

# Landscape and Visual

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The application site is not located within or near (within 5km) any nationally or locally designated landscapes.

Views from designated areas looking towards the application site are therefore unlikely due to distance intervening landform and established mature vegetation found within the landscape.

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The following Core Paths are located in close proximity to the application site:

- Route 207 – along the western and southern boundaries of the Application Site.
- Route 206 – 1.85km northeast of the site.
- Route 208 – 2.26km northwest of the site.
- Route 204 – 2.58km south of the site.
- Route 210 – 2.48km southwest of the site.

Of these, views are only likely from Core Path 207 due to lack of existing screen planting along the external boundaries of the site. Distant views are likely from Core Path 208 due to the elevation of the path in relation to the application site. Visualisations from these two Core Paths are shown on the following presentation boards.

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In time, these views will be screened following the introduction of mitigation screening hedgerow planting along the western, southern and eastern boundaries of the site with a berm and mitigation hedgerow and tree planting being proposed along the northern boundaries of the site.

The Landscape and Visual Impact Assessment (LVIA) that will be submitted with the planning application will assess the potential direct and indirect impacts of the Proposed Development upon the landscape and visual receptors within a 5km study area. Based on preliminary site visits and proposed design and landscape measures **minimal landscape and visual effects are anticipated**. It is considered that the Proposed Development can be accommodated appropriately within the local landscape.

