2023

Landscape Visual Impact Assessment

Summary Report

MODULE LA502

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Contents

1.0 Executive Summary

A landscape visual impact assessment (LVIA) is used to identify and assess the importance of the effects of change caused by development on the physical landscape and how people perceive the space.

The proposed development at the derelict Eastmoor School site in Adel, West Yorkshire is assessed in the LVIA summary report.

The report evaluates the sensitivity, magnitude, and importance of the development proposal through the assessment of the landscape and visual receptors.

Landscape and visual receptors were identified through physical and online studies of the site and surrounding area.

Landscape receptors include trees, buildings, topography, movement routes, external lighting, and the character of the local area.

Visual receptors such as existing residents, walkers along Public Rights of Way (PROW), cars, aeroplanes, and the occupants of the new East Moor School account for an array of viewpoints located in the surrounding area.

In Summary, the proposed development will create both adverse and beneficial effects on the physical landscape and visual appearance of the site. To an extent existing vegetation and topography will be removed, whilst new buildings, road networks, green infrastructure, and other enhancements will be introduced to fit in with the surrounding local character.

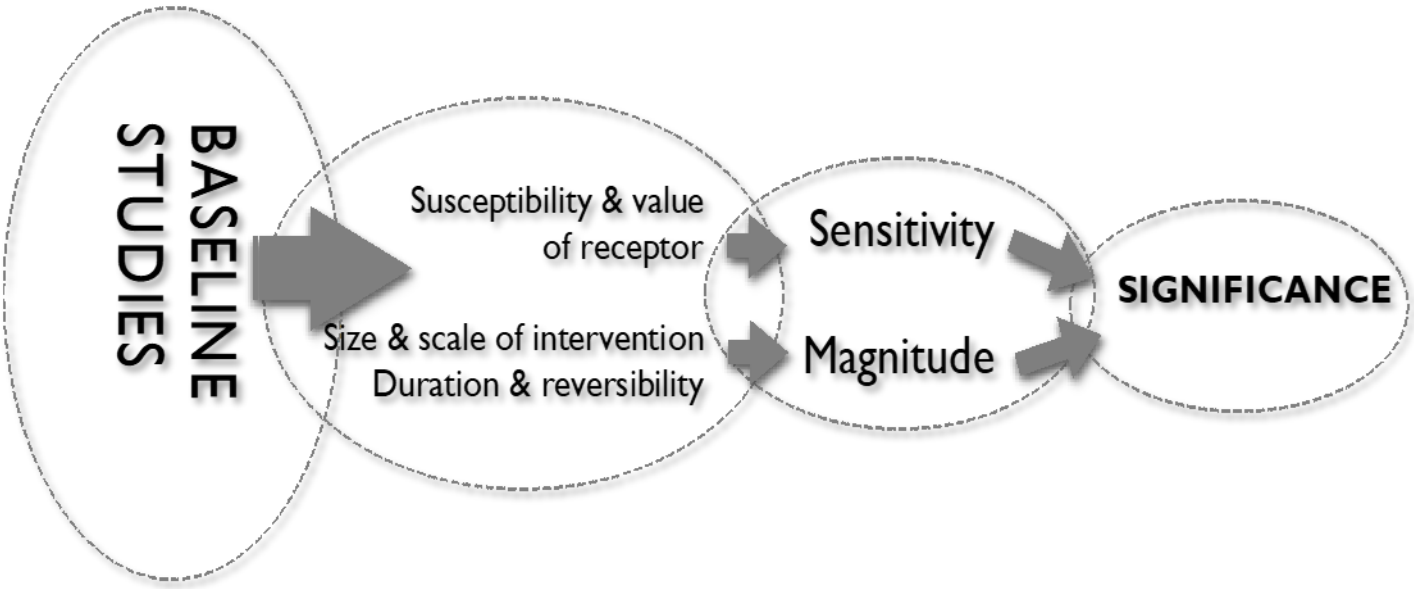
2.0 Introduction

The purpose of a LVIA is to assess and evaluate the effects of change caused by development of the physical landscape, including public perception of the space.

