



# Meridian Solar Farm

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Volume 6

Environmental Statement

6.3 ES Appendix 12-2: LVIA  
Methodology

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## Table of Contents

<b>1. Landscape and Visual Impact Assessment Methodology</b>	<b>2</b>
1.1. Introduction	2
1.2. Study Area	4
1.3. Zone of Theoretical Visibility (ZTV) Analysis	5
1.4. Baseline Development	5
1.5. Surveys	6
1.6. Assessment Process	7
1.7. Methodology for the Assessment of Landscape Effects	7
1.8. Methodology for the Assessment of Visual Effects	13
1.9. Assessing Cumulative Effects	23
1.10. Visualisation (Photomontage) Methodology	24

## Tables

Table 12-1: Susceptibility of Change of Landscape Receptors.....	8
Table 12-2: Landscape Value Criteria .....	10
Table 12-3: Landscape Sensitivity Criteria.....	10
Table 12-4: Magnitude of Landscape Effects (Change) .....	12
Table 12-5: Susceptibility to Change of Views .....	15
Table 12-6: Visual Value .....	17
Table 12-7: Sensitivity of Visual Receptors .....	17
Table 12-8: Magnitude of Visual Effects (Change).....	19
Table 12-9: Classification of Effects Matrix .....	21
Table 12-10: Significance of Effect .....	22

# 1. Landscape and Visual Impact Assessment Methodology

## 1.1. Introduction

- 1.1.1. This appendix outlines the methodology for assessing the likely significant landscape and visual effects predicted to arise during the construction, operational and decommissioning phases of the Scheme.
- 1.1.2. This landscape and visual impact assessment (LVIA) has been undertaken following relevant guidance including:
- Landscape Institute and IEMA, Guidelines for Landscape and Visual Impact Assessment, Third Edition (GLVIA3)<sup>1</sup>;
  - Landscape Institute Technical Guidance Note LITGN-2024-01: Notes and Clarifications on Aspects of Guidelines for Landscape and Visual Impact Assessment Third Edition (GLVIA3)<sup>2</sup>;
  - Landscape Institute TGN 06/19, Visual Representation of Development Proposals. Technical Guidance Note<sup>3</sup>;
  - Natural England 2014, An Approach to Landscape Character Assessment<sup>4</sup>
  - Landscape Institute TGN 02/21: Assessing Landscape Value Outside National Designations<sup>5</sup>;
  - Landscape Institute Technical Information Note 01/17: Tranquillity<sup>6</sup>;
  - Landscape Institute TGN 04/2020: Infrastructure<sup>7</sup>; and
  - Forest Research 2025, National Forest Inventory<sup>8</sup>.
- 1.1.3. The LVIA has been undertaken in accordance with the methodology and process set out in GLVIA3. GLVIA3 places a strong emphasis on the importance of professional

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<sup>1</sup> Landscape Institute and the Institute of Environmental Management and Assessment. (2013). Guidelines for Landscape and Visual Impact Assessment 3rd Edition. Available as hardcopy only.

<sup>2</sup> Landscape Institute and Institute of Environmental Management and Assessment (2024). Notes and Clarifications on Aspects of Guidelines on Landscape and Visual Impact Assessment Third Edition (GLVIA3), Technical Guidance Note LITGN-2024-01. Available at: [https://www.landscapeinstitute.org/wp-content/uploads/2024/08/LITGN-2024-01-GLVIA3-NC\\_Aug-2024.pdf](https://www.landscapeinstitute.org/wp-content/uploads/2024/08/LITGN-2024-01-GLVIA3-NC_Aug-2024.pdf)

<sup>3</sup> Landscape Institute (2019). Visual Representation of Development Proposals - Technical Guidance Note 06/19. Available at: [https://landscapewpstorage01.blob.core.windows.net/www-landscapeinstitute-org/2019/09/LI\\_TGN-06-19\\_Visual\\_Representation.pdf](https://landscapewpstorage01.blob.core.windows.net/www-landscapeinstitute-org/2019/09/LI_TGN-06-19_Visual_Representation.pdf)

