

2. Appendix 12.1: TVIA Methodology

Assessment Methodology and Significance Criteria

Introduction

- 2.1 This Section describes the scope and methodology used to carry out the TVIA. The TVIA predicts, describes and assesses the likely significant effects that the Proposed Development will have on the townscape and visual resource, covering effects on townscape character and visual effects.
- 2.2 The TVIA follows best practice guidance contained in the following documents:
- The Landscape Institute with the Institute of Environmental Management and Assessment (2013) Guidelines for Landscape and Visual Impact Assessment, Third Edition (GLVIA3);
 - Natural England (2014). An Approach to Landscape Character Assessment;
 - Landscape Institute (2017) Townscape Character Assessment Technical Information Note 05/2017; and
 - The Landscape Institute (2019). Landscape Institute Technical Guidance Note 06/19, Visual Representation of development proposals.
- 2.3 The TVIA assesses the effect of the Proposed Development in the follow scenarios:
- The effect of the Proposed Development (and embedded mitigation) against the 'baseline', i.e. the townscape as it appears at the time of writing the ES, including baseline committed developments that are under construction. This includes Blocks A, B and D of the First Street South proposals (Ref. 125573/FO/2019). The baseline therefore assumes these buildings are constructed and fully completed in the study area and immediate context of the Site; and
 - The effect of the Proposed Development baseline with cumulative developments, i.e. the cumulative scenario where all committed and cumulative developments are present in the townscape.

Townscape and Visual Effects

- 2.4 The TVIA considers both Townscape and Visual Amenity/Views. Due to the locality of the Proposed Development, located in an urbanised area, the issues normally referred to in an EIA as 'landscape' are referred to herein as 'Townscape'.
- 2.5 Townscape is defined in the Guidelines for Landscape and Visual Impact Assessment, 3rd Edition (GLVIA3) as 'areas where the built environment is dominant. Villages, towns and cities often make important contributions as elements in wider-open landscapes, but townscape means the landscape within the built-up area, including the buildings, the relationships between them, the different types of urban open spaces, including green spaces, and the relationship between buildings and open spaces'. Townscape effects are effects on the townscape as a resource in its own right, or effects on perceived character of the townscape.

- 2.6 Visual amenity is defined (in GLVIA3) as – 'The overall pleasantness of the views people enjoy of their surroundings, which provides the visual setting or backdrop for the activities of the people living, working, recreating, visiting or travelling through an area', with visual effects being effects on specific views and visual amenity experienced by people.
- 2.7 The TVIA predicts, describes and assesses the likely significant effects that the Proposed Development will have on the townscape and visual resource, and covers the following types of effects:
- Effects on townscape character – arising from the introduction of new elements that alter the existing pattern of elements that define character; or through visibility of the Proposed Development, which may alter the way in which the pattern of elements is perceived. Effects on townscape character are assessed on Townscape Character Areas (TCAs) and designations.
 - Visual effects - assessment of how the introduction of the Proposed Development will affect the views available to people and their visual amenity. Visual effects are assessed on principal visual receptors (i.e. groups of people, such as within settlements, using transport routes or recreational trails) and representative viewpoints in the study area.
 - Cumulative effects - arise where multiple developments are experienced at a proximity where they may have a greater incremental effect, or where they may combine to have a sequential effect. The TVIA assesses the effect arising from the addition of the Proposed Development to the predicted baseline i.e. the cumulative scenario where committed and cumulative developments (listed in Table 9.8 of Chapter 9) are present in the townscape (and not the overall effect of multiple developments).

Overview of Approach to TVIA

- 2.8 The TVIA is undertaken as follows:
- The features of the Proposed Development that may result in townscape and visual effects are identified and described;
 - The scope of the TVIA is defined, including the study area and range of possible townscape and visual effects;
 - The townscape and visual baseline is established using townscape character assessments and a Zone of Theoretical Visibility (ZTV), to identify receptors that may be affected;
 - The visual baseline is established by identifying the extent of possible visibility (ZTV), identifying the people who may be affected and identifying visual receptors and selecting viewpoints;
 - A preliminary assessment is undertaken to identify which townscape and visual receptors are unlikely to be significantly affected and can be scoped out of the TVIA;
 - Interactions are identified between the Proposed Development and townscape and visual receptors, to predict potentially significant effects and measures are proposed to mitigate effects;
 - An assessment of the susceptibility of townscape and visual receptors to specific change and the value attached to townscape receptors and views is undertaken, combining these judgements to assess the sensitivity of the townscape and visual receptors;
 - An assessment of the size/ scale of townscape effect, the degree to which elements are altered and the extent to which the effects change the key characteristics of the townscape is

undertaken, combining these judgements to assess the magnitude of change on the townscape receptor;

