

Blackland Lakes Ltd

Padel Courts & Agricultural Barn, Blackland Lakes

Landscape and Visual Appraisal

Issue: Monday, 06 July 2026

CLIENT NAME: Blackland Lakes Ltd

SITE NAME: Padel Courts & Agricultural Barn, Blackland Lakes

REPORT TITLE: Landscape and Visual Appraisal

DJA Reference: 3447-4-4-4-LV-0001-S5-P2 Blackland Lakes LVIA

Revision: P2

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REPORT REVISIONS

Revision	Date	Description	Prepared	Approved
P1	19.12.2025	First issue	JE	PG
P2	06/07/2026	Application boundary amended	JE	PG

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1. INTRODUCTION

Introduction and Competency

- 1.1 David Jarvis Associates Limited (DJA) has been commissioned by Blackland Lakes (the ‘Applicant’) to prepare this Landscape and Visual Appraisal (LVA) to inform and assess proposals on land at Blackland Lakes (‘the Site’). The Site location is shown on **Drawing LV-0001**.
- 1.2 DJA is an environmental, planning and design consultancy experienced in the design and assessment of development across the planning spectrum. DJA is a Registered Practice of the Landscape Institute.

Scope

- 1.3 A typical LVIA considers landscape and visual matters as separate issues. Visual impacts relate to changes in views and visual amenity, whereas landscape impacts relate to physical changes to the defining characteristics of the landscape within an identified study area.
- 1.4 This LVIA concerns the predicted landscape and visual effects arising from the development comprising of a proposed padel court barn and associated parking facilities. Relevant details of the Proposed Development are provided in **Appendix 1** with full details provided in the planning statement accompanying the application.
- 1.5 For LVIA, the impacts arising from the Proposed Development are conveyed as effects (refer to Methodology para. 1.2). Typically, the assessment is undertaken for the construction stage, then short term effects at completion/operation (‘Year 1’) and long term, ‘residual’ effects (‘Year 15’), accounting for mitigation as required. However, where it is relevant, assessment of stages may be combined; for example, where the effects are predicted to remain the same for construction and operation.

Methodology

- 1.6 This report has been prepared in accordance with a bespoke methodology that adheres to best practice guidelines, which includes the Guidelines for Landscape and Visual Impact Assessment¹ (also referred to as ‘GLVIA3’). The full methodology used for this assessment is provided in **Appendix 2** of this report. Considerations that are specific to this assessment are recorded below.

Study Area

- 1.7 The study area has been determined through a combination of desk-studies and actual intervisibility experienced during the site visit. Baseline findings have informed an understanding of the extent of the surroundings and their influence on the Site, where a Significant effect is predicted to occur.

¹ Institute of Environmental Management and Assessment and the Landscape Institute – ‘Guidelines for Landscape and Visual Impact Assessment’ Third Edition 2013.

2. PLANNING POLICY AND GUIDANCE

2.1 This section provides a review of policy and supporting guidance pertinent to the consideration of landscape and visual matters.

2.2 The following policy documents are relevant to this assessment:

- National Planning Policy Framework (NPPF 2024)²;
- Wiltshire Core Strategy (Adopted 2015);
- Calne Community Neighbourhood Plan 2 2023 to 2038

Landscape Designations and Considerations

2.3 There are no formal landscape designations within the site or study area as illustrated on **Drawing LV-0002**.

National Policy

National Planning Policy Framework

2.4 At the heart of the NPPF is a presumption in favour of sustainable development, described as being the 'golden thread' that should run throughout local plan and decision making. The NPPF encourages developments to function well, add to the overall quality of the area, are visually attractive and are sympathetic to local character; should be sympathetic to landscape setting and should not discourage innovation or change (para. 139)

2.5 An objective of the planning system is that decisions should contribute to and enhance the natural environment by protecting and enhancing 'valued' landscapes and recognising the intrinsic character and beauty of the countryside (Para 187).

Regional policy

Wiltshire Core Strategy (2015)

2.6 Policies are contained within the **Wiltshire Core Strategy** adopted in 2015. The key considerations are presented below.

2.7 The following policies are relevant:

2.8 *Core policy 8: Spatial Strategy for the Calne Community Area.*

2.9 *Core Policy 38: Retail and Leisure.*

2.10 *Core Policy 39: Tourist Development.*

2.11 *Core Policy 50: Biodiversity and Geodiversity.*

2.12 *Core Policy 51: Landscape.*

2.13 *Core Policy 52: Green Infrastructure.*

2.14 *Core Policy 57: Ensuring High Quality Design and Place Shaping.*

² National Planning Policy Framework. December 2024; updated February 2025. Department for Communities and Local Government.

Other Planning Guidance / Considerations

- 2.15 The following studies have also been reviewed as they are considered relevant to informing the assessment.

Calne Community Neighbourhood Plan (2023-38)

- 2.16 The following policies are relevant:

2.17 *Policy BE1 – Integration and Landscaping*

2.18 *Policy BE2- Design principles for Local Distinctiveness*

2.19 *Policy NE1- Local Green Space*

2.20 *Policy NE2- Setting of Calne and Calne Without*

- 2.21 This policy acknowledges that certain areas around Calne provide invaluable landscape views and contribute to its unique landscape setting. It stipulates that all new development must be sufficiently screened by new tree and hedgerow planting to protect and enhance the rural character. The night landscape is of particular importance to the area and proposals must consider light pollution and maintain the night visual tranquillity.

2.22 *Policy NE3- Biodiversity*

- 2.23 To summarise:

- *“Proposals for new development must respect the pastoral setting of Calne & Calne Without and accordingly must assess and address, with mitigation where appropriate, their impact on:*
- *the sensitive rural edges of the town and villages where views both in and out and linkages are an integral part of the character of these places; and the physical separations between communities; and*
- *the dominance of the natural features that provide the setting for these settlements such as the valley setting of Calne below rural hilltops; and*
- *the un-urbanised qualities of the country lanes; and*
- *tranquillity and the need to protect against intrusion from light pollution, noise, and motion.”*

Site Allocation

- 2.24 The site is not currently designated under any allocation.

3. LANDSCAPE BASELINE

General

The site

- 3.2 The site is located on the southern periphery of Calne, North Wiltshire, adjacent to Stockley Lane, at Knight's Marsh Farm. The site itself comprises of existing hard standing, enclosed by field trees and hedgerow and is situated on the grounds of Blackland Lakes Campsite.

Published Landscape Character

- 3.3 The boundaries of published landscape character assessments are shown on **Drawing LV-0003** and their key characteristics are described below and then evaluated to determine the extent to which they are representative of the Site and its setting / local context.
- 3.4 The landscape of Great Britain has been classified into a series of character areas at a varying scales. These reflect broad recognisable characteristics such as geology, soils, vegetation, land use and settlement pattern. The following character assessments exist within the study area:
- Landscape Character Area 11A (Wiltshire Landscape Character Assessment 2005)
- 3.5 To maintain a proportional assessment, being relative to the size and scale of the site and/or Proposed Development, the local landscape character assessment adopted by the LPA is evaluated in this assessment.

Local Character Assessment

Wiltshire Landscape Character Assessment 2005

- 3.6 The site lies within Landscape Character Area 11A: Calne Rolling Clay Lowland
- 3.7 Key characteristics include:
- *"Gently rolling lowland based on Clay.*
 - *Mixed arable and pastoral land use with pasture concentrated around the water courses.*
 - *Variable field pattern with network of full hedgerows and mature hedgerow trees.*
 - *Presence of streams marked by lines of willows and crossed by modest bridges.*
 - *Woodland blocks including some ancient woodland and wet woodland of high ecological value plus scattered mature trees.*
 - *Small number of meadows of neutral and unimproved grassland.*
 - *Scattered settlement of towns, small villages and farmsteads, many using vernacular materials of brick, half timber, stone, tiles and thatch.*
 - *Roads largely minor and rural with a few trunk roads and sections of motorway.*
 - *Views vary from semi-enclosed by intact hedgerows, riparian vegetation and woodland blocks to more open with views to the rising scarps of the chalk uplands.*

- *A largely peaceful, rural landscape."*

3.8 In particular, the site and study area display characteristics typical of the LCA such as gently rolling topography, a variable field pattern with a well-established network of full hedgerows and mature hedgerow trees. Some watercourses pass near the site, such as streams and tributaries of the River Marden, with associated riparian habitats. The site and study area display a largely tranquil landscape with some influence from the built presence of Calne to the north.

Landscape Sensitivity

3.9 Landscape sensitivity is derived from combining the judgements on landscape value and landscape susceptibility together. Photoviewpoints are used interchangeably to assist with the landscape appraisal, as well as consider visual amenity. These are provided in **Appendix 3**. Judgements in relation to susceptibility are provided with reference to the assessment methodology.

Landscape Susceptibility – Study Area

3.10 Landscape susceptibility is the ability of an identified landscape receptor to accommodate the proposed development without undue consequences on its baseline conditions or character. Characteristics are represented to varying extents across the landscape, and therefore it is important to contextualise these, in order to understand how they relate to the site and its immediate surroundings within the study area. In doing so, a better understanding is gained for where landscape character is weaker or stronger i.e. where the differences and similarities exist.

Physical Influence

3.11 Landform within the study area is typical of its character area; that being generally low-lying and open in contrast to the surrounding uplands of Avebury Plain and Swindon-Lyneham Limestone Ridge. Some pockets of enclosure prevail. Topography within the study area is generally undulating which gives it a relatively open landscape character. Landform within the study area comprises a mixture of arable and pasture fields, most of irregular form and bound by hedgerow. Geology comprises largely of Clay of the Jurassic period with Kimmeridge Clay underlaying most of the local region and study area.

Land Cover

3.12 Vegetation within the study area is largely consistent with its field pattern. Field hedgerow and tree boundaries are well established throughout the study area and are occasionally interspersed by blocks of deciduous woodland. Built form within the study area is limited to small nucleated farmsteads and dwellings, with the built-edge of Calne located approximately 300 metres north of the site.

Human Influences

3.13 Land use is largely agricultural with mixed arable and pastoral farming, with a predominantly irregular field pattern bound by hedgerow or gated. Farmsteads and nucleated dwellings reflect the local vernacular of local clay and red tiled roofs with some older stone dwellings with stone slated roofs.

Landscape Susceptibility – Site

3.14 Characteristics are represented to varying extents across the landscape, and therefore it is important to contextualise these, in order to understand how they relate to the site and its immediate surroundings within the study area. In doing so, a better understanding is gained for where landscape character is weaker or stronger i.e. where the differences and similarities exist.

3.15 The susceptibility of the Site is considered to be **low**.

Landscape Value

3.16 Landscape value relates to the value or importance society attaches to a landscape or view, which expresses national or local consensus and because of various factors that are an influence on value. This may be assigned through a relevant designation. Where no designation exists, then LI guidance identifies a number of reasons why a landscape may be valued, which is determined with regard to the assessment methodology provided in **Appendix 2**.

3.17 Where the Site is in a landscape designation, the following over-arching values are given:

- High: International or Nationally designated landscapes;
- High-Medium: Regional or locally designated landscapes.

3.18 **Drawing LV-0002** illustrates that the Site is not in a designated landscape.

3.19 As the Site is not within a designated landscape, then its value is determined with regard to the criteria listed in **Table 3.1** below.

Table 3.1: Landscape value for non-designated Site

Factor	Evaluation	Contribution (High/Medium/Low/None)
Natural heritage	No evidence of natural heritage within the site or study area.	Low
Cultural heritage	No evidence of cultural heritage within the study area.	None
Landscape Condition	Well defined landscape structure with some ecological features such as watercourses and riparian corridors. Minimal built form and preserved long-distant views present.	High
Associations	No evidence of association within the study area.	Low
Distinctiveness	The site and study area is typical of the LCA. Modern agricultural use is present, however some traditional field pattern is still intact.	Low
Recreational	The study area has an extensive network of public rights of way, several of which connect into Calne and offers connectivity into the North Wessex National Landscape to the south east.	Medium
Perceptual (Scenic)	A highly scenic and well-preserved landscape with long distance views to neighbouring Chalk scarps and Limestone ridges. There is overall minimal built form within the landscape, with the local built vernacular is well respected and practiced.	High
Perceptual (Wildness and tranquillity)	A highly tranquil landscape with a strong sense of ruralness and tranquillity.	High

Functional	Despite its primary function as an agricultural landscape, the presence of scattered woodland blocks have high biodiversity value and provide habitats to bats. The presence of streams offer rich riparian vegetation and ecological value.	Medium
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3.20 On balance, it is concluded that the landscape value is **Medium**.

Overall Landscape Sensitivity

3.21 Having developed a deeper understanding of the landscape value and susceptibility, the judgement of overall landscape sensitivity is provided in **Table 3.2**.

Table 3.2: Overall Sensitivity

	Susceptibility	Value	Overall Sensitivity
Study Area	Medium/low	Medium	Medium/low
Site	Medium/low	Medium	Medium/low

4. VISUAL BASELINE

General

- 4.1 In order to assess the impact the Proposed Development may have on visual amenity, it is necessary to understand who will be subject to a change in visual circumstances and the extent to which those persons – the visual receptor - will be affected. The starting point is thus to establish the sensitivity of the viewing public to visual change.
- 4.2 The visual baseline provides a record of the views available to visual receptors and their visual amenity, in order to determine, through the process of design and mitigation, how their views are changed by the Proposed Development. The degree by which a visual receptor is judged to be sensitive, however, also depends on the actual quality of the existing view at the point at which it is considered representative of the 'worse case', this being typically where the greatest intervisibility occurs. Accordingly, when the sensitivity to the change being proposed is assessed, matters such as the context and extent of the existing view as well as the proximity of the receptor to the proposed development need to be considered.

