

# Landscape and Visual Impact Appraisal

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Manor Farm, Poyle Road, Colnbrook

Prepared on behalf of  
Manor Farm Propco Limited

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## MANOR FARM, POYLE ROAD, COLNBROOK

### LANDSCAPE AND VISUAL IMPACT APPRAISAL

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## 1. INTRODUCTION

- 1.1. This Landscape and Visual Impact Appraisal (LVIA) has been prepared to accompany the application for planning permission for development (the 'Proposed Development') of two parcels of land linked by a track (the 'Site') on Poyle Road, Colnbrook.
- 1.2. The Proposed Development is a data centre and a Battery Energy Storage System (BESS), with associated infrastructure and landscaping and the LVIA assesses the effects of the Proposed Development on the landscape and visual receptors of the Site and its surroundings.
- 1.3. The Site is designated as Green Belt, however, Green Belt is a spatial planning tool and not a designation intended to protect landscape character or the benefits it provides; the LVIA does not therefore consider the contribution the Site currently makes to the purposes of the Green Belt or the effect the Proposed Development would have on the fundamental characteristics of the Green Belt. These issues are addressed in a separate Green Belt Assessment which accompanies the application.

### Planning Context

- 1.4. Whilst the assessment conclusions reached in this appraisal are independent of planning policy, relevant policies can indicate how much weight could, should or may be attached to the findings of an assessment in the subsequent decision-making process.

### *National Policy and Guidance*

- 1.5. At a national level, the National Planning Policy Framework<sup>1</sup> (NPPF) sets out the Government's planning policies for England. Of the core objectives set out in the NPPF, the environmental objective is of relevance to this appraisal. This is:

*'to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.'*

- 1.6. Section 12 of the NPPF requires that planning policies and decisions should contribute to and enhance the natural and local environment.

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<sup>1</sup> Department of Housing Communities & Local Government (2024) *National Planning Practice Framework*

- 1.7. The NPPF is supported by the Planning Practice Guidance<sup>2</sup> - a web-based resource and live document. This provides more detailed guidance and information regarding the implementation of national policy set out in the NPPF and includes guidance on character and visual matters within its design category section.
- 1.8. The National Design Guide: Planning practice guidance for beautiful, enduring and successful places<sup>3</sup> forms part of the Government's collection of planning practice guidance and illustrates how well-designed places that are beautiful, healthy, greener, enduring and successful can be achieved in practice. It sets out the characteristics of well-designed places and determines what good design means in practice, building on Section 12 of the NPPF. The Design Guide states that well-designed development integrates visually and physically into its wider surroundings and is demonstrably based on an understanding of the townscape and landscape context.

#### *Local Policy*

- 1.9. The development plan for SBC is laid out in the Slough Local Development Framework Core Strategy 2006 - 2026<sup>4</sup>. Policies of relevance to landscape and visual matters include:

*Core Policy 8 (Sustainability and the environment)* requires that all development in the Borough shall be sustainable, of a high quality design, improve the quality of the environment and address the impact of climate change;

*Core Policy 9 (Natural and Built Environment)* states that development will not be permitted unless it respects the character and distinctiveness of existing buildings, townscapes and landscapes and their local designations;

*Policy CG1 (Colne Valley Park) Colne Valley Park* states that development will not be permitted unless it maintains and enhances the landscape and waterscape of the park and resists urbanisation of existing areas of countryside; and

*Policy EN3 (Landscaping Requirements)* requires comprehensive landscaping schemes for all new development proposals.

#### *Regional Guidance*

- 1.10. The Site falls within the Colne Valley Regional Park (CVRP), which stretches from Rickmansworth in the north to Staines and the Thames in the south. The CVRP has six defined objectives<sup>5</sup> which guide its activity, of which two are relevant to the Proposals:

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<sup>2</sup> Department of Housing Communities & Local Government CLG: *Planning Practice Guidance*, <http://planningguidance.planningportal.gov.uk/blog/guidance/>

<sup>3</sup> Ministry of Housing Communities & Local Government (2021) *National Design Guide Planning practice guidance for beautiful, enduring and successful places*

<sup>4</sup> Slough Borough Council (2008) *Slough Local Development Framework Core Strategy 2006 - 2026*

<sup>5</sup> <https://www.colnevalleypark.org.uk/whats-special/>

*Landscape*: to maintain and enhance the landscape, historic environment and waterscape of the park; and

*Countryside*: to safeguard the countryside of the Park from inappropriate development.

Where development is permissible, the Park will encourage the highest possible standards of design.

## 2. SUMMARY APPRAISAL METHODOLOGY

- 2.1. Albeit that the nature of the Site and the Proposed Development do not meet the tests which would require a statutory environmental impact assessment under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017, this LVIA has been carried out in accordance with a methodology which draws on best practice guidance set out in the Guidelines for Landscape and Visual Impact Assessment; Third Edition, 2013 (GLVIA3) published by the Landscape Institute and IEMA<sup>6</sup> and An Approach to Landscape Character Assessment (2014)<sup>7</sup>.
- 2.2. The appraisal is undertaken with an understanding of the nature of the Proposed Development and its purpose is to assess how the Proposed Development could affect the character and visual amenity of identified landscape and visual receptors. In line with best practice, whilst interrelated, landscape and visual effects are considered separately.

### *Baseline Appraisal*

- 2.3. The baseline stage of an appraisal describes the existing conditions against which changes arising from a proposed development are predicted and assessed. Landscape and visual receptors are identified through a combination of desk-based and field studies. The term ‘*receptor*’ refers to an element or assemblage of elements (e.g. people who may have views of the Proposed Development, a landscape feature or a landscape character area) which may experience change as a result of the Proposed Development.
- 2.4. Landscape character receptors which share common features and characteristics are established, considering the existing elements and characteristics that contribute to the Site’s setting. The baseline landscape appraisal includes reference to, and is informed by, relevant published character assessments and conservation area appraisals.
- 2.5. Potential visual receptors, i.e. the people whose views may change following implementation of the Proposed Development, are identified, along with representative views which provide an understanding of the Site’s visibility for these receptors.
- 2.6. GLVIA3 places emphasis on assessing visual effects on public areas and viewpoints, rather than on residential or commercial properties. However, it is acknowledged that residents of private properties can be sensitive to changes in their visual amenity. As part of this appraisal, the effects on residential properties have therefore been considered where relevant, although it should be noted that in planning terms there is no private right to a view. When assessing views from residential properties, views from ground floor windows and garden spaces are considered

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<sup>6</sup> Landscape Institute and IEMA (2013) *Guidelines for Landscape and Visual Impact Assessment; Third Edition, 2013*

<sup>7</sup> Natural England (2014) *An Approach to Landscape Character Assessment*

to be the most sensitive since they are occupied during waking/daylight hours. Views from commercial properties and other private locations have not been considered.

- 2.7. Photography of the representative views illustrating the existing baseline situation are provided at **Appendix B**.
- 2.8. The value of potential landscape and visual receptors is established, applying a methodology based on the principles laid out in GLVIA3 (provided at **Appendix A** of this report).

#### *Receptors' Sensitivity*

- 2.9. The susceptibility to the type of change proposed is established for each receptor; the value and the susceptibility to the type of change proposed is then used to establish the sensitivity of each receptor.

#### *Appraisal of Effects*

- 2.10. The magnitude of change which each receptor may experience as a result of the Proposed Development is then assessed and from this the potential degree of 'effect' on the identified receptors at the first year of operation is assessed. The direction of effect i.e. whether the effect is beneficial, adverse or neutral is also assessed. It is important to note that changes in views or an increase in visibility resulting from development proposals is not in itself an indicator of harm.
- 2.11. In assessing the potential landscape and visual effects of the Proposed Development, the appraisal has been informed by the drawings that comprise the application and are submitted for approval and by Accurate Visual Representations (AVRs) of the Proposed Development (**Appendix E**) taken from a series of Viewpoints (VP). The AVRs are Type 4 Visualisations, as defined in the Landscape Institute Technical Guidance Note 'Visual Representation of Development Proposals'<sup>8</sup>. The methodology used to prepare the AVRs is provided at **Appendix F**.
- 2.12. Consideration has also been given to the additional illustrative material which accompanies the application within the project architect's Design and Access Statement (DAS).

#### *Study Area*

- 2.13. The study area for the appraisal (**Figure 1; Appendix B**) includes the Site and the surrounding context where there may be potential for landscape and visual effects (direct, indirect, short term or long term) as a result of the Proposed Development.

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<sup>8</sup> Landscape Institute, (2019) *Visual Representation of Development Proposals Technical Guidance Note 06/19*

- 2.14. A study area of 1 kilometer (km) radius from the Site's boundary is considered appropriate for this appraisal. The visual appraisal considers the potential visibility of the Site and the Proposed Development within the study area, with further long distance views appraised where identified and relevant.

### Assumptions and Limitations

- 2.15. Field surveys and site visits were undertaken in October 2023, and in May and July 2024 when deciduous trees were in leaf - evident in the representative photographs. However, the appraisal of effects considers the 'worst case' scenario in terms of visibility i.e. during winter months when intervening deciduous tree cover would not be in leaf.
- 2.16. Following the guidance in GLVIA3, the assessment of visual effects has been undertaken based on access to publicly accessible locations; whilst potential effects on residents have been considered, no access to private properties was sought and the appraisal of visual effects for residents is based on professional judgement, considering the view from the nearest publicly accessible locations or on reverse views taken from within the Site.
- 2.17. Whilst the relationship between the Site and any heritage or ecological assets within the study area is considered within this appraisal, and the value of any such assets is a factor in determining the value of the landscape and visual receptors, the appraisal does not assess the significance and setting of the heritage assets or the potential effect on any features with ecological value.
- 2.18. It is assumed that proposed tree planting would follow the guidance in BS 8545:2014 Trees: from nursery to independence in the landscape. Recommendations<sup>9</sup>.

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<sup>9</sup> British Standards Institute, (2014) *BSI Standard Publications BS 8545:2014 Trees: from nursery to independence in the landscape Recommendations*

### 3. BASELINE CONDITIONS

- 3.1. This section considers the Site in terms of its condition and its components, the contribution which it makes to the study area, the landscape character of the study area and the visual amenity of potential visual receptors.

#### Landscape Baseline Assessment

- 3.2. The assessment of landscape effects requires the identification of the components of the existing landscape which combine to create its character and are likely to be affected by the Proposed Development (landscape receptors). Building on a review of published landscape character assessments, a landscape assessment of the study area has been carried out which considers relevant matters such as land use, views, skylines, vegetation, and condition. Consideration has also been given to aesthetic and perceptual factors, such as relative levels of tranquillity.

#### Description of the Site

- 3.3. The Site comprises two parcels of land (referred to as 'Parcel A' and 'Parcel B'), linked by a narrow strip of land which contains an existing track (**Plan 1**), referred to as 'the Link Road', with a total site area of 8.56 hectares.