- An assessment of the size/ scale of visual effect resulting from the appearance of the Proposed Development, the extent to which the change would affect views and activities of visual receptors is undertaken. These judgements are combined to assess the magnitude of change on the visual receptor/viewpoint; and
- The assessments of sensitivity and magnitude of change are combined to assess significance of townscape and visual effects.

Study Area

- 2.9 Based on an analysis of the area through site visits and desk based analysis, the proposed study area for the TVIA covers a 1 km radius from the Proposed Development, as shown in Figure 12.1. This study area includes the Site itself and the full extent of the wider townscape around it, upon which the Proposed Development may have a significant influence. This is based on the ZTV for the Proposed Development (Figure 12.6), the extent of townscape and designated receptors likely to be affected and the extent of the area from which the Proposed Development may have significant townscape and visual effects.
- 2.10 The actual visibility of the Proposed Development that will be experienced by people will be influenced substantially by the density and height of the built-up area in the locality. Significant townscape and visual effects can be scoped out beyond 1 km, which is considered to be the maximum area within which a significant effect would be likely to occur as a result of the Proposed Development and is suitable for the purposes of assessing likely significant effects.

Potential effects informing scope of TVIA

- 2.11 Potential effects are those townscape and visual effects which could result from the construction of the Proposed Development and the operational building, outlined as follows.

Potential effects during construction

- 2.12 The townscape and visual effects that could arise as a result of the Proposed Development during construction, against the existing baseline, are identified as follows:
- Temporary effects on townscape character, within identified townscape character areas as a result of construction works during the construction stage; and
 - Temporary visual effects on views, primarily as a result of visibility of construction works during the construction stage, experienced by visual receptors (groups of people), on specific views and on their visual amenity.

Potential effects of operational building

- 2.13 The townscape and visual effects that could arise as a result of the operational building, against the existing baseline, which forms the main element of the Proposed Development, are identified as follows:
- Long-term effects on townscape character, within identified townscape character areas, primarily as a result of the Proposed Development either effecting the pattern of elements that define the character or effecting the visual/perceptual characteristics of townscape character areas; and

- Long-term visual effects on views, primarily as a result of the appearance of the operational building in views, experienced by visual receptors (groups of people).

Potential cumulative effects

- 2.14 GLVIA3 (Landscape Institute and IEMA, 2013, p120) defines cumulative landscape and visual effects as those that 'result from additional changes to the landscape and visual amenity caused by the Proposed Development in conjunction with other developments'.... 'likely to occur in the foreseeable future', and advises that 'the focus of the cumulative assessment will be on the additional effect of the project in conjunction with other developments of the same type'.
- 2.15 In this TVIA, the cumulative assessment therefore assesses the cumulative townscape and visual effects of the Proposed Developments against the predicted baseline where other committed and cumulative large scale urban developments are present in the townscape. Committed and cumulative developments have been agreed in consultation with MCC and are identified in Chapter 12 and described in the cumulative effects assessment in of this Chapter.
- 2.16 The cumulative effects assessment in this TVIA does not examine the total effect arising from these developments, but considers the additional or incremental effect resulting from the Proposed Development, as an addition to other committed and cumulative developments in the predicted baseline.

Baseline Survey Methodology

Desk Study

- 2.17 The assessment is initiated through a desk study of the study area. This study identifies aspects of the townscape and visual resource that may need to be considered in the TVIA, including townscape-related planning designations, townscape character, other committed and cumulative developments and views from key visual receptors. The desk study utilises Geographic Information System (GIS) and 3D Visualisation software to explore the potential visibility of the Proposed Development.