Visual Receptors

- 4.3 A site visit was undertaken on 03/12/2025 and 10/12/2025 to visit the viewpoints identified from analysis of the initial desk top survey.
- 4.4 Locations of identified receptor viewpoints are shown on **Drawing LV-0006**. These represent where effects are predicted to occur. Where access is available, a photographic record of the broad extents of visibility is provided at Appendix 3.

Zone of Visual Influence

- 4.5 The analysis of the visual baseline has found that the actual Zone of Visual Influence ('ZVI') differs from the initial desk top survey undertaken prior to the site visit.

Visual Receptors

- 4.6 As illustrated in **Drawing LV-0006**, 20 viewpoints were recorded during the field survey to establish intervisibility of the site throughout the study area. For the majority of the viewpoints, the site can be determined as not visible. Therefore only 5 of the 20 viewpoints have been carried forward for further examination.
- 4.7 This baseline appraisal has determined that there are 2 categories of Visual Receptor that have been identified within the ZVI. These are:
1. Users of Public Rights of Way.
 2. Users of roads.
- 4.8 People occupied at their place of work are considered to be least likely to be affected by development and have not been included.
- 4.9 Receptor sensitivity is described in **Table 4.1**. The sensitivity of visual receptors varies according to category and the context of the view as described above. These findings are used to inform the iterative process of design and mitigation.

Table 4.1 Selected Representative Visual Receptors

Reference	Receptor description and location	Value	Susceptibility	Sensitivity
Users of Public Rights of Way				
VP 04	Receptors located further north along PRow_CALW23 approximately 150 metres east of the site.	Low	Low	Low
VP 05	Receptors located further north along PRow_CAL23, approximately 160 metres east of the site.	Low	Low	Low
VP 06	Receptors further north along PRow_CALW23, approximately 200 metres from the site.	Low	Low	Low
Users of Local Roads				
VP 01	Looking south from Stockley Lane, approximately 200 metres from the site.	Low	Low	Low
VP 02	Looking south from Stockley Lane, approximately 120 metres.	Low	Low	Low

5. PROPOSED DEVELOPMENT AND MITIGATION MEASURES

General

- 5.1 The Proposed Development is for a small scale leisure scheme. The Proposed Development consists of an agricultural style barn, approximately 10.4 metres in height, with x4 indoor Padel Courts, a café, reception area and associated parking facilities. The majority of the existing trees would sought to be retained, however approximately 19 trees would be removed to accommodate the proposals.

Landscape Mitigation

- 5.2 The baseline review has provided an understanding of the representation of defined landscape character. The landscape / development guidelines associated with the host landscape have been reviewed. Those considered relevant to the evaluated local landscape character are listed below:
- 5.3 *“Conserve the peaceful rural landscape with its hedgerow network, rich riparian vegetation, remnant meadows, ancient woodlands and pattern of small villages and scattered farmsteads.*
- 5.4 *Retain and manage the dense hedgerow network and nurture new hedgerow trees.*
- 5.5 *Minimise small scale incremental change such as signage, fencing or improvements to the road network which could change the rural peaceful character of the landscape.*
- 5.6 *Consider strengthening the enclosed character of the landscape and screening views to intrusive urban edges through nurturing existing and planting new woodland.*
- 5.7 *Consider developing guidance for built development to ensure both future construction and changes to existing buildings are designed to integrate with the existing character and structure of settlements.”*

Table 5.1 Landscape Mitigation

Mitigation	Purpose
Primary Mitigation (Inherent)	
Mature trees and hedgerow around the boundary of the site should be retained where feasible and mitigated for where lost.	To maintain visual screening of the site from the surrounding area. To maintain the landscape character and biodiversity of the site.
Secondary Mitigation (Foreseeable)	
The use of a consistent palette of materials to respect the local vernacular.	To help assimilate the appearance of the development, provide a high-quality environment for users and enhance biodiversity.
Enhancements	
Internal soft landscaping	To provide ecological enhancement and visual interest.

6. PREDICTED EFFECTS ON LANDSCAPE CHARACTER

- 6.1 Timescales for assessment apply for the period of construction; and then following completion at Year 1 and for the residual stage at 15 years post-completion. The longer term assessment allows for consideration of maturation of landscape features and integration with the wider landscape.

Effects on landscape character of LCA 11A: Swindon-Calne Rolling Clay Lowland

Construction – Assessment of Effects

- 6.2 Some disruption of the landscape character following the removal of existing trees to accommodate the proposals. However effects will be limited to the locality of the site and unlikely to be noticed from the wider extents of the Landscape Character Area.

Completion / Operation – Assessment of Effects (Year 1)

- 6.3 The proposed agricultural-style barn is consistent with other buildings in the local area and likely to be visible from selected viewpoints during winter months. However this is unlikely to have any significant effect on the wider landscape and will integrate within the existing pattern of scattered farmsteads throughout the character area. Removal of existing trees to accommodate the proposals will negatively affect the LCA however assimilation of the proposals through appropriate building materials will conversely positively affect the landscape character in contrast to the existing site conditions.

Completion / Operation – Assessment of Effects (Year 15)

- 6.4 Additional landscape mitigation measures will likely have matured, further screening the site and complimenting the landscape character.

Table 6.1: Summary of Predicted Landscape Effects (Residual)

Receptor	Sensitivity	Magnitude	Level of Effect	Nature (Positive/ Adverse/Neutral)
LCA 11				
Construction	Low	High	Medium	Neutral
Year 1	Low	Medium	Medium-Low	Neutral
Year 15	Low	Low	Low	Positive

7. PREDICTED EFFECTS ON VISUAL AMENITY

- 7.1 A detailed assessment of the predicted magnitude and effect of visual change from the viewpoints is set out below, and summarised in **Table 7.1**. Reference is given to the representative viewpoints where relevant.

Effects on users of Public Rights of Way

Construction Effects

- 7.2 The proposals are likely to affect users of public footpath PRoW_CALW23 from Viewpoints 04 – 06. Glimpsed views of the site are present in winter months and construction effects will likely result in some impact on the visual amenity of these viewpoints. Thus resulting in a **neutral** effect for change.

Completion / Operation – Assessment of Effects (Year 1)

- 7.3 Receptors concerned with Viewpoints 04-06 are likely to see the proposals, in which a larger presence of development over the existing conditions will be visible. The effect for change is likely to be **neutral** at this stage, with the proposals displacing the existing site conditions.

Completion / Operation – Assessment of Effects (Year 15)

- 7.4 The site is not likely to be visible from Viewpoint 03 due to screening from existing vegetation.
- 7.5 The proposals will likely positively assimilate to the surroundings and are not likely to affect visual amenity in an adverse manner post-completion, thus resulting in a **positive** effect for change.

Effects on road users

Construction Effects

- 7.6 Potential visual disruption for receptors concerned with Viewpoints 01 and 02 travelling down Stockley Lane. A marginally larger presence of development in contrast to existing site conditions will be visible. Resulting in a **neutral** effect for change.

Completion / Operation – Assessment of Effects (Year 1)

- 7.7 Receptors concerned with Viewpoint 01 and 02 will likely experience a larger scale of development in contrast to existing site conditions. However, this is likely to be better screened during summer months and likely to positively assimilate to surroundings, thus resulting in a **neutral** effect for change.

Completion / Operation – Assessment of Effects (Year 15)

- 7.8 Receptors concerned with Viewpoint 01 and 02 Proposals likely to positively assimilate to surroundings and unlikely to affect visual amenity in an adverse manner, thus resulting in a **positive** effect for change.

Table 7.1 – Summary of Predicted Effects on Visual Amenity

Receptor	Sensitivity	Magnitude	Level of Effect	Nature (Positive/ Adverse/Neutral)
A. Users of Public Rights of Way				
PROW_CAL23				
Construction	Low	Medium	Low	Neutral

Year 1 (Completion)	Low	Medium	Low	Neutral
Year 15 / Residual	Low	Medium	Low	Positive
B. Road users				
Stockley Lane				
Construction	Low	Medium	Low	Neutral
Year 1 (Completion)	Low	Medium	Low	Neutral
Year 15 / Residual	Low	Medium	Low	Positive

8. SUMMARY AND CONCLUSIONS

- 8.1 David Jarvis Associates has been commissioned to inform the design process for the Proposed Development. Recommendations arising from the detailed evaluation of landscape character and visual amenity has been directly addressed, in order to minimise, limit and avoid harm to identified receptors.

Landscape Character Baseline

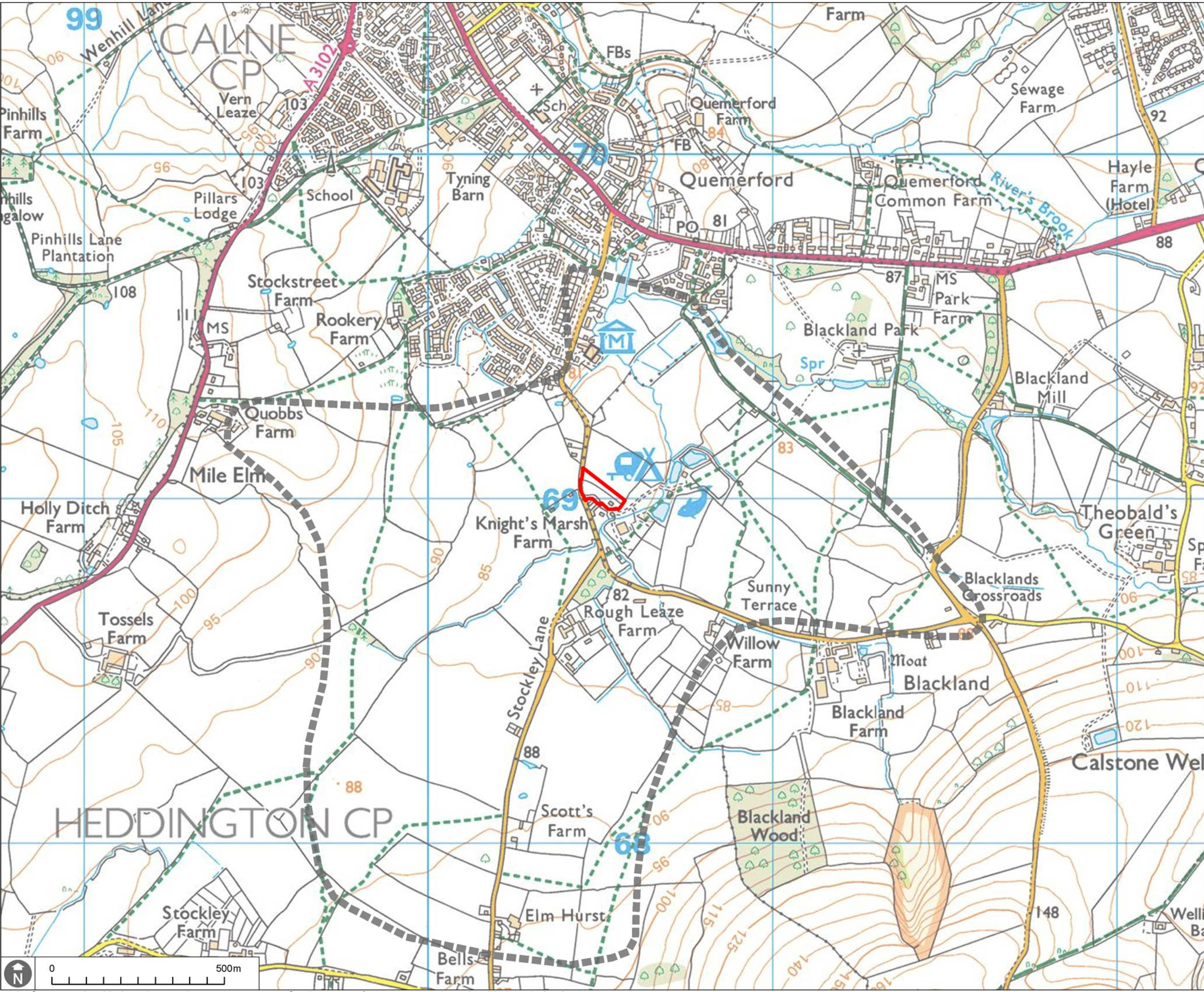
- 8.2 The site can be said to be only partially reflective of the wider Landscape Character Area in terms of its landscape features. Features such as hedgerows and mature hedgerow trees are pertinent to the site which ultimately contribute to the wider study area. The landscape value of the site was judged to be **medium** based on these characteristics and its contribution to the LCA.
- 8.3 Additional key characteristics of LCA 11A include: "Scattered settlement of towns, small villages and farmsteads, many using vernacular materials of brick, half-timber, tiles and thatch". Suggesting that despite the loss of mature trees to accommodate the proposed scheme, appropriate use of building materials for the proposed scheme would potentially mitigate the loss of trees and further contribute to the character of the area.
- 8.4 Furthermore, due to the current nature of the site being used as a caravan park, the site is therefore already developed upon and is not contributing to any vernacular typical of the LCA, subsequently the landscape character of the site is judged to have **low** susceptibility to change.

Conclusions

- 8.5 The Proposed Development has been designed to minimise harm to landscape character and visual harm, using a best practice approach that responds to a recorded baseline within a defined study area.
- 8.6 The Proposed Development will likely result in a **positive** effect for change upon year 15 of completion. The effect on Landscape Character is likely to **neutral** overall through appropriate use of building materials and landscape mitigation.
- 8.7 The survey also concludes that intervisibility of the site throughout the study area is limited to only a select few visual receptors, those being: **VP01,02,04,05** and **06**, these are all recorded at a distance ranging from 100-200 metres from the site. Limited intervisibility is mostly due to undulating topography and vegetative screening throughout the study area. The proposed scheme is likely to positively assimilate into the landscape from the limited locations where it can be seen.