This summary report will focus on the proposed development of the grade two listed Eastmoor School in Adel, West Yorkshire and follow the Guidelines for Landscape and Visual Impact Assessment. (Institute, 2013)

2.1 Methodology

Figure 1: Bubble diagram illustrating the landscape and visual impact assessment process.



1. Research the context of the development: the national and local character area.
2. Identify physical elements of the existing landscape, including conditions and characteristics within the site and the surrounding area.
3. Identify specific visual receptors and viewpoints from the surrounding area which may experience a change of view from the proposed development.
4. Determine landscape and visual receptors and assess their sensitivity to change.
5. Select elements of the development proposal and describe how they will impact the physical landscape and the visual aesthetics of the site.
6. Assess the magnitude and importance of the effects on the site and surrounding area.

3.0 Baseline Information

3.1 Methodology

Baseline information is used to identify key characteristics of the landscape and its visual aesthetics to gauge a better understanding of the site and the surrounding area.

Objectives include:

- To achieve a greater understanding of the landscapes key elements and how they may be affected by the proposed development.
- To develop a greater understanding of the site's visibility to the surrounding area and how a change in the landscape will alter the experience of visual receptors.
- To assess the sensitivity of existing receptors by taking the susceptibility to change and value of the receptors into account.

3.2 Site Description

3.2.1 National Character Area

The site is part of the Area 38: Nottinghamshire, Derbyshire, and Yorkshire Coalfield National Character area. (England, 2014)

3.2.2 Local Character Area

The local character area is illustrated in Figure 2 within the appendix.

3.2.3 Buildings

The site consists of a derelict grade 2 listed building, an old reformatory school and chapel constructed from local sandstone in the shape of a quadrangle. The school holds some regional importance as it is home to the first swimming pool in Leeds. (Historic England, 2023)

Along the east boundary abuts the new Eastmoor School site and is delineated by fencing.

The surrounding area is predominantly urban residential (UK Soil Observatory, 2015) . North and west of the site, East Causeway Avenue and Mulberry Avenue residential estates were built pre-1980's, with two storeys, pitched roofs and local sandstone materials.

To the east, Buck Stone residential estate was developed over the 1950's and 60's with red pitched roofs, 1-3 storeys and mixed red brick and sandstone housing.

3.2.4 Movement Routes

Tile Lane is a narrow road set along the south side the old reformatory building.

Dated pre-1890's, another road joins Tile Lane that ran along the east side of the building, now removed and overgrown with vegetation.

From the north, East Moor Lane leads to the new East Moor School. Both Tile Lane and East Moor Lane are accessible via Sir George Martain Drive, a prominent road running through the east side of Adel with multiple bus stops.

PROW include footpath 61 along the site boundary which starts on Buck Stone Road and proceeds southwest to Tile Lane and footpath 63 leading through improved grassland up to the Buck stone Residential Estate (Leeds City Council, 2023).

There are non-definitive footpaths on the site from Sir George Martain Drive leading along the edge of Mulberry Avenue residential up to the west boundary of the site.

3.2.5 Topography
The site gently slopes from the southwest down to the northeast. However, there is a tall spoil heap south of the quadrangle now overgrown with vegetation.

3.2.6 Land Cover and Land use
The abandoned school is encompassed by grassland, and mixed broadleaf woodland along the south and west edge (UK Soil Observatory, 2015). More mature Specimen trees can be seen along these boundaries. Due to its abandonment, the site has suffered illegal entry and arson damage.

3.3 Sensitivity of Landscape Receptors
In this section landscape receptors are assessed for their sensitivity through their susceptibility to change and value to the landscape.

Definitions for sensitivity (Figure 3) and sensitivity of landscape receptors (Figure 4) can be found in the appendix.

3.3.1 Trees
Sensitivity is high.

The site is enclosed by woodland along the south and west boundary. Trees are living things and cannot tolerate large scale changes to their environment or damage to their roots. Many mature trees along the boundary are considered 'desirable' to maintain (Limited, 2021).

3.3.2 Existing Buildings
Sensitivity is moderate.

The listed buildings on site are of historical importance but have fallen into a state of disrepair. The development proposal is sensitive to the original character and architecture and repurposes the buildings for residential use.

