 Chapter 7.3). Sequential effects may be assessed for travel along regularly used routes such as major roads or popular paths.
- 6.3.38 The approach to assessing cumulative effects is guided by the same principles as to the approach to the initial project assessment and considers a combination of susceptibility and value (sensitivity) and magnitude of change to determine the combined effects.