



# **Landscape Statement of Case**

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**Leconfield Road,  
Nanpantan**

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**September 2022  
INF-N0908**

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# 1 Introduction

## Qualifications and Experience

- 1.1 My name is Sara Boland. I am a Director of Influence Landscape Planning and Design Limited (Chartered Landscape Architects, Urban Designers and Environmental Planners).
- 1.2 I hold a BA Hons and Postgraduate Diploma in Landscape Architecture from Leeds Metropolitan University and am a Chartered Member of the Landscape Institute. I have worked as a Landscape Architect for over 20 years, Managing Director of Influence Landscape Planning and Design and specialising in landscape planning for the past ten years.
- 1.3 I have significant experience in advising on landscape matters, on a range of projects in all sectors. These include carrying out Landscape and Visual Impact Assessments, Feasibility Studies, developing Strategic Masterplans and advising on mitigation.
- 1.4 The evidence which I have prepared and provided for this Statement is true to the best of my knowledge. It has been prepared and is given in accordance with the Code of Practice of the Institute of Environmental Management and Assessment and I confirm that the opinions expressed are my true and professional opinions.

## Outline

- 1.5 Appeal against the refusal of Outline Planning Permission for a residential development with associated infrastructure for up to 30no. dwellings, including detail of associated point of access. All other matters (landscaping, scale, layout and appearance) reserved.
- 1.6 PINS ref: APP/X2410/W/22/3304644 LPA ref: P/20/2199/2.
- 1.7 The relevant (1)Reason for Refusal ("RfR") states that (emphasis added):
  - The proposed development would **fail to protect and enhance the unique landscape character of the site and surrounding area**. The development would be contrary to the requirements of Core Strategy Policy CS11 and National Planning Policy Framework paragraph 174 and the identified harm would significantly and demonstrably outweigh the benefits when considered against the Framework as a whole.

## Planning History

- 1.8 The planning application was supported by a comprehensive LVIA (Landscape and Visual Impact Assessment) by Golby + Luck<sup>1</sup> which will be referenced in this Statement.
- 1.9 Following submission of the application, statutory comments were received from Charnwood Landscape Officer, Nola O'Donnell on 27 April and 25 November 2021<sup>2</sup>.

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<sup>1</sup> CD 1.10

<sup>2</sup> CD 8.39 & 8.40

## Scope of this Report

- 1.10 This Statement will address allegations within the RfR insofar as they relate to landscape and visual matters (the RfR contains other allegations addressed by other witnesses), those being as follows:
- That the landscape character of the site and the surrounding area are 'unique';
  - That the site is 'valued landscape' in the context of the NPPF and Box 5.1 of the GLVIA; and
  - That there are adverse landscape and visual impacts derived from the visibility of the site from specific vantage points.
- 1.11 Amongst other things, this Statement will dissect the assessment process by:
- Briefly revisiting the baseline information, as relevant;
  - Reviewing in detail the judgements on the sensitivity of the landscape;
  - Describing in detail the effects of the proposals on the landscape application site and the surrounding area;
  - Assessing the potential impact of the proposals upon the identified visual receptors.
- 1.12 Verifiable wireframe views have been constructed for three of the potentially most sensitive receptors, as identified by the Landscape Officer and corroborated by the Planning Officer<sup>3</sup> and these will be relied on to explain the potential levels of harm resulting from the proposals.

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<sup>3</sup> CD 8.37

## 2 The Proposal

- 2.1 The Appeal Proposals comprise development of up to 30 dwellings on land at the western end of Leconfield Road. The proposals reflect the proximity to the existing residents, heritage assets and Burleigh Wood and make provision for Public Open Space (POS) and a Children's Play Event.
- 2.2 A detailed Design and Access Statement (DAS) accompanied the application which set out the concept behind the development of the design and the supporting landscape scheme. The proposals respect the topography of the site, and the contours of the site are reflected through the curved nature of the street scene. The houses broadly follow the site levels, locating the built form on the incline and small plateaus with landscaped areas between.
- 2.3 The area adjacent to the existing properties on Leconfield Road is set aside as informal open space with new native and ornamental trees planted in swathes of species rich wildflower meadow around a permanent water body. To the west, on the boundary with Burleigh Wood an offset of 20m at its narrowest point has been incorporated which will include a similar mix of planting, which responds to the woodland back drop and incorporates a Children's Play Event.
- 2.4 In combination, there is almost an entire green link around the site boundary further supported by the existing vegetation on and just beyond the application area. A strong landscape corridor is proposed through the centre of the housing to mitigate further any views from surrounding residents and reinforce the green infrastructure.
- 2.5 The landscape design incorporates blossom and fruit trees on the banking between gardens and within the street scene, native trees and hedgerow planting particularly on the boundaries to support the existing, on plot planting, areas of species rich meadow and a detention basin designed to retain water permanently and support emergent planting.