3.3.3 Topography
Sensitivity is low.

The general topography is not highly susceptible to change as is gently slopes northeast. The spoil has become overgrown wasteland and altered the original landscape. Removal will restore the site to its previous form.

3.3.4 Movement Routes
Sensitivity is low.

The current vehicular path is narrow and can only accommodate one vehicle at a time. It makes little difference whether the road is removed or relocated.

No definitive PROW lead through the site. Only unofficial paths may be susceptible to change.

3.3.5 Local Character Area
Sensitivity is moderate.

The proposed development will result in partial loss of the character areas landscape, but it will be developed into a residential estate in keeping with the surrounding areas.

3.4 Sensitivity of visual Receptors
In this section visual receptors are assessed for their sensitivity through their susceptibility to change and value to the landscape.

Definitions for sensitivity (Figure 3) and sensitivity of visual receptors (Figure 5) can be found in the appendix.

3.4.1 Existing Residents
Sensitivity is high.

Existing residents would experience a long-term change of view from their home.

3.4.2 PROW
Sensitivity is moderate.

Pedestrians along footpaths 61 and 63 have limited or intermittent views of the site due to the boundary being surrounded by woodland.

3.4.3 Cars
Sensitivity is Low.

Passengers in cars along Tile Lane, Sir George Martin Drive and Mulberry Avenue only experience a view for a short period of time, the majority of which is of woodland. Only East Moor Lane, the road to the new school, used by parents and teachers, has a clear view of the site.

3.4.4 Airport
Sensitivity is low.

Bradford Airport is located northwest of the site, with may aeroplanes flying over the area when arriving or departing. Passengers on aircrafts have distant views for a short period of time, so are not particularly susceptible to change as the proposal will be in keeping with the surrounding landscape.

3.4.5 East Moor School
Sensitivity is high.

The new East Moor school is located along the east boundary of the site. The occupants will have a clear view of the proposed development, and this will be experienced in the long term.

4.0 Proposed Interventions

In this section proposed interventions for the development will be described.

Design Proposal Master Plan can be found in the appendix Figure 6.

4.1 Buildings

4.1.1 Quadrangle
The quadrangle, a listed building, will be restored to the original architecture and in keeping with local character. It will be split into 26 terraced houses with two storeys, slate pitched roofs and chimneys.

4.1.2 West Housing
West of the quadrangle, new housing will be built as two-story structures made of local sandstone. Solar panels on pitched slate roofs will preserve the local character. The 12 homes will each feature a permeable paved driveway for one car and a front garden.

4.1.3 South East Housing
South of the quadrangle, 5 apartments with parking on the lower level and 6 terraced houses without parking are low maintenance with 1.5 metre gardens. They will be constructed with local sandstone and pitched slate roofs with solar panels.

4.1.3 Chapel
The chapel is also of historic importance and will undergo restoration to create a communal shop. The intention is to encourage trade in a range of bought in and local farm/community allotment sourced produce.

4.1.4 Swimming Pool
The derelict swimming pool will become a café and nursery with a playground next door.

4.1.5 Underground Car Park
The underground car park will hold a total of 38 parking spaces. This provides one allocated parking space per household for residents of the quadrangle and the south terraced housing. Additional parking permits may be purchased for the underground car park or for parking spaces (12 spaces) along the north boundary of East Moor School.

4.1.6 Bike and Bin Storage
Bikes and bins will be stored in shelters along side the end of each terrace and edge of the quadrangle.

4.2 Movement Routes

4.2.1 Vehicular roads
The current road through the site will be removed and traffic will be directed around the back of the chapel. The new road will be wider allowing two cars to pass. There will be no cycle lanes resulting in cyclists moving along the roads ultimately slowing the traffic.

4.2.2 Pavement
Pedestrian pathways will be separated from the road by swales creating a natural drainage system and barrier.

PROW 61 and the unofficial footpath leading to the west boundary will be joined up by new footpaths.

4.3 Vegetation

4.3.1 Removal of Trees
Following the guidelines from the arboriculture report, certain trees will be removed (trees marked in red on the report) (Limited, 2021). New broadleaf trees and scrub will be introduced along the edge of the woodland to develop a succession.

