

Appendix 6.2: Relevant Planning Policy

Introduction

Refer to: **Figure 6.6** – Heritage Destinations

Figure 6.7 – Townscape Character Areas

Figure 6.8 – Strategic Regeneration Frameworks

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

Relevant Planning Policy

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 5 – Delivering a sufficient supply of homes
- Section 6 – Building a strong, competitive economy
- Section 7 – Ensuring the vitality of town centres
- Section 11 – Making effective use of land
- Section 12 – Achieving well-designed places
- Section 16 – Conserving and enhancing the historic environment

6.2.3 Section 5 ensures the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay (paragraph 60). The type of housing needed for different groups in the community (including students) should be assessed and reflected in planning policies (paragraph 62). Specialist accommodation for a group of people with specific needs (such as purpose-built student accommodation) is exempt from the requirement for 10% of the total number of homes to be available for affordable home ownership (paragraph 65). Section 5 has relevance to the Proposed Development since a significant proportion of it will be purpose-built student accommodation.

6.2.4 Section 6 recognises that planning policies should support economic growth and productivity and allow areas to build on their strengths (paragraph 81). This is particularly important in driving innovation and in areas with high levels of productivity, which should be able to capitalise on their performance and potential (paragraph 81). Policies should make provision for clusters or networks of knowledge and data-driven, creative or high technology industries (paragraph 83). Section 6 has

¹ Ministry of Housing, Communities and Local Government, *National Planning Policy Framework*. (London: Ministry of Housing, Communities and Local Government; 2021) <<https://www.gov.uk/government/publications/national-planning-policy-framework--2>> [accessed 26 April 2023]

significance for the Proposed Development as a significant proportion of it will be knowledge sharing and experimental facilities for life-sciences.

- 6.2.5 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 86a). 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 86d). Furthermore, appropriate edge of centre sites that are well connected to the town centre should be considered for development (paragraph 88). Section 7 is relevant to this Site due to its edge of city centre location and mixed-use development proposals.
- 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 building on service yards and car parks) (paragraph 120d). Section 11 is relevant to this Site since it currently contains vacant buildings and surface car parks.
- 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 125). 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 an important role in identifying the special qualities of each area and explaining how this should be reflected in development (paragraph 127). 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 130). Section 12 is of significance to the Proposed Development due to its size and massing and its close proximity to residential areas with active neighbourhood groups (Brunswick Tenant and Resident Association and Ardwick Climate Action).
- 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 relevance to the Proposed Development as it will be adjacent to the Grade II* listed 'Former Unitarian Chapel'.
- 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

- 6.2.10 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 2012-2027.² The policies which are relevant to the Site with respect to townscape and visual issues are:

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

6.2.11 Policy CC1 states:

6.2.12 *"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*³

6.2.13 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. This is relevant to the townscape and visual issues in this assessment due to the high density buildings and commercial use in the Proposed Development. Although the Site is not located within the City Centre, it is located within the City Centre Fringe which is influenced by the above policy. Additionally, the Site is located within one of the locations (Manchester Science Park) where high density offices will be given support for development.

² Manchester City Council, *Manchester's Local Development Framework Core Strategy Development Plan Document* (Manchester: Manchester City Council, 2012)

<https://secure.manchester.gov.uk/downloads/download/5672/core_strategy> [accessed 26 April 2023].

³ *ibid*

Core Strategy Policy EC3: The Regional Centre

6.2.14 Policy EC3 states:

6.2.15 *"Within the Regional Centre development for employment generating uses including offices and other commercial development will be encouraged [...]"*

*Housing will also be an appropriate use within the Regional Centre, although this should complement the development of mixed use employment areas. Subject to site and location details, the Regional Centre will generally be a location where higher density residential development is appropriate."*⁴

6.2.16 The above policy is in line with the NPPF with respect to sections 5, 6 and 7. It recognises that the Regional Centre can provide employment use, housing (including apartment development) and has land available to support large scale development. This policy is of direct relevance to the Site as it is located within the Regional Centre. It is also relevant to the townscape and visual issues in this assessment due to the mixed use, high density buildings in the Proposed Development.

Core Strategy Policy EC8: Central Manchester

6.2.17 Policy EC8 states:

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

1. *The Corridor (Manchester) within the Central Manchester Regeneration Area is suitable for office, research and development, light industrial, general industrial, education and health. This area overlaps with the City Centre boundary and should be in line with CC1 and C1. [...]"*

The Council will promote development which has had regard to: [...]"