3447-4-4-4-LV-XXXX-S4-P2 LVIA Drawings

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KEY

Application Boundary

Study Area

Status

PLANNING

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Client

BLACKLAND LAKES

Project

BLACKLAND LAKES

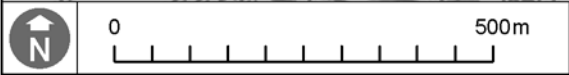
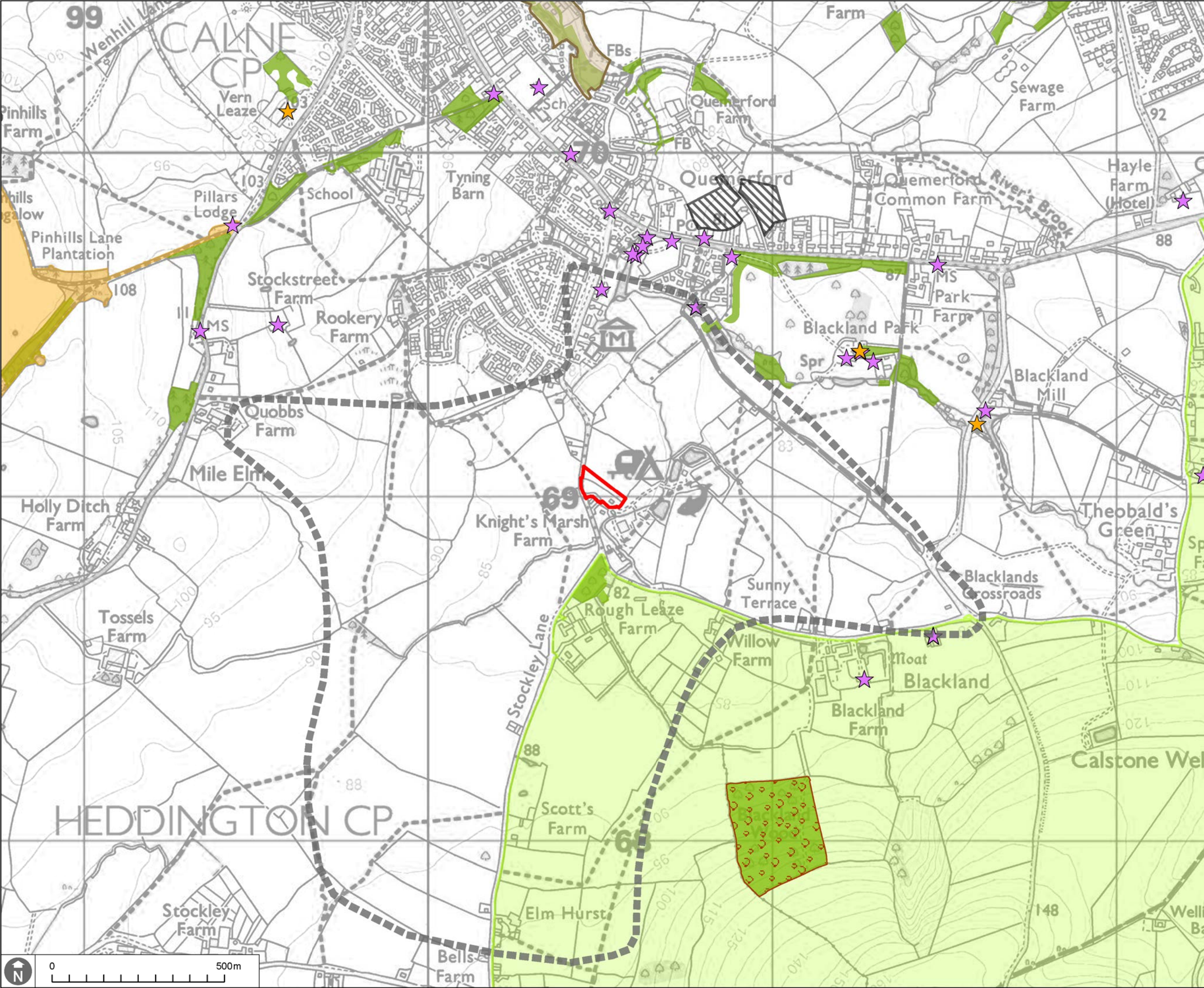
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SITE LOCATION

Scale	Sheet Size	Date
1:10,000	A3	JUL 2026
Client Ref.	Drawing Ref.	Drawing No.
-	3447-4-4-4	LV-0001
		Version
		S4-P2

3447-4-4-4-LV-XXXX-S4-P2 LVIA Drawings

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KEY

Application Boundary

Study Area

National Heritage List for England

Listed Building

II

II*

Scheduled Monuments

Registered Parks and Gardens

Conservation Areas

Natural England

Ancient & Semi-Natural Woodland

North Wessex Downs

Priority Habitat Inventory

Deciduous Woodland

Status

PLANNING

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Client

BLACKLAND LAKES

Project

BLACKLAND LAKES

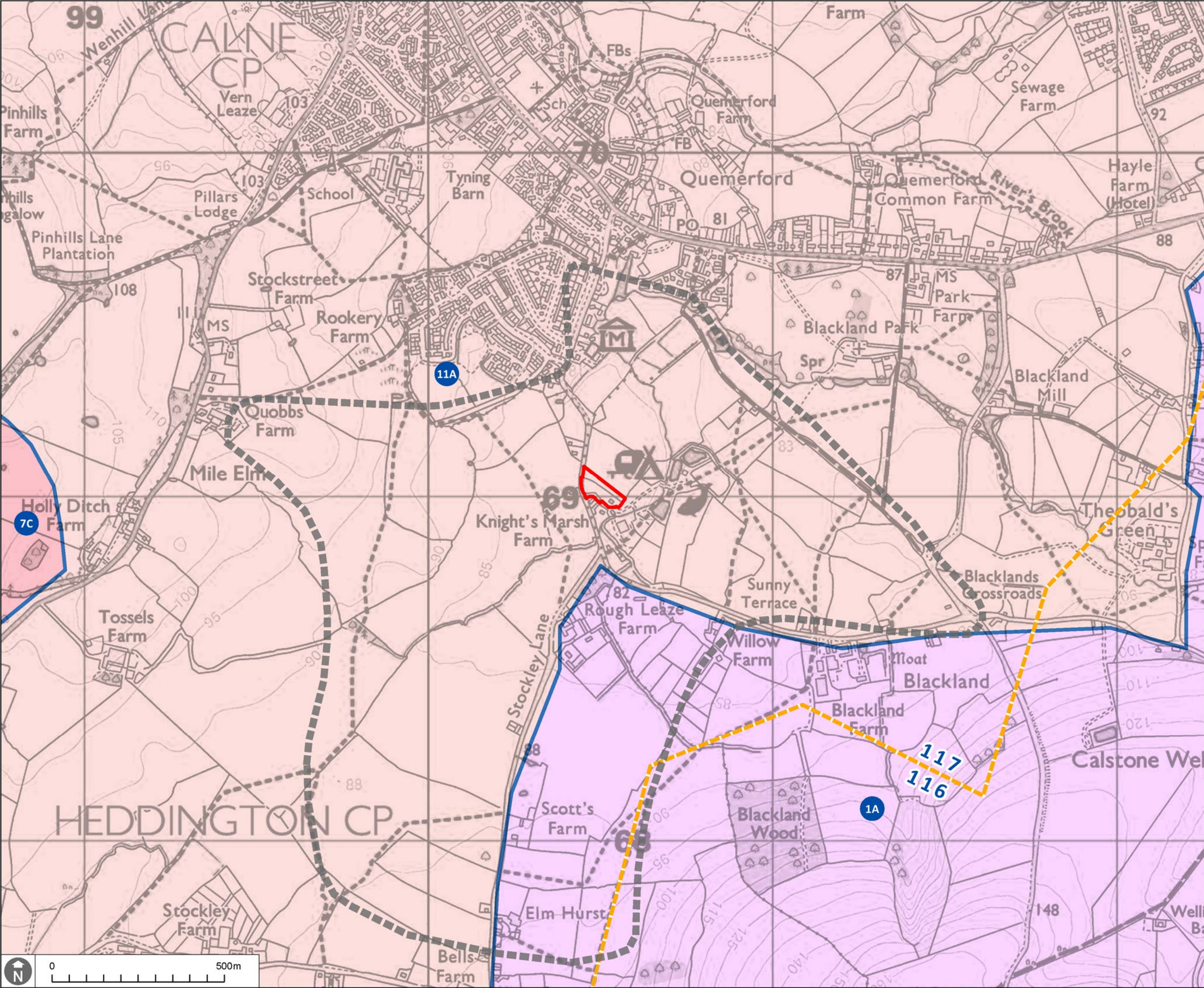
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LANDSCAPE DESIGNATIONS & CONSIDERATIONS

Scale	Sheet Size	Date	
1:10,000	A3	JUL 2026	
Client Ref.	Drawing Ref.	Drawing No.	Version
-	3447-4-4-4	LV-0002	S4-P2

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KEY

- Application Boundary
- Study Area

National Character Areas

- 116: Berkshire and Marlborough Downs (NE482)
- 117: Avon Vales (NE522)

Wiltshire LCA (2025)

Character Areas

- 11A: Calne Rolling Clay Lowland
- 1A: Horton Downs
- 7C: Bowood Greensan Hills

Character Types

- Open Downland
- Rolling Clay Lowland
- Wooded Greensand Hills

Status

PLANNING

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BLACKLAND LAKES

Project

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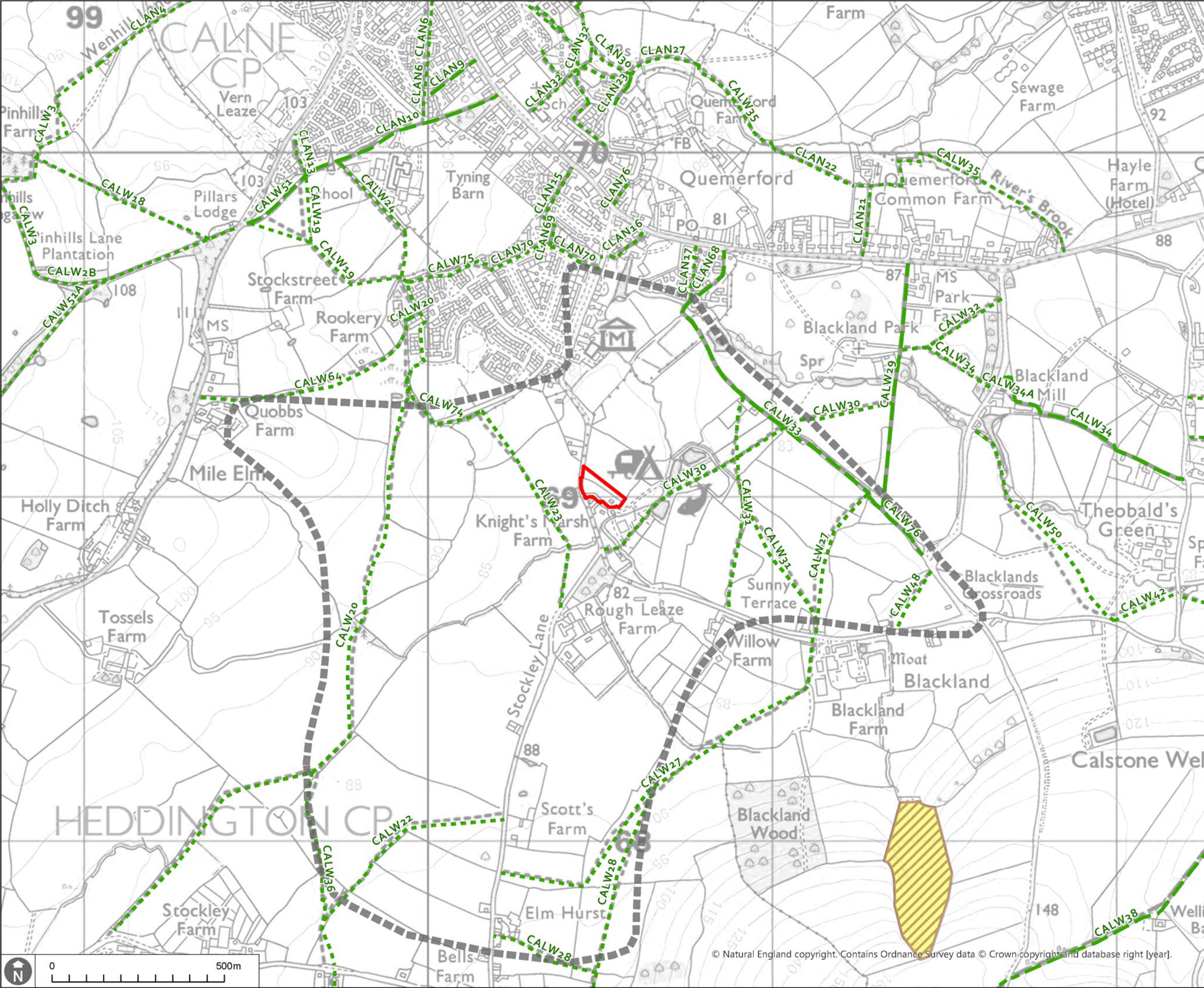
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LANDSCAPE CHARACTER

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3447-4-4-4-LV-XXXX-S4-P2 LVIA Drawings

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KEY

Application Boundary

Study Area

County Boundaries

Wiltshire PROW

Bridleway

Footpath

CROW

Section 4 Conclusive Open Country (CROW Act 2000)