Prairie and wild meadow planting around the development are beneficial to pollinators, visually stimulating and soften the hard scape.

4.3.2 Public open Spaces
This includes allotments, multisport court, swales, woodland, walkways, and open green spaces. Such green infrastructure introduced around the site sustains the landscape character and provides social and recreational opportunities for the community.

5.0 Landscape Impacts

5.1 Methodology
Landscape receptors are identified and assessed in terms of their importance. Decisions are made on landscape receptors based on their sensitivity to change and the extent of the effect.

5.2 Importance of Landscape Effects
This section evaluates the proposal's effects on each landscape receptor by taking into consideration the receptor's sensitivity and the magnitude of the influence.

Definitions for importance (Figure 12) and importance of landscape receptors (Figure 13) can be found in the appendix.

5.2.1 Vegetation

Importance is a moderate improvement.

Some existing vegetation will be removed for the development to take place. The trees removed will be carefully selected to retain as many 'desirable' mature trees as possible as recommended in the arboriculture report (Limited, 2021). New vegetation including trees, prairie and/or wildflower planting will be introduced in the proposal's green spaces, creating an improvement to the appearance and character of the landscape.

5.2.2 Buildings

A. Refurbishment of Listed Buildings

Importance is a moderate Improvement.

The refurbishment of the Quadrangle and Chapel would cause a substantial improvement to the landscape character by restoring the buildings to an improved and usable state rather than remaining derelict buildings.

B. New Housing

Importance is a moderate deterioration.

The appearance of the landscape would noticeably deteriorate with the addition of new homes, transforming the natural landscape into a built environment.

However, due to the architectural materials matching the existing housing around the site, maintaining the style and character, the impact is lessened. The development becomes apart of the surrounding suburban landscape.

C. Underground Car Park

Importance is a major deterioration.

Due to the huge amount of earth that would be removed to build the underground car park, the landscape would suffer a substantial deterioration as a result, changing it permanently.

5.2.3 Topography

Importance is moderate improvement.

The landscape will regain its former shape and character after the spoil has been removed. Swales will be used to provide a natural drainage system that is necessary due to the increased hardscaping in the proposal and flood risk to the site.

5.2.4 External Lighting

Importance is a moderate deterioration.

External lighting will create a deterioration to the existing landscape and its inhabitants. The existing site is currently dark during the night which is suitable for nocturnal animals such as owls and bats. The design proposal will urbanise the space creating light pollution during the night disturbing local wildlife.

5.2.5 Movement Routes

Importance is a moderate improvement.

The current road system is awkwardly situated, has no pavement, is narrow, and has potholes. By constructing a safer and more efficient road network and pedestrian route through the site the proposed road will be a small improvement to the landscape.

5.2.6 Public Open Spaces

Importance is a moderate improvement.

Public open spaces help to establish an environment for both people and wildlife. Increased vegetation restores and expands the wild areas that were lost from the original landscape by providing habitats for wildlife as well as opportunities for exploration by residents.

5.2.7 Wind Turbine

Importance is a major deterioration.

The wind turbine is huge, out of character, creates noise pollution and is not in keeping with the surrounding area.

5.2.8 Landscape Character

Importance is a moderate deterioration.

The development will cause a noticeable deterioration of the existing landscape but is designed to blend in with the surrounding residential estates.

5.3 Conclusions

Locating a wind turbine within the development will cause the most substantial deterioration to the landscape, disrupting views of surrounding residential areas and appearing visually incongruous with the residential setting.

While the unique character of the landscape will be lost through the development of residential housing, the design is in keeping with surrounding suburban area.

6.0 Visual Impacts

6.1 Methodology

This section defines the proposed Zone of Theoretical Visibility (ZTV) and evaluates how viewers' perspectives will change as a result of the proposal.

The ZTV and a variety of viewpoints representing human receptors are identified. This determines how the view will change and who will be impacted.

6.2 Zone of Theoretical Visibility

Map illustrating the ZTV can be found in the appendix Figure 19.

The ZVT illustrates where the proposed development and turbine could be potentially seen in the surrounding area.