- *Improving public transport, walking and cycling connectivity between residential neighbourhoods and employment locations, particularly orbital connectivity to employment locations in East Manchester and Trafford Park;*
- *Creating a positive sense of place at the interface of the health and education institutions along Oxford Road and the residential areas, using design and public realm."*⁵

6.2.19 The above policy is in line with the NPPF with respect to sections 6, 7 and 12. It recognises that The Corridor is a suitable location for a mix of employment opportunities, although development is required to create a positive interface between these employment sites and the residential areas. This is relevant to the townscape and visual issues in this assessment due to the Site's interface with the existing residential area of Brunswick. Additionally, the Proposed Development

⁴ Manchester City Council, *Manchester's Local Development Framework Core Strategy Development Plan Document*

⁵ *ibid*

includes new public realm, existing road reconfigurations and new walking and cycling routes, which are included in the above policy.

Core Strategy Policy H12: Purpose Built Student Accommodation

6.2.20 Policy H12 states:

6.2.21 *"The provision of new purpose built student accommodation will be supported where the development satisfies the criteria below. Priority will be given to schemes which are part of the universities' redevelopment plans or which are being progressed in partnership with the universities, and which clearly meet Manchester City Council's regeneration priorities.*

- 1. Sites should be in close proximity to the University campuses or to a high frequency public transport route which passes this area. [...]*
- 3. High density developments should be sited in locations where this is compatible with existing developments and initiatives, and where retail facilities are within walking distance. Proposals should not lead to an increase in on-street parking in the surrounding area.*
- 4. Proposals that can demonstrate a positive regeneration impact in their own right will be given preference over other schemes. This can be demonstrated for example through impact assessments on district centres and the wider area. Proposals should contribute to providing a mix of uses and support district and local centres, in line with relevant Strategic Regeneration Frameworks, local plans and other masterplans as student accommodation should closely integrate with existing neighbourhoods to contribute in a positive way to their vibrancy without increasing pressure on existing neighbourhood services to the detriment of existing residents. [...]*
- 6. Consideration should be given to the design and layout of the student accommodation and siting of individual uses within the overall development in relation to adjacent neighbouring uses. The aim is to ensure that there is no unacceptable effect on residential amenity in the surrounding area through increased noise, disturbance or impact on the streetscene either from the proposed development itself or when combined with existing accommodation.*
- 7. Where appropriate proposals should contribute to the re-use of Listed Buildings and other buildings with a particular heritage value."*⁶

6.2.22 The above policy is in line with the NPPF with respect to sections 5, 11, 12 and 16. This policy is of importance and relevance to the Proposed Development as it supports new purpose built student accommodation (providing satisfying certain criteria). In terms of townscape and visual issues in this assessment, the policy indicates that student residential developments should closely integrate into existing neighbourhoods, their design should consider neighbouring sites and they should contribute to the re-use of buildings with heritage value.

⁶ Manchester City Council, *Manchester's Local Development Framework Core Strategy Development Plan Document*

Strategy Policy EN1: Design Principles and Strategic Character Areas

6.2.23 Policy EN1 states:

6.2.24 *"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. [...]"*

2. The Corridor (Higher Education Precinct (HEP)) Character Area

This area contains major educational and medical institutions located alongside a linear route in a variety of large scale buildings. Underlying this are remnants of the historic past such as the grid iron street pattern dating principally from the 19th Century. The area contains a network of open spaces often resulting from more recent developments and is busy especially with public transport and pedestrian movement through much of the 24 hour day with patterns of movement linking areas to both sides of Oxford Road. The Corridor represents the only area where the levels of activity, range of uses and scale of built form associated with the City Centre extend beyond the Mancunian Way.

- New development needs to reflect the significant scale and form expected from major City institutions and opportunities will exist for more innovative and contemporary built forms, which have regard to the historic context.*
- A balance between built form and open space which allows for easy movement through and across the area will be required."⁷*

6.2.25 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 an extension of the levels of activity, range of uses and scale of built form from the City Centre. Therefore, new development needs to reflect the City Centre's significant scale and form whilst also incorporating accessible open space, which is of relevance to the townscape and visual issues in this assessment.

Core Strategy Policy EN2: Tall Buildings

6.2.26 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,*

⁷ Manchester City Council, *Manchester's Local Development Framework Core Strategy Development Plan Document*

- *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.”⁸

6.2.27 The above policy is in line with the NPPF with respect to section 12. 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 adjacent to the City Centre.