## 3 Planning Policy Context

### Introduction

- 3.1 Aspects of planning policy and guidance of particular relevance to my evidence are summarised below.

### National Planning Policy Framework

- 3.2 As cited in the RfR, the NPPF policy relevant to this Statement is paragraph 174(a) which defines valued landscapes. The policy states that:
- Planning policies and decisions should contribute to and enhance the natural and local environment by:
    - Protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan).

### Local Planning Policy

- 3.3 The Application Site is located within the administrative jurisdiction of Charnwood Borough Council, and at the time the application was submitted the Charnwood Borough Council - Charnwood Local Plan 2011 - 2028 Core Strategy was the main policy document. The site is wholly within the defined settlement limits of Loughborough as defined in the Development Plan.

### Charnwood Borough Council - Charnwood Local Plan 2011 - 2028 Core Strategy

- 3.4 The policy referenced in the RfR is Policy CS11 of the Core Strategy which sets out the planning considerations for the Landscape and Countryside. The site is not located in open countryside, it is however undeveloped land but within the defined limits of the town. CS11 states in paragraph 7.7 that '**Countryside is the largely undeveloped area beyond the defined limits of our villages and towns**'.
- 3.5 The Development Plan is out of date and as the Council do not have a suitable new policy to apply<sup>4</sup> then Policy CS11 is the only provision available, although for the reasons stated above it is not wholly applicable. The policy states that:
- We will support and protect the character of our landscape and countryside by:
    - Requiring new developments to protect landscape character and to reinforce sense of place and local distinctiveness by taking account of relevant local Landscape Character Assessments.
- 3.6 It is not considered that the other parts of the policy are relevant to the site because:
- There is no assertion that the site is 'tranquil';

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<sup>4</sup> The Examination into the Emerging Local Plan has been delayed, as explained in Section 4 of the SoC (Planning)

- There is no debate about issues pertaining to the separate identity of the town being at risk although the policy overall has a strong focus on the Areas of Separation;
- Policy CS10 is not a consideration;
- There is no made Neighbourhood Plan for consideration;
- Policy CS3 is not a consideration for the landscape and visual.

## 4 Landscape Character

### Established Landscape Character

- 4.1 The relevant landscape character documents and studies are:
- Borough of Charnwood Landscape Character Assessment 2012<sup>5</sup>
  - The LUC Landscape Sensitivity Assessment of SHELAA Sites 2019<sup>6</sup>
  - Landscape Sensitivity Assessment July 2021<sup>7</sup>

### Documented Sensitivity Judgement of the Site

- 4.2 The Borough LCA identified the site within the Charnwood Forest LCA, more specifically in the Swaithland LCA, it was assessed as having a strong character and being of moderate condition.
- 4.3 The Borough Assessment also included a landscape sensitivity study although the site specifically was not reviewed due to being in the Limits of Development. The adjoining land (LCZ18) was assessed as having a **medium capacity** to accommodate development.
- 4.4 The LUC Landscape Sensitivity Assessment of SHLAA Sites was carried out on behalf of Charnwood Borough Council and published in March 2019. The objectives of this report are:
- To provide Charnwood Borough Council with a clear and robust evidence to inform the Sustainability Appraisal process and the associated decision making process on site allocations; and
  - To provide broad guidelines for the development of potential site options which may have the potential to impact on landscape.
- 4.5 The LUC study specifically identifies the site and specifically assess it. It is identified as PSH447.
- 4.6 This land parcel was assessed as having a **low – moderate landscape sensitivity** being:
- ***‘More closely associated with existing development and screened from the wider landscape by existing woodland.’***
- 4.7 The Landscape Sensitivity Assessment July 2021 draws from the previous evidence as set out above but critically the sites included in this assessment are those that have been assessed to have medium high landscape sensitivity by the Landscape Sensitivity Assessments undertaken by LUC and those that fall within an Area of Local Separation or Green Wedge. Site PSH447 is not included in this study as the 2019 report did not consider it to be of a high enough sensitivity.
- 4.8 Paragraphs 4.3- 4.16 of the G+L LVIA review the findings of these assessments, followed then by their own independent assessment of value and sensitivity. The G+L LVIA attributed a **low – medium** sensitivity to the site. This was based on a combination of referencing the Council’s own assessments and their independent judgements.