6.2.1 Viewpoints

Viewpoints represent visual receptors that could potentially be impacted by the change in view. The viewpoints have been determined from the ZTV, site visit and desktop research.

Viewpoints from the North and South are not considered as relevant due to the Meanwood Valley woodland limiting the view and receptors along PROW observing the site for brief periods of time.

Due to the long-term change in view and the potential for greater visibility to a larger number of receptors, western perspectives are more relevant.

6.2.3 Representative Viewpoints

Figure 15 represents the current view of residents living in the housing estates along Sir George Martin Drive west of the site.

Viewpoint 2 Location: Sir George Martain Drive facing east towards the site.

Grid Reference: 2787 3965

Figure 16 represents the proposed view of receptors living in the housing estates along Sir George Martain Drive and pedestrians along the unofficial footpath west of the site.

PROPSED VIEW PICTURE:

Site features visible from viewpoint to include the 20-metre wind turbine visible through the tops of the trees. The new housing and other interventions are not visible due to the existing housing and bordering woodland.

Figure 13 represents the current view of receptors living in the Buck Stone residential estate east of the site and pedestrians walking along PROW footpaths 63.

Viewpoint 3 Location: East end of footpath 63 facing west towards the site.

Grid Reference: 2864 3981

Figure 14 represents the proposed view of receptors living in the Buck Stone residential estate east of the site and pedestrians walking along PROW footpath 63.

PROPSED VIEW PICTURE:

The proposed terraced housing will ot be visible from this viewpoint due to the height being lower than the Quadrangle and the obstructing woodland. The 20-metre turbine would be in sight, but due to distance is not as damaging to the view.

6.3 Importance of Visual Effects

6.3.1 Methodology

This section evaluates the importance of visual effects on visual receptors. To determine the importance of the visual impacts, judgements are made based on the sensitivity and magnitude of the effect.

Definitions for importance (Figure 12) and importance of visual receptors (Figure 14) can be found in the appendix.

6.3.2 Existing Residents

Importance is a major deterioration.

Existing residence experience long term views of the site. The proposed housing developments will remain largely unseen due to the surrounding woodland areas. But views will be dominated by the 20m high turbine foreign to the local character.

6.3.3 PROW

Importance is a moderate improvement.

Pedestrians along footpath 61 have the clearest view of the site. The view will be improved by the enhancements of the derelict buildings and the introduction of open green spaces creating interesting viewpoints and a safer route through the site.

6.3.4 Cars

Importance is a minor improvement.

Cars along Tile Lane and Sir George Martin Drive have limited views of the existing site. This will remain the same, but slight glimpses of the sight will be improved by the open green spaces and increase vegetation.

6.3.5 Airport

Importance is negligible.

Views from aeroplanes flying to and from Bradford Airport would be barely noticeable due to the proposed development being similar to the bordering suburban landscape.

6.3.6 East Moor School

Importance is a major improvement.

Eastmoor School has the clearest view of the site. Due to the introduction of open green spaces and vegetation along the east boundary, the projected development will obscure views of the school.

The site will come to life with the renovation of the current derelict buildings and the addition of new homes, enhancing the views from the school.

6.4 Conclusion

Existing residence will experience a substantial change to their view due to the 20-metre wind turbine being taller than the existing buildings and reaching the top of the bordering woodland. This will be seen from a great distance as seen in viewpoint 3 (Figure 14) representing the views of pedestrians along the Meanwood Valley PROW.

East Moor School's teachers and pupils will receive the best visual change with the addition of green spaces and vegetation bordering the refurbished quadrangle.

7.0 Final Conclusion

The introduction of the wind turbine would have the biggest impact on the landscape and visual receptors looking in as it is out of character with the surrounding area and can be seen from a distance. Although softened by the bordering woodland, the 20-metre turbine also create noise pollution disrupting the residents of surrounding homes.

Substantial improvements are realised with the renovations of derelict buildings, reviving and preserving the local character. The addition of new open green spaces and vegetation improves biodiversity and provides a positive impact facilitating the interaction of residents thereby creating a strong community.