Core Strategy Policy EN3: Heritage

6.2.28 Policy EN3 states:

“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 and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains.”⁹

6.2.29 The above policy is in line with the NPPF with respect to section 16. It is of relevance to the townscape and visual issues in this assessment as the Grade II* listed ‘Former Unitarian Chapel’ is adjacent to the Site. Although this has undergone renovation and now operates as student accommodation, the Proposed Development should enhance the character and setting of this listed building, as outlined in the policy above.

⁸ Manchester City Council, *Manchester's Local Development Framework Core Strategy Development Plan Document*

⁹ *ibid*

Unitary Development Plan

- 6.2.30 The Core Strategy replaced many of the policies from the Unitary Development Plan 1995 (UDP)¹⁰. 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

- 6.2.31 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. The Council wishes to see green areas which are established alongside roads designed to a high quality and without the use of shrubs where these would form a litter trap. Where high quality open space cannot be provided then the Council will promote the site for built development."*¹¹

- 6.2.32 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. This route currently contains areas of vacant and unused land which have potential to be developed in order to improve the appearance of the road and the environment surrounding it.

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

- 6.2.33 Additional guidance for planning within Manchester comes from The Guide to Development in Manchester – Supplementary Planning Document and Planning Guidance, adopted in 2007¹². 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 2.7: Development should help to sustain local neighbourhoods

- 6.2.34 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

¹⁰ Manchester City Council, *Extant Unitary Development Policies (UDP)* (n.d.)
<https://www.manchester.gov.uk/downloads/download/4975/extant_udp_policies> [accessed 26 April 2023].

¹¹ *ibid*

¹² 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 April 2023].

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.”¹³

- 6.2.35 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 Brunswick neighbourhood. The Proposed Development includes large scale and high density development which is required to blend with and contribute positively to the smaller scale, existing residential neighbourhood.

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

- 6.2.36 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.”¹⁴

- 6.2.37 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 Brunswick.

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

- 6.2.38 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.”¹⁵

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

¹⁴ *ibid*

¹⁵ *ibid*

- 6.2.39 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 an arterial route which provides long distance views into and out of the City Centre.

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

- 6.2.40 The Site is located within the Corridor Manchester Strategic Vision to 2025¹⁶ which aims to reinforce Corridor Manchester's status as a distinctive innovation district. Accompanying this Strategic Vision is the Oxford Road Corridor Strategic Spatial Framework 2018¹⁷, which identifies the spatial principles to support strategic themes. The objectives which are relevant to the Site with respect to townscape and visual issues are:

SSF Objective 3.1: To develop and oversee major new development ventures

- 6.2.41 The Oxford Road Corridor Objective aims to:

*"...develop and oversee major new development ventures, which contribute to the business objectives of partners, with the capacity to transform key locations within Oxford Road Corridor."*¹⁸

- 6.2.42 The related Spatial Principles aim to:

"...identify the future potential for underutilised land and buildings or low quality existing developments to be redeveloped. [...]"

*"promote higher density development within key opportunity areas of Oxford Road Corridor, for example around Oxford Road, the key institutions and Manchester Science Park and Citylabs campuses; however, this must be achieved in a manner which ensures that the quality of the environment and experience of the place can at the same time be enhanced, as well as protection of existing residential amenity in terms of privacy, microclimate, traffic and transport."*¹⁹

- 6.2.43 The above policy is in line with the NPPF with respect to sections 11 and 12. Importantly, it refers to the potential for underutilised land and buildings to be developed along The Corridor, and for higher density development to be promoted. This is important in terms of townscape and visual issues in this assessment given

¹⁶ Corridor Manchester, *Strategic Vision to 2025*, (Corridor Manchester, 2015)
<https://www.manchester.gov.uk/info/500113/city_centre_regeneration/7900/city_centre_regeneration_area/17>
[accessed 26 April 2023].

¹⁷ Deloitte Real Estate, *Oxford Road Corridor Strategic Spatial Framework* (Manchester: Deloitte, 2018)
<https://www.manchester.gov.uk/info/500113/city_centre_regeneration/7900/city_centre_regeneration_area/17>
[accessed 26 April 2023].

¹⁸ ibid

¹⁹ ibid

Site's vacant land and buildings and the high density nature of the Proposed Development.