<sup>4</sup> Natural England (2014). An Approach to Landscape Character Assessment. Available at: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/691184/landscape-character-assessment.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/691184/landscape-character-assessment.pdf)

<sup>5</sup> Landscape Institute (2021). Assessing Landscape Value Outside National Designations. Technical Guidance Note 02/21. Available at: <https://landscapewpstorage01.blob.core.windows.net/www-landscapeinstitute-org/2021/05/tgn-02-21-assessing-landscape-value-outside-national-designations.pdf>

<sup>6</sup> Landscape Institute (2017). Tranquillity. Technical Guidance Note 01/17. Available at: <https://landscapewpstorage01.blob.core.windows.net/www-landscapeinstitute-org/2017/02/Tranquillity-An-Overview-1-DH.pdf>

<sup>7</sup> Landscape Institute (2020). Infrastructure. Technical Guidance Note 04/2020. Available at: <https://landscapewpstorage01.blob.core.windows.net/www-landscapeinstitute-org/2018/01/LI-Infrastructure-TGN-FINAL-200924.pdf>

<sup>8</sup> Forest Research 2025, National Forest Inventory. Available at: <https://www.forestresearch.gov.uk/tools-and-resources/national-forest-inventory/>

judgement in identifying and defining the significance of landscape and visual effects. The assessment has been undertaken by Chartered Landscape Architects who are experienced in undertaking and reporting assessments of similar types of projects. Professional judgement is used in combination with structured methods and criteria to evaluate landscape and visual value and susceptibility, the resulting sensitivity, magnitude, and significance of effect.

- 1.1.4. Baseline data has been gathered from a desk-based assessment including study of Ordnance Survey (OS) maps and aerial photographs, publicly available documents such as landscape character assessments from local authorities within the study area and national character mapping available from NRW and Natural England. A number of site visits on the 12<sup>th</sup> January, 24<sup>th</sup> July, 7<sup>th</sup>, 8<sup>th</sup> March and 9<sup>th</sup> October 2024, as well as on the 10<sup>th</sup> March, 26-28<sup>th</sup> May, and 14<sup>th</sup> August 2025 have been undertaken to provide valuable background knowledge on the existing character and impact of the Scheme on receptor groups such as residents and to record views from representative viewpoints.
- 1.1.5. Landscape and visual effects can be linked, but for the purpose of this assessment, a clear distinction is made between the two, as noted below:
  - Landscape effects are those that may arise from the Scheme on physical characteristics or components of the landscape which inform its character, such as landform, vegetation, water courses or perceptual influences; and
  - Visual effects are those that relate to changes in the view that may arise from the Scheme as experienced by specific receptors, such as local residents or users of public footpaths.
- 1.1.6. This assessment considers the potential for landscape and visual effects that are likely to be experienced at four points in time:
  - During construction of the Scheme;
  - At operation, 1 day after completion of Scheme construction (Year 1);
  - At operation, 15 years after completion of Scheme construction (Year 15); and
  - During decommissioning of the Scheme.
- 1.1.7. Activities associated with construction of the Scheme include preparation of the Site areas, import of materials, access tracks, excavations and installation of Scheme elements. The construction phase is assessed in winter, i.e. the worst-case scenario, when vegetation is not in leaf or able to screen views.
- 1.1.8. The Year 1 (operational phase) assessment considers the location, scale and design of the Scheme including all structures, Site accesses and any associated traffic, plus changes in land use and planting. This is detailed in the assumptions and limitation section. Operation Year 1 is assessed in winter, i.e. the worst-case scenario.
- 1.1.9. The Year 15 (operational phase) is based on the same conditions as Year 1, but with the establishment of proposed planting and in summer, to reflect seasonal change. It assumes planting is well established, taller and in leaf.