Due to the site's existing environment being mostly soft scape, the addition of new houses will cause a moderate deterioration. However, the proposal will maintain a significant amount of the soft landscape with open green spaces whilst keeping in character with the surrounding built environment.

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Appendix

Figure 2 – Local Character Area

Figure 3 – Sensitivity Definition Table

	Susceptibility	Value	Sensitivity
HIGH	Unlikely to tolerate change – proposed changes would be out of character	Of National or regional importance (ie designated). Irreplaceable features, or an area adjacent to a designated are demonstrating valuable qualities	Receptor unlikely to tolerate change.
MODERATE	Reasonably tolerant of change	Area/features of local significance	Receptor reasonably tolerant of change.
LOW	Tolerant of change – proposed changes would be in character	No features worth conserving, not distinctive	Receptor tolerant of change.

Figure 4 – Landscape Receptor Sensitivity Table

Receptor	Susceptibility	Value	Sensitivity	Description
Existing Buildings	Low	Moderate	Moderate	Grade two listed buildings (quadrangle and chapel) are historically important. The architects proposals are sensitive to the original character and architecture.
Local Character Area	High	Moderate	Moderate	The proposal will cause partial Loss of character area landscape but will be developed into a housing development similar to the surrounding areas.
Movement Routes	Low	Low	Low	Former vehicle route through the site was narrow with a width of one vehicle. PROW (footpaths 61 and 62) have intermittent views of the site.
Topography	Low	Low	Low	Spoil has become wasteland and altered the original landscape. Removal will restore to the initial landscape.
Trees	High	Moderate	High	Trees are living things and can not tolerate damage to their roots. Some trees are more valuable than others such as T64 while others should be removed.

Figure 5 – Visual Receptor Sensitivity Table

Receptor	Susceptibility	Value	Sensitivity	Description
Airport	Low	Low	Low	Passengers on aeroplanes view the site from above when flying to and from Leeds Bradford Airport and only view the site from above for a short period of time.
Cars	Low	Moderate	Low	Drivers and passengers in cars only experience views of the site intermittently while passing along Tile lane and Sir George Maritain Road.
East Moor School	High	High	High	Teachers and pupils at the new East Moor School have the clearest views of the site and will experience the most change.
Existing Residence	High	High	Moderate	Existing residence in Mulberry avenue and East Causeway estates are located close to the site and experience long term views of the site.
PROW	High	Low	Moderate	Pedestrians on PROW experience intermitted views of the site along public footpaths 61 and 61 and on unofficial footpaths directly through the site or up to the west boundary.

Figure 6 – Design Proposal Master Plan

Scale 1: 750 on A3

Key:

1 - Underground Car Park
2 - Allotments
3 - Play Ground
4 - Community Café and Nursery
5 - Green Walk Way
6 - Courtyard
7 - Local shop
8 - Gazebo and Open green space
9 - Sports court and wall seating
10 - Woodland Walk
Bin shed and Bike Storage point
Sections

Figure 7 – Size and Scale Definition Table

Size and Scale	
Category	**Definition**
Negligible	Element will be barely affected by the development proposal
Minor	Small change to the particular element
Moderate	Moderate change to the particular element
Major	Complete loss/substantial change to the particular element

Figure 8 – Extent Definition Table

Extent	
Category	**Definition**
Minor	Extent of effect contained within the site area
Moderate	Local setting affected by the proposal
Major	Regional area affected by the proposal

Figure 9 – Duration Definition Table

Duration	
Category	**Definition**
Short term	0 – 5 years
Medium term	5 – 15 years
Long term	Over 15 years

Figure 10 - Reversability Definition Table

Reversibility	
Category	**Definition**
Reversible	An element that is not permanent and can be reversed.
Irreversible	An element that is permanent and can't be reversed.