SSF Objective 4.1: To provide a broader housing offer

6.2.44 The Oxford Road Corridor Objective aims to:

*"...provide a broader housing offer which takes account of the housing needs of the workforce of Oxford Road Corridor, and the attractiveness of Manchester as a place to live and work, in keeping with the Manchester Residential Growth Strategy."*²⁰

6.2.45 The related Spatial Principles identify:

"There is scope for further student accommodation; however, this should continue to be controlled in line with the City Council's Core Strategy Policy H12 and led by institutional partners with the wider city regeneration objectives in mind. It should be in line with evidenced demand and be in locations that are within a reasonable walking distance to the heart of the universities. This will include an upgrade of existing stock that is reaching the end of its life as well as additional provision. [...]"

"Contribution to high quality re-design of the streetscape, squares and public spaces will be essential as part of any new development or investment in the area, in order to meet Corridor Strategy objectives." [...]"

*"Enhancing the quality of east-west crossing points and connections for cyclists and pedestrians is a key spatial priority, and will enable strengthened connectivity between Oxford Road Corridor and surrounding neighbourhoods."*²¹

6.2.46 The above policy is in line with the NPPF with respect to sections 5 and 12. Importantly, in relation to townscape and visual issues, it suggests there is scope for student accommodation along within The Corridor. Furthermore it encourages contributions to public spaces and enhanced east-west connections in new developments, which the Proposed Development includes.

Oxford Road Corridor Strategic Regeneration Framework

6.2.47 Further guidance comes from the Oxford Road Corridor Strategic Regeneration Framework Guidance 2019²² which identifies development and place making objectives for 4 specific areas. One of these areas is Upper Brook Street (UBS) which includes the Site. The objectives which are relevant to the Site with respect to townscape and visual issues are:

UBS Objective: Appropriate land uses

6.2.48 The Upper Brook Street Development and Place Making Objective states:

²⁰ Deloitte Real Estate, *Oxford Road Corridor Strategic Spatial Framework*

²¹ *ibid*

²² Deloitte Real Estate, *Oxford Road Corridor Strategic Spatial Framework Guidance* (Manchester: Deloitte, 2019) <https://www.manchester.gov.uk/downloads/download/7175/oxford_road_corridor> [accessed 26 April 2023]

“Appropriate land uses - principally employment generating, designed to facilitate further commercialisation of research in the science, technology and engineering sectors, together with education expansion space (teaching, learning and research) [...] An element of residential use may be acceptable, where this will support the delivery of an employment-led masterplan and is demonstrably compliant with the Development Plan.”²³

- 6.2.49 The above policy is in line with the NPPF with respect to section 6 and identifies that the Site is appropriate for employment use, with an element of residential. This is relevant to townscape and visual issues in this assessment as the Proposed Development includes both employment and residential buildings.

UBS Objective: Scale and density

- 6.2.50 The Upper Brook Street Development and Place Making Objective states:

“Scale and density – the potential of the site should be maximised; however, with a general datum of between 6 and 10 storeys. Scale should be stepped down to the existing residential community and around landmarks such as the Listed Buildings and Gartside Gardens.”²⁴

- 6.2.51 The above policy is in line with the NPPF with respect to section 12. Importantly, it indicates that although the Site potential should be maximised, the scale and density should not be incongruous with the existing residential areas. This is relevant to the townscape and visual issues in this assessment as the Proposed Development includes several buildings, some taller than the suggested 6-10 storeys, adjacent to the low-rise neighbourhood of Brunswick, Gartside Gardens and Grade II* listed ‘Former Unitarian Chapel’.

UBS Objective: Public realm and connectivity

- 6.2.52 The Upper Brook Street Development and Place Making Objective states:

“Public realm and connectivity the historic east to west street grid will be reinstated and provide enhanced connections between the Oxford Road Corridor and residential communities, including Brunswick, Ardwick and beyond to Mayfield.”²⁵

- 6.2.53 The above policy is in line with the NPPF with respect to section 12. It encourages enhanced east-west connections, which the Proposed Development includes, and is therefore relevant to townscape and visual issues in this assessment.

Tree Preservation Orders

²³ Deloitte Real Estate, *Oxford Road Corridor Strategic Spatial Framework Guidance*

²⁴ *ibid*

²⁵ *ibid*

- 6.2.54 As identified by Manchester City Council²⁶, there is a Tree Preservation Order (TPO 1998 Order 'B') applied to the northern end of the Site, on the land between Grosvenor Street and Kincardine Road. This encompasses five trees including a Hybrid Black Poplar, a Tree of Heaven, and a group of 3 Common Limes.
- 6.2.55 The Arboricultural Impact Assessment undertaken has demonstrated that construction of the development as proposed will require the removal of all existing trees on Site. As described in the Arboricultural Impact Assessment, the proposed layout will accommodate a number of newly planted trees within the outdoor amenity areas. It is projected that adequate compensation can be achieved for the tree losses required to construct the development.