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<sup>5</sup> CD 5.2.6

<sup>6</sup> CD 5.2.4

<sup>7</sup> CD 5.2.1



- 4.9 The Landscape Officer (LO) objects to the development in her statutory comments and assess the site as having a High Sensitivity to the development which is contrary to the Council's own assessments.
- 4.10 The LO asserts that the site is 'valued' under the NPPF criteria, in part based on:
- the cultural and perceptual connections
  - the value placed by the local community
  - the elevated view affording skyline views across Loughborough
  - the rising landform (topography)
  - the undeveloped pastureland in such close association with the built form; and
- 4.11 As stated, this judgment is a departure from the Council's own assessments and contrary to the G+L LVIA.

### **Review of the Landscape Value, Susceptibility and Sensitivity**

- 4.12 Below is my review of the value of the application site and the surrounding landscape to the proposals outlined in paragraphs 2.1-2.5 and my judgement on whether the site reaches the very high bar of 'valued landscape', its susceptibility to development and its overall sensitivity to the proposals.
- 4.13 It is correct that the GLVIA3 does not precisely prescribe what constitutes a valued landscape, but it is accepted practice to utilise the Box 5.1 on page 84, which sets out a range of factors which can help in the identification of landscape value together with NPPF 174(a) which suggests that a valued landscape is one that has statutory status, or a quality identified in the development plan. It should be noted that paragraph 4.17 of the G+L LVIA considered the value of the site which informed the judgement of low to medium sensitivity. The LO did not assess all the criteria set out in box 5.1.
- 4.14 Rather than repeat that exercise I have responded to the particular criteria that the LO has suggested contributes specifically to reaching a judgement of 'valued landscape' in this application.

#### ***The cultural and perceptual connections placed on the site by the local community***

- 4.15 It is acknowledged that even if a site or landscape does not reach the bar to be defined as 'Valued' under the NPPF, that does not mean that it does not have local value or value to the local community. Reviewing the 'Adverse impacts of development at Leconfield, Nanpanton Ward Residents Group (NWRG), January 2022'<sup>8</sup> the comments focus primarily on the views from within the site and its undeveloped nature. As is set out below, the site is private and therefore not accessible to the public.
- 4.16 There is no disputing that the site has some value to the locals but only as a small area of open space at the end of residential streets. The site has no recognised or well-known cultural connections or associations with notable people, events or the arts.

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<sup>8</sup> A large number of individual comments were received to the application however this report summarizes the themes of the objections.

### ***The elevated view affording skyline views across Loughborough***

- 4.17 The site is private and therefore the panoramic views experienced from the site are not relevant as part of the visual amenity baseline. If there is no one able to lawfully experience a view, then there is no view to be assessed. At paragraph 4.4 the NWRG response states that *'The importance of this land to residents and the fact that its use by residents as both a recreational and visual open space means that NPPF174(a)<sup>9</sup> must apply'* and *'In May 2021, over 50 residents who had used the field as informal open space completed the forms to apply for rights of way to be established'*. However, the use of this site is not through any recognised permitted access and therefore cannot be a consideration in determining 'value'.
- 4.18 Given the views are not (and cannot lawfully be) experienced by anyone they cannot contribute to the assessment of the landscape or visual character. These comments by the LO and the local residents cannot therefore attract any weight.
- 4.19 There are other publicly accessible locations, within a kilometre of the residential area, where panoramic views of Loughborough are available. These are in the countryside in the truest sense. To the south, along PRoW K58 where it enters 'Out Woods', the land rises to 120m aOD and there are views east towards the edge of Loughborough. The view below and appended to the report (Appendix B) represents uninterrupted views across the whole of Loughborough which capture the features of the town as well as offering 180-degree views north to southeast.



### ***The rising landform (topography)***

- 4.20 Although the view cannot be considered in the criteria for value, the rising landform is a feature of the site's landscape character. However, it is also a characteristic feature of the surrounding area with a number of streets rising with the natural landforms. In Appendix B views have been

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<sup>9</sup> The paragraph of the NPPF referring to valued landscapes

recorded from the surrounding streets such as Montague Drive (VPB) and Nanpantan Road (VP A).

- 4.21 Therefore, although the topography of the site is indeed a feature, it is not unusual in the context of the surrounding streets and landscape.