1.1.10. The decommissioning phase is based on the assumption that all physical infrastructure would be removed, including the Grid Connection and Inter-Array Connection, as described in **ES Chapter 2: The Scheme** (Doc Ref. 6.1). The decommissioning phase is assessed in winter, i.e. the worst-case scenario.

## 1.2. Study Area

1.2.1. The study area has been defined through preparation of ZTVs, desk-based research, GLVIA3 guidance and Site visits to verify the ZTVs. Paragraph 5.2 of GLVIA3 proposes the study area is *“based on the extent of Landscape Character Areas likely to be significantly affected either directly or indirectly. However, it may also be based on the extent of the area from which the development is potentially visible, defined as the ZTV, or a combination of the two”*.

1.2.2. An initial 5km study area was identified for the Solar Development Areas – Land Parcels A-D and Inter-Array Connections based on the extent of the primary areas of potential visibility. A 15km study area was initially identified for the Grid Connection Route due to the proposed height of the pylons. A Zone of Theoretical Visibility (ZTV) at PEIR Stage was used to determine the potential visibility of the Scheme.

1.2.3. Following the further development of the proposed design, extensive review within the study area was undertaken in order to identify landscape and visual receptors that have potential to be affected by the Scheme including the Grid Connection Route. As part of this process, the study area radii for the Grid Connection Route was reduced to 10km from the Order Limits of the Scheme in order to focus on likely significant effects rather than the extent of theoretical visibility as shown in ZTV mapping (refer to **ES Figure 12-7** to **ES Figure 12-18** (Doc Ref. 6.2)). The reduction of the study area radii was agreed with Lincolnshire County Council and South Holland District Council during a meeting on the 18 September 2025.

1.2.4. It is considered highly unlikely that significant effects would be experienced further than 5km from the Solar Development Areas – Land Parcels A-D (including the 400kV On-Site Substation and BESS Compound, and On-Site 132kV Substation Compounds), the Inter-Array Connections, and 10km from the Grid Connection Route, as the infrastructure would no longer be visible to the naked eye.

1.2.5. In summary, the three ES study areas include the following and are shown on **ES Figure 12-1: LVIA Study Area** (Doc Ref. 6.2):

- 5km: Solar Development Areas – Land Parcels A-D (including On-Site 400kV Substation and BESS Compound, and On-Site 132kV Substation Compounds);
- 5km: Inter-Array Connections (including ‘Overhead Inter-Array Connection’ and ‘Underground Inter-Array Connection’); and
- 10km: Grid Connection Route (including 400kV Overhead Line, and Cable Sealing End Compounds).

### 1.3. Zone of Theoretical Visibility (ZTV) Analysis

- 1.3.1. The purpose of the ZTV is to define the extent of the area within which the Scheme may be visible. The ZTV provides a computer-generated estimate of where the Scheme may be visible from. It does not guarantee that the Scheme will definitely be, or not be, visible from any given location on the ground, nor is it representative of the sensitivity of receptor, the magnitude of change or the significance of effect at any receptor location.
- 1.3.2. The ZTVs have been generated by analysis of an Environment Agency Digital Terrain Model (DTM) of the surrounding terrain and the Scheme using the following parameters:
- Digital Terrain Model with a 2m resolution;
  - Observer eye height at 1.6 m;
  - OS open Data with assumed height for buildings of 8m; and
  - Forestry Commission National Forestry Inventory (2025) and Ancient Woodland with an assumed heights of 12m.
- 1.3.3. The output provides a graphical representation of the computer calculated inter-visibility between a viewer (at 1.6 m height) and the top of the landform based on points distributed across the study area.
- 1.3.4. The ZTV is based upon points along the external boundary to the Inter Array (Overground), with a maximum height of 15m and an observer height of 1.6m.
- 1.3.5. The ZTV of the Solar Development Areas is based upon points along the external boundary to the Solar PV Modules Areas, with a maximum panel height of 4.3m and an observer height of 1.6m.
- 1.3.6. The ZTV of the Grid Connection Route is based upon points along the external boundary of the work areas for the overhead line, with a maximum height of 66m and an observer height of 1.6m.