Field Survey

- 2.18 Field survey work has been undertaken during September 2019. This has allowed the townscape character and visual amenity of the study area to be experienced and the assessors to judge the likely scale, distance, extent and prominence of the Proposed Development directly.
- 2.19 The townscape of the study area was assessed for any features that contribute to the character of the Site or are important to the wider setting. In particular, the form and pattern of the townscape was assessed from the Site and surrounding area to understand its character. The published townscape character areas for the study area were reviewed and the key characteristics of the townscape were identified. The field surveys provided an experience of the character areas of the study area and verification of how these areas might be affected by the Proposed Development.
- 2.20 The visual amenity of the study area was surveyed including both static and sequential views, from receptors representative of the range of views and viewer types likely to experience the Proposed Development. Views from a variety of distances, aspects, elevations and extents were included. Receptor types include settled residential area; main transport, walking and recreational routes; visitor locations; areas of cultural significance; and a range of townscape character areas within the study area. The position of other committed and cumulative development in the study area was reviewed in combination with the Proposed Development.

Assessment Criteria and Assignment of Significance

- 2.21 The objective in assessing the effects of the Proposed Development was to predict the significant effects of the Proposed Development on the townscape and visual resource. In accordance with The Town and Country Planning (Environmental Impact Assessment) Regulations 2017, townscape and visual effects are assessed to be either significant or not significant and the assessment does not define intermediate levels of significance.
- 2.22 The significance of effects was assessed through a combination of two considerations - the sensitivity to change of the townscape character receptor or visual receptor, and the magnitude of effect that would result from the Proposed Development. The criteria for assessing sensitivity to change and magnitude of change for townscape and visual receptors are set out in Table 0.1 - Table 0.4 as follows.

Effects on Townscape Character

Sensitivity to Change

Table 0.1: Criteria for Sensitivity of Townscape Character Receptors

Sensitivity Criteria
<p>The sensitivity of a townscape character receptor is an expression of the following:</p> <p>Value of the receptor:</p> <ul style="list-style-type: none">• Its importance in terms of any designations that may apply.• Its quality in terms of scenic quality, sense of place, rarity and representativeness.• The experience of the townscape in relation to perceptual responses, cultural associations, its iconic status, its recreational value, and the contribution of other values such as nature conservation or archaeology. <p>Susceptibility to change: Its ability to accommodate the changes that would occur as a result of the addition of the Proposed Development. Considerations include:</p> <ul style="list-style-type: none">• The specific nature of the Proposed Development, its size, scale, location, context and characteristics.• The degree to which the receptor may accommodate the influence of the Proposed Development.• The extent to which the Proposed Development would influence the character of the townscape receptors across the study area. <p>The sensitivity of a townscape character receptor is classified as high, medium, or low by combining individual assessments of the value of the receptor and its susceptibility to change.</p>

Magnitude of Change

Table 0.2: Criteria for Magnitude of Change on Townscape Character Receptors

Magnitude of Change Criteria
<p>The magnitude of change on townscape character receptors is an expression of the scale of the change that would result from the Proposed Development, and is dependent on a number of variables regarding the size or scale of the change.</p> <p>The basis for the appraised level is made clear using evidence and professional judgement, based on the following criteria:</p>

- extent of existing townscape/ landscape elements that would be lost, the proportion of the total this represents and the contribution of that element to the character of the townscape;
- The degree to which the pattern of elements that makes up the townscape/landscape character would be altered by the Proposed Development, by removal or addition of elements in the townscape;
- The extent to which the effects change the key characteristics of the townscape/landscape, identified in the baseline study, which may be critical to the distinctive character of the townscape;
- The distance between the townscape/landscape character receptor and the Proposed Development. Generally, the greater the distance, the lower the scale of change; and
- The proportion of the Proposed Development that would be seen.

Levels of magnitude of change are defined as follows:

- Large: a major alteration to the baseline characteristics, providing the prevailing influence and/or introducing elements that are substantially uncharacteristic in the receiving townscape/landscape;
- Medium: a moderate alteration to the baseline characteristics, providing a readily apparent influence and/or introducing elements that may be prominent or uncharacteristic in the receiving townscape/landscape;
- Small: a minor alteration to the baseline characteristics, providing a slightly apparent influence and/or introducing elements that are characteristic in the receiving townscape/landscape; and
- Negligible: a negligible alteration to the baseline characteristics, providing a barely discernible influence and/or introducing elements that are substantially characteristic in the receiving townscape/landscape.

The geographic area over which the townscape effects would be experienced is also considered, which is distinct from the size or scale of effect.

The duration and reversibility of the change to the townscape is also assessed. These factors are categorised as short, medium or long-term.