Plan 1

#### Parcel A

- 3.4. Parcel A is a roughly rectangular parcel of land bounded to the east by Poyle Road and the Britannia Industrial Estate, to the south by an arable field, to the west by an area used for vehicle

storage with arable land beyond and to the north by the Poyle Channel, associated tree cover and the Heathrow Terminal 5 Hilton Hotel. The location is shown on **Plan 1**.

- 3.5. Parcel A is currently occupied by various storage, transport and light industrial uses. The parcel contains built form, including a brick building at the entrance from Poyle Road (**Photo A**), storage containers, stock piles and extensive areas of hard standing (**Photos B-C**).
- 3.6. The areas of hard standing are used extensively as parking for coaches and commercial vehicles.
- 3.7. There are two access points from Poyle Road.



*Key plan of photo locations*



*Photo A: Built form on Parcel A*



*Photo B: Areas of hard standing*



Photo C: Hard standing



Photo D: Built form in the Link Road



Photos E and F: Mature hedgerows on southern and western boundaries



Photo G: Mature poplar trees in Parcel A



Photo H: Stock piles and vehicle storage west of Parcel A

### *Vegetation and Boundaries*

- 3.8. Parcel A contains little vegetation, mainly comprising limited areas of ruderal scrub, two groups of poplars within the Site, groups of poplars on the boundaries and hedgerows on the western and southern boundaries (**Photos E and F**).
- 3.9. A Tree Survey (TS) of the trees and hedgerows within and immediately adjacent to the parcel was carried out by Tyler Grange in accordance with BS 5837:2012 in March 2024 (**Appendix G**). The TS does not assess any of the surveyed trees as being high quality (Category A). One of the groups of poplars within the parcel (G1), the poplars on the boundaries (G44, T45 and G46) and the hedgerows on the boundaries (H50, H51 and H3) are assessed as Category B. The remaining trees and hedgerows are all assessed in the TS as Category C.

- 3.10. There is no public access to the Site.

*Topography and water bodies*

- 3.11. The parcel is generally level at approximately 20m Above Ordnance Datum (AOD). The hedgerow on the western boundary is on an earth bund which is approximately 4.5m high.
- 3.12. There are no water bodies within the parcel.

*Designations and Heritage Assets*

- 3.13. No landscape designations have been identified which apply to Parcel A, although it falls within the southern extent of the CVRP.
- 3.14. There are no heritage assets within its boundary.

*Parcel B*

- 3.15. Parcel B is a small area of arable land approximately 250m south of Parcel A. It is bounded to the east by Poyle Road and the Britannia Industrial Estate (**Photo I**), by Poyle Poplars with Stanwell Road beyond to the south and to the west and north by arable land.
- 3.16. Parcel B is in agricultural use and does not contain any built form.
- 3.17. There is access to Parcel B through a gap in the hedgerow on the northern boundary.



Photo I: View across Parcel B towards Britannia Industrial Estate



Photo J: Mature vegetation on Parcel B boundary with Poyle Road

*Vegetation and Boundaries*

- 3.18. Parcel B is grassed, contained by a mature tree belt to the south (Poyle Poplars) and by mature field hedgerows to the north and east (**Photo J**). The TS assesses the tree belt to the south and two oaks on the eastern boundary with Poyle Road as Category B; all the other surveyed trees and groups are assessed as Category C.

3.19. There is no public access to Parcel B.

#### *Topography and water bodies*

3.20. The parcel is generally level at between 19.75m and 21.30m (AOD).

3.21. There is a field ditch on the northern boundary and a pond in the southwestern corner.

#### *Designations and Heritage Assets*

3.22. No landscape designations have been identified which apply to Parcel B, although it also falls within the CVRP.

3.23. There are no heritage assets within its boundary.

#### *Landscape Context of the Site*

3.24. Areas to the east of the Site are in commercial and light industrial use, associated with the Britannia Industrial Estate, where built form is generally 'big box' in scale (**Photos K and L**). Areas to the west of the Site are arable land, although to the immediate west of Parcel A, there is an area currently used for vehicle storage (**Photo H**). Northwest of Parcel A is the Hilton Hotel. To the north of the hotel is the Poyle Quarry Western Extension, an active mineral extraction site accessed from Poyle Road.



*Photos K and L: 'Big box' built form on the industrial estate*

3.25. There is a limited number of residential properties in the study area, comprising Florama and Poyle Farmhouse on Poyle Road between Parcel A and Parcel B and properties on Poyle Road to the north of Parcel A. The village of Colnbrook is to the north.

#### *Topography*

3.26. The topography within the study area is generally low-lying, associated with the Colne River valley.

*Movement, Public Rights of Way (PROW) and Public Open Space*

- 3.27. Poyle Road links Horton Road and Stanwell Road with Colnbrook to the north; during field surveys, Poyle Road was observed to be relatively busy, predominantly commercial vehicles.
- 3.28. There are secondary roads within the industrial estate to the east of Poyle Road.
- 3.29. There are few PROWs within the area (**Figure 2; Appendix B**), notably a bridleway (Horton Bridleway 5) to the west and a footpath in Poyle Poplars to the south.
- 3.30. The Arthur Jacob Nature Reserve is located approximately 500m to the west of the parcel. Poyle Poplars is a publicly accessible area of woodland approximately 275m south of Parcel A, to the south of Parcel B.

*Landscape and Heritage Designations*

- 3.31. The Colnbrook Conservation Area (CA), which contains several listed buildings, lies approximately 500m to the north of Parcel A (**Figure 2; Appendix B**),
- 3.32. There are two additional listed buildings in the study area – Poyle Farmhouse and The Hollies (**Figure 2; Appendix B**).

*Landscape Character Receptors*

- 3.33. To identify potential landscape effects on character, it is useful to consider whether there are distinct areas within the study area which share common features and characteristics and which therefore may vary in landscape value and sensitivity. Both published landscape character assessments and field studies have informed this exercise.

*Published landscape character assessments*

*National Landscape Character Assessment*

- 3.34. At a national level the Site falls within *National Character Area (NCA) Profile: 115 Thames Valley*<sup>10</sup>. NCA 115 is characterised as a mainly low-lying, wedge-shaped area, which includes Slough, Windsor, the Colne Valley and the southwest London fringes. The River Thames provides a unifying feature through a very diverse landscape of urban and suburban settlements, infrastructure networks, fragmented agricultural land, historic parks, commons, woodland, reservoirs and extensive minerals workings.
- 3.35. The national assessment covers a wide area and, whilst it provides useful background and context to the wider area, the scale is such that it is considered that there would be no notable

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<sup>10</sup> Natural England (2013) (web based) *National Character Area Profile: 115 Thames Valley*

effects resulting from the Proposed Development; accordingly, no further reference to it is made within this appraisal.

*District Landscape Character Assessment*

- 3.36. The Colne Valley Regional Park Landscape Character Assessment<sup>11</sup> identifies broad landscape character types. It locates the Site in the Lowlands Character type, described as:

*‘a low lying, relatively flat to gently sloping landscape comprising a large alluvial fan or floodplain. There are numerous water channels often comprising distributaries of a main river and evidence of former meads. Underlying gravel deposits result in extensive areas of lakes from former mineral extraction sites as well as landfill sites and areas of active extraction. This landscape varies in terms of woodland cover and sense of openness. Its proximity to major centres of population mean it has accommodated the needs of conurbation including construction of reservoirs and major transport hubs.’*

- 3.37. The Colne Valley assessment locates the Site in the north-eastern corner of *Landscape Character Area (LCA) Horton and Wraysbury Lowlands (Figure 3; Appendix B)*.

- 3.38. *LCA Horton and Wraysbury Lowlands (Appendix C)* is characterised as having a flat, low-lying character. The Colne Valley Assessment notes that much of the area has been altered by gravel extraction and the construction of reservoirs, resulting in a pattern of large reservoirs and steep reservoir embankments and that, due to the proximity of Heathrow airport, planes are often seen and heard and that, in places, the area reflects a lack of management and suffers from fly tipping, resulting in an unkempt character.

- 3.39. The Colne Valley Assessment locates areas to the east of Poyle Road, including the Britannia Industrial Estate, in *LCA Colne Valley: Harmondsworth to Stanwell Moor (Appendix D)* described as *‘a lowland landscape with limited variations in topography ... significantly affected by infrastructure serving the airport and or visual/audible intrusion of aircraft manoeuvres’*.

- 3.40. The Colne Valley Assessment goes on to note that *‘the land has become extensively developed forming the Poyle Trading Estate ... The area is dominated by large industrial sheds, distribution warehouses and commercial developments.’*

- 3.41. The Colne & Crane Valleys Green Infrastructure Strategy<sup>12</sup> is intended to inform both the design of development proposals and their mitigation/ planning obligations by advocating a co-

<sup>11</sup> Colne Valley Landscape Partnership (2017) *Colne Valley Regional Park Landscape Character Assessment*

<sup>12</sup> Crane Valley Partnership (2019) *Colne & Crane Valleys Green Infrastructure Strategy*

ordinated approach to the landscape. It provides detailed strategies for different areas of the CVRP; the Site falls within South Colne Sub-Area 3, described as:

*‘characterised by flatter topography as the River Colne approaches its confluence with the Thames. Braided watercourses and flood meadows typify the landscape, which is dominated in aerial views by a series of large reservoirs, the product of historic gravel extraction industry in the area. The South West London Reservoirs are internationally significant for the populations of overwintering birds they support, some from as far afield as the Arctic. This area also includes Heathrow airport and the extensive associated transport infrastructure.’*

- 3.42. The Site falls within sub-area SC209 Arthur Jacob Nature Reserve & Poyle Community Woodland which has specific objectives of conserving and managing the existing nature reserve and community woodland, and improving access to the river corridor.

#### *Landscape Receptors*

- 3.43. Applying the findings of the field studies and the relevant published character assessments, the following landscape receptors which could experience change on implementation of the Proposed Development have been identified (**Plan 3**):

Parcel A;

Parcel B;

Trees and hedgerows on the Site and boundaries;

LCA Horton and Wraysbury Lowlands (CVRP); and

LCA Colne Valley: Harmondsworth to Stanwell Moor

#### *Value of Landscape Receptors*

- 3.44. Landscape value derives from the relative value or importance attached to different landscapes or landscape features by society; the following section identifies landscape receptors and assesses their value (see **Appendix A** for criteria).

- 3.45. The Site is not subject to any designations which would denote value and under the meaning intended of para 180a) of the NPPF, is not a ‘valued landscape’. Whilst many landscapes can be valued by local communities, the term ‘valued landscape’ refers to those landscapes which are of particular value, placed above ordinary, common place landscapes.