²⁶ Manchester City Council, *Tree Preservation Orders*, (Manchester: Manchester City Council, 2019) < <https://open-data-mcr-council.hub.arcgis.com/maps/234d49a3783b47e49d7016747654e988/about> > [accessed 19 June 2023].

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 Assessment²⁷ 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).²⁸
- 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;
 - b. Heritage assets, including listed buildings, scheduled monuments, Conservation Areas and registered parks and gardens;

²⁷ Landscape Institute, Institute of Environmental Management & Assessment, *Guidelines for Landscape & Visual Impact Assessment*, 3rd ed. (London: Routledge, 2013)

²⁸ 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]

- 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 its 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 6.2.1: 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 6.2.2: 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	Medium importance and / or rarity. Medium / Good Quality	Regional, Local	Undesignated but value perhaps expressed through non-official publications or demonstrable use.

	Limited / some potential for substitution		
Low	Low importance. Poor / Medium Quality with degradation Frequent and common with scope for substitution	Local	Areas identified as having some redeeming feature or features and possibly identified for improvement.
Very Low	No notable importance. Poor / Very Poor Quality and widely degraded / damaged Frequent and common with scope for substitution	Local	Areas identified for recovery.

(Also see Table 3 for Quality criteria)

Table 6.2.3: Townscape Quality

Level	Description
Very High	Very strong and distinctive urban structure, with characteristic urban grain and architectural qualities, creating an overall strong sense of place Distinct and widespread features worthy of conservation 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. Very good conditions with no detracting features.
High	Strong urban structure, with characteristic urban grain and architectural qualities creating a notable sense of place. Distinct features worthy of conservation with some limited scope to improve 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. Good condition with very occasional / limited detracting features
Good	Distinguishable urban structure, with some characteristic urban grain and architectural qualities Some features worthy of conservation with scope to improve 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. Good condition with some detracting features
Medium	Relatively distinguishable urban structure, with an urban grain and architectural qualities that are imbalanced or considered uncharacteristic in places Limited presence of managed green infrastructure and public space, with a number of instances that require improvement. Limited features worthy of conservation with scope to improve Moderate condition with some detracting features

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

Table 6.2.4: 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 6.2.5: Magnitude of change (Townscape)

Level	Description
High	<i>Total loss or substantial alteration to key elements / features / characteristics of the baseline or introduction of elements considered to be totally uncharacteristic when set within the attributes of the receiving townscape.</i> 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. The change brought about by the proposed intervention would influence several townscape character types / areas
Medium	<i>Partial loss or alteration to one or more key elements/ features/ characteristics of the baseline or introduction of elements that may be prominent but may not necessarily be considered to be substantially uncharacteristic when set within the attributes of the receiving townscape.</i> 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. The change brought about by the proposed intervention would only influence the townscape character type/area within which the proposal lies.
Low	<i>Minor loss or alteration to one or more key elements/ features/ characteristics of the baseline or introduction of elements that may not be uncharacteristic when set within the attributes of the receiving townscape.</i> 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 6.2.6: 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.

Sensitivity = Susceptibility + 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.