***The undeveloped pastureland in such close association with the built form***

- 4.22 The site is described in the Ecology Phase 1 assessment as a field of neutral grassland which until recently was used for agricultural purposes. The description implies that the field has been used for grazing animals especially cattle or sheep, which is not the case.
- 4.23 The site is an open area of undeveloped grassland, bound by houses and woodland. The site has some pleasant qualities.
- 4.24 The perceptual experience is focussed to the site itself. The surrounding residential area is typical of suburban, edge of settlement residential streets. The surrounding streets which are not adjacent to the site have a similar character and therefore the site cannot be said to contribute to the character of this area. The character of this neighbourhood is determined by the location almost on the extent of the settlement, the density of the units and the design of the streets. The site is simply a piece of land left undeveloped.
- 4.25 The physical qualities manifest themselves in managed grassland with stands of scrub, boundary trees – some of which are mature particularly close to the western boundary and Burleigh Wood. Burleigh Wood is ancient woodland and there is no public access. The woodland is dense in form and a robust boundary and backdrop to the west.
- 4.26 South of the Nanpantan Road are areas of publicly accessible, by way of PRoWs, open grassland and pastureland which is also close to the built form.

***Overall value and sensitivity judgement***

- 4.27 Considering the above criteria, and reviewing the documented assessments, I judge that the site has a low susceptibility to the proposals with some value which elevates its overall sensitivity slightly above 'low'.

<b>Feature of the Site</b>	<b>Sensitivity</b>	<b>Value</b>
<b>Cultural connections</b>	The site has no recognised or well know cultural connections or associations with notable people, events or the arts.	None
<b>Elevated view affording unique panoramic</b>	The site is private and therefore the panoramic views experienced from the site are not relevant as part of the visual amenity baseline.	None
<b>Rising landform</b>	The topography of the site is indeed a feature, it is not unusual in the context of the surrounding streets and landscape.	Low
<b>Undeveloped pastureland in such close association with the built form</b>	Undeveloped grassland with some pleasant qualities. Ancient Woodland on the boundary.	Medium

## 5 Landscape Impact

- 5.1 The G+L LVIA concludes that there is a Major – Moderate landscape effect on the site itself but that this quickly reduces to minor – moderate beyond the site boundary.
- 5.2 The LO agrees with the conclusion of the LVIA in terms of landscape impacts on the site itself but not in terms of the surrounding area, asserting a demonstrable loss of transition from pasture/scrub to the landscape setting<sup>10</sup>, failure to create and improve habitat which reflects the ancient woodland and failure to integrate with that adjacent sensitive landscape<sup>11</sup>. This is alleged to lead to a considerable cumulative harm.
- 5.3 My assessment of the magnitude of effect on the site is based on the following considerations:
- The proposals will introduce a new built element onto a part of the site which changes the composition of some of the landscape features. Whilst there is a loss of part of the currently undeveloped areas of the site, there are large areas which remain undeveloped and will be brought forward as public open space (as described below);
  - These built elements of the development do not extend to the full extent of the site;
  - There is provision for quite substantial areas of public open space (POS) which will result in genuine public access to the site to utilise well designed spaces and spaces which retain, replace and enhance the existing physical and perceptual qualities;
  - The change is permanent; and
  - Mitigation planting will mature and integrate the scheme and enhance key characteristics of the existing character.
- 5.4 Therefore, when considering this against the description for the magnitude of change, my judgement is that the proposals will result in a change in some identified characteristics but that there will be some benefits and positive enhancements as a result of the scheme.
- 5.5 The topography (landform) will still be appreciable and legible as a feature of the site and will in fact now allow for that panoramic view, as the site becomes legitimately publicly accessible.
- 5.6 Areas of open space will be retained and enhanced, and the ancient woodland will still form a robust backdrop to the site and be a dominant feature of the boundary.
- 5.7 With reference to GL1028\_14 Landscape Masterplan, the proposals bring forward two designed areas of POS which feature new native tree planting, ornamental tree planting, swathes of species rich meadow and wet meadow around the permanent water bodies all supported by benches and natural play interventions to encourage the local community to visit and enjoy the space.
- 5.8 As set out in the paragraph above, providing areas of open space and the provision for the panoramic view to be experienced are a significant benefit of the scheme. We understand that local residents have petitioned for public access to the site.