Visual Effects

Sensitivity to Change

Table 0.3: Criteria for Sensitivity of Visual Receptors

Sensitivity Criteria
<p>The sensitivity of a visual receptor experiencing a view is determined by a combination of the value of the view and the susceptibility of the visual receptors to the change that the Proposed Development would have on the view:</p> <p>Value of the view: a reflection of the recognition and importance attached either formally through identification on mapping or being subject to planning designations, or informally through the value which society attaches to the view(s).</p> <p>Susceptibility to change: the nature of the viewer experiencing the view and how susceptible they are to the potential effects of the Proposed Development. Professional judgement is used based on:</p> <ul style="list-style-type: none"> • Nature of the viewer: the occupation or activity which they are engaged in at the viewpoint or series of viewpoints. • The principal visual characteristics: those features which define the view. • Experience of the viewer: The experience of the visual receptor relates to the extent to which their focus is directed towards the view, the duration and clarity of the view and whether it is a static or transitory view. <p>The sensitivity of a visual receptor is classified as high, medium, or low by combining individual assessments of the value of the receptor and its susceptibility to change.</p>

Magnitude of Change

Table 0.4: Criteria for Magnitude of Change on Visual Receptors

Magnitude of Change Criteria
<p>The magnitude of effect on views is an expression of the scale of the change that will result from the Proposed Development and is dependent on a number of variables:</p> <ul style="list-style-type: none"> • The distance between the visual receptor and the Proposed Development; generally, the greater the distance, the lower the magnitude of effect; • The scale and character of the context within which the Proposed Development would be seen, as this would determine the degree to which the Proposed Development can be accommodated in the existing outlook. The scale of the landform/buildings and the patterns of the townscape, the existing land use and vegetation cover, and the type and form of development seen in the baseline view would all be relevant; • The extent of the Proposed Development that would be seen. Visibility of the Proposed Development may range from the full height of the buildings to just the upper parts; • The position of the development in relation to the principal orientation of the receptor. If the development is seen in a specific, directional vista from a receptor the magnitude of effect would generally be greater; and • The width of the view available and the proportion of the view that is affected by the Proposed Development. Generally, the more of a view that is affected, the higher the magnitude of effect would be. • The duration and reversibility of the change to the view. These factors are categorised as short, medium or long term and temporary or permanent respectively. <p>Levels of magnitude of effect are defined as follows:</p> <ul style="list-style-type: none"> • Large: a major alteration to the baseline view, providing the prevailing influence and/or introducing elements that are substantially uncharacteristic in the view; • Medium: a moderate alteration to the baseline view, providing a readily apparent influence and/or introducing elements that may be prominent or uncharacteristic in the view; • Small: a minor alteration to the baseline view, providing a slightly apparent influence and/or introducing elements that are characteristic in the view; and • Negligible: a negligible alteration to the baseline view, providing a barely discernible influence and/or introducing elements that are substantially characteristic in the view. <p>The geographic area over which the visual effects would be experienced is also considered, which is distinct from the size or scale of effect.</p> <p>The duration and reversibility of the change to views is also assessed. These factors are categorised as short, medium or long-term.</p> <p>The assessment of visual effects assumes clear weather and optimum viewing conditions.</p>

Cumulative Effects

- 2.23 Cumulative effects arise where multiple developments are experienced at a proximity where they may have a greater incremental effect, or where they may combine to have a sequential effect. The TVIA assesses the effect arising from the addition of the Proposed Development to a cumulative scenario in which committed and cumulative developments (listed in Chapter 12) are present in the townscape.
- 2.24 Committed and cumulative developments have been agreed in consultation with MCC and are mapped in Figure 12.5 and described in the cumulative effects assessment of Chapter 12.
- 2.25 The cumulative effects assessment in this TVIA does not examine the total effect arising from these developments, but considers the additional or incremental effect resulting from the Proposed Development, as an addition to other committed and cumulative developments in the predicted baseline.

- 2.26 The degree to which cumulative effects occur, or may occur, as a result of more than one development project being constructed/becoming operational are a result of:
- The distance between the relevant developments;
 - The interrelationship between their zones of actual visibility;
 - The overall character of the townscape and its sensitivity to the relevant development types;
 - The siting, scale and design of the developments themselves; and
 - The way in which the townscape is experienced.
- 2.27 Cumulative effects are assessed by combining assessments of sensitivity to change and magnitude of change, with the criteria for defining sensitivity and magnitude including other cumulative effect factors relating to the evolving development context, as set out in Table 0.5.