### 1.4. Baseline Development

- 1.4.1. The following sources of information have been reviewed to aid the preparation of the baseline information:
- Online aerial maps/photography;
  - National Character Area (NCA) Profile 46 – The Fens, Natural England, 2014<sup>9</sup>;

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<sup>9</sup>Natural England (2014) NCA Profile: 46 The Fens (NE424). Available at: <https://publications.naturalengland.org.uk/publication/6229624>

- The Historic Landscape Characterisation Project for Lincolnshire, Lincolnshire County Council, September 2011<sup>10</sup>;
- Strategic Landscape Capacity Study for South Holland District Council, John Campion Associates, July 2003<sup>11</sup>;
- South East Lincolnshire Local Plan, Adopted 2011-2036<sup>12</sup>; and
- Electronic working copy of the SHDC Public Web Maps to review locations of Public Rights of Way<sup>13</sup>.

## 1.5. Surveys

- 1.5.1. Several Site surveys have been undertaken to supplement and ground truth the desktop review of the study area, and to undertake viewpoint photography. These surveys are detailed below.
- 1.5.2. During the period of May to August 2025, baseline landscape and visual surveys were completed within the Solar Development Areas, Inter-Array Connections and the Grid Connection Route.
- 1.5.3. In February and March 2025, winter photography was carried out to capture the viewpoints for the solar arrays within the Solar Development Area at the locations previously agreed with the local planning authorities. However, due to the further development of the design and changes to viewpoint locations, not all winter photography previously taken can be used for the landscape and visual impact assessment. Viewpoint locations have been agreed in consultation with the LPA as further detailed in **ES Chapter 12 Landscape and Visual**, Section 12.3 (Doc Ref. 6.1).
- 1.5.4. During August 2025, summer photography was carried out for representative viewpoints for the solar arrays within the Solar Development Area, Inter-Array Connections and Grid Connection Route at the locations outlined on **ES Figures 12-19 and 12-20** (Doc Ref. 6.2). Following the consideration of consultation responses and engagement with Lincolnshire County Council, South Holland District Council and Boston Borough Council, locations for selected viewpoints were agreed in accordance with GLVIA3 as per Paragraph 8.15 “*locations from which the photographs are taken should be carefully chosen, in discussion with the competent authority*” and Technical Guidance Note LITGN-2024-01<sup>14</sup>. The selected viewpoints have been used within the

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<sup>10</sup>LCC (2011) The Historic Landscape Characterisation Project for Lincolnshire. Available at: <https://www.lincolnshire.gov.uk/downloads/file/2206/the-historic-landscape-character-zones-pdf>

<sup>11</sup>South Holland District Council (2003) Strategic Landscape Capacity Study for South Holland District Council. Available at: [https://southhollandlocalplan.org/media/24158/Strategic-Landscape-Capacity-Study-for-South-Holland-District-Council/pdf/Strategic\\_Landscape\\_Capacity\\_Study\\_for\\_South\\_Holland\\_District\\_Council.pdf?m=1703961388580](https://southhollandlocalplan.org/media/24158/Strategic-Landscape-Capacity-Study-for-South-Holland-District-Council/pdf/Strategic_Landscape_Capacity_Study_for_South_Holland_District_Council.pdf?m=1703961388580)

<sup>12</sup> South East Lincolnshire Local Plan, Adopted 2011-2036. Available at: <https://southeastlincslocalplan.org/article/20102/Adopted-Plan>

<sup>13</sup> SHDC (2024) Public WebMaps. Available at: [https://shdc.dynamicmaps.co.uk/MapThat\\_SHDC\\_Public/Default.aspx](https://shdc.dynamicmaps.co.uk/MapThat_SHDC_Public/Default.aspx)

<sup>14</sup> Landscape Institute. Institute of Environmental Management & Assessment. 2013. Guidelines for Landscape and Visual Impact Assessment. Third Edition.

assessment. Corresponding winter photography has been used for relevant summer viewpoints to depict the winter and summer season, where available.