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<sup>10</sup> My interpretation is that this means the loss of the landscape which transitions between the housing and the woodland

<sup>11</sup> The visual impact is upheld as well but is considered further in this report

- 5.9 Therefore, it is my judgement that on balance, considering that although there are areas of the site where grassland is replaced with built development, it is not a total change in the key characteristics across the whole site and does not constitute a substantial loss of key character elements. Areas are retained as open space, made publicly accessible and enhanced through a landscaping scheme and Landscape and Ecological Management Plan (LEMP)<sup>12</sup>.
- 5.10 I consider that a balanced judgement is that the magnitude of change is medium and when considering a low – medium sensitivity results in a moderate, not significant impact on the site which diminishes to minor beyond the site boundaries.

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<sup>12</sup> To be conditioned

## 6 Visual Amenity

6.1 This section focusses on the alleged impact on the visual amenity of the specific receptors. To support this section of the Statement, locations for Verifiable Views (Photomontages) were agreed with Mark Pickrell, the Council's Planning Case Officer<sup>13</sup>. These locations, which reference views in the G+L LVIA are<sup>14</sup>:

- 02 – Leconfield Road
- 06 – Montague Drive
- 11 & 12 – PRoW K58 to the southwest

6.2 The potential impacts on the receptors in these locations are reviewed, with the benefit of the montages.

### **Verifiable View 02 Leconfield Road**

6.3 This represents residential receptors and users of the highway who have a medium sensitivity. The existing view is of a small portion of the southern part of the site, which appears open and rises up to meet the skyline. Most of the site is screened by the housing to the north. Burleigh Wood is just visible over the rooftops of the adjacent housing. This is a typical suburban street view.

6.4 The proposals result in the loss of the open portion of the site, directly at the end of the view. A limited number of new units are visible, whose rooftops almost align with the adjacent housing. Burleigh Wood is still glimpsed, and the large open skies are not compromised. The proposals do not dominate the view but merge with the existing housing.

6.5 There is a change in the view but to a small extent which does not alter the overall composition of the view. The proposal appears completely consistent with the visual setting. The magnitude of change is medium to low, and the effect is moderate – minor adverse, reducing to minor when the landscaping has matured.

### **Verifiable View 06 Montague Drive**

6.6 This represents residential receptors and users of the highway who have a medium sensitivity. The view looks over the top of the houses which bound the northern edge of the site. The site is just visible over the rooftops. Once developed the houses will change the backdrop, in this specific viewpoint, to built development, however this is within the context of built development and the new units are aligned with the surrounding rooftops to the northwest and do not dominate or appear out of context with the existing pitched roof houses, bungalows and garages.

6.7 The edge of Burleigh Wood is still glimpsed behind the new development which largely does not break the skyline. There is a change in the view but to a small extent which does not alter the overall composition of the view. The proposal appears completely consistent with the visual

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<sup>13</sup> CD 8.36 & 8.37

<sup>14</sup> With reference to the LVIA CD 2.12

setting. The magnitude of change is medium to low, and the effect is moderate adverse reducing to minor moderate when the landscaping has matured.

**Verifiable View 11 & 12 – PRow K58 to the southwest**

- 6.8 These views are recorded from the PRow to the southwest of the site. Both views look across the intervening fields to the edge of the settlement and the wooded backdrop. View 12 is from a slightly elevated position and there are views of Loughborough and beyond to the high ground in the north and the development on it.
- 6.9 From View 11 there is no view of the proposals. View 12 shows that the development will be barely perceptible as it lies in front of the woodland which dominates the skyline. If even noticed, the proposals will be read as a very small and insignificant continuation of the settlement, coherent with the existing rooftops.
- 6.10 The magnitude of change is negligible, and the effect is Minor.

## 7 Assessment Against Planning Policy

### **NPPF**

- 7.1 In my opinion the Proposals accord with the NPPF. The site is not valued landscape as defined by the NPPF and therefore paragraph 174(a) is not a relevant consideration.

### **Core Strategy & Local Development Framework**

- 7.2 The site is within the Limits of Development and therefore Policy CS11, which sets out that *'Countryside is the largely undeveloped area beyond the defined limits of our villages and towns'* carries little weight as it does not provide an appropriate test for the site.
- 7.3 However, it is the only provision available as the emerging plan has not been examined. It requires new development to protect landscape character and to reinforce sense of place and local distinctiveness



## 8 Summary and Conclusions

### Summary

- 8.1 This Statement has reviewed in detail the landscape and visual impact of the proposals in light of the outlined RfR.