Table 0.5: Criteria for defining cumulative sensitivity to change and magnitude of change

Cumulative Sensitivity Criteria
The value, susceptibility and sensitivity to change of townscape and visual receptors in the predicted baseline are retained as assessed in the existing baseline.
Cumulative Magnitude of Change Criteria
<p>Cumulative magnitude of effect is assessed according to a number of criteria, described below:</p> <ul style="list-style-type: none"> • The location of the Proposed Development in relation to other committed and cumulative developments. If the Proposed Development is seen in a part of the view or setting to a townscape receptor that is not affected by other development, this would generally increase the cumulative magnitude of effect as it would extend influence into an area that is currently unaffected by development. Conversely, if the Proposed Development is seen in the context of other development, the cumulative magnitude of effect may be lower as development is not being extended to otherwise undeveloped parts of the outlook or setting. This is particularly true where the scale and layout of the Proposed Development is similar to that of the other developments or existing context. • The extent of the developed skyline. If the Proposed Development would add notably to the developed skyline in a view, the cumulative magnitude of effect would tend to be higher as skyline development can have a particular influence on both views and townscape/landscape receptors. • The number and scale of developments seen simultaneously or sequentially. • The scale comparison between the Proposed Development and other committed and cumulative developments. • The consistency of image of the Proposed Development in relation to other committed and cumulative developments. • The context in which the Proposed Development and other committed and cumulative developments are viewed. <p>Definitions of cumulative magnitude of effect are applied in order that the process of assessment is made clear. These are:</p> <ul style="list-style-type: none"> • Large, where the addition of the Proposed Development to the townscape or view would result in a major incremental change to the cumulative development situation; • Medium, where the addition of the Proposed Development would result in a moderate incremental change to the cumulative development situation; and • Small, where the addition of the Proposed Development would result in a minor incremental change to the cumulative situation. <p>The cumulative change may be negligible, where the incremental alteration to the cumulative situation is barely discernible, or there may be 'no change'.</p> <p>There may also be intermediate levels of cumulative magnitude of effect - medium-high and medium-low - where the change falls between two of the definitions.</p>

Significance Criteria

- 2.28 OPEN's methodology requires the application of professional judgement in accordance with the Landscape Institute's GLVIA3.
- 2.29 Although it is not reliant on the use of a matrix, the following matrix (Table 0.6) has been included to illustrate how combinations of the ratings for sensitivity and magnitude of effect can give rise to significant effects, as well as to give an understanding of the threshold at which significant effects may arise.

Table 0.6: Illustrative significance matrix

Sensitivity			
Magnitude of Change	High	Medium	Low
Large	Significant (major)	Significant (major-moderate)	Not significant (moderate-minor)
Medium	Significant (major-moderate)	Significant or not significant (moderate)	Not significant (minor)
Small	Not significant (moderate-minor)	Not significant (minor)	Not significant (negligible)
Negligible	Not significant (minor)	Not significant (minor-negligible)	Not significant (negligible)

- 2.30 Effects that are assessed as major or major-moderate are considered to be significant in terms of the requirements of the EIA Regulations. Those effects that are assessed as moderate may be significant or not significant, depending on the specific factors and effect that is assessed in respect of a particular townscape or visual receptor. In accordance with the GLVIA3, experienced professional judgement is applied to the assessment of all effects and reasoned justification is presented in respect of the findings in each case.
- 2.31 Significant effects occur where the Proposed Development would provide a defining influence on the view experienced by people; or where changes of a lower magnitude occur to the view experienced by people that are of particularly high sensitivity. A not significant effect occurs where the effect of the Proposed Development is not material, whereby the baseline characteristics of the view continue to provide the definitive influence, or where the small scale of change experienced by a high sensitivity receptor are such as to be considered not significant.
- 2.32 The significance of the effect on each view is dependent on all of the factors considered in the sensitivity of the view and the magnitude of effect resulting from the Proposed Development. These judgements on sensitivity and magnitude are combined to arrive at an overall assessment as to whether the Proposed Development would have an effect that is significant or not significant on the visual receptor. The matrix shown in Table 0.6 helps to inform the threshold of significance when combining sensitivity and magnitude to assess the significance of effect.