## 1.6. Assessment Process

1.6.1. Following assessment of the baseline landscape and visual context of the Scheme, the LVIA assesses the:

- Sensitivity of receptors, whether landscape or viewers;
- Magnitude of effect, whether adverse or beneficial; and
- Significance of the effects based on a comparison of sensitivity of receptor to magnitude of effect.

1.6.2. Effects may be temporary, permanent, short-term, medium-term, or long-term. Landscape and visual effects may be further categorised as being either direct, i.e., originating from the development itself; or indirect and secondary, from consequential change resulting from the development.

## 1.7. Methodology for the Assessment of Landscape Effects

1.7.1. In predicting the effects of the Scheme on the landscape within the study area GLVIA3 states the following steps should be undertaken to identify and describe the landscape effects:

- Identify the components of the landscape that are likely to be affected by the Scheme (landscape receptors); and
- Identify the interactions between the landscape receptors and different components of the Scheme at its different stages.

1.7.2. Landscape effects relate to changes to the landscape as a resource, including physical changes to the fabric or individual elements of the landscape, its aesthetic or perceptual qualities, and landscape character.

### Establishing the Landscape Baseline

1.7.3. The landscape baseline must be established to enable an assessment of the likely significant effects that would arise from the Scheme. Landscape receptors are then identified, and the effects of the proposed changes on these landscape receptors considered. The landscape baseline study considers the criteria set out below.

### Landscape Character

1.7.4. Landscape character is defined as the distinct and recognisable pattern of physical elements that occurs consistently within a particular type of landscape and how the pattern is perceived by people. Landscape character reflects the specific combinations of geology, landform, soils, vegetation, land use and human settlement that creates the particular sense of place, taking account of perceptual and aesthetic qualities. Assessment of the effects of the Scheme upon landscape character is a crucial element within the landscape assessment.

- 1.7.5. Landscape Character is defined at varying scales, including National Landscape Character Areas covering broader patterns and elements, to Regional and Local Landscape Character Areas distinguishing smaller areas of similar characteristics. The relevant National, Regional and Local Landscape Character Areas are set out within the baseline section of this ES.

**Landscape Fabric**

- 1.7.6. Landscape fabric refers to the combined effect of physical landscape elements present within the landscape such as landform, land cover, boundary features and trees and woodland, i.e. the physical elements that make up the landscape we see, and that may be affected during the construction, operational and decommissioning phases of the Scheme.

**Landscape Designations**

- 1.7.7. Sites with landscape designations, such as National Landscapes, have been considered in addition to the overall landscape character areas, to enable site specific judgements of effects on particularly valued sites.

**Determining Landscape Susceptibility, Value and Sensitivity**

- 1.7.8. The next stage is to determine the sensitivity of the landscape receptors to the type and scale of development proposed. To determine the sensitivity, the susceptibility and value of the receptor are considered and combined. In many cases, it is considered sufficient to describe only the sensitivity, which is informed by an overall professional judgement.

**Susceptibility**

- 1.7.9. Susceptibility is the "ability of the landscape receptor (whether it be the overall character or quality/condition of a particular landscape type or area, or an individual element and/or feature, or a particular aesthetic and perceptual aspect) to accommodate the proposed development without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies" (GLVIA3<sup>15</sup>).
- 1.7.10. Susceptibility may be informed by existing Landscape Character Assessments which often note sensitivity; however, this may not directly relate to the type of development proposed, therefore professional judgement is used based on the rationale within GLVIA3 and applied as set out in the table below.