- 3.46. Whilst it is acknowledged that undesignated landscapes can have value, when applying the criteria provided in **Appendix A** and in the Landscape Institute Technical Guidance Note

'Assessing Landscape Value Outside National Designations'<sup>13</sup>, the landscape value of Parcel A is assessed as poor i.e. it is a degraded landscape in poor condition, with no scenic quality and low importance, and the landscape value of Parcel B is assessed as low i.e. it is a landscape with low scenic quality and importance.

- 3.47. The TS classified the trees and hedgerows as being of varying arboricultural value. It is considered that as landscape features, their landscape value is medium.
- 3.48. The value of the areas of LCA Horton and Wraysbury Lowlands (CVRP) within the study area is assessed as medium, since they are in generally good condition, with some scenic quality and distinctiveness and landscape elements which provide a sense of character and place. There are generally few detractors or uncharacteristic features present.
- 3.49. The value of the areas of LCA Colne Valley: Harmondsworth to Stanwell Moor within the study area is assessed as low, since it comprises areas in commercial use, with low scenic quality or importance.

#### Visual Baseline Assessment

- 3.50. Establishing the locations from which the Site is visible has been done through a combination of desk-based work, reviewing the topography and the locations of potential intervening visual barriers such as built form and significant vegetation within the study area, and during field surveys.
- 3.51. During the field surveys, public footpaths and roads in the area were walked to determine the visibility of the Site from them, acknowledging that there can be a contrast in visibility between summer and winter months, with trees during the summer screening some views towards the Site.
- 3.52. The baseline assessment identified the groups of people – the '*visual receptors*' - who are likely to have views of the Site and, potentially, the completed Proposed Development.

#### *Visual receptors*

- 3.53. Following the desk study and field surveys, the visual receptors which have been identified can be divided into the following sub-groups, with relevant abbreviations referred to in subsequent sections of this report indicated in brackets:

Users of Public Rights of Way (PR);

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<sup>13</sup> Landscape Institute (2021) *Assessing Landscape Value Outside National Designations*

Visitors to Public Open Space (POS);

Users of roads i.e. those travelling in vehicles or pedestrians using the footway (RD); and

Residents of private properties (RE)

- 3.54. Visibility of the Site from the identified visual receptor groups varies depending on their proximity to it and the height and mass of intervening visual barriers. Some views are kinetic, for example for users of footpaths and roads, where visibility varies as the receptors move around.
- 3.55. A series of representative views is provided to demonstrate the existing visibility of the Site for the identified visual receptor groups. The locations of the representative views are shown on **Figure 5** and the representative views are provided at **Appendix B**.
- 3.56. The following section provides an overview of the general visibility of the Site and a description of the view for each of the identified receptor groups.

*General visibility of the Site*

- 3.57. Except for along the access to Parcel A on Poyle Road, there are limited local views of the Site from roads or footpaths. There are glimpsed views of the poplars on Parcel A from Poyle Road and from the west.
- 3.58. From publicly accessible locations in the wider study area, such as the Arthur Jacob Nature Reserve, intervening tree cover and the level topography screen views of both parcels.
- 3.59. No publicly accessible locations in the Conservation Area were identified from which the Site is visible.
- 3.60. The CVRP identifies several Landscape Photo Points within the Park, the closest of which is in Poyle Poplars, to the south of Parcel B.
- 3.61. The CVRP also identifies ten Views Trails which feature attractive views across the Park and beyond. The closest of these is approximately 5km north of the Site (9 - Iver and the Slough Arm); the Site is indiscernible from it.
- 3.62. The Site is imperceptible in longer distance views from publicly accessible locations beyond the study area such as from The Prospect at Harmondsworth Moor Country Park or viewing points on higher ground at Runnymede. Although visitors to these locations are not considered to be potential visual receptors, photography of the existing view from these locations is provided at **Appendix B** (Views A and B).

*Visibility of the Site from Visual Receptors*

- 3.63. The following section describes the visual receptors' existing views of the Site and assesses the value of the views, applying the criteria provided in **Appendix A**.

*PR01 – Users of Horton Bridleway 4*

- 3.64. This bridleway, which is part of the Colne Valley Way, passes approximately 900 m to the west of the Site. Current usage levels appear low. The bridleway is enclosed by 3m high security fencing which impedes views looking east across a mineral extraction site towards the nature reserve and the Site beyond. Looking through the fence, intervening tree cover and vegetation screen views towards the Site (representative views 1a and 1b), however there are glimpsed views of the upper extent of Heathrow Terminal 5, the hotel and built form in the industrial estate above the tree cover.
- 3.65. From the bridleway, views towards the open land to the east are constrained by the security fencing and there is a thick hedgerow and an active mineral extraction site to the west. However, due to its location within the CVRP, the value of the views from the bridleway is assessed as medium.

*PR02 – Users of PROW in Poyle Poplars*

- 3.66. Passing to the south of Parcel B, this footpath links the Arthur Jacob Nature Reserve with the car park of the Golden Cross public house. The eastern end of the footpath is identified on the Colne Valley Park map as a Landscape Photo Point, however views from the footpath looking north towards the Site are substantially screened by intervening vegetation, even during winter months.
- 3.67. In views towards the Site, the Site is indiscernible due to the quantum of intervening vegetation (representative view 2). The value of the views is assessed as medium.

*POS01 – Visitors to the Arthur Jacob Nature Reserve*

- 3.68. The extensive vegetation in the nature reserve obscures views towards the Site (representative view 3).
- 3.69. The value of the views is assessed as medium.

*RD01 - Users of Poyle Road*

- 3.70. Poyle Road passes to the east of the Site. Travelling south from the junction with Bath Road, views of Parcel A are obscured by intervening vegetation and the hotel (representative view 4a). There are open views into Parcel A along the existing access points as the road passes it

(representative view 4b). From further south on Poyle Road, looking north, there are views of the mature hedgerow on the southern boundary of Parcel A and the built form within it from the stretch of Poyle Road north of Poyle Farmhouse (representative views 5b and 5c).

- 3.71. From the southern stretch of Poyle Road, views into Parcel B are screened by the mature vegetation on the parcel’s eastern boundary (representative view 5a).
- 3.72. The value of the views from Poyle Road is assessed as low.

*RE01 – Residents of Floroma and Poyle Farmhouse*

- 3.73. Floroma is a bungalow and it is assumed that views of Parcel A are screened by the intervening vegetation. It is assumed that views of Parcel A and Parcel B from Poyle Farmhouse are also generally screened by vegetation. There are assumed to be glimpsed views of Parcel A looking north from upper windows.
- 3.74. The value of these views is assessed as low.

*RE02 – Residents of properties on Poyle Road north of Parcel A*

- 3.75. From properties to the north of the Site, it is assumed that the Site cannot be seen due to intervening vegetation and the hotel. The value of these views is assessed as low (representative view 4a).
- 3.76. The value of the visual receptors’ views is summarised in Table 1.

*Table 1: Value of Views*

Visual Receptor	Visibility of the Site	Value of views of the Site
PR01 – Users of Horton Bridleway 4	Parcel A – None Parcel B – None	Medium
PR02 – Users of PROW in Poyle Poplars	Parcel A – None Parcel B – Glimpses	Medium
POS01 – Visitors to the Arthur Jacob Nature Reserve	Parcel A – None Parcel B – None	Medium
RD01 - Users of Poyle Road	Parcel A – Partial views Parcel B – None	Low
RE01 – Residents of Floroma and Poyle Farmhouse	Parcel A – Glimpses Parcel B – None	Low
RE02 – Residents of properties on Poyle Road north of Parcel A	Parcel A – None Parcel B – None	Low

## 4. APPRAISAL OF THE EFFECTS OF THE PROPOSED DEVELOPMENT

### Introduction

- 4.1. This section considers how the Proposed Development, described below and illustrated in the planning application documents, would affect the landscape and visual receptors identified in the baseline study.
- 4.2. In order to identify the effects of the completed Proposed Development on the landscape and visual receptors, their sensitivity is assessed; as outlined in the methodology (**Appendix A**), sensitivity is determined by combining the assessments of value (set out in section 3 of this appraisal) and an appraisal of the susceptibility of the receptors to the type of development proposed.
- 4.3. For each landscape character and visual receptor, the magnitude and nature of the change which would be experienced as a result of the Proposed Development is then assessed. The magnitude of change, upon completion of the Proposed Development, considers the effects in terms of duration, reversibility, geographical extent and scale. The Proposed Development is considered to be long term and permanent and therefore, to avoid unnecessary duplication, duration and reversibility are not discussed further.

### The Proposed Development

- 4.4. The proposals for Parcel A are for a data centre with landscaping and associated infrastructure. The existing estate road and access point from Poyle Road are incorporated within the layout, however all the existing built form is to be removed. The massing and location of the data centre - set back from the eastern boundary - seek to maximise the areas available for landscaping and public realm.
- 4.5. The landscaping proposals include a 200m public open space on the Poyle Road frontage, which integrates with the existing tree cover on the boundaries. The mature hedgerow on the southern boundary of Parcel A is to be retained and the hedgerow on the western boundary of Parcel A is to be relocated to the western side of the access track. The overall quantum of trees within the Site would be increased and the plant palette incorporates wild-life friendly species.
- 4.6. A new pedestrian link is proposed, increasing connectivity between Poyle Road and the nature reserve to the west.
- 4.7. The BESS proposed in Parcel B is located at the eastern extent of the parcel.

- 4.8. Further detail of the design evolution and the proposals is provided in the Design and Access Statement prepared by the project architects.

#### Landscape Effects

##### *Landscape Sensitivity*

- 4.9. The value of Parcel A was assessed as poor; the value of Parcel B was assessed as low.
- 4.10. Applying the criteria defined in the assessment methodology, Parcel A is considered to have a low susceptibility to the type of change proposed i.e. it is a landscape which is tolerant to change of the type proposed in that it has capacity to accommodate the proposed change and potential for mitigation and is therefore assessed as being of low sensitivity.
- 4.11. Parcel B is considered to have a medium susceptibility to the type of change proposed and is therefore assessed as being of medium sensitivity.
- 4.12. The trees and hedgerows are considered to have a medium susceptibility to the type of change proposed and are therefore assessed as being of medium sensitivity.
- 4.13. LCA Horton and Wraysbury Lowlands is considered to have a medium susceptibility to the type of change proposed and is therefore assessed as being of medium sensitivity.
- 4.14. LCA Colne Valley: Harmondsworth to Stanwell Moor is assessed as having a low susceptibility to the type of development proposed and is therefore assessed as being of low sensitivity.

##### *Landscape effects during demolition and construction*

- 4.15. There would be temporary localised effects on the character of the receiving landscape during the demolition and construction phases of the Proposed Development, resulting from additional vehicles, deliveries and plant. Working hours and construction traffic would be controlled through a Construction Environmental Management Plan (CEMP) which would advocate best practice in the management of the Site and access to it and it is assumed that relevant planning conditions would be in place to address such matters.
- 4.16. Trees and hedgerows proposed for retention would be protected in line with BS 5837:2012 Trees in relation to design, demolition and construction<sup>14</sup>.