Figure 11 – Magnitude Definition Table

Magnitude		
Rating		**LANDSCAPE**
ADVERSE	LARGE	Major loss/alteration of key characteristics and/or major introduction of uncharacteristic elements
	MEDIUM	Partial loss/alteration of key characteristics and/or partial introduction of uncharacteristic elements
	SMALL	Minor loss/alteration of key characteristics and/or minor introduction of uncharacteristic of elements
	NO CHANGE	Negligible alteration of key characteristics and negligible introduction of uncharacteristic elements
BENEFICIAL	LARGE	Substantial introduction of characteristic elements and/or substantial removal of uncharacteristic or detrimental elements
	MEDIUM	Moderate introduction of characteristic elements and/or moderate removal of uncharacteristic or detrimental elements
	SMALL	Minor introduction of characteristic elements and/or moderate removal of uncharacteristic or detrimental elements

Figure 12 - Importance Definition Table

Importance	
CATEGORY	**DEFINITION**
NEGLIGIBLE	The proposal would cause a barely perceptible deterioration or improvement in the landscape appearance/character of the area
MINOR	The proposal would cause a perceptible but small deterioration or improvement in the landscape appearance/character of the area
MODERATE	The proposal would cause a noticeable deterioration or improvement in the landscape appearance/character of the area
MAJOR	The proposal would cause a substantial deterioration or improvement in the landscape appearance/character of the area

Figure 13 – Landscape Receptor Importance Table

Receptor	Size and Scale	Extent	Duration	Reversibility	Magnitude	Importance	Description
External Lighting	Moderate	Moderate	Medium Term	Reversible	Adverse Medium	Moderate	The introduction of external lighting would cause a clear deterioration of the landscape and disruption to local wildlife.
Movement Routes	Minor	Minor	Long Term	Irreversible	Adverse Small	Moderate	Widening and relocation of the existing road network will create a small improvement to the landscape. Introduced pathways through the site increase interconnectivity of prow.
New Housing	Major	Moderate	Long Term	Irreversible	Adverse Large	Moderate	New housing would cause a noticeable deterioration of the existing landscape as it would change the character from soft scape to a hard landscape.
Public Open Spaces	Moderate	Moderate	Long Term	Reversible	Beneficial Medium	Moderate	New public open spaces would create a clear improvement to the character of the landscape softening the hardscape.
Refurbished Buildings	Minor	Minor	Long Term	Irreversible	Beneficial Large	Moderate	The refurbishment of the listed building would cause a noticeable improvement to the site restoring the historically important characteristics of the site.
Underground Car Park	Major	Minor	Long Term	Irreversible	Adverse Large	Major	The underground car park would cause a substantial deterioration of the landscape due to the mass removal of ground.
Topography	Minor	Minor	Long Term	Reversible	Beneficial Small	Moderate	Removal of the spoil will restore the landscape to its original form. While the swales will act as natural drainage system.
Vegetation	Moderate	Moderate	Long Term	Reversible	Beneficial Medium	Moderate	Introduction of vegetation would soften the landscape retaining some of the original natural character.
Wind Turbine	Major	Moderate	Long Term	Reversible	Adverse Large	Major	The wind turbine would cause a substantial deterioration to the appearance to the landscape due to its foreign character to the local area.

Figure 14 – Visual Receptor Importance Table

Receptor	Size and Scale	Extent	Duration	Reversibility	Magnitude	Importance	Description
Airport	Minor	Minor	Long Term	Irreversible	No Change	Negligible	Little change in view will be experienced by passengers as the proposed development will be in keeping with the surrounding residential areas.
Cars	Minor	Minor	Long Term	Irreversible	Adverse Small	Minor	Drivers and/or passengers in cars experience intermittent views of the improved site and refurbished building.
East Moor School	Major	Moderate	Long Term	Irreversible	Adverse Large	Major	Teachers and pupils in the New East Moor School are in close proximity of the site ad would be over shadowed by the dominant and uncharacteristic wind turbine.
Existing Residents	Major	Moderate	Long Term	Irreversible	Adverse Large	Major	Existing residence experience long term views of the site. The proposed housing developments will remain unseen due to the surrounding woodland areas. But views will be dominated by the 20m high turbine foreign to the local character.
PROW	Moderate	Moderate	Long Term	Irreversible	Adverse small	Moderate	Intermittent views of the proposal will be visible to pedestrians on PROW along pathways 61 and 62 as well as unofficial paths through the site. The bordering woodland softens the views, yet the wind turbine can be seen from a distance and appears out of place in the landscape.

Figure 19 – Zone of Theoretical Visibility Map