### Impact on Landscape Character

- 8.2 The detailed assessment in this Statement demonstrates that the site is not valued landscape and has a low to medium sensitivity to development. The proposals will adversely affect some of the character features of the site and will change parts of grassland to built development. However, POS which features new large tree planting, native and ornamental tree and shrub planting, swathes of species rich meadow and wet meadow, permanent water bodies and the provision for seating forms two substantial areas of the site on the boundary with Burleigh Wood and directly to the west of the most sensitive residential receptors on Leconfield Road.

### Impact on Visual Amenity

- 8.3 The Verifiable Views commissioned in support of this Statement demonstrate that the visual impact will be limited to the residents directly adjacent to the site who will only experience a moderate adverse visual impact at worst.
- 8.4 For those users of the PRowWs to the south of Nanpanton Road, the change is negligible as the proposals are nestled into the wooded backdrop and it is difficult to even understand that there is a discernible change. The proposals are appropriate and continuous with the surrounding settlement edge.

### Conclusions

- 8.5 This Statement clearly sets out that the site does not have a high sensitivity and is not a valued landscape in accordance with the NPPF. The landscape and visual features are not unique, and the proposals are cohesive with the surrounding residential area. The proposals incorporate large areas of POS, on a site which is currently private, which are designed to encourage community use and provide for the panoramic view.

## **Appendices**

## **Appendix A      rbmp Verifiable Views**

### Note

These visualisations have been prepared by rbmp using current best practice techniques in both photography and the construction of 3D models and photomontages specified by the Landscape Institute: 3rd edition (April 2013); Landscape Institute Technical Guidance Note 06/19 (September 2019) Visual Representation of Development Proposals; The Revised SPG London View Management Framework (March 2012.)

All views have been prepared to Type 4 visualisations as set out within table 2, page 11 of TGN06/19. Please see supporting methodology documentation for this project. [End of this document.]

### Viewing Instructions

The visualisations gives an impression of the predicted scale and mass of the proposed development as it would be seen from the viewpoint locations. For correct viewing, the images should be viewed at the distance shown on the corresponding page when printed at A3. These images should only be assessed in the field from the same viewpoint location.

### Camera Location Information

Viewpoint Number	Easting	Northing	Ground Height	Camera Height
Viewpoint 02	451186.63E	317519.75N	+72.98m AOD	+74.58m AOD
Viewpoint 06	451050.63E	317697.38N	+77.06m AOD	+78.66m AOD
Viewpoint 11	451834E	317029.74N	+71.92m AOD	+73.52m AOD
Viewpoint 12	451539.55E	316827.06N	+97.82m AOD	+99.42m AOD



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**Viewpoint 02**  
Grid reference: 451186.63E, 317519.75N  
Ground Height: +72.98m AOD  
Camera Height: +74.58m AOD



**Viewpoint 06**  
Grid reference: 451050.63E, 317697.38N  
Ground Height: +77.06m AOD  
Camera Height: +78.66m AOD



**Viewpoint 11**  
Grid reference: 451834E, 317029.74N  
Ground Height: +71.92m AOD  
Camera Height: +73.52m AOD



**Viewpoint 12**  
Grid reference: 451539.55E, 316827.06N  
Ground Height: +97.82m AOD  
Camera Height: +99.42m AOD





















# 2219 Leconfield Road, Nanpantan

## Verified Views Methodology Statement

### OVERVIEW

The process of generating verified views (also referred to as Accurate Visual Representations (AVR) & Visually Verified Montages (VVM)) for the proposed new development was carried out by RBMP Ltd.

These visualisations have been prepared by RBMP Ltd. using current best practice techniques in both photography and the construction of 3D models and photomontages specified by the Landscape Institute: Guidelines for Landscape and Visual Impact Assessment 3rd edition (April 2013); Landscape Institute Technical Guidance Note 06/19 (September 2019) Visual Representation of Development Proposals; The Revised SPG London View Management Framework (March 2012.) All views have been prepared to Type 4 visualisations as set out within table 2, page 11 of TGN06/19.

High quality/resolution photographs were taken from the agreed locations with an adequate number of visible features subsequently surveyed, including the precise location of the camera.

A development model was generated to correct geographical co-ordinates. With a known camera position and orientation, photographic and surveyed existing visible features, the development model was accurately aligned to the photograph.

### SITE VISIT

RBMP Ltd. visited the site on the 4<sup>th</sup> May 2022, to obtain viewpoint photography. The view positions were documented using photography of the exact positions (marked with a survey pin) with a surveyor present to record the precise co-ordinates.

### PHOTOGRAPHY

For the agreed viewpoint location, high resolution RAW photographs were taken with a Digital SLR camera with a 35mm (full frame) sensor. The camera was levelled horizontally and laterally by means of a tripod mounted levelling base and two camera mounted spirit levels.