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<sup>14</sup> British Standards Institute, (2012) *BSI Standard Publication BS 5837:2012 Trees in relation to design, demolition and construction*

4.17. Whilst it is not considered that the effects experienced during the demolition and construction phases would be beneficial, they would be short term and temporary in nature and are not considered further in this appraisal.

*Landscape effects on completion*

4.18. Implementation of the Proposed Development would increase the quantum of built form in Parcel A, creating a new character.

4.19. Applying the criteria defined in the assessment methodology, it is considered that the magnitude of change experienced by Parcel A would be high. Notwithstanding the high magnitude of change experienced by Parcel A, it is considered that the effects would be neutral rather than adverse on Parcel A because the existing degraded character of the parcel would be replaced by a coherent, masterplanned scheme. The amount of tree cover would increase and the number of vehicle movements, particularly of HGVs and coaches, would reduce. The overall landscape effects experienced by Parcel A are therefore predicted to be **moderate and neutral**.

4.20. The Proposed Development of Parcel B would introduce development to a currently undeveloped site. The magnitude of change experienced would be high and it is considered that the landscape effects experienced would be **moderate and adverse**.

4.21. The majority of the trees and hedgerows associated with Parcel A would be retained – two tree groups (G1 and G2) would be removed to facilitate development. The hedgerow on the western boundary (H50) would be relocated and a short stretch of hedgerow (H9) would be removed on the Link Road.

4.22. Development of Parcel B requires the removal of two limited lengths of hedgerow to create access points (approximately two metres of H9 and of G16).

4.23. The development proposals avoid incursions into the root protection area of trees on the boundaries, such as Poyle Poplars.

4.24. The magnitude of change experienced by the trees and vegetation following the proposed development of the Site would be negligible since there would be a very minor loss of trees and hedgerows. It is considered that there would consequently be **no landscape effects** on the trees and hedgerows associated with the Site.

4.25. In terms of effects on LCA Horton and Wraysbury Lowlands, the proposed development in Parcel A – the data centre and associated landscaping and infrastructure - would be experienced within the context of the existing industrial estate and would not introduce incongruous features to the

prevailing pattern of townscape. There would be limited awareness of change from locations beyond the Site. Although the proposed development in Parcel B – the BESS and associated infrastructure – would introduce features to a currently undeveloped parcel of land, there would be negligible awareness of them from the wider area. It is therefore considered that the magnitude of change experienced by LCA Horton and Wraysbury Lowlands following implementation of the Development Proposals would be low; the resultant landscape effects on LCA Horton and Wraysbury Lowlands are therefore predicted be **low and neutral**. The effects are judged to be neutral because the Site is located at the eastern most extent of the LCA and key characteristics of the LCA would be unaffected following completion of the Proposed Development are predicted to neither improve nor damage the existing visual amenity of the views.

- 4.26. Development of the Site provides potential for off-site Green Infrastructure improvements and enhancements to the wider CVRP; such initiatives however fall beyond the scope of this assessment.
- 4.27. Despite the proximity of LCA Colne Valley: Harmondsworth to Stanwell Moor to the Site, it is considered that the magnitude of change experienced by the LCA would be negligible and there would therefore be **no landscape effects**.
- 4.28. The anticipated landscape effects are summarised in Table 3.

*Table 3: Summary of Landscape Effects*

Landscape Receptor	Sensitivity	Magnitude of Change	Effect
Parcel A	Low	High	Moderate and neutral
Parcel B	Medium	High	Moderate and adverse
Trees and hedgerows	Medium	Negligible	None
LCA Horton and Wraysbury Lowlands	Medium	Low	Low and neutral
LCA Colne Valley: Harmondsworth to Stanwell Moor	Low	Negligible	None

### Effects on Visual Receptors

#### *Visual effects during construction*

- 4.29. There would be temporary views of the demolition and construction phases of the Proposed Development. Whilst it is not considered that the visual effects of the construction phase would be beneficial, they would be short term and temporary in nature and are not considered further in this appraisal.

*Visual effects on completion*

- 4.30. With the implementation of the Proposed Development, views towards the Site from some of the identified visual receptors would change, as illustrated in the Accurate Visualisation Representations (AVRs) from selected viewpoints (VP) of the Proposed Development provided at **Appendix E**.
- 4.31. Where visual receptors are moving i.e. walking along a footpath or travelling along a road, the VPS are located at positions which are predicted to have greatest visibility of the completed Proposed Development, i.e. worst case.
- 4.32. It is also relevant to recognise that views of development, especially within the context of existing development, should never be regarded as unacceptable in principle and that change does not automatically equate to harm.
- 4.33. The following provides a description of the predicted visual effects for the identified groups of visual receptors.

*PR01 – Users of Horton Bridleway 4*

*Assessment of Sensitivity*

- 4.34. These visual receptors are considered to have a high susceptibility to the type of change proposed since they are engaged in outdoor recreation and their attention is more likely to be focused on the landscape. The value was assessed as medium and the sensitivity is judged to be medium.

*Magnitude of Change and Effects of Proposed Development*

- 4.35. Following implementation of the Proposed Development, the existing mature vegetation and earth mounds would screen views of any ground level activity. The upper extent of the data centre would be intermittently visible beyond the security fence which lines the footpath, as illustrated in VP01B. Following best practice, VP01B is intended to show maximum visibility of the data centre.
- 4.36. In wider views from different points along the bridleway, as illustrated in the baseline photography (View 1b in **Appendix B**), larger scale built form - such as Heathrow T5 and the hotel – and electricity pylons are visible and the data centre would be experienced in this context.
- 4.37. It is considered that the magnitude of change in views experienced by users of the bridleway would be low to negligible.

- 4.38. Effects for users of Horton Bridleway 4 would be **minor and neutral to none**. The effects are judged to be neutral because the changes in the views following completion of the Proposed Development are predicted to neither improve nor damage the existing visual amenity of the views.

*PR02 – Users of PROW in Poyle Poplars*

*Assessment of Sensitivity*

- 4.39. These visual receptors are considered to have a high susceptibility to the type of change proposed. The value was assessed as high and their sensitivity is therefore judged to be high.

*Magnitude of Change and Effects of Proposed Development*

- 4.40. On completion, the Proposed Development would be indiscernible from most of the footpath due to intervening vegetation, particularly in summer months when intervening vegetation is in leaf. There would be glimpses of the data centre from limited locations in winter months, as illustrated in VP02. The overall magnitude of change in views towards the Site from the footpath is predicted to be negligible.

- 4.41. There would be **negligible** effects on users of the footpath following completion of the Proposed Development.

*POS01 – Visitors to the Arthur Jacob Nature Reserve*

*Assessment of Sensitivity*

- 4.42. These visual receptors are also considered to have a high susceptibility to the type of change proposed. The value was assessed as high and their sensitivity is therefore judged to be high.

*Magnitude of Change and Effects of Proposed Development*

- 4.43. On completion, the Proposed Development would be indiscernible (VP03) and there would be negligible change in views towards the Site from the nature reserve and there would therefore be **no** effects following completion of the Proposed Development.

*RD01 – Users of Poyle Road*

*Assessment of Sensitivity*

- 4.44. These visual receptors are considered to have a low susceptibility to the type of change proposed since they are travelling by road where the views to the landscape or surroundings are not important. The value was assessed as low and their sensitivity is judged to be low.

*Magnitude of Change and Effects of Proposed Development*

- 4.45. Views of the data centre from Poyle Road would generally be screened by intervening vegetation and the hotel (VP04).
- 4.46. The data centre and associated landscaping and infrastructure would be visible from the stretch of Poyle Road which passes to the east of Parcel A (VP05b and VP05c), experienced in the context of other larger scale built form in the area. Although more visible from Poyle Road than the existing built form and infrastructure which occupies Parcel A, the design and quality of the data centre mean that it would represent an attractive addition to the street scene, providing a sense of place which is currently lacking.
- 4.47. There would be no views of the proposed BESS in Parcel B (VP05a).
- 4.48. The magnitude of change experienced by users of Poyle Road is assessed as negligible to medium.
- 4.49. Effects for users of the section of Poyle Road which passes the Site are predicted to be **minor and neutral**; there would be **no** effects for other users.

*RE01 – Residents of Floroma and Poyle Farmhouse*

*Assessment of Sensitivity*

- 4.50. These visual receptors are considered to have a medium susceptibility to the type of change proposed since they are residents at home. The value was assessed as low and their sensitivity is therefore judged to be medium.

*Magnitude of Change and Effects of Proposed Development*

- 4.51. It is assumed there would be views of the data centre from upper windows of Poyle Farmhouse facing north (assumed to be bedrooms and therefore of lower sensitivity) and from garden areas of Floroma, however, the demolition of the sheds in the Link Road would remove unsightly elements from views looking west.
- 4.52. The magnitude of change in the views for residents is predicted to be low and the effects would be **minor and adverse**.

*RE02 – Residents of properties on Poyle Road north of Parcel A*

*Assessment of Sensitivity*

- 4.53. These visual receptors are considered to have a medium susceptibility to the type of change proposed since they are residents at home. The value was assessed as low and their sensitivity is therefore judged to be medium.

*Magnitude of Change and Effects of Proposed Development*

- 4.54. It is assumed that from windows of properties on Poyle Road, views of the data centre would be screened by intervening built form and vegetation (VP04) and there would be negligible change in the views and **no** effects following completion of the Proposed Development.