CROW Access Land

Status

PLANNING

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Client

BLACKLAND LAKES

Project

BLACKLAND LAKES

Drawing Title

PUBLIC RIGHTS OF WAY (PROW)

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JUL 2026

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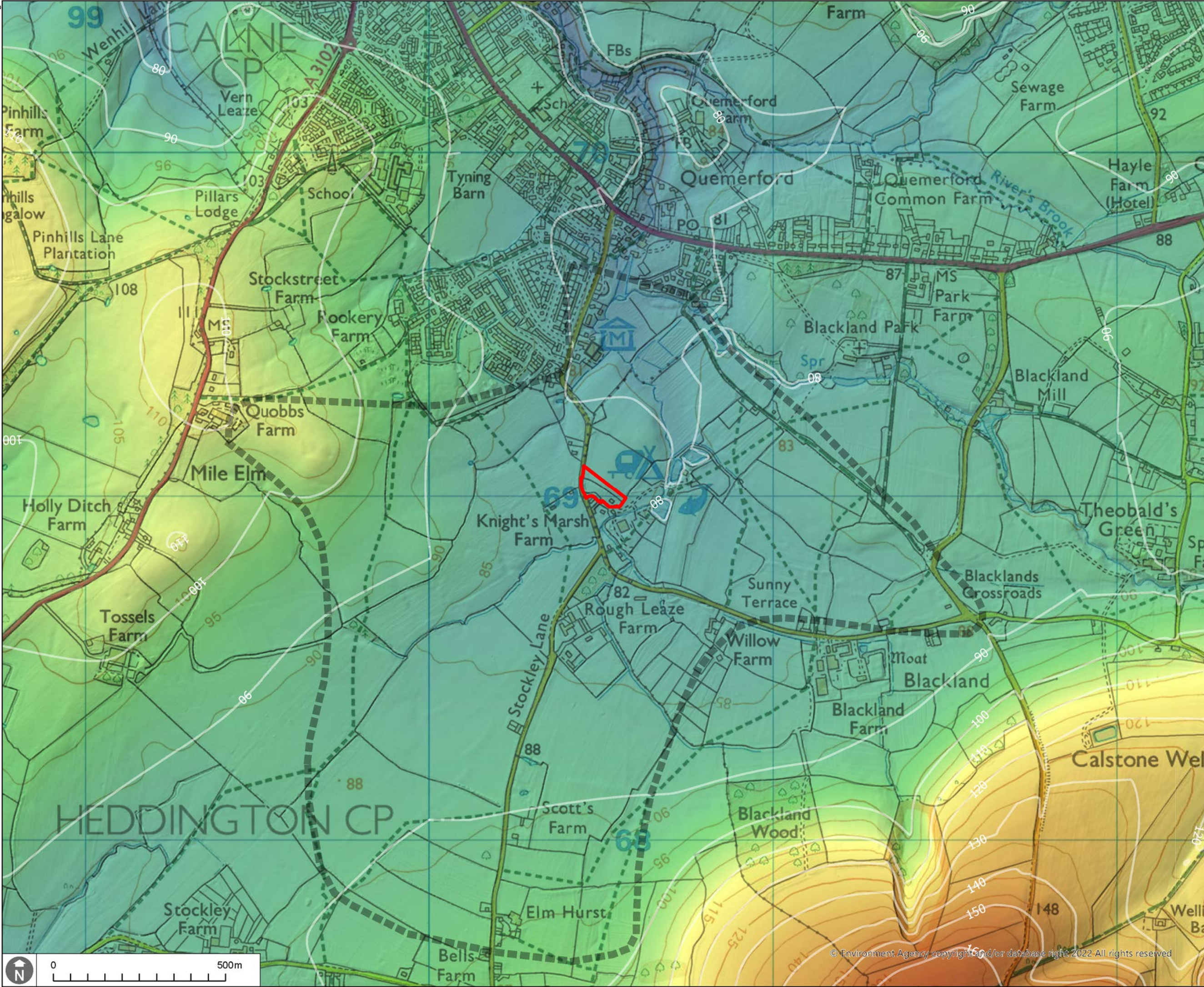
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LV-0004

Version
S4-P2

3447-4-4-4-LV-XXXX-S4-P2 LVIA Drawings

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KEY

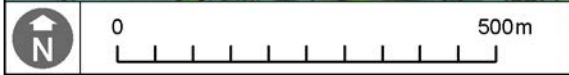
Application Boundary

Study Area

Topography Height Banding (mAOD)

165.633

70.212



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Status

PLANNING

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Client

BLACKLAND LAKES

Project

BLACKLAND LAKES

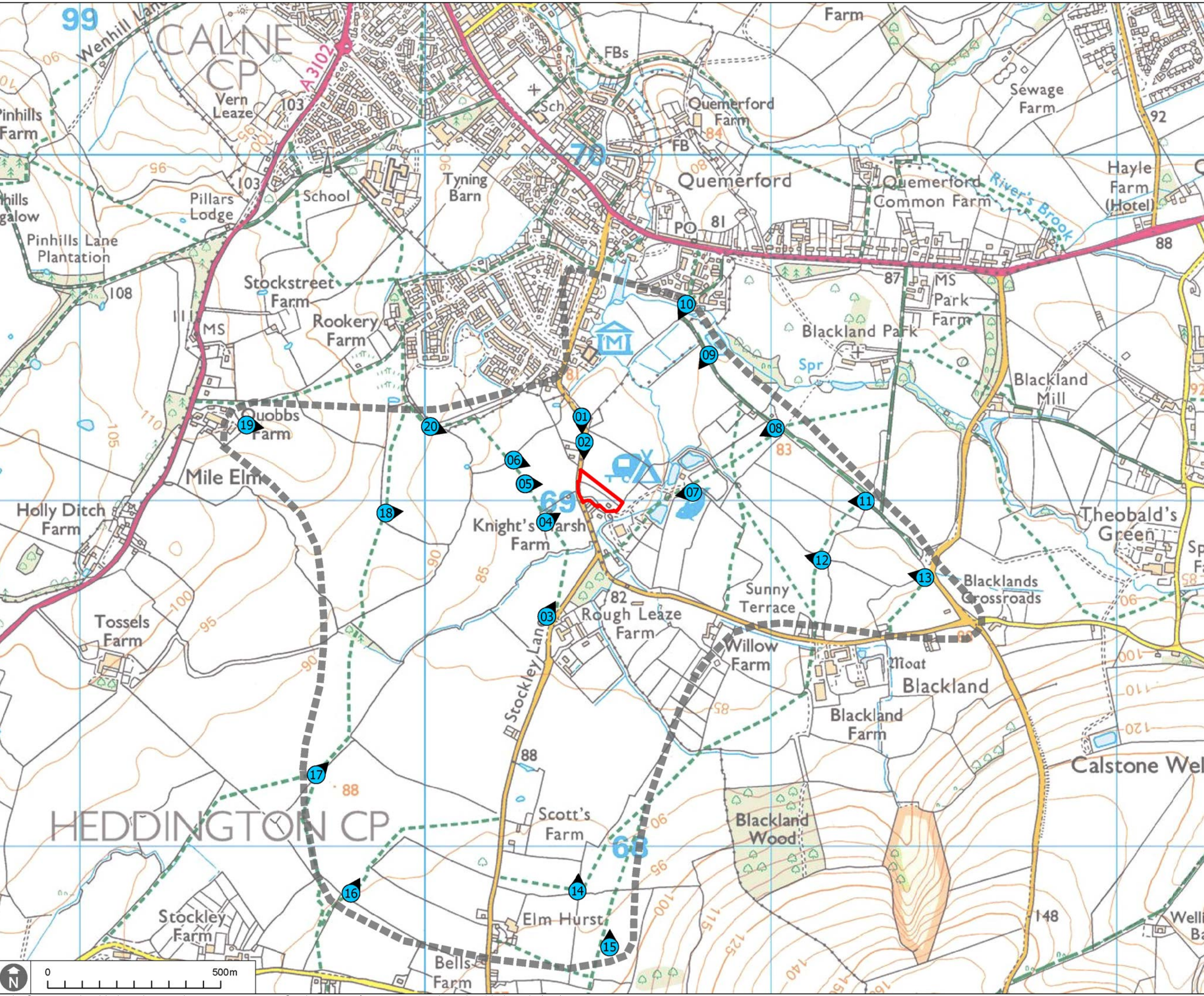
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TOPOGRAPHY

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		Version
		S4-P2

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KEY

Application Boundary

Study Area

Viewpoint Locations

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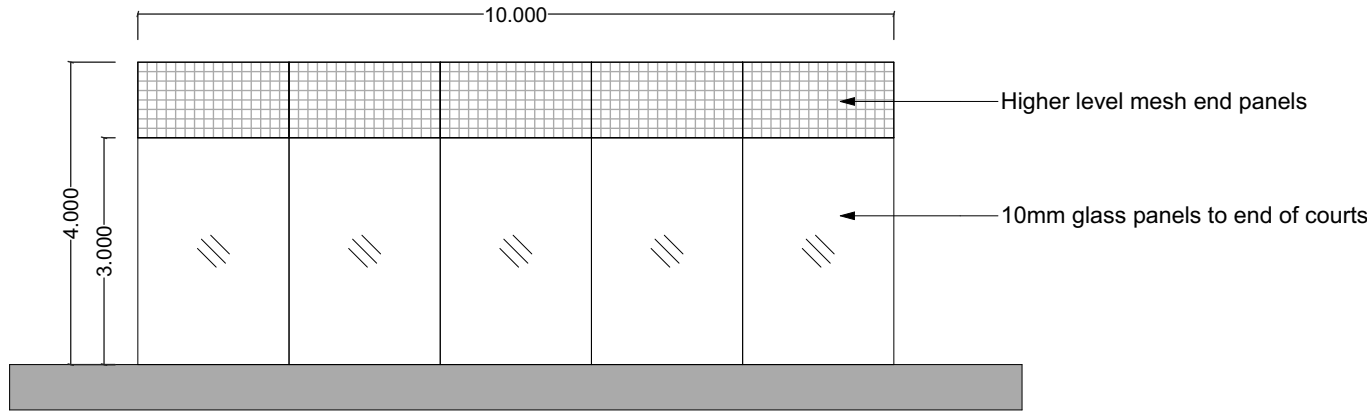
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VIEWPOINT LOCATIONS

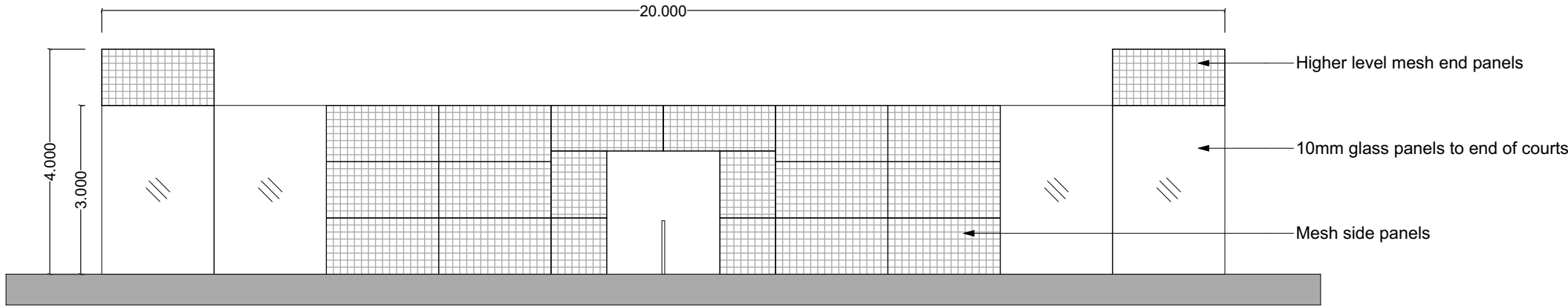
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-	3447-4-4-4	LV-0006	S4-P2

APPENDIX 1

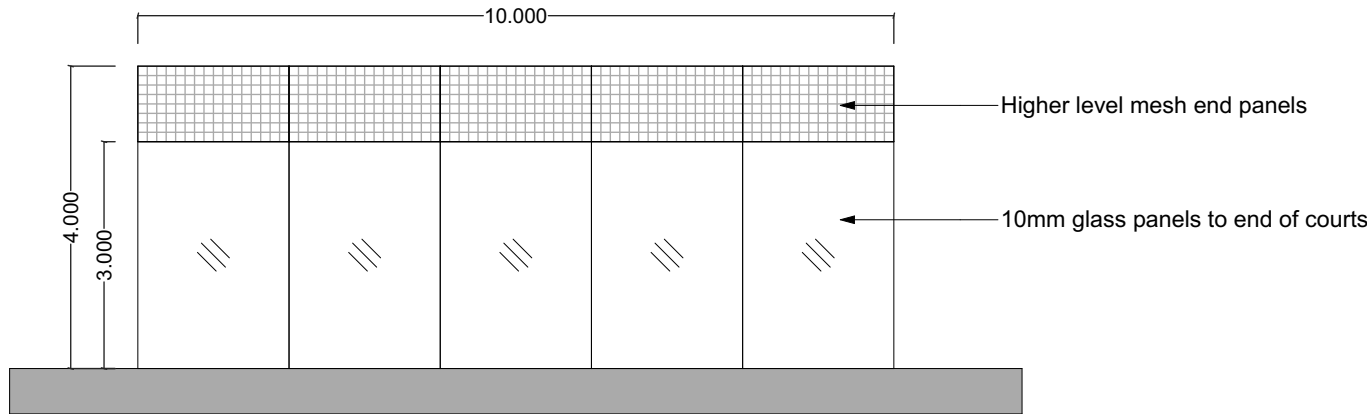
DEVELOPMENT PROPOSALS (EXTRACTS)