### CAMERA & EQUIPMENT

- Nikon D600 digital SLR camera (35mm)
- Nikon 50mm f/1.8
- Nikon 28mm f/1.8
- Nikon 24mm tilt-shift f/3.5
- Manfrotto 190 tripod
- Tripod indexed pan head
- Levelling base with bubble level
- Digital Level
- Laser plumb bob

### LENS SELECTION

In order to capture the full extent of the proposed development and an appropriate amount of context, a 28mm & 50mm lens in landscape orientation (effective 65.5° & 39.6° horizontal field of view) was used. For internal use/reference a 180° panoramic for each viewpoint location was also captured using a 15° rotational index allowing a series of individual frames to be stitched together into a single image.

### POST PRODUCTION

Each photoviewpoint photograph was processed using Adobe Photoshop® CC 2022 Camera RAW. Standard (digital) photographic post production techniques (profiles, curves and sharpening) were used to create a corrected final .psd file to be used as the basis for the photomontage.

### SURVEY

For the agreed photoviewpoint location an instructional document was released to the survey subcontractor. The surveyor was instructed on site to record a range of contextual reference points.

### SURVEY EQUIPMENT

- Leica GPS
- Leica Total station
- Precise level

### FIELD SURVEY METHODOLOGY

Camera Locations - To establish the position of a viewpoint, the surveyor must set up a GPS on it and record enough points to ensure a high level of accuracy.

Reference points - To survey the various reference points, the surveyor should set up three temporary stations (TBMs) within view of each reference point and establish their location using the GPS. Once these co-ordinates have been established, the surveyor will set up a Total Station on the TBMs and take 3 reflectorless survey shots to the reference point in view.

Where GPS positioning was not possible near to the required survey point – due to poor signal, for instance – the surveyor will set up his TBMs at the nearest position possible and traverse traditionally to a position where he can survey the point.

### DATA PROCESSING & DELIVERY

GPS data is processed through Leica Geo-Office to acquire the OSGB36 co-ordinate system information and then processed to produce co-ordinate information for the surveyed points.

### PROPOSED DEVELOPMENT

rbmp created a 3D model of the proposed development working from supplied model and plans. The model was checked for accuracy and subsequently aligned to the OSGB36 coordinate system.

### VERIFICATION PROCESS

The collected survey reference point data and camera location data was imported into the 3D model environment from the delimited text file (relative to the OSGB36 co-ordinate system) by means of a proprietary script.

At each photoviewpoint location a virtual camera was set up in the 3D software using the coordinates provided by the surveyor. The 3D coordinates of the survey reference points were used to create an accurate 'point cloud' model of the contextual surveyed parts of the scene. The scene was verified by matching the contextual surveyed points to the photograph.

To do this, for each photoviewpoint, two renders\* were made from the 3D model from the same virtual camera: one render showed only the development (in the chosen method of presentation); the other showed only the survey reference point data.

Using a photo editing package [Adobe Photoshop® CC 2022.] the photography, survey reference point render and proposed development render were aligned.

With the rendered\* proposals aligned to the photography, masks were applied to the image to hide extents of the proposals occluded by intervening vegetation and built form.

### USE OF PHOTOMONTAGES

For correct perspective viewing, the photomontage pages should be printed unscaled at A3 and must be viewed at an approximate viewing distance of 50cm. The photomontages should only be assessed in the field from the same viewpoint.