*Table 3: Summary of Visual Effects*

Visual Receptor	Sensitivity	Magnitude of Change	Effect
PR01 – Users of Horton Bridleway 4	Medium	Low to negligible	Minor and neutral to none
PR02 – Users of PROW in Poyle Poplars	High	Negligible	Negligible
POS01 – Visitors to the Arthur Jacob Nature Reserve	High	Negligible	None
RD01 - Users of Poyle Road	Low	Negligible to medium	Minor and neutral to none
RE01 – Residents of Floroma and Poyle Farmhouse	Medium	Low	Minor and adverse
RE02 – Residents of properties on Poyle Road north of Parcel A	Medium	Negligible	None

## 5. SUMMARY AND CONCLUSIONS

- 5.1. The LVIA has been informed by a thorough study of the Site and its context, following which, a robust appraisal of the predicted landscape and visual effects of the Proposed Development has been undertaken. The Site comprises two parcels of land – Parcel A and Parcel B – and a strip of land which links them ( the Link Road).
- 5.2. The Site is not covered by any national or regional landscape designations, is not a valued landscape under the meaning intended of para 180a) of the NPPF, is not located within a conservation area and does not contain any listed buildings or scheduled monuments. It is located at the eastern most extent of the Colne Valley Regional Park (CVRP).
- 5.3. Buildings within Parcel A and the Link Road can be seen from Poyle Road to the east but all parcels of the Site are generally indiscernible from other publicly accessible locations due to the level topography and the quantum of intervening built form and tree cover.
- 5.4. The Proposed Development is for a data centre and a BESS, with landscaping and associated infrastructure. The layout includes substantial areas of landscaped public realm, considers the existing trees on the boundaries, incorporates a significant volume of tree planting and provides a new footpath linking Poyle Road with the nature reserve to the west.
- 5.5. The character of the Site would change following implementation of the Proposed Development, however no landscape features of value would be lost. The proposed data centre would be experienced within the context of the existing industrial estate, albeit being a building of significantly higher design quality.
- 5.6. This appraisal concludes that whilst there would be some adverse effects on Parcel B, due to the introduction of development where currently there is none, the Proposed Development would be accommodated with no adverse effects on the prevailing landscape character of the wider area and the CVRP.
- 5.7. With the implementation of the Proposed Development, some local views towards Parcel A would change, due to the greater visibility of the proposed data centre when compared to the existing low quality built form which currently occupies the Site. However the only visual receptors for whom adverse visual effects are predicted are the residents of two properties in close proximity to Parcel A, noting that in planning terms there is no private right to a view. For all other identified visual receptors, the effects on their views are predicted to be minor and neutral or non-existent.

## **APPENDIX A - LVIA Methodology and Definitions of Terms**

This appraisal has been undertaken in accordance with a methodology which draws on best practice guidance as published in the following documents:

Guidelines for Landscape and Visual Impact Assessment (3rd edition) - Landscape Institute/ Institute of Environmental Management and Assessment (2013);

‘Notes and Clarifications on aspects of the 3<sup>rd</sup> Edition Guidelines on Landscape and Visual Impact Assessment (GLVIA3)’ - draft Landscape Institute Technical Guidance Note (05/2023)

‘An Approach to Landscape Character Assessment’ - Natural England (2014); and

‘Assessing landscape value outside national designations’ - LI Technical Guidance Note (TGN) (2021)

### *Value of Receptors*

In assessing landscape value, the following criteria are applied. Recognising that undesignated landscapes can have value, factors such as natural and cultural heritage, condition, distinctiveness, and perceptual and recreational aspects are considered, following guidance in the 2021 LI TGN.

<b>Landscape value</b>	<b>Typical criteria</b>	<b>Typical scale of importance / rarity</b>	<b>Typical examples</b>
<i>Exceptional</i>	A landscape in excellent condition; of high importance, rarity and high scenic quality. No or very limited potential for substitution	International, National	World Heritage Site
<i>High</i>	A landscape in very good condition; of high importance with good scenic quality and rarity. Limited potential for substitution	National, Regional, Local	National Park, AONB, Conservation Area, Registered Parks and Gardens
<i>Medium</i>	A landscape in good condition; with moderate importance and scenic quality. Limited potential for substitution.	Regional, Local	Undesignated but value perhaps expressed through factors such as demonstrable use and/or cultural/natural factors and/or non-official publications
<i>Low</i>	A landscape in variable condition or with low scenic quality and importance. Potential for substitution.	Local	Areas identified as having some redeeming feature or features but with low/no distinctiveness, recreational/functional value or scenic quality
<i>Poor</i>	A degraded landscape in poor condition and no scenic quality and low importance	Local	Areas identified for improvement / recovery.
<b>Value of a View</b>			
<i>Exceptional</i>	Where views are of a highly exceptional nature, of high scenic value, often within, towards or across a landscape with a national designation or heritage assets.		
<i>High</i>	Where the views have a generally high scenic value. The viewpoint may be within or looking towards a designated area but there may be some incongruous features or elements within in the view.		
<i>Medium</i>	Where the views are across or towards a landscape in generally good condition; with moderate local importance and/or scenic quality. Limited potential for substitution of some elements within the view.		

<i>Low</i>	Where the views are across or towards landscape in poor condition with low to moderate local scenic quality and/or importance. Considerable potential for substitution of some elements in the view.
<i>Poor</i>	Where views are across or towards a degraded landscape in poor condition with limited or no scenic quality and low importance. Considerable potential for substitution of some or all elements in the view.

*Susceptibility to Change*

A receptor’s susceptibility to change is concerned with establishing whether or not the receptor, be it a particular character area, landscape type or view, can accommodate the type of development proposed without unacceptable negative consequences.

The levels of landscape susceptibility to change are assessed using the following criteria:

<b>Level of Susceptibility</b>	<b>Typical Criteria</b>
<i>High</i>	An area possessing particularly distinctive landscape elements, characteristics or sense of place, and few landscape detractors. A landscape with limited tolerance to change of the type proposed. Or where the proposed development would be in direct conflict with specific landscape management or planning policies.
<i>Medium</i>	An area with some distinctive landscape elements, characteristics, or clearly defined sense of place, but with some landscape detractors. A landscape which is partially tolerant to change of the type proposed.
<i>Low</i>	An area with recognisable landscape character, but few distinctive landscape elements, characteristics, and some, or a number of landscape detractors. The landscape is tolerant of some change of the type proposed. Or Where the character area is separated by distance or features so as to have little or no direct relationship with the site/and or proposed development.
<i>Very Low</i>	An area with limited or no distinctive landscape elements, characteristics, or weak sense of place, and many landscape detractors. An area that is tolerant of substantial change of the type proposed. OR Where the character area is separated by distance or features so as to have no direct relationship with the site/and or proposed development.

The levels of visual susceptibility to change are assessed using the following criteria:

<b>Level of Susceptibility</b>	<b>Typical Criteria</b>
<i>High</i>	Where the visual receptor is engaged in outdoor recreation including public rights of way and their attention is likely to be focused on the landscape or particular views. Visitors to heritage assets or visitor attractions where the views to the landscape or surroundings are an important part of the experience. Residents at home where views contribute to the setting of a residential area.
<i>Medium</i>	People visiting retail outlets or other destinations as a leisure activity, or at a place of work, where the views to the landscape or surroundings are part of the experience OR where the receptor, normally categorised as High is located in an area of poor scenic value where the views to the surrounding area are unlikely to be the main focus of attention (eg walking routes to work).
<i>Low</i>	People engaged in outdoor sport or recreation that does not depend on an appreciation of the view. People travelling by road or rail (unless the route is specifically identified for its views). People at work or in a workplace or a place of education where the views to the landscape or surroundings are not important

*Assessing Sensitivity of the Receptor*

The sensitivity of the receptor is derived by combining the judgements on value and susceptibility to change as follows:

<b>Value</b>	<b>SENSITIVITY</b>		
<i>Exceptional / High</i>	High	Medium to/or High	Medium
<i>Medium</i>	Medium to/or High	Medium	Low to/or Medium
<i>Low to poor</i>	Medium	Low to/or Medium	Low
	<i>High</i>	<i>Medium</i>	<i>Low / Very Low</i>
	<b>Susceptibility to Change</b>		

*Establishing Magnitude of Change*

To establish the magnitude of change experienced as a result of the proposed development an assessment is made on the size and scale of the effect, the geographical extent of the effect and its reversibility or otherwise. The magnitude of change experienced by receptors is assessed as follows:

<b>Magnitude of Change</b>	<b>Criteria</b>
<i>High</i>	<p>Where the proposals (or works to facilitate them) would result in the total loss or major alteration of the elements that make up the character of the baseline landscape or the view from a particular location.</p> <p>Where the introduction of elements is considered to be wholly uncharacteristic in the particular setting.</p> <p>Where the effects of the proposals would be experienced/visible over a large scale and/or influence more than one landscape type/character area.</p> <p>Loss of or major alteration to key elements / features / characteristics of the baseline. The duration of this effect may be permanent and non-reversible</p>
<i>Medium</i>	<p>Where the proposals (or works to facilitate them) would result in the partial loss or alteration of one or more of the key elements that make up the character of the baseline landscape or the view from a particular location.</p> <p>Where the introduction of new features may be prominent but not necessarily wholly uncharacteristic in the particular setting.</p> <p>Where the effects of the proposals would be largely experienced within the landscape type/ character area within which they will sit.</p> <p>Where the introduction of new features may be prominent but not necessarily wholly uncharacteristic in the particular context.</p> <p>Where the effects of the proposals would be largely seen from further afield or as part of a view.</p> <p>Partial loss of or alteration to one or more key elements / features / characteristics of the baseline.</p>
<i>Low</i>	<p>Where the proposals (or works to facilitate them) would result in minor loss or alteration of one or more of the key elements that make up the character of the baseline landscape or the view from a particular location.</p> <p>Where the introduction of elements would not generally be considered uncharacteristic in the particular setting and/or where the proposal occur within other character areas or types and their introduction by virtue of distance will have limited or no effect on the baseline character area.</p> <p>Minor loss of or alteration to one or more key elements / features / characteristics of the baseline.</p> <p>The duration of this effect may be temporary and reversible</p>

<i>Negligible / None</i>	Where the proposed scheme (or works to facilitate it) would result in very minor loss or alteration of one or more of the key elements that make up the character of the baseline or the view and / or the introduction of elements that may not be uncharacteristic in the particular setting and/or Where the proposal occur within other character areas or types and their introduction by virtue of distance will have limited or no effect on the baseline character area. Where the effects of the proposals would only be seen from a distance and be imperceptible within the context of the wider view.
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*Establishing Effects*

To establish the overall effect for each receptor, the assessments of sensitivity and magnitude of change are combined. It may be judged that the effects are negligible or neutral or, as a result of professional judgement, may be varied from a strict application of the matrix below; where this is the case, justification is provided within the main text of the LVIA.