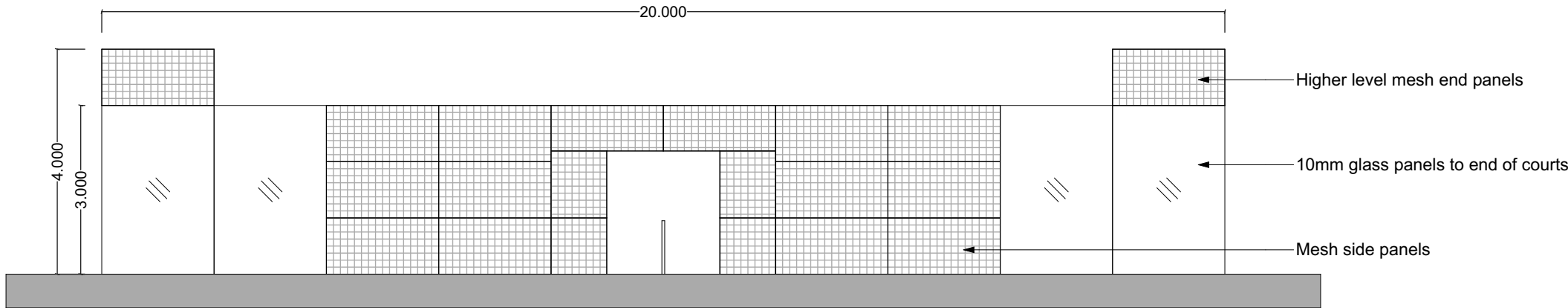
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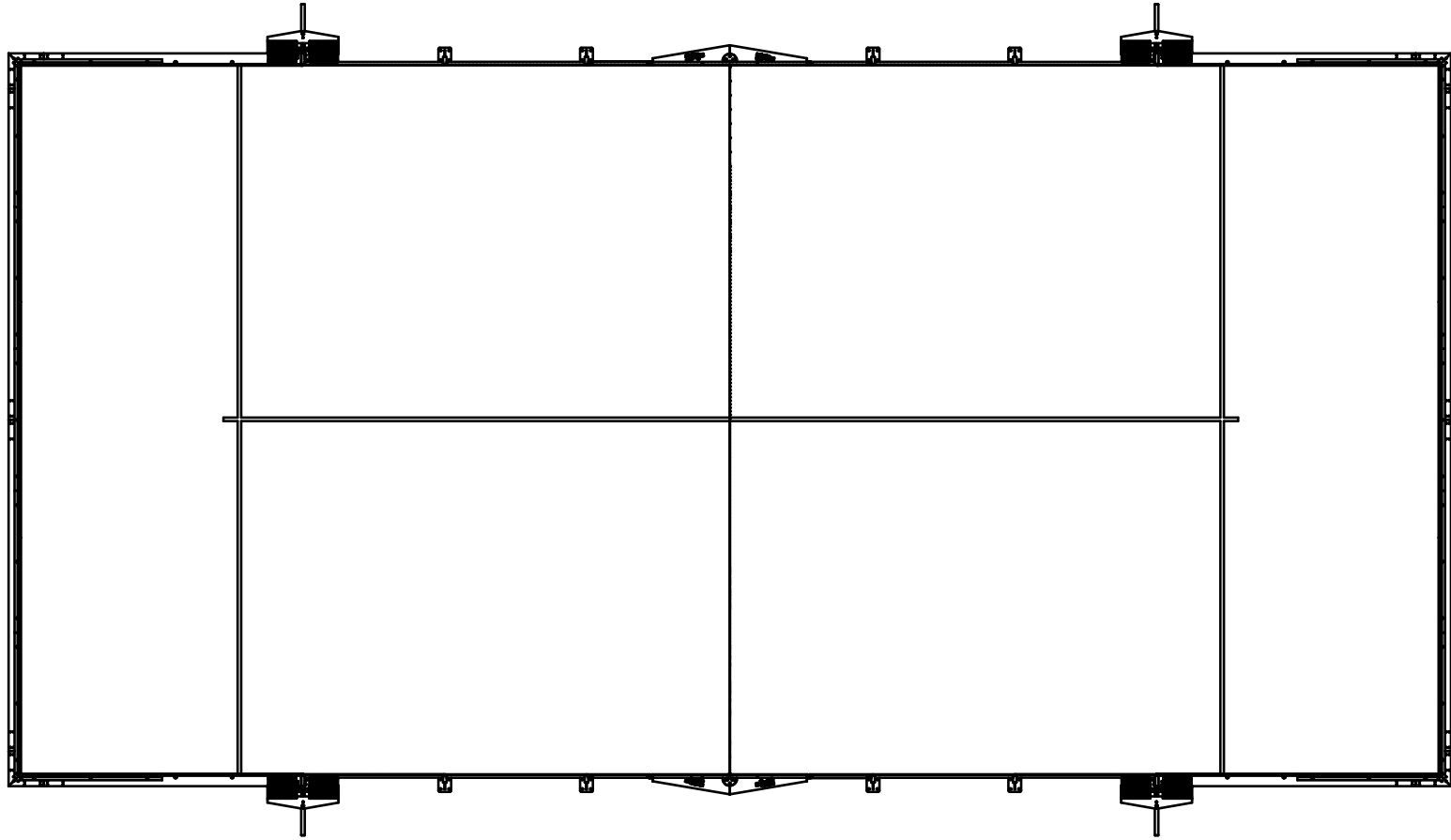
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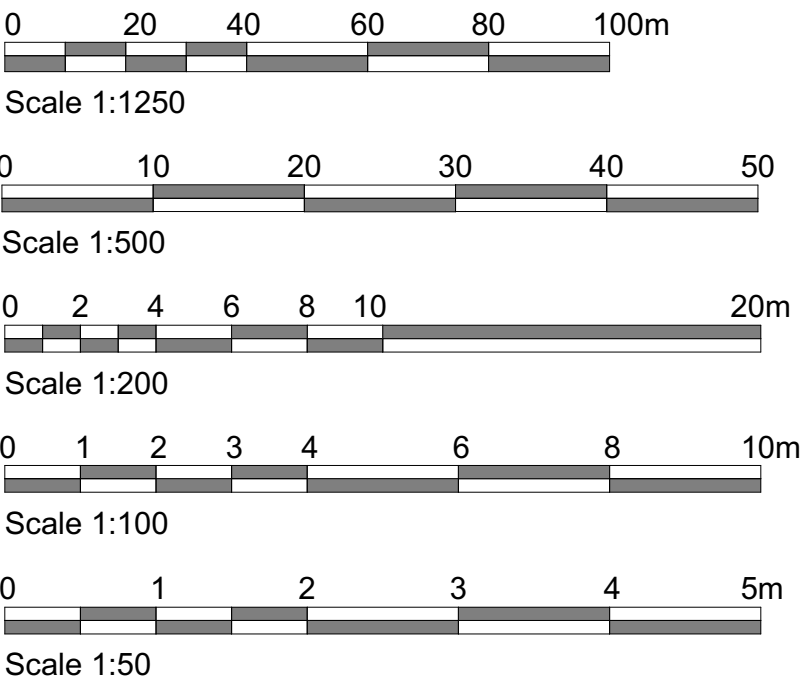
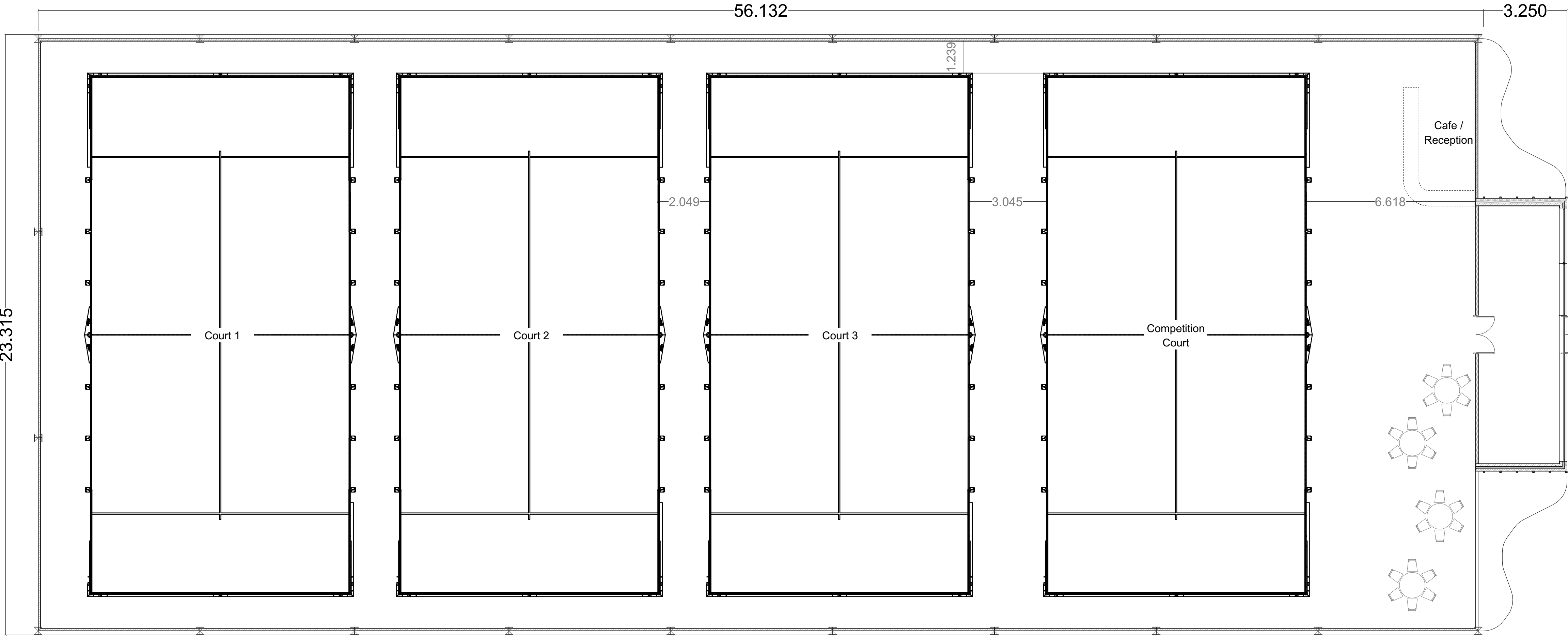
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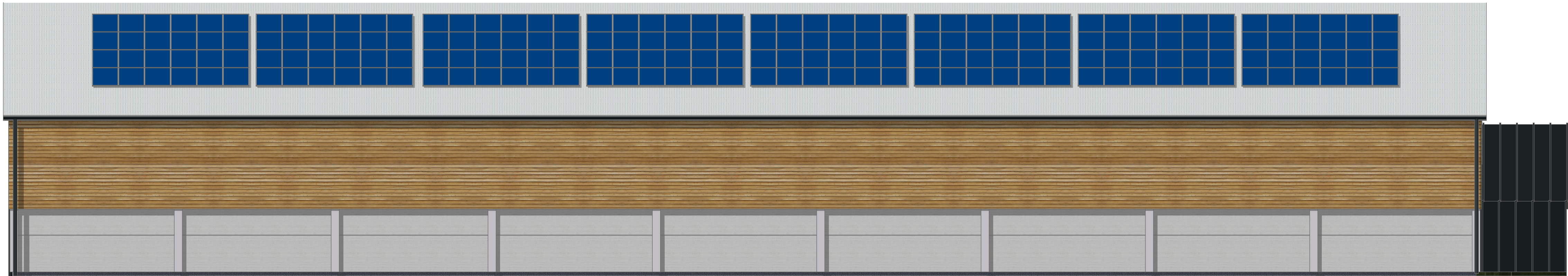
Side Elevation



RC10



rev	description	date	dr by	app by
original by	KY 09/10/2025			
status				
Draft Planning				
				
Architecture & Surveying				
design • planning • project management				
 RICS regulated by RICS  CIAT Overlaid Inspection				
Tel. 01252 975470 E-mail: design@pmgarchitecture.co.uk Website: www.pmgconsultancy.co.uk				
PMG Architecture Ltd Sentinel House, Ancells Business Park Fleet, GU51 2UZ				
Mr Edward Nicholson Blackland Lakes Ltd Stockley Lane Caine SN11 0NQ				
project				
Padel Courts & Agricultural Barn				
drawing title				
Padel Court Plan and Elevations				
scale @A1	project No	drawing No	rev	
Noted		01		



E-1

South West Elevation

1:100



E-3

North East Elevation

1:100



E-2

South East Elevation

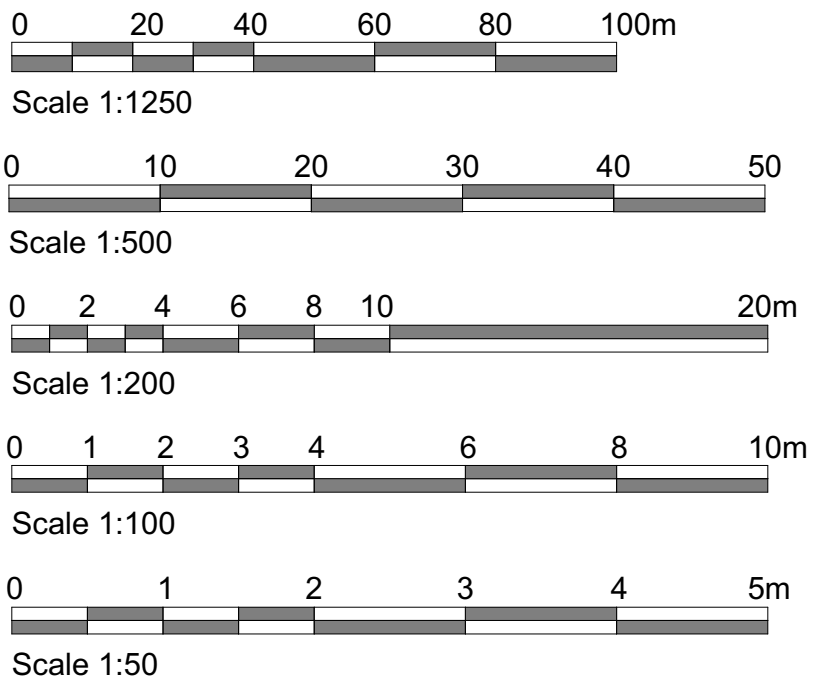
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E-4