**Table 12-1: Susceptibility of Change of Landscape Receptors**

Classification	Typical Criteria Descriptors
<b>High</b>	The receptor has a low capacity to accommodate the Scheme without effects upon its overall integrity. The landscape is likely to have a strong pattern / texture or is a simple but distinctive landscape and / or with high value features and

<sup>15</sup> Landscape Institute. Institute of Environmental Management & Assessment. 2013. Guidelines for Landscape and Visual Impact Assessment. Third Edition.

	essentially intact. The nature of the Scheme would result in a significant change in character.
<b>Medium</b>	The receptor has some capacity to accommodate the Scheme without effects upon its overall integrity. The pattern of the landscape is mostly intact and / or with a degree of complexity and with features mostly in reasonable condition. Although the landscape may have some ability to absorb some development, it is likely to cause some change in character.
<b>Low</b>	The receptor is robust; it can accommodate the Scheme without effects upon its overall integrity. The landscape is likely to be simple, monotonous and/or partially degraded with common / indistinct features and minimal variation in landscape pattern. The landscape is likely to be able to accommodate development with only minor change in character.
<b>Very Low</b>	Damaged or substantially modified landscapes, capable of absorbing major change; and / or landscape elements / features that might be considered to detract from landscape character such as obtrusive man-made artefacts (e.g., power lines, large scale developments, etc.) or derelict or developed/industrial land. Key characteristics of the landscape are robust and would not be adversely affected as a result of the Scheme.

**Value**

- 1.7.11. Landscape receptor value is concerned with the relative value attached by society to different landscapes. A consideration of value at the baseline stage informs judgements on the level and significance of effects. Landscape value can be informed by designations, planning policy and documents and can be valued by different stakeholders for different reasons connected to a range of factors, including landscape quality (condition), scenic quality, rarity, representativeness, conservation interests, recreation value, perceptual aspects and associations. These are reinforced by professional judgements, particularly where no designations are established.
- 1.7.12. Landscape value is frequently addressed by reference to international, national, regional and local designations. Absence of such a designation does not necessarily imply a lack of quality or value. Factors such as accessibility and local scarcity can render areas of nationally unremarkable quality highly valuable as a local resource.
- 1.7.13. The table below lists the classifications of landscape value used within this assessment, alongside a brief description of typical criteria.

**Table 12-2: Landscape Value Criteria**

Classification	Typical Criteria Descriptors
<b>High</b>	Landscapes with national or international designations such as National Parks, National Landscapes (formerly Areas of Outstanding Natural Beauty), Registered Parks and Gardens and World Heritage Sites. Excellent or very good condition, high importance, scenic quality and rarity.
<b>Medium</b>	Landscapes of regional or local value, subject to additional policy protection (such as Areas of High Landscape Value or other local policy designations), or number of important/protected features within. Reasonably good condition, medium importance, scenic quality and rarity.
<b>Low</b>	A landscape with elements of community designation / importance and / or commonplace features and / or few positive characteristics.
<b>Very Low</b>	Landscape with weak or discordant elements and characteristics that detract from the quality of the area.

**Sensitivity**

1.7.14. As detailed above, landscape sensitivity combines the judgements made for susceptibility and value, along with professional judgement. Four levels of sensitivity are set out in the table below.