<b>Sensitivity</b>	<b>Overall Assessment of Landscape Effects</b>			
<i>High</i>	Major	Major to moderate	Moderate	Minor to Negligible
<i>Medium</i>	Major to moderate	Moderate	Moderate to minor	None
<i>Low</i>	Moderate	Moderate to minor	Minor	None
	<i>High</i>	<i>Medium</i>	<i>Low / Very Low</i>	<i>Negligible/None</i>
	<b>Magnitude of Change</b>			

The effects can be positive/beneficial, negative/adverse or neutral. The criteria applied are as follows:

<b>Beneficial Criteria – Where the proposals</b>
<p>Fit well with scale / landform and/or pattern of landscape / within the view            Increase characteristic features or enhances the contribution to the wider setting            Retain the majority of existing landscape components and/or enables the full restoration and/or replacement of characteristic landscape elements and features.            Improve the sense of tranquillity            Remove one or more visual detractors.            Introduce positive elements that substantially enhance the composition of the view such as a landmark or feature.            Improve the view or an element within the view            Do not result in an incongruous feature within the prevailing pattern of landscape            Do not obstruct views towards a high quality or scenic landscape or obstruct views or detracts from the visual amenity of a view towards a heritage asset.            Provide the ability to include adequate or appropriate mitigation to enhance the landscape/view            Complement local/national planning policies or guidance to protect landscape character/views</p>
<b>Adverse Criteria – Where the proposals</b>
<p>Result in the permanent loss of characteristic landscape elements and features and/or their setting.            Introduces uncharacteristic or dominant elements.            Are at complete variance with the landform, scale and pattern of the landscape.            Substantially erode the landscape character and/or condition of the area.            Undermine any designation or the nature of a vulnerable landscape or reduce the sense of tranquillity.            Lack ability to include adequate or appropriate mitigation.            Result in a change to the view or visual amenity that is out of scale with surrounding landscape / landform.            Results in the total, permanent loss of a highly valued view or obstructs a view towards a high quality or scenic landscape or detracts from the visual amenity of a view towards a heritage asset.            Results in a loss of positive landscape feature or characteristics within a particular view            Conflicts with local/national planning policies or guidance to protect /manage landscape character /views</p>

**Neutral Criteria**

Where the change (whatever the magnitude of change) resulting from the proposals will have an indiscernible effect on the character or characteristics of an area

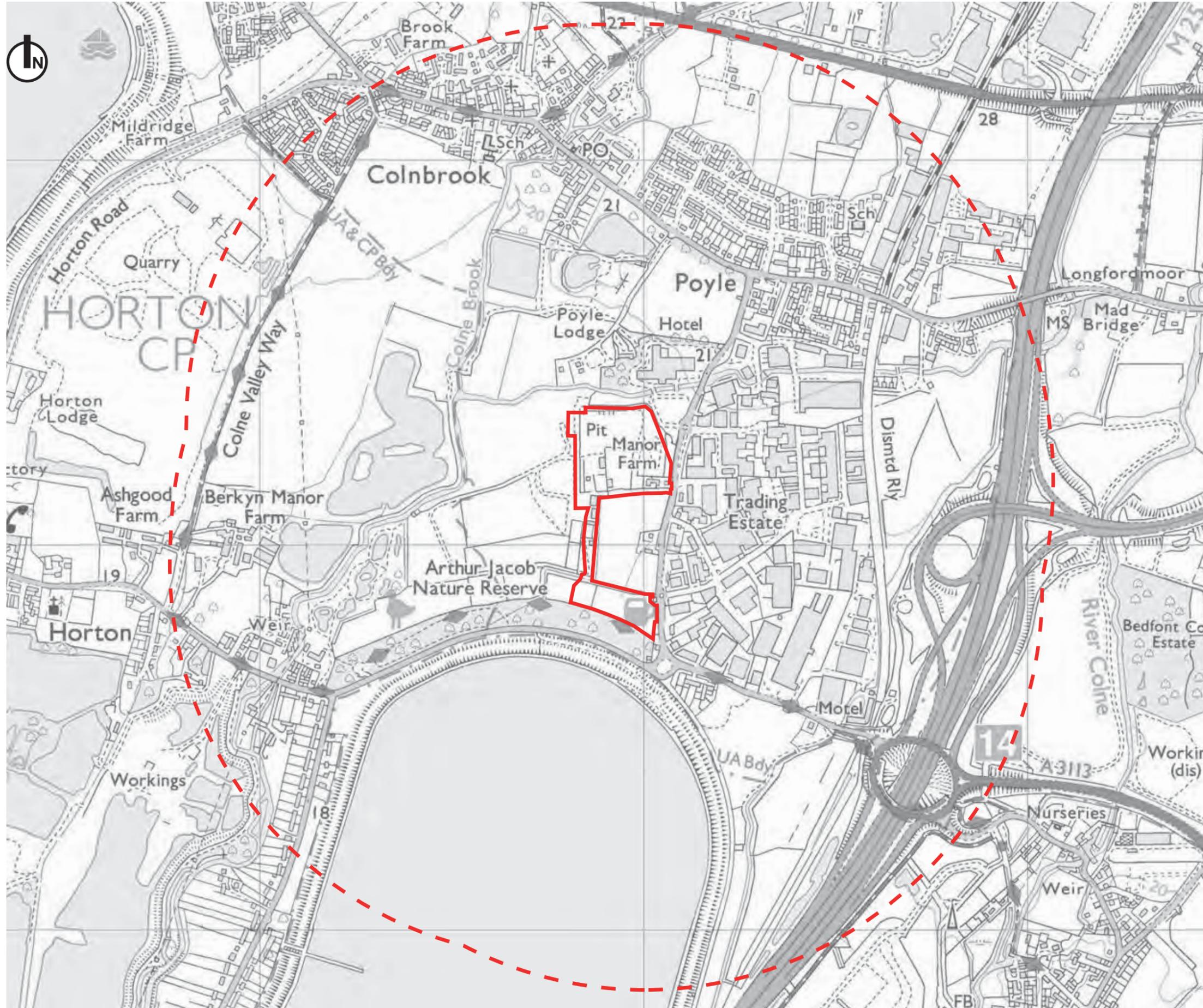
Where the change (whatever the scale) in the view resulting from the proposals neither improves or damages the view or existing visual amenity of a view.

Where key characteristics of the landscape and its integrity are unaffected.

Where any change will see one or more elements replaced with another of similar form/extent resulting in an effect that on balance is neither positive or negative.

Where the proposal has an equal balance of positive or negative influences.

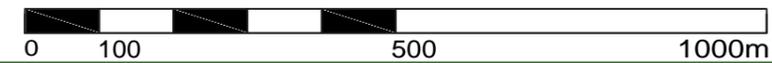
## **APPENDIX B – Supporting Figures and Baseline Photography of Representative Views**