North West Elevation

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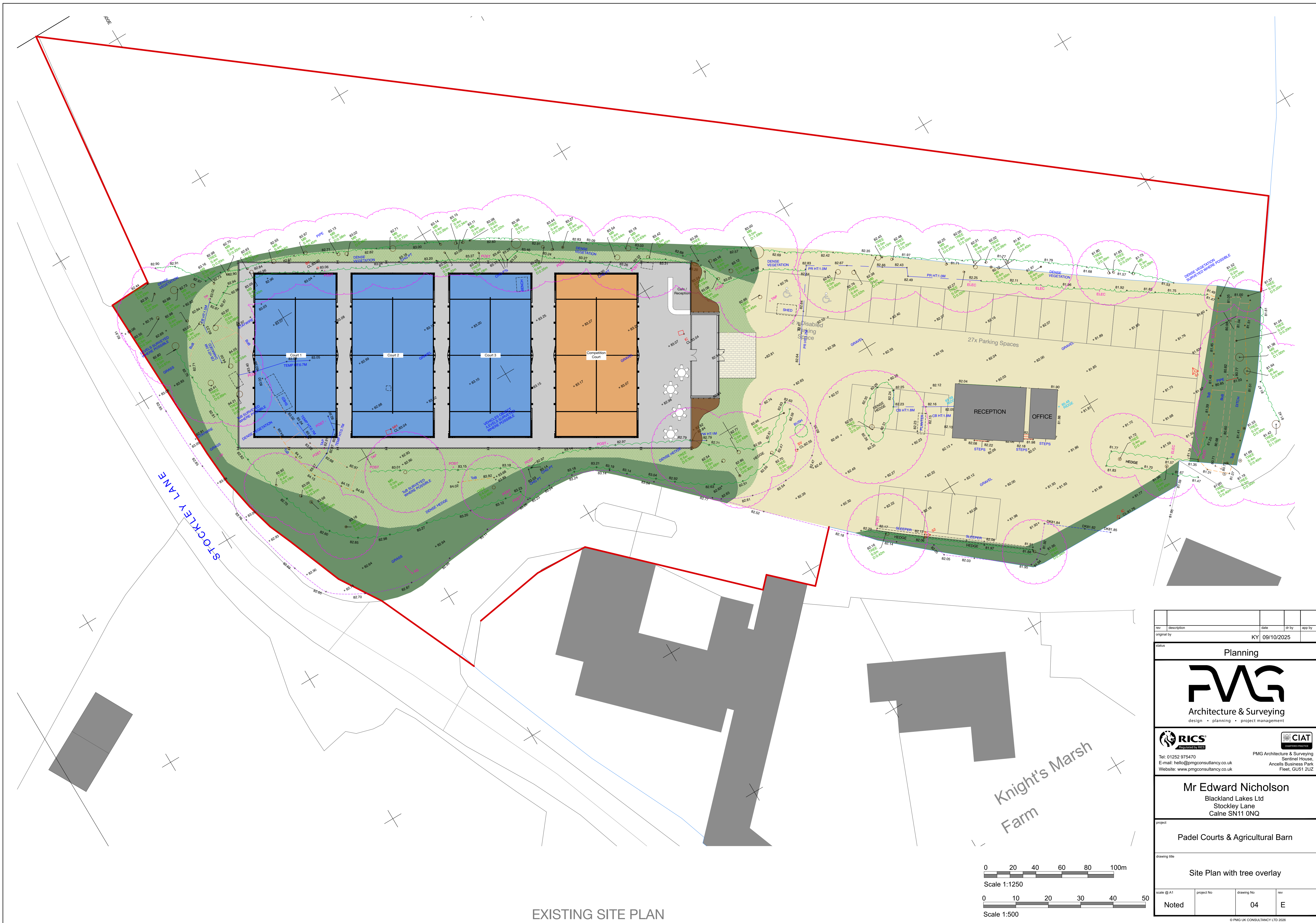


rev	description	date	dr by	app by
original by	KY 09/10/2025			
status				
Draft Planning				
 Architecture & Surveying design • planning • project management				
 RICS regulated by RICS  CIAT chartered institute of architectural technologists Tel: 01252 975470 E-mail: design@pmgarchitecture.co.uk Website: www.pmgconsultancy.co.uk PMG Architecture Ltd Sentinel House, Ancells Business Park Fleet, GU51 2UZ				
Mr Edward Nicholson				
Blackland Lakes Ltd				
Stockley Lane				
Caine SN11 0NQ				
project				
Padel Courts & Agricultural Barn				
drawing title				
Barn Elevations				
scale @ A1	project No	drawing No	rev	
Noted		02		

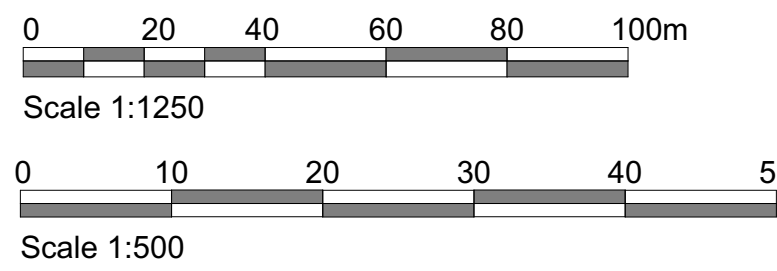


rev	description	date	dr by	app by
original by	KY		09/10/2025	
status				
Planning				
 Architecture & Surveying design • planning • project management				
 RICS regulated by RICS		 CIAT Chartered Institution of Architectural Technicians		
Tel: 01252 975470 E-mail: hello@pmgconsultancy.co.uk Website: www.pmgconsultancy.co.uk				
PMG Architecture & Surveying Sentinel House, Ancells Business Park, Fleet, GU51 2UZ				
Mr Edward Nicholson Blackland Lakes Ltd Stockley Lane Calne SN11 0NQ				
project				
Padel Courts & Agricultural Barn				
drawing title				
Site Plan				
scale @ A1	project No	drawing No	rev	
Noted		03	E	

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EXISTING SITE PLAN



rev	description	date	dr by	app by
original		09/10/2025		
status				
Planning				
PMG				
Architecture & Surveying				
design • planning • project management				
RICS regulated by RICS				
CIAT Chartered Institution of Architectural Technicians				
Tel: 01252 975470 E-mail: hello@pmgconsultancy.co.uk Website: www.pmgconsultancy.co.uk				
PMG Architecture & Surveying Sentinel House, Ancells Business Park, Fleet, GU51 2UZ				
Mr Edward Nicholson Blackland Lakes Ltd Stockley Lane Caine SN11 0NQ				
project				
Padel Courts & Agricultural Barn				
drawing title				
Site Plan with tree overlay				
scale @ A1	project No	drawing No	rev	
Noted		04	E	

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APPENDIX 2

LVIA ASSESSMENT METHODOLOGY

1.1 The following section provides a description of the field survey and assessment methods.

Assessment Terminology

1.2 Whilst the process of assessment is referred to as landscape and visual impact it is important to note the difference between ‘impact’ and ‘effect’. The impact is what will happen i.e. the permanent loss of trees and hedgerows. The effect is the result of the impact i.e. opening of new views or a change in the perception of the local landscape character. A full glossary of the terms used in this assessment is appended or provided on request.

Guidance and Approach

1.3 Guidance emphasises the responsibility of the landscape professional carrying out the assessment to ensure that the approach and methodology adopted is appropriate for the particular development to be assessed. This assessment has been prepared in accordance with the following:

- Guidelines for Landscape and Visual Impact Assessment (3rd Edition)³;
- An Approach to Landscape Character Assessment (October 2014, Natural England);

1.4 Other technical guidance notes (TGN) published by the Landscape Institute (LI), are also used where relevant, including:

- TGN 06/19: Visual Representation of Development Proposals (17 September 2019);
- TGN 02/21: Assessing landscape value outside national designations (26 May 2021).

Overview of the Assessment Process

1.5 Professional judgement is a very important part of the LVIA process at every stage of assessment. That said, it is also important that professional judgement is exercised within an overall assessment framework which transparently sets out the steps in the assessment process which have resulted in the final assessment of the level of effects.

1.6 In accordance with the above guidance, the preparation of this assessment involved the following key stages:

- **Establishment of the landscape baseline** - through identification and understanding of the representation of the defining landscape characteristics within the site and surrounding Study Area (in the form of landscape character assessment), and the relative value that is attached to the landscape by way of detailed desk-based study (including to identify relevant landscape designations and related planning policy) and site field work.
- **Establishment of the visual baseline** – through identification and analysis of the existing visual resource that may be affected, including the extent and nature of principle views to the proposed development from visual receptors in the Study Area.
- **Identification of Potential effects** - The broad design parameters of the project that have been established and fixed at the time of commission in terms of the nature of the proposed

³ Institute of Environmental Management and Assessment and the Landscape Institute – ‘Guidelines for Landscape and Visual Impact Assessment’ Third Edition 2013.

development, having been informed by the LVIA findings and other recommendations. This provides sufficient information to identify the likely scale and nature of the changes to landscape characteristics as well as changes affecting visual amenity.

- **Identification of landscape and visual receptors** – These are assessed and assigned their sensitivity to change. The sensitivity of landscape and visual receptors is determined by a combination of their value, and their susceptibility to change. (i.e. their ability to accommodate the proposed change without resulting in overly negative effects).
- **Identification of mitigating measures** – Iterative development of the Proposed Development and/ or mitigation measures to avoid, reduce or offset identified adverse effects. Mitigation measures have been considered in relation to ‘Primary’ measures (inherent) which form part of the design process and ‘Secondary’ measures (foreseeable) designed to address any residual adverse effects of development.
- **Assessment of the final scheme design** – Assessment of the magnitude of change to determine the level of effect, and where relevant, to identify effects that are Significant or Not Significant, in EIA terms during the construction stage, during operations and completion (restoration).
- Depending on the nature of the development, the stages may be assessed individually or in combination, and may include an assessment of cumulative effects. Where relevant, the assessment will also account for the mitigation at various stage e.g. the maturation of new planting which may differ between the point of completion (Year 1) and at the residual stage of post-completion (Year 15), unless otherwise stated.

Extent of Study Area

- 1.7 The term ‘Study Area’ relates to the area of land that has been described and assessed as part of this assessment. The definition of a Study Area is an important part of a landscape and visual impact assessment as it describes the predicted maximum geographical extents within which potential Significant environmental effects may occur.
- 1.8 The Study Area is determined by a two-stage process: a desk study to identify any relevant landscape designations and sensitive receptors in the landscape surrounding the Application Site and a field survey to assess the limits of potential significant visibility. The latter is informed by a Zone of Theoretical Visibility (ZTV) study.

Consultation

- 1.9 Where appropriate, consultation is undertaken with the local planning authority to agree viewpoints and other matters relating to the assessment. The outcome of the consultation will be detailed in the assessment.

Assumptions and Limitations

- 1.10 The assessment is subject to the following limitations and assumptions:
- The prominence of the Proposed Development in the landscape and views will vary according to prevailing weather conditions. Professional judgement will take into consideration circumstances where the weather does not conform with ‘worst case scenario’, being a clear, bright day in winter, when vegetation foliage is at lowest and visibility is at its clearest;
 - The assessment of operational effects assumes that all other aspects of the Proposed Development outside of the scope of the assessment, have been implemented;

- ZTV studies are only used to inform the selection of viewpoints. The limitations and technical specifications are provided in supporting text to these studies;
- Field assessment of visual effects is taken from publicly accessible routes and locations. For residential receptors, assumptions are made about the types of rooms in buildings and importance of views from these rooms and outdoor areas within the domestic curtilage. Domestic curtilage is determined by identifiable boundaries such as hedgerows or fencing.

Assessment of Landscape Effects

Landscape Baseline

- 1.11 The landscape baseline is the description of the existing environmental qualities of the landscape receptors and the landscape as a whole against which any future changes can be measured or landscape effects predicted and assessed.
- 1.12 The landscape baseline is established by considering both a desk study of existing sources and field work to identify and record the character of the landscape and the existing elements and features as well as the perceptual and aesthetic factors which contribute to it.
- 1.13 Landscape character and value are separately identified. This is done in order to distinguish between the ability of a landscape to physically accommodate a development in terms of landform, landcover and land use, as opposed to consideration of effects on valued aspects of the landscape which are more subjective in nature.

Landscape Character

- 1.14 Existing Landscape Character Assessments are critically reviewed to identify the key or defining characteristics that are represented in the Application Site and Study Area. Fieldwork will also determine local and/or site-specific variations.
- 1.15 Typically, the landscape baseline will identify and describe the elements that make up the landscape in the Study Area, namely:
- **Physical Influences:** Geology, Landform/ Topography, Soils, Drainage;
 - **Land Cover:** Vegetation, Tree Cover, Built Form;
 - **Human Influences:** Land use and Management, Field Pattern, Method of Enclosure, Settlement Character, Building Character; Access.
- 1.16 The outcome of the review and fieldwork will present the extent to which the site and Study Area conform or differ from the wider landscape character assessments and to identify other specific characteristics that are relevant.