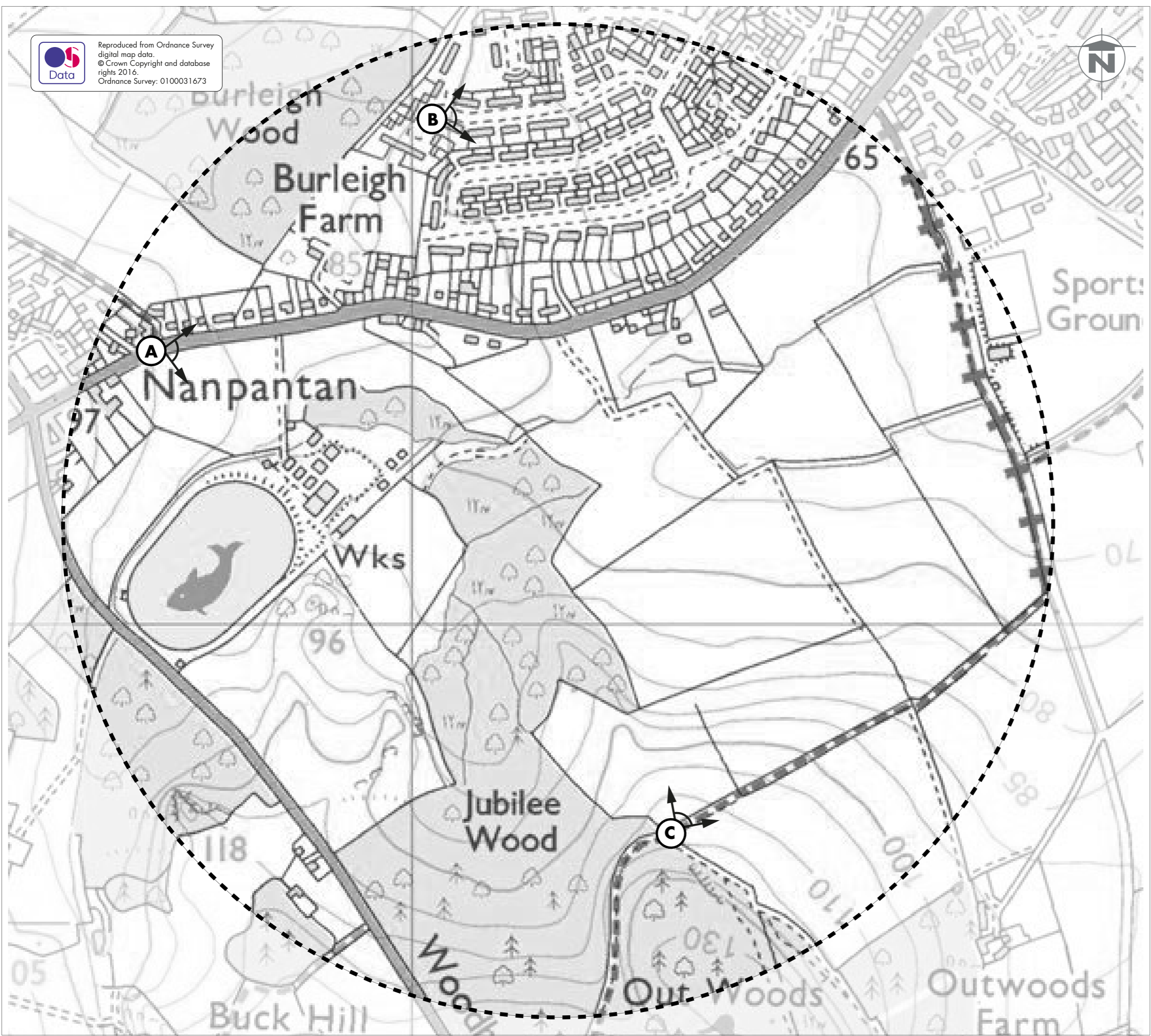
\*Rendering is the process of generating an image from a model (or models in what collectively could be called the 3D environment), by means of computer programs - specifically, in this case Chaos Group V-Ray for Autodesk 3Ds Max 2022.

### NOTES



- The model (Buildings/Wirelines/Landscape) is based on the supplied DWG files - n1249\_007F Illustrative Layout 2022 04 21.dwg
- The model has been positioned and referenced to the OS Grid using the supplied topographic data contained within drawing 3538\_LECONFIELD\_ROAD\_TOPO\_3D(RevA).dwg and RBMP's collected survey data on-site.

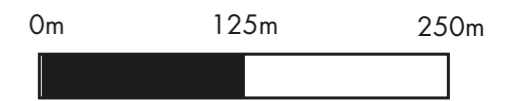
## **Appendix B      Context Views**





Legend

-  0.5km radius
-  Viewpoint Locations



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PROJECT  
 Leconfield Road, Nanpantan

CLIENT

TITLE  
 Viewpoint Location Plan

STATUS FINAL  
 SCALE NTS DATE August 2022  
 DRAWN TB CHECKED SB

JOB NO: N0908	DWG NO: (08)004	REV NO: -	ORIGINAL SIZE A3
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Nanpantan Road (VP A)

Drawing Number:  
N0908(08) 001

## Leconfield Road, Nanpantan Viewpoints

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Montague Drive (VP B)

Drawing Number:  
N0908(08) 002

## Leconfield Road, Nanpantan Viewpoints

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**Panorama C**

Drawing Number:  
**N0908(08) 003**

**Leconfield Road, Nanpantan  
Viewpoints**

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