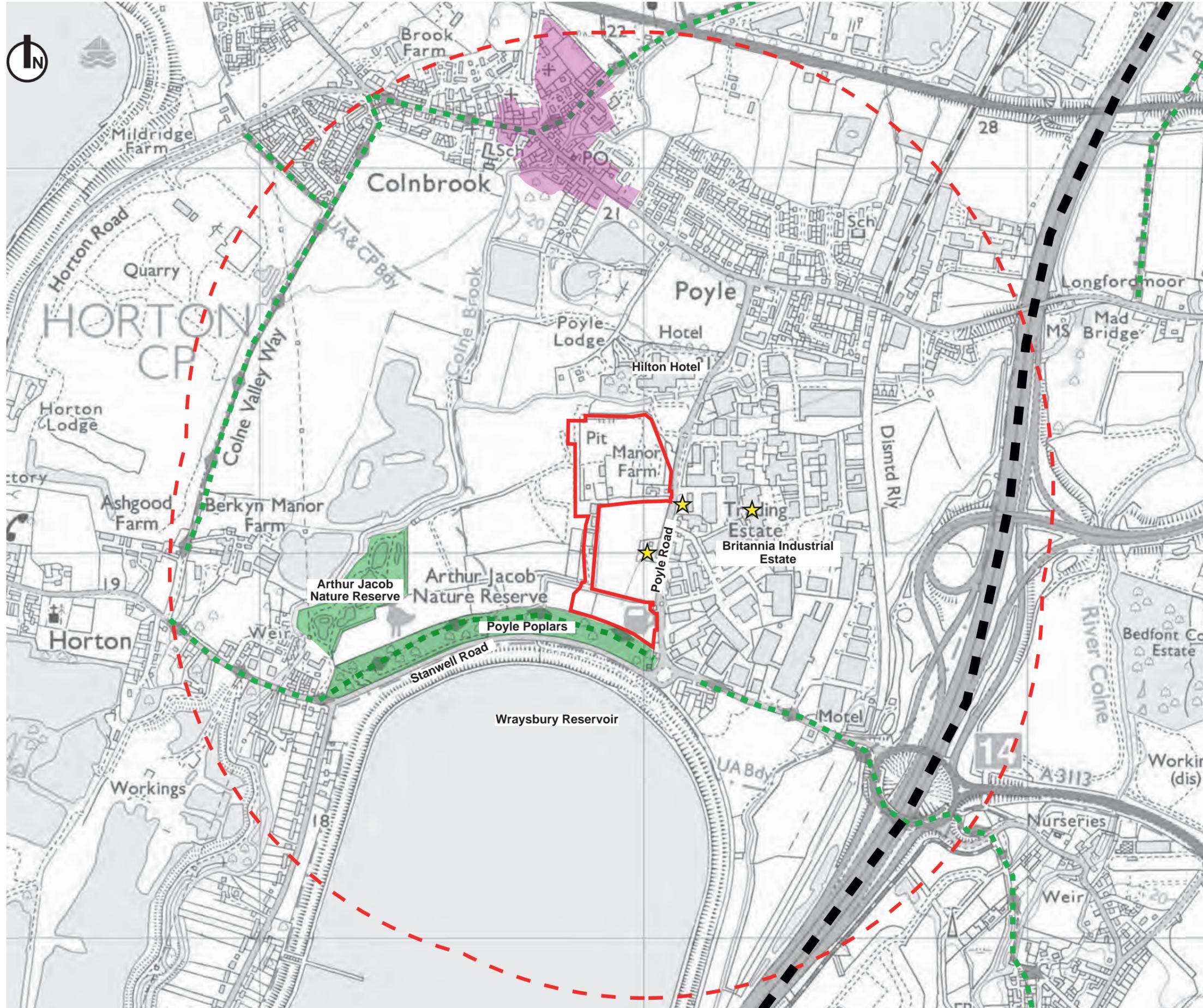


**LEGEND**

-  Application Site
-  1 km Study Area

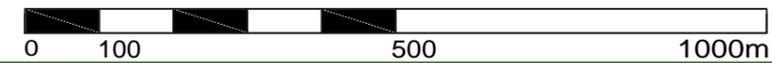
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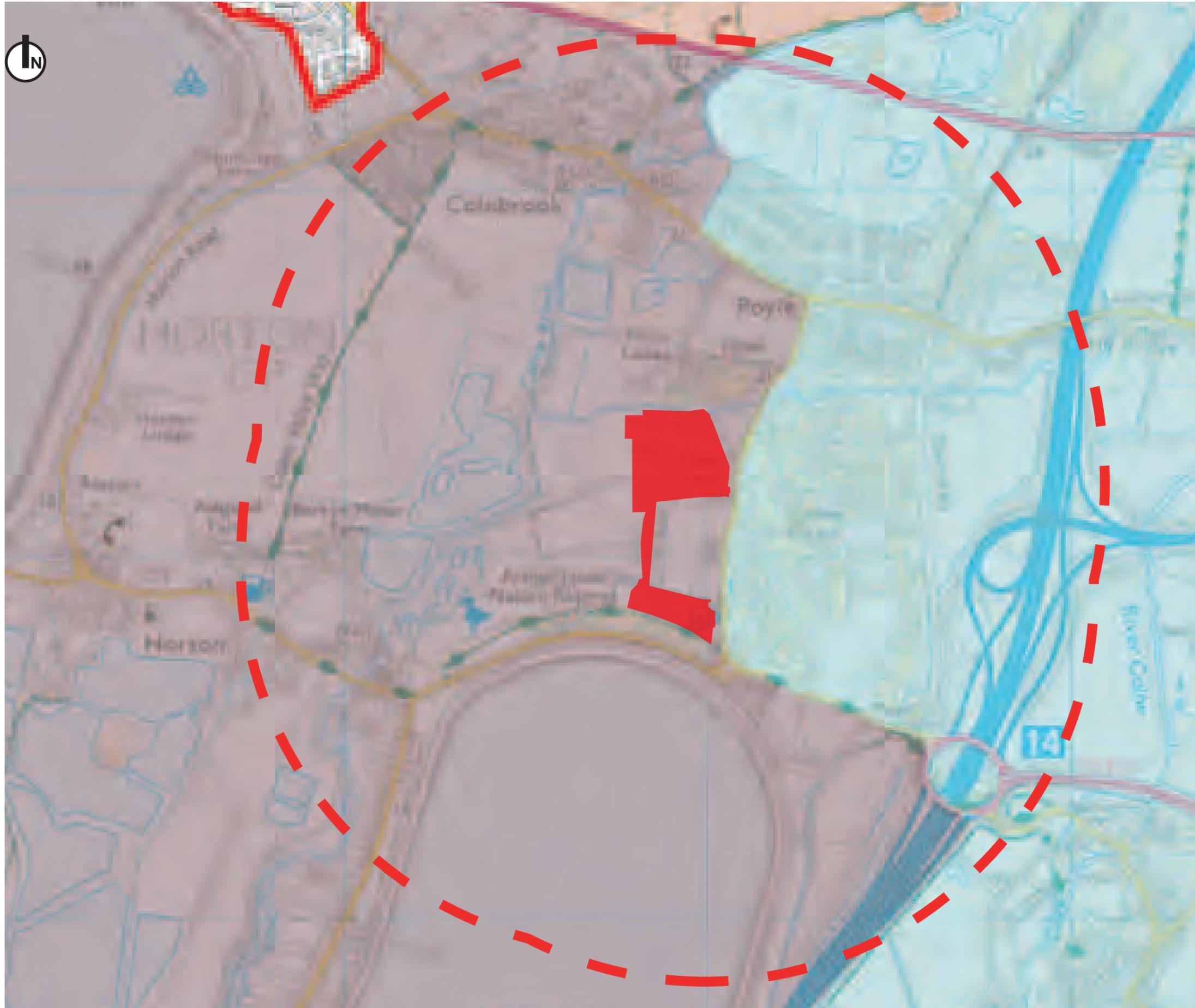




- LEGEND**
- Application Site
  - 1 km Study Area
  - Public Right of Way
  - Motorway
  - ★ Heritage asset within 500m of the Site
  - Colnbrook Conservation Area
  - Public Open Space

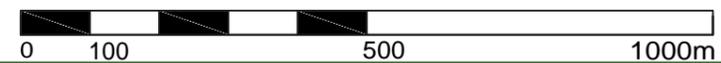
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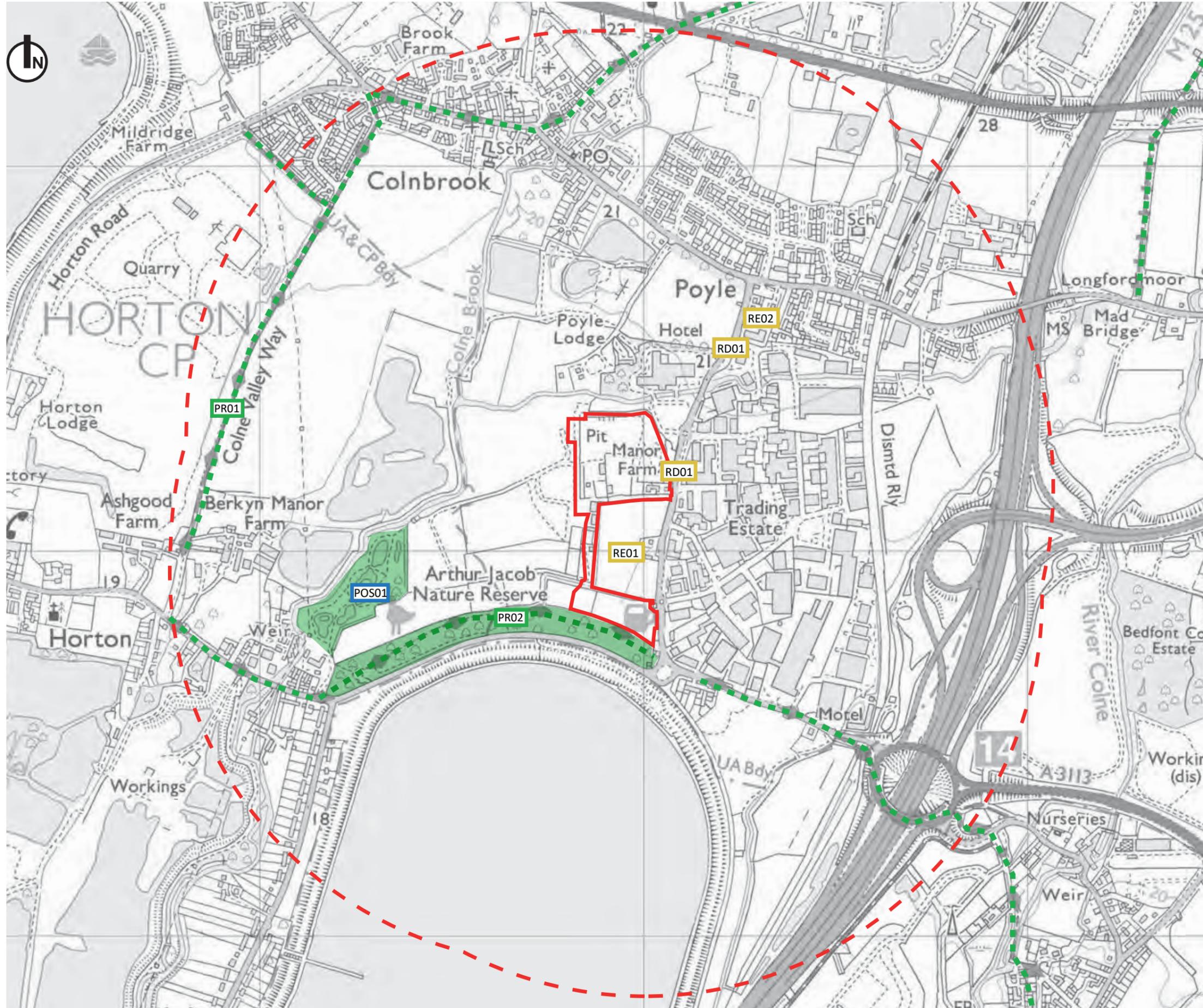




- Application Site
- 1 km Study Area
- LCA Horton and Wraysbury Lowlands
- LCA Colne Valley: Harmondsworth to Stanwell Moor

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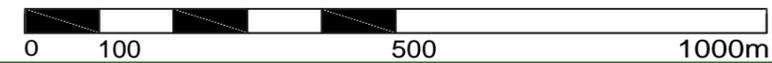


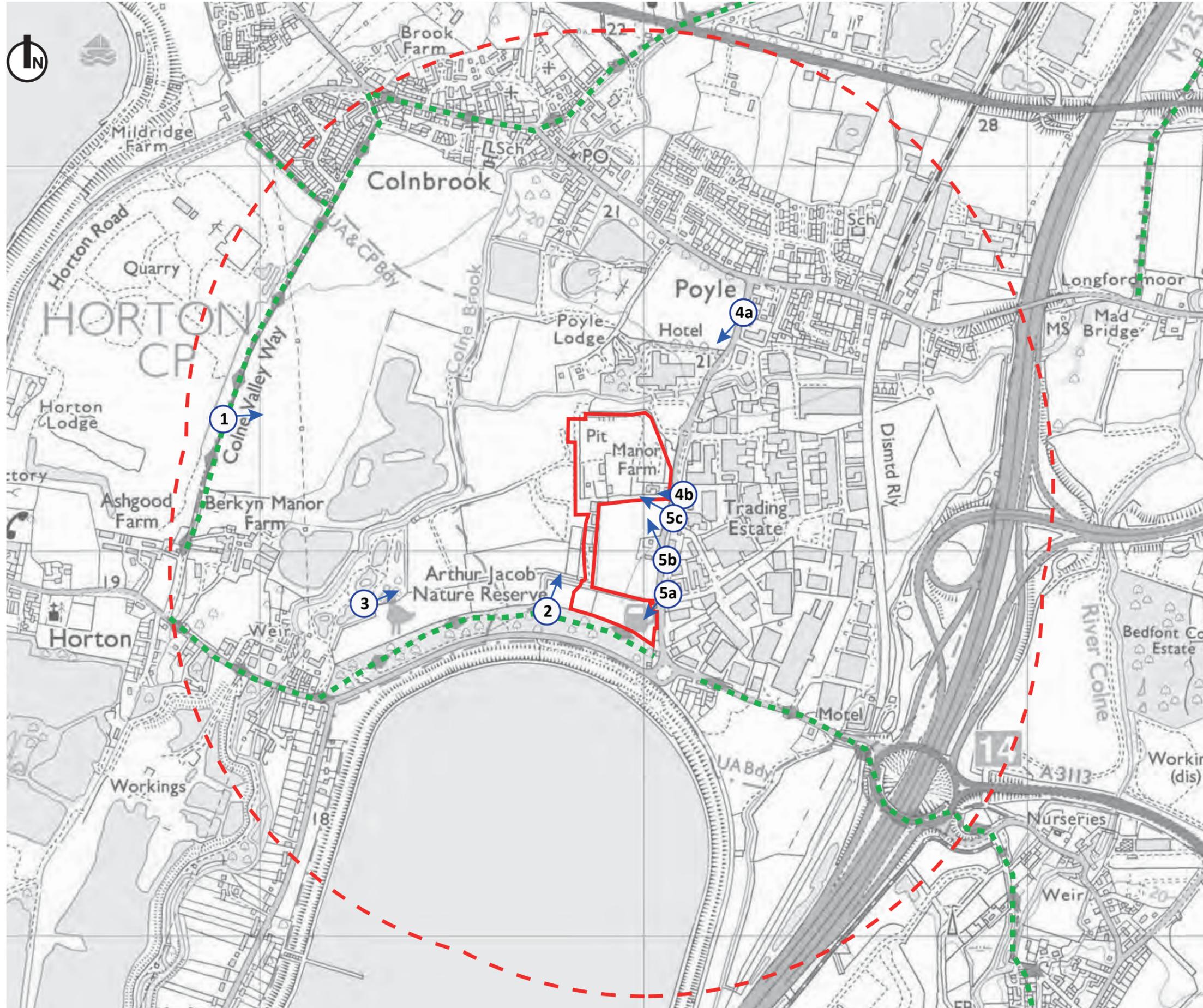


LEGEND

- Application Site
- 1 km Study Area
- Visual Receptors
  - PR 01 Public Right of Way
  - RD 01 Road
  - POS 01 Public Open Space
  - RE 01 Residents