Landscape Susceptibility

- 1.17 Landscape susceptibility is the ability of an identified landscape receptor to accommodate the proposed development without undue consequences on its baseline conditions or character. Susceptibility of a landscape receptor to change is specific to the type of development being proposed in Study Area to ensure relevancy to the assessment. Where noted, the definition for the grades of susceptibility is described in Table APP 1.1 below.

Table APP 1.1 Landscape Receptor Susceptibility

Grade	Description
High	• Little or no ability to accommodate the proposed development without adverse consequences on the retention of the existing landscape baseline; • No or few references or influences within the landscape to the type of development proposed.
Medium	• Some ability to accommodate the proposed development without adverse consequences on the retention of the existing landscape baseline; • Landscapes with some noticeable existing influence or context associated with the type of development proposed.
Low	• An ability to accommodate the proposed development without adverse consequences on the retention of the existing landscape baseline; • Landscapes with a strong reference or influence to the type of development proposed.

- 1.18 The relationship between susceptibility to change and value can be complex and is not linear. For example, a highly valued landscape (such as a National Landscape) may have a low susceptibility to change due to both the characteristics of the landscape and/or the nature of the proposed change.

Landscape Value

- 1.19 As part of describing the landscape baseline the value of the potentially affected landscape is established. Value can apply to an area such as a relevant designation or an individual element such as a landscape feature or building which contributes to the character of the landscape. Where the Application Site is covered by a designation, the following over-arching values are given:
- High: International or Nationally designated landscapes;
 - High-Medium: Regional or locally designated landscapes.
- 1.20 In cases where the Application Site is not designated, it does not follow that it is not valued. In these instances, the site and Study Area are considered with regard to the extent of the factors listed in TGN 02/21, this being an evolution in the process previously set by GLVIA Box 5.1.
- 1.21 These factors are not fixed, but instead considered on a case-by-case basis and evaluated with regard to Table APP1.2 below. They are evaluated as High (notable contribution/influence), Medium (some contribution/influence) or Low (limited or no contribution/influence). Split grades may be possible where resulting value falls between two grade levels, such as where circumstances vary across a site or Study Area.

Table APP 1.2 Factors for determining value for non-designated landscapes

Natural heritage	Definition: Landscape with clear evidence of ecological, geological, geomorphological or physiographic interest which contribute positively to the landscape
Cultural heritage	Definition: Landscape with clear evidence of archaeological, historical or cultural interest which contribute positively to the landscape
Landscape Condition	Definition: Landscape which is in a good physical state both with regard to individual elements and overall landscape structure.
Associations	Definition: landscape which is connected with notable people, events and the arts.
Distinctiveness	Definition: Landscape that has a strong sense of identity.
Recreational	Definition: Landscape offering recreational opportunities where experience of landscape is important.
Perceptual (Scenic)	Definition: Landscape that appeals to the senses, primarily the visual sense.
Perceptual (Wildness and tranquillity)	Definition: Landscape with a strong perceptual value; notably wildness, tranquillity and/or dark skies.
Functional	Definition: Landscape which performs a clearly identifiable and valuable function, particularly in the healthy functioning of the landscape

Landscape Sensitivity

- 1.22 Landscape sensitivity is determined by drawing together the judgements on landscape value and landscape susceptibility. It is itself then carried forward to determine the significance of effect. The assessment provides a clear rationale for both the landscape receptor's existing value and its susceptibility to change arising from the type of development proposed. The rationale is the record of why a receptor's sensitivity has been graded in a particular way.
- 1.23 The determination of sensitivity is based on professional judgement, however, high value/ high susceptibility receptors are likely to be highly sensitive to change, with lower value and/or low susceptibility receptors being likely to be of low sensitivity to change. Split grades are used when resulting sensitivity falls between two grades where variability in susceptibility and/or value has been a consideration.
- 1.24 To allow easier inspection and review of the assessment process Table APP 1.3 below is used to aid consistency in the definition of sensitivity.

Table APP 1.3 Sensitivity Matrix

Category		Susceptibility				
		High	Medium High	Medium	Medium /Low	Low
Value	High	High	High	Medium/High	Medium	Medium
	Medium/High	High	Medium/High	Medium	Medium	Medium/Low
	Medium	Medium/High	Medium	Medium	Medium/Low	Medium/Low
	Medium/Low	Medium	Medium	Medium/Low	Medium/Low	Low
	Low	Medium	Medium/Low	Medium/Low	Low	Low

Magnitude of Landscape Effects

- 1.25 The effect on landscape receptors is assessed in terms of the following factors:
- **Size and scale of the change** – considering the loss or addition of features;
 - **Geographical extent of the effect** – being Wide/Medium/Local/Site e.g. within the Application Site; immediate setting (local); a larger proportion of the landscape type or character area (wider);
 - **Duration of effects** - short term; medium term; long term as defined within the assessment;
 - **Reversibility** - Reversible; partially reversible; permanent.
- 1.26 The above factors are considered together to derive an overall magnitude of effect for each identified receptor or group of receptors, which is determined by the use of professional judgement. The magnitude of effect is presented on a three-point scale of High, Medium and Low. Split grades may be possible where resulting magnitude falls between two grade levels.

Table APP 1.4 Magnitude of Effect for Landscape Receptors

Grade	Description
High	The development would result in a substantial alteration to the key landscape character or characteristics of the receptors.
Medium	The development would result in a partial alteration of or alteration to key landscape character or characteristics of the receptor
Low	The development would result in a small alteration to landscape character or characteristics of the receptor.
Negligible	The development would result in a slight alteration to landscape character or characteristics of the receptor.
None	The development would not result in an alternation to landscape character or characteristics of the receptor.

Assessment of Visual EffectsVisual Baseline

- 1.27 The visual baseline is the description of the existing qualities of views and visual amenity for the individual visual receptors against which any future changes can be assessed or visual effects predicted and assessed.
- 1.28 The visual baseline is established by considering both a desk study of existing sources such as landscape character assessments and OS mapping to identify prominent or promoted views and field work to identify and record the character and extent of the views and the features and aesthetic and perceptual factors which contribute to the general visual amenity.

Viewpoint Selection

- 1.29 Viewpoints are selected to illustrate the views and visual amenity experienced by the different visual receptors. This may be informed by the ZTV. In selecting the viewpoints, the following factors are taken into account:
- Viewing distance and direction – short, medium, long distance or oblique;
 - The nature of the viewing experience – static views, views along a route;
 - The type of view - glimpsed, panorama, screened, partial; and

- The potential for cumulative views in conjunction or in close sequence with other existing and proposed development of a similar nature (typically agreed with the LPA).

Visual Presentation Methods

- 1.30 Presentation methods for the visual impact assessment comprise panoramic photography consisting of a series of stitched single shot photographs. Field survey photographic record are prepared and presented in accordance with the Landscape Institute Technical Guidance Note 06/2019, 'Visual Representation of Development Proposals' (17th September 2019).

Value attached to views and visual amenity

- 1.31 The assessment considers the interest or reason a receptor has in experiencing a view and the value that they can reasonably attach to it.
- 1.32 The value attached to views is described as either High, Medium, or Low. Split grades may be possible where resulting value falls between two grade levels. Table APP 1.5 below gives an indication of the value assigned to views and visual amenity.

Table APP 1.5 Visual Receptor Value

Grade	Description
High	Views from and/or visual amenity associated with viewpoints of international or national importance, popular well-known visitor attractions / routes where views and visual amenity form an identified part of the attraction or route. Inclusion within widely publicised guidebooks or cultural references; residential receptors
Medium	Views from and/or the visual amenity associated with viewpoints of identified district or local importance; local well-known visitor attractions or public open spaces and routes where views and visual amenity form an integral part of the attraction; local public rights of way.
Low	Views from and/or visual amenity associated with every day locations or routes that do not benefit from any designation or cultural associations. Locations where the view of the landscape is not the primary reason for being in attendance, such as places of employment.

Susceptibility of visual receptor to change

- 1.33 Susceptibility of visual receptors to change in views and visual amenity is derived from the consideration of:
1. The occupation or reason why one is experiencing the view or area; and
 2. The amount of interest or attention one may have in the view and appearance of the area.
- 1.34 Judgements on visual susceptibility are presented on a three-step scale of Low, Medium or High. Split grades may be possible where resulting value falls between two grade levels. A description and indication of typical receptors associated with the grades of visual susceptibility are described in Table APP 1.6 below.

Table APP 1.6 Visual Receptor Susceptibility

Scale	Description of susceptibility
High	Little or no ability to accommodate change caused by the proposed development without adverse consequences for the visual receptor group experiencing the view/ and or general visual amenity.
Medium	Some ability to accommodate change caused by the proposed development without adverse consequences for the visual receptor group experiencing the view/ and or general visual amenity.
Low	An ability to accommodate change caused by the proposed development without adverse consequences for the visual receptor group experiencing the view/ and or general visual amenity

Visual Sensitivity

- 1.35 Visual Sensitivity is derived from the judgements of value of a view or visual amenity and susceptibility of the visual receptor.
- 1.36 The assessment provides a clear rationale for both the existing value of the view or visual amenity and its susceptibility to change arising from the type of development proposed. The rationale is the record of why a visual receptor's sensitivity has been graded in a particular way.
- 1.37 Determination of sensitivity is based on professional judgement, however, high value/high susceptibility receptors are likely to be highly sensitive to change, with lower value and/or low susceptibility receptors being likely to be of low sensitivity to change. A three-point scale is used to define visual receptor sensitivity. Split grades are used when resulting sensitivity falls between two grades. As with the determination of landscape sensitivity, to allow easier inspection and review of the assessment process, the sensitivity matrix is used to aid consistency in the definition of visual sensitivity.

Table APP 1.7 Visual Receptor Sensitivity

Category		Susceptibility				
		High	Medium / High	Medium	Medium / Low	Low
Value	High	High	High	Medium/High	Medium	Medium
	Medium/ High	High	Medium/High	Medium	Medium	Medium/Low
	Medium	Medium/High	Medium	Medium	Medium/Low	Medium/Low
	Medium/ Low	Medium	Medium	Medium/Low	Medium/Low	Low
	Low	Medium	Medium/Low	Medium/Low	Low	Low

Magnitude of Visual Effects

- 1.38 The level of effect on a visual receptor is derived from an assessment of the magnitude of effect and the sensitivity of the receptor. This is informed by various factors, such as:
- **Size and scale of the change in view** – considering the loss or addition of features, changes in composition and consideration of the proportion of view occupied by the proposed development
 - **Geographical extent of the effect**- angle of view, distance of the receptor to the development and the extent over which the changes would be visible.

- **Contrast or integration with the existing visual character** – possible areas of consideration include form, scale and mass, skyline effects, height, colour and texture.
- **Duration of visual effects** - short term; medium term; long term as defined within the assessment;
- **Reversibility** - Reversible; partially reversible; permanent.

1.39 The above factors are considered together to derive an overall magnitude of effect for each receptor, which is determined by the use of professional judgement. The magnitude of visual effect is categorised as either High, Medium or Low. Split grades between these categories can be used where the magnitude fits neither category. A description of the visual magnitude categories is shown in Table APP 1.8.

Table APP 1.8 Magnitude of Effect for Visual Receptors

Grade	Description
High	The proposed development would result in a substantial change to the identified view or visual amenity
Medium	The proposed development would result in a partial alteration to the identified view or visual amenity
Low	The proposed development would result in a small alteration to the identified view or visual amenity
Negligible	The proposed development would result in a barely discernible alteration to the identified view or visual amenity
None	The proposed development would not alter the identified view or visual amenity

Significance and Nature of Effect on Landscape and Visual Receptors

1.40 The assessment of the significance of effect is derived by combining the judgements of sensitivity and magnitude of effect for each landscape and visual receptor along with a clear narrative of the reasoning behind the assessment. The significance of an effect can be beneficial, adverse or neutral, permanent or temporary:

- **Adverse effects** are those that would be damaging to the key characteristics arising from either their loss, reduction or introduction of uncharacteristic elements so as to degrade the quality and integrity of the landscape and or visual resource.
- **Beneficial effects** are those that would result in an improvement in the key characteristics arising from improvement or introduction of new positive elements or removal of existing incongruous elements so as to improve the quality and integrity of the landscape and/or visual resource;
- **Neutral effects** are those effects that would maintain, on balance, the key characteristics and existing levels of the quality and integrity of the landscape and/or visual resource.

1.41 To aid consistency and allow easier inspection and review of results checklists, tables and matrices are used as a guide, alongside professional judgement. These include the use of matrices for the determination of significance thresholds, whereby the predicted magnitude of an effect is assessed against the sensitivity of a given receptor. This provides an indication of the level or significance of an effect (see Table APP 1.9 below). For the purposes of the assessment and unless stated otherwise in the EIA methodology or report, the threshold for significant effects is moderate or greater, shaded blue in Table 1.9 below.

Table APP 1.9 Significance of Effects Matrix

Category		Receptor Sensitivity		
		High	Medium	Low
Magnitude of Effect	High	Major	Major/Moderate	Moderate
	Medium	Major/Moderate	Moderate	Minor
	Low	Moderate	Minor	Minor/Negligible
	Negligible	Minor	Minor/Negligible	Negligible
	None	None	None	None

- 1.42 Definitions are provided below. Where necessary, the intermediary categories between Major, Moderate and Low will be explained within the main body of the assessment.