**Table 12-3: Landscape Sensitivity Criteria**

Level	Typical Criteria
<b>High</b>	<p>Landscape of national or regional value with distinctive elements and characteristics, highly susceptible to small changes of the type of development proposed without undue consequences for the maintenance of the baseline situation. Typically, these would be:</p> <ul style="list-style-type: none"> <li>Of high quality with distinctive elements and features making a positive contribution to character and sense of place;</li> <li>Likely to be designated, but the aspects which underpin such value may also be present outside designated areas, especially at the local scale.</li> <li>Areas of special recognised value through use, perception or historic and cultural associations; and</li> <li>Likely to contain features and elements that are rare and could not be replaced.</li> </ul>
<b>Medium</b>	Landscape of local or community value, with mostly common elements and characteristics, which by nature of their

Level	Typical Criteria
	<p>character would be able to partly accommodate change of the type proposed without undue consequences for the maintenance of the baseline situation. Typically, these would be:</p> <p>Comprised of mostly commonplace elements and features creating generally unremarkable character but may include some rarer elements and with some sense of place;</p> <p>Locally designated, or value may be expressed through non-statutory local publications or relevant Neighbourhood Plan policies;</p> <p>Containing some features of value through use, perception or historic and cultural associations; and</p> <p>Likely to contain some features and elements that could not be replaced.</p>
<b>Low</b>	<p>Landscape of community or limited value and relatively inconsequential elements and characteristics, the nature of which is potentially tolerant of substantial change of the type proposed. Typically, these would be:</p> <p>Comprised of some features and elements that are discordant, derelict or in decline, resulting in indistinct character with little or no sense of place;</p> <p>Not designated;</p> <p>Containing few, if any, features of value through use, perception or historic and cultural associations; and</p> <p>Likely to contain few, if any, features and elements that could not be replaced.</p>
<b>Very Low</b>	<p>Landscape of very low or limited value that is damaged, degraded or a substantially modified landscape pattern, with few or no natural or original features remaining, such that it is tolerant of change.</p>

### Magnitude of Landscape Effects (Change)

1.7.15. Effects on landscape receptors are assessed in terms of the magnitude of effects. This is a combination of the size or scale, geographic extent of the area influenced and the duration and reversibility of the impact.

#### Size and Scale

1.7.16. Size and scale relates to the amount of existing landscape elements that will be lost and the extent to which these represent or contribute to the identified character of

the landscape. It also relates to the degree to which aesthetic or perceptual aspects of the landscape are altered through removal or addition of new features, such as hedge loss or introduction of tall features on skylines.

### Geographical Extent

1.7.17. Geographical extent considers the area across which the landscape changes will be experienced and is distinct from the size or scale. For example, large scale changes may be limited to the immediate site area. Again, extent is subject to a degree of professional judgement and is categorised by the following:

- Large – influencing several landscape types or character areas, beyond 5km;
- Medium – generally within the local character area or between 1-5km;
- Local – the Site and immediate surrounds, up to around 1km; or
- Site – within the Site itself.

### Duration and Reversibility

1.7.18. Duration and reversibility are separate but are linked through consideration. Duration relates to the time period during which changes to the landscape will occur. For the purpose of this ES, these are defined below:

- Short-term – up to 5 years;
- Medium-term – 5 – 10 years; or
- Long-term – beyond 10 years.

1.7.19. Consideration should also be given as to whether the change is temporary or permanent. Permanent effects are those that remain following decommissioning.

1.7.20. Reversibility is a judgement regarding the practicality of an effect being reversed, due to some developments having a limited life and landscape being reinstated.

1.7.21. Duration and reversibility are to be considered together so any temporary or reversible effects can be linked to the definition of how long that effect will last.

1.7.22. Professional judgement is needed regarding the size and scale of change in the landscape. These are categorised by the following:

**Table 12-4: Magnitude of Landscape Effects (Change)**

Magnitude of Landscape Effects	Typical Criteria
<b>High</b>	Total loss or large-scale damage to key characteristics or distinctive features, and/or the addition of new features or components that will substantially alter the character, setting or perceptual qualities of the area.
<b>Medium</b>	Partial loss or damage to key characteristics or distinctive features, and/or the addition of new features and whilst

Magnitude of Landscape Effects	Typical Criteria
	notable or obvious, the change would not fundamentally alter the balance of the key characteristics or perceptual qualities.
<b>Low</b>	Limited loss or damage to key characteristics or alteration of common features, and/or the addition of new features such that post development the change would be discernible or appreciable, but the underlying pattern of characteristics or perceptual qualities would remain similar to the baseline condition.
<b>Very Low</b>	Very limited loss, damage or alteration to key characteristics, features or perceptual qualities. The change would not influence the wider character and would be barely discernible or appreciable, approximating to a “no change” situation. The addition of new features or development would not degrade, or may enhance, the baseline condition.