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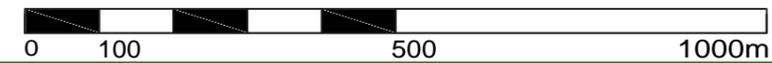




**LEGEND**

-  Application Site
-  1 km Study Area
-  View locations in the study area

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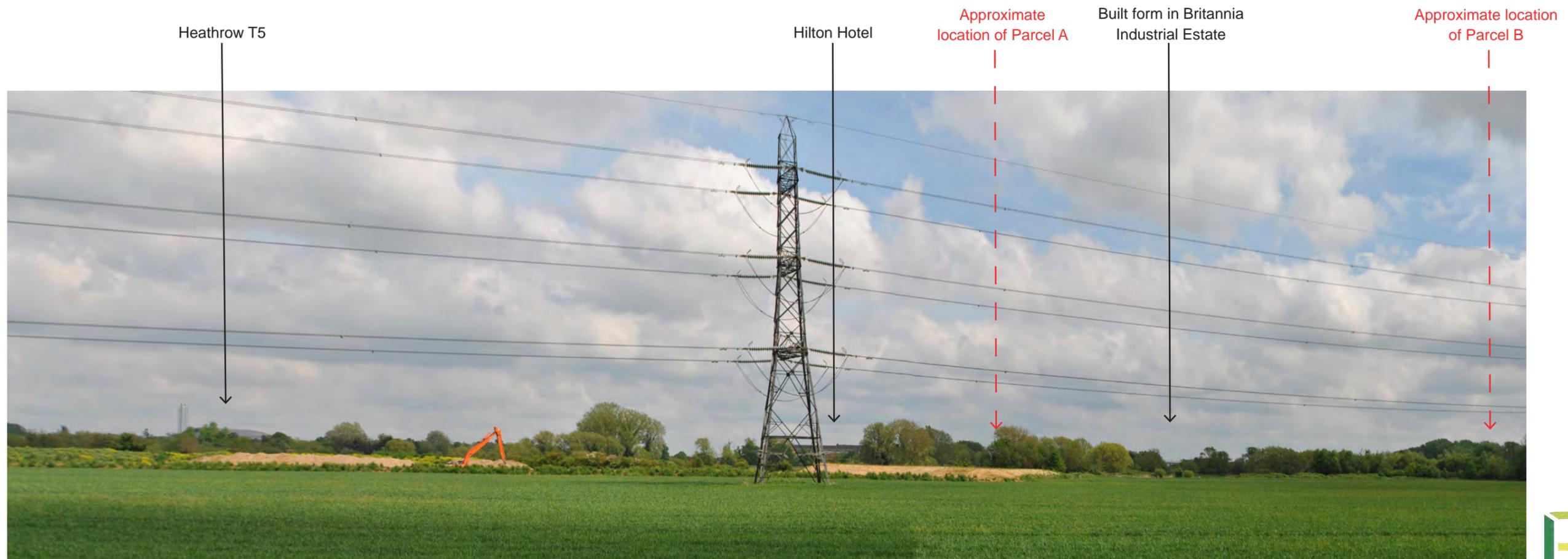
LEGEND

-  Application Site
-  1 km Study Area
-  View locations beyond the study area





View 1a: Horton Bridleway 4 is enclosed by security fencing, which impedes views east towards the Site



View 1b: Looking east through the security fence from the bridleway, the Site is indiscernible



View 2: Looking north from the PROW in Poyle Poplars, views of the Site are screened by intervening vegetation



View 3: From the Arthur Jacob Nature Reserve, views of the Site are screened by intervening vegetation

Approximate extent of Parcel A



View 4a: From the northern extent of Poyle Road, adjacent to The Punch Bowl public house, views of Parcel A are screened by the Hilton Hotel

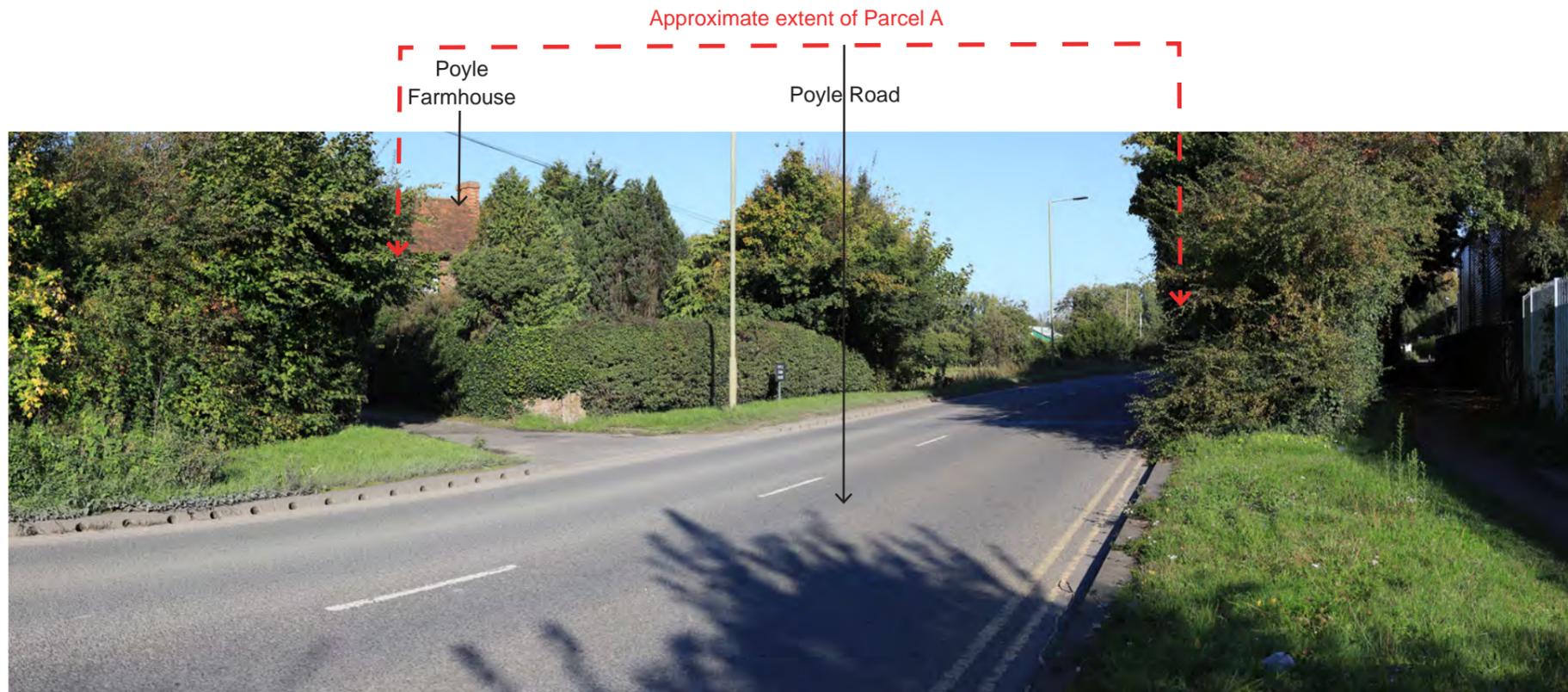
Poyle Road



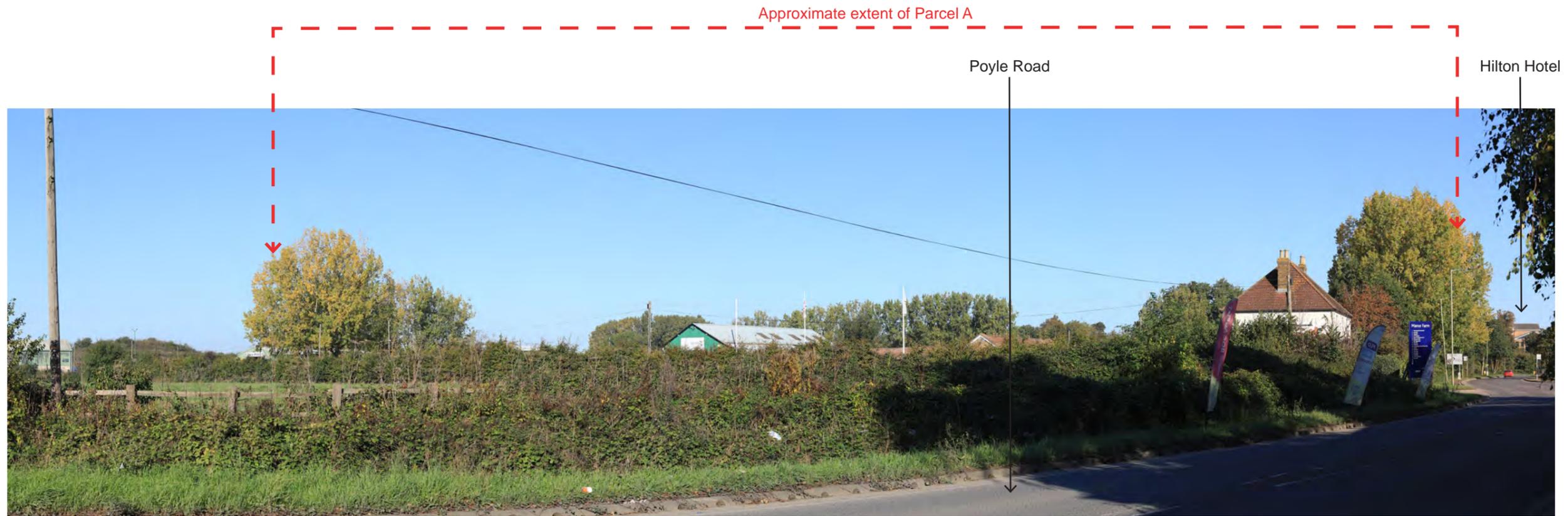
View 4b: There are open views into Parcel A along the access on Poyle Road



View 5a: Views of Parcel B from Poyle Road are screened by the mature boundary vegetation



View 5b: Travelling north on Poyle Road, there are glimpses of the built form on Parcel A



View 5c: There are views of Parcel A from Poyle Road



View A: From the Viewing Point at Runnymede, the Site is indiscernible



View B: The Site is also indiscernible from The Prospect on Harmondsworth Moor