- 2.33 Irreversible, long-term effects on people who are particularly sensitive to changes in views and visual amenity are more likely to be significant, as are effects on people at recognised viewpoints with high scenic quality. Large-scale changes which introduce new, non-characteristic or discordant elements into the view are also more likely to be significant than small changes or changes involving features already present within the view.
- 2.34 The objective of the cumulative assessment is to determine whether any effects that the Proposed Development would have on townscape/landscape receptors and visual receptors, when seen or perceived in combination with other committed and cumulative developments, would be significant or not significant. Significant cumulative landscape and visual effects arise where similar/large scale development become a prevailing landscape and visual characteristic of a receptor that is sensitive to such change, as a result of the addition of the Proposed Development.

Nature of Effect

- 2.35 The TVIA identifies 'beneficial' and 'adverse' effects by considering these under the term 'nature of effect'. The nature of effect is defined in relation to specific definitions for beneficial, neutral or adverse effects as follows:
- Beneficial effects - contribute to the townscape and visual resource through the enhancement of desirable characteristics or the introduction of new, positive attributes. The removal of undesirable existing elements or characteristics can also be beneficial, as can their replacement with more appropriate components;
 - Neutral effects - occur where the Proposed Development neither contributes to nor detracts from the townscape and visual resource or where the effects are so limited that the change is hardly noticeable. A change to the townscape and visual resource is not considered to be adverse simply because it constitutes an alteration to the existing situation. Neutral effects may arise where the effect of the Proposed Development is neither overtly beneficial or adverse, where it achieves a suitable relationship with the landscape or view, all things considered; and
 - Adverse effects - are those that detract from or weaken the townscape and visual resource through the introduction of elements that contrast with the existing characteristics of the landscape and visual resource, or through the removal of elements that are key in its characterisation.
- 2.36 Judgements on the nature of effect are based on professional experience and reasoned opinion informed by best practice guidance.

Graphic Production

- 2.37 The Zone of Theoretical Visibility has been modelled using a 1m resolution Environment Agency LIDAR Digital Surface Model (2022) which includes surface features such as buildings and vegetation, with additional information taken from OS OpenMap Local woodland and building data. The Proposed Development has been modelled and set within this surface model and the ZTV calculated based on its maximum height/scale, to determine where it would be theoretically visible.
- 2.38 Methodology for production of the visual representations is provided in the Accurate Visual Representation (AVR) Methodology 2023 document provided by Our Studio.

Limitations

Zone of Theoretical Visibility

- 2.39 There are limitations in this theoretical production, and these should be considered in the interpretation and use of the ZTV:
- The ZTV and 3D model view visualisations do not take into account the screening effects of vegetation and only take into account buildings polygons from OS Open Map data with heights extracted from Environment Agency LIDAR data. This data is not fully representative of all building heights and detailed building features, which may prevent or visibility in reality.
 - The ZTVs are based on theoretical visibility from 2 m above ground level;
 - The ZTV does not fully indicate the decrease in visibility that occurs with increased distance from the Proposed Development. The nature of what is visible from 11 km away will differ markedly from what is visible from 50 m away, although both could be indicated on the ZTV as having the high visibility; and
 - These limitations mean that while the ZTV is used as a starting point in the assessment, providing an indication of where the Proposed Development will theoretically be visible, the information drawn from the ZTV is checked in the field, to ensure that the assessment conclusions represent visibility reasonably accurately.

Visualisations

- 2.40 The viewpoint assessment is illustrated by a range of visualisations, including photographs and photomontages. Visualisations have a number of limitations when using them to form a judgement on a development. These include:
- A visualisation can never show exactly what a development will look like in reality due to factors such as: different lighting, weather and seasonal conditions which vary through time and the resolution of the image.
 - The images provided give a reasonable impression of the scale of the Proposed Development and its distance.
 - A static image cannot convey movement, or light or reflection from the sun on the building;
 - The viewpoints illustrated are representative of views in the area, but cannot represent visibility at all locations;
 - To form the best impression of the impacts of the Proposed Development, these images are best viewed at the viewpoint location shown; and
 - The visualisations must be printed at the right size to be viewed properly and viewed at a comfortable viewing distance.
- 2.41 The photographs and other graphic material such as 3D model views and photomontages used in this assessment are for illustrative purposes only and, whilst useful tools in the assessment, are not considered to be completely representative of what will be apparent to the human eye. The assessments are carried out from observations in the field and therefore may include elements