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

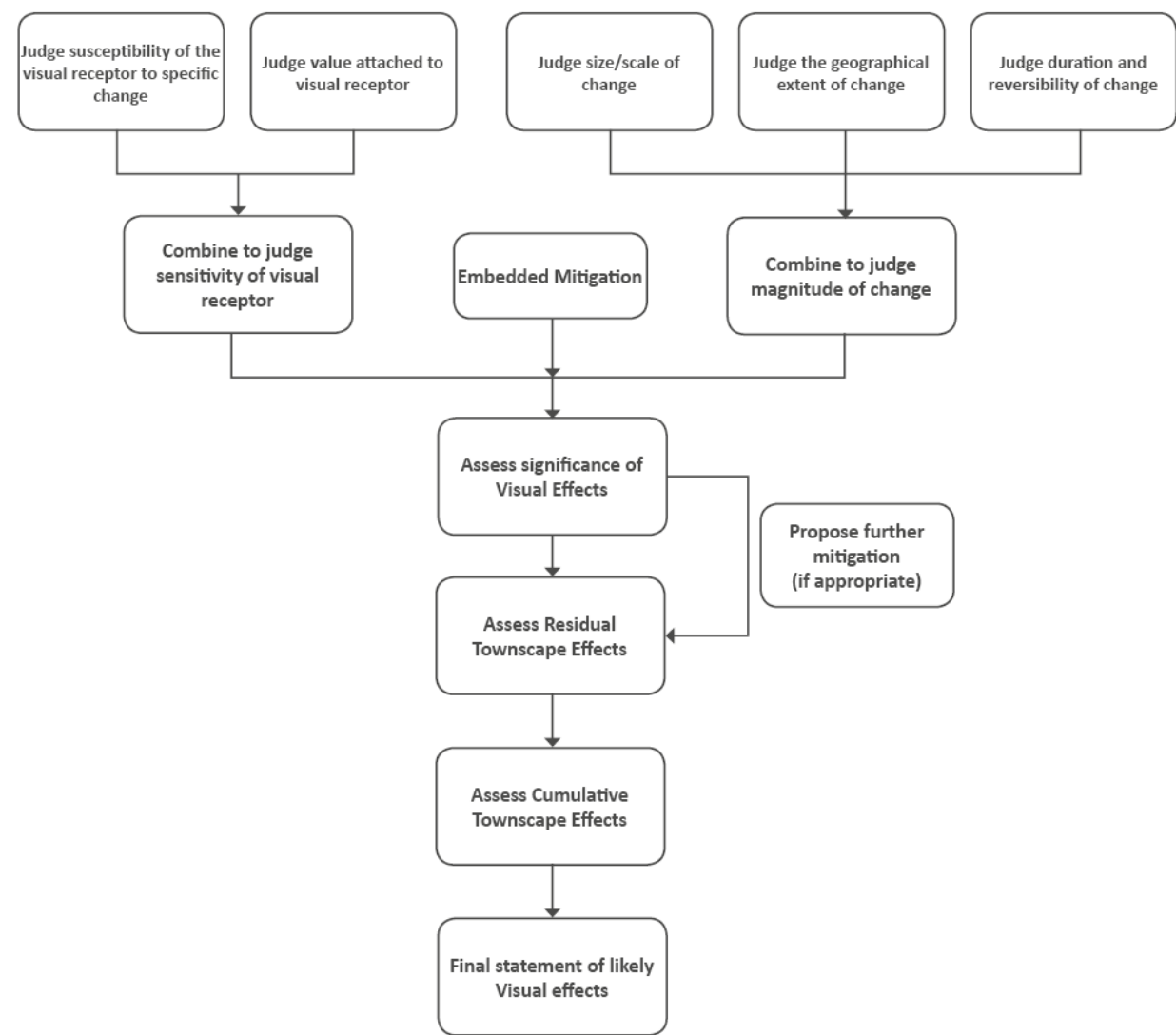


Table 6.2.7: Visual Susceptibility

Level	Description
High	Residents at home 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. Visitors to heritage assets, or to other attractions and public spaces, where views of the surroundings are an important contributor to the experience. Communities where views contribute to the setting enjoyed by residents in the area.
Medium	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. Users of streets and public spaces where the enjoyment of the townscape is incidental rather than the main interest.
Low	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. Travellers on road or rail, where the speed of travel and nature of the views involved are short lived and have no special significance.

Table 6.2.8: Value attached to Views

Level	Description
High	Iconic, recognised or protected views through Supplementary Planning Guidance or development framework. View mentioned in the listing for a conservation area or literature / art. Largely uninterrupted, elevated, panoramic or distant views of a valued townscape(s). 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 6.2.9: 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 6.2.10: Magnitude of change (Visual)

Level	Description
High	<i>Total loss or substantial alteration to the baseline view or introduction of elements considered to be totally uncharacteristic to view.</i> The proposed intervention would occupy a large and extensive proportion of the view and would be easily noticed by the observer. 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. The proposed intervention significantly breaks the skyline / roofscape and is likely to be visible across an extensive area.
Medium	<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> The proposed intervention would occupy a partial proportion of the view and would likely be noticed by the observer. 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. A small proportion of the proposed intervention breaks the skyline / roofscape and is likely to be visible across a relatively localised area.
Low	<i>Minor loss or alteration to the baseline view or introduction of elements that may not be uncharacteristic when set within the view.</i> 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. 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. The proposed intervention does not break the skyline / roofscape and is likely to be visible within a confined to a very limited area.
Negligible	<i>Very minor loss or alteration to the baseline view or introduction of elements that may not be uncharacteristic when set within the view.</i>

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 6.2.11: 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.