Table APP 1.10 Significance of Effect Definitions

Significance of effect	Landscape	Visual
Major	The proposals will result in a substantial change in the key characteristics of the receptor or alterations to the quality and integrity of the landscape receptor such that the proposals are one of the principal elements altering the baseline landscape context.	The proposals will result in a substantial in view or introduce/ alter elements, features or characteristics where the baseline visual context alters with the proposals being one of the principal visual elements.
Moderate	The proposals will result in a partial change in the key characteristics of the receptor or partial alterations to the quality and integrity of the landscape receptor but where the baseline landscape context remains.	The proposals will result in a partial change in view or introduce/ alter elements, features or characteristics but where the baseline visual context remains.
Minor	The proposals will result in a small change in character of the receptor that is discernible but does not alter its key characteristics or will alter the quality and integrity of the landscape receptor in a small way.	The proposals will result in a small change in view/ areas of visual amenity or introduce/ alter elements, features or characteristics but where the change is not prominent.
Negligible	Slight change in the key characteristics of the landscape or alterations to the legibility of the landscape receptor.	The proposals will result in a barely discernible change in view/ areas visual amenity.
None	No change to the key characteristics of the landscape or alterations to the legibility of the landscape receptor.	No change to the view / visual amenity.

Glossary of Terms

(Derived from current IEMA/LI Guidelines with additional glossary)

Access land	Land where the public have access either by legal right or by informal agreement.
Baseline studies	Work done to determine and describe the environmental conditions against which any future changes can be measured or predicted and assessed.
Characterisation	The process of identifying areas of similar landscape character, classifying and mapping them and describing their character.
Characteristics	Elements, or combinations of elements, which make a contribution to distinctive landscape character.
Compensation	Measures devised to offset or compensate for residual adverse effects which cannot be prevented/avoided or further reduced.
Competent authority	The authority which determines the application for consent, permission, licence or other authorisation to proceed with a proposal. It is the authority that must consider the environmental information before granting any kind of authorisation.
Consultation bodies	Any body specified in the relevant EIA Regulations which the competent authority must consult in respect of an EIA, and which also has a duty to provide a scoping opinion and information.
Designated landscape	Areas of landscape identified as being of importance at international, national or local levels, either defined by statute or identified in development plans or other documents.
Development	Any proposal that results in a change to the landscape and/or visual environment.
Direct effect	An effect that is directly attributable to the proposed development.
‘Do nothing’ situation	Continued change or evolution in the landscape in the absence of the proposed development.
Ecosystem services	The benefits provided by ecosystems that contribute to making human life both possible and worth living. The Millennium Ecosystem Assessment (www.unep.org/maweb/en/index.aspx) grouped ecosystem services into four broad categories: 1. supporting services, such as nutrient cycling, oxygen production and soil formation – these underpin the provision of the other ‘service’ categories; 2. provisioning services, such as food, fibre, fuel and water; 3. regulating services, such as climate regulation, water purification and flood protection; 4. cultural services, such as education, recreation and aesthetic value.
Elements	Individual parts which make up the landscape, such as, for example, trees, hedges and buildings.
Enhancement	Proposals that seek to improve the landscape resource and the visual amenity of the proposed development site and its wider setting, over and above its baseline condition.
Environmental Impact Assessment (EIA)	The process of gathering environmental information; describing a development; identifying and describing the likely significant environmental effects of the project; defining ways of preventing/avoiding, reducing, or offsetting or compensating for any adverse effects; consulting the general public and specific bodies with responsibilities for the environment; and presenting the results to the competent authority to inform the decision on whether the project should proceed.
Environmental Statement	A statement that includes the information that is reasonably required to assess the environmental effects of the development and which the applicant can, having regard in particular to current knowledge and methods of assessment, reasonably be required to compile, but that includes at least the information referred to in the EIA Regulations.
Feature	Particularly prominent or eye-catching elements in the landscape, such as tree clumps, church

towers or wooded skylines OR a particular aspect of the project proposals.

Geographical Information System (GIS)

A system that captures, stores, analyses, manages and presents data linked to location. It links spatial information to a digital database.

Green Infrastructure (GI)

Networks of green spaces and watercourses and water bodies that connect rural areas, villages, towns and cities.

Heritage

The historic environment and especially valued assets and qualities such as historic buildings and cultural traditions.

Historic Landscape Characterisation (HLC and Historic Land-use Assessment (HLA))

Historic characterisation is the identification and interpretation of the historic dimension of the present-day landscape or townscape within a given area. HLC is the term used in England and Wales, HLA is the term used in Scotland.

Indirect effects

Effects that result indirectly from the proposed project as a consequence of the direct effects, often occurring away from the site, or as a result of a sequence of interrelationships or a complex pathway. They may be separated by distance or in time from the source of the effects.

Iterative design process

The process by which project design is amended and improved by successive stages of refinement which respond to growing understanding of environmental issues.

Key characteristics

Those combinations of elements which are particularly important to the current character of the landscape and help to give an area its particularly distinctive sense of place.

Land cover

The surface cover of the land, usually expressed in terms of vegetation cover or lack of it. Related to but not the same as land use.

Land use

What land is used for, based on broad categories of functional land cover, such as urban and industrial use and the different types of agriculture and forestry.

Landform

The shape and form of the land surface which has resulted from combinations of geology, geomorphology, slope, elevation and physical processes.

Landscape and Visual Impact Assessment (LVIA)

A tool used to identify and assess the likely significance of the effects of change resulting from development both on the landscape as an environmental resource in its own right and on people's views and visual amenity.

Landscape capacity

The degree to which a particular landscape character type or area is able to accommodate change without unacceptable adverse effects on its character. Capacity is likely to vary according to the type and nature of change being proposed.

Landscape character

A distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse.

Landscape Character Areas (LCAs)

These are single unique areas which are the discrete geographical areas of a particular landscape type.

Landscape Character Assessment (LCA)

The process of identifying and describing variation of the character of the landscape and using this information to assist in managing change in the landscape. It seeks to identify and explain the unique combination of elements and features that make landscapes distinctive. The process results in the production of a Landscape Character Assessment.

Landscape Character Types (LCTs)

These are distinct types of landscape that are relatively homogeneous in character. They are generic in nature in that they may occur in different areas in different parts of the country, but wherever they occur they share broadly similar combinations of geology, topography, drainage patterns, vegetation and historical land use and settlement pattern, and perceptual and aesthetic

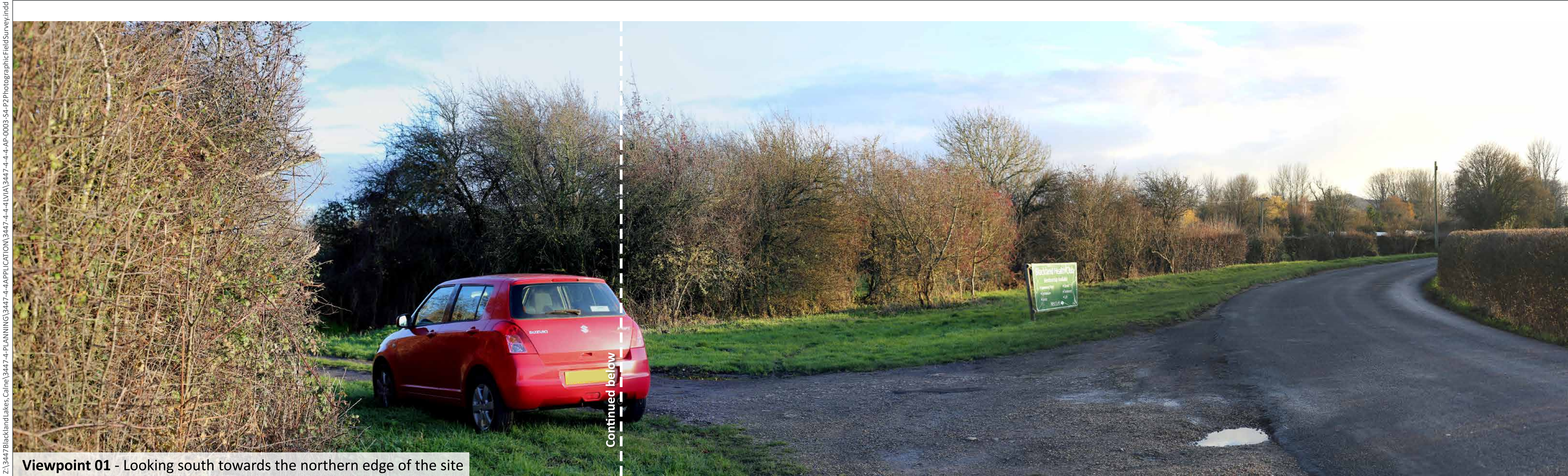
	attributes.
Landscape classification	A process of sorting the landscape into different types using selected criteria but without attaching relative values to different sorts of landscape.
Landscape effects	Effects on the landscape as a resource in its own right.
Landscape features	A prominent eye-catching element, e.g. wooded hill top and church spire.
Landscape quality (condition)	A measure of the physical state of the landscape. It may include the extent to which typical character is represented in individual areas, the intactness of the landscape and the condition of individual elements.
Landscape receptors	Defined aspects of the landscape resource that have the potential to be affected by a proposal.
Landscape strategy	The overall vision and objectives for what the landscape should be like in the future, and what is thought to be desirable for a particular landscape type or area as a whole, usually expressed in formally adopted plans and programmes or related documents.
Landscape value	The relative value that is attached to different landscapes by society. A landscape may be valued by different stakeholders for a whole variety of reasons.
Magnitude (of effect)	A term that combines judgements about the size and scale of the effect, the extent of the area over which it occurs, whether it is reversible or irreversible and whether it is short or long term in duration.
Parameters	A limit or boundary which defines the scope of a particular process or activity.
Perception	Combines the sensory (that we receive through our senses) with the cognitive (our knowledge and understanding gained from many sources and experiences).
Photomontage	A visualisation which superimposes an image of a proposed development upon a photograph or series of photographs.
Receptors	See Landscape receptors and Visual receptors.
Scoping	The process of identifying the issues to be addressed by an EIA. It is a method of ensuring that an EIA focuses on the important issues and avoids those that are considered to be less significant.
Seascape	Landscapes with views of the coast or seas, and coasts and adjacent marine environments with cultural, historical and archaeological links with each other.
Sensitivity	A term applied to specific receptors, combining judgements of the susceptibility of the receptor to the specific type of change or development proposed and the value related to that receptor.
Significance	A measure of the importance or gravity of the environmental effect, defined by significance criteria specific to the environmental topic.
Stakeholders	The whole constituency of individuals and groups who have an interest in a subject or place.
Strategic Environmental Assessment (SEA)	The process of considering the environmental effects of certain public plans, programmes or strategies at a strategic level.
Susceptibility	The ability of a defined landscape or visual receptor to accommodate the specific proposed development without undue negative consequences.
Time depth	Historical layering – the idea of landscape as a ‘palimpsest’, a much written-over manuscript.
Townscape	The character and composition of the built environment including the buildings and the relationships between them, the different types of urban open space, including green spaces, and the relationship between buildings and open spaces.
Tranquillity	A state of calm and quietude associated with peace, considered to be a significant asset of

landscape.

Visual amenity	The overall pleasantness of the views people enjoy of their surroundings, which provides an attractive visual setting or backdrop for the enjoyment of activities of the people living, working, recreating, visiting or travelling through an area.
Visual effects	Effects on specific views and on the general visual amenity experienced by people.
Visual receptors	Individuals and/or defined groups of people who have the potential to be affected by a proposal.
Visualisation	A computer simulation, photomontage or other technique illustrating the predicted appearance of the development.
Zone of Theoretical Visibility (ZTV)	A map, usually digitally produced, showing areas of land within which a development is theoretically visible.
Zone of Significant Visibility (ZSV)	Area within a ZTV from which a proposed development is likely to draw the eye of a casual observer, based on field observations.

APPENDIX 3

PHOTOGRAPHIC FIELD SURVEY RECORD



Viewpoint 01 - Looking south towards the northern edge of the site



Viewpoint 01 - Continued



VIEWPOINT 01

Grid Reference: E: 400452, N: 169244
Altitude AOD: 84m
Distance to Site: 199m

Date: 03/12/2025
Time: 15:09

Project	BLACKLAND LAKES
Client	BLACKLAND LAKES
Drawing Ref & Title	3447-4-4-4-AP-0003-S4-P1
PHOTOGRAPHIC FIELD SURVEY RECORD	
APPENDIX 3 - SHEET 1 OF 2	
Date	JUL 2026

PLANNING

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Viewpoint 02 - Looking south towards the site from Stockley Lane



VIEWPOINT 02

Grid Reference: E: 400460, N: 169170
Altitude AOD: 83m
Distance to Site: 125m

Date: 03/12/2025
Time: 16:28

Project	BLACKLAND LAKES
Client	BLACKLAND LAKES
Drawing Ref & Title	3447-4-4-4-AP-0003-S4-P1
	PHOTOGRAPHIC FIELD SURVEY RECORD
	APPENDIX 3 - SHEET 2 OF 2
Date	JUL 2026

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Viewpoint 03 - Looking north east towards the site from PRoW_CALW23

Continued below



Viewpoint 03 - Continued



VIEWPOINT 03

Grid Reference: E: 400351, N: 168666
Altitude AOD: 84m
Distance to Site: 350m
Date: 10/12/2025
Time: 13:03

Project	BLACKLAND LAKES
Client	BLACKLAND LAKES
Drawing Ref & Title	3447-4-4-AP-0003-S4-P1
	PHOTOGRAPHIC FIELD SURVEY RECORD
	APPENDIX 3 - SHEET 3 OF 2
Date	JUL 2026

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