### Beneficial, Adverse or Neutral Change: Landscape Receptors

1.7.23. The magnitude of landscape effects also needs to be assessed as to whether it is a beneficial or adverse change. These are defined as follows:

- For beneficial change the Scheme, or part of it, would appear in keeping with existing landscape character and would make a positive visual and/or physical contribution to key characteristics. Removal of uncharacteristic features would also be a beneficial change;
- For adverse change the Scheme, or part of it, would be perceived as an alien or intrusive component in the context of existing landscape character and would have a negative visual and/ or physical impact; and
- Neutral landscape effects arise when the change proposed results in no discernible improvement or deterioration to the landscape resource. The proposals sit well within the scale, landform and pattern of the landscape and/or would not result in any discernible reduction in scenic quality or change to the intrinsic landscape character of the area.

## 1.8. Methodology for the Assessment of Visual Effects

### Establishing the Visual Baseline

1.8.1. Visual effects relate to how the Scheme may affect the views available to people and their visual amenity. Visual amenity is the visual quality of a site or area as perceived by visual receptors, i.e. the people that experience the view (e.g. residents, workers and visitors). Developments can change people’s direct experience and perception of a view depending on existing context, scale, form, colour and texture of the proposals,

the nature of the activity associated with the Scheme and the distance and angle of view. Visual effects can be experienced through developments altering existing views experienced by residents and frequent users of the area, as well as views experienced by tourists and visitors passing through or visiting the area.

- 1.8.2. Identification of potential visual receptors has been informed by desk and field studies, in conjunction with preparation of the ZTVs, to identify locations where people might be expected to experience views of the Scheme. Visual receptors include people who live in the area, people who work there, people passing through on roads and any other means of transport, people visiting promoted landscapes or attractions, and people engaged in recreational activities. A summary of the potential visual receptors is provided within the baseline section of this assessment.

### Viewpoints

- 1.8.3. A viewpoint is a location from where a view of the Scheme may be gained by a particular receptor or group of receptors. It is not feasible to take photography from every possible viewpoint located in the study area. Photography has been taken from viewpoints, which are representative of the nature of visibility at various distances and in various contexts. Viewpoint photography is used as a tool to come to understand the nature of the potential effects.
- 1.8.4. In order to provide a proportioned number of viewpoints throughout the study areas, viewpoints were agreed with Lincolnshire County Council, South Holland District Council, and Boston Borough Council.
- 1.8.5. The ES viewpoint photography has been taken during the summer months of 2025, and where feasible matched with corresponding winter photography taken at PEIR Stage. Where no winter photography is available, summer photography has been used including a consideration of effects during the winter season.
- 1.8.6. Viewpoints were initially selected as those places from where the Scheme is likely to be visible and would result in notable effects on the view and the receptors. This was informed by maps, fieldwork observations and information on other relevant issues such as access, landscape character and popular vantage points. Viewpoints are selected, in line with GLVIA3 guidance, to be either:
  - Representative viewpoints – those selected to represent the experience of different types of visual receptors, where a large number of viewpoints cannot all be included individually and where notable effects are unlikely to differ. For example, viewpoints may be chosen to represent views of users of a number of footpaths or bridleways. Viewpoints may also be selected to reflect visual elements that inform the landscape resource. Viewpoints capturing cumulative views in conjunction with other relevant development projects;
  - Specific viewpoints – important key viewpoints within the landscape. Examples of these may include local visitor attractions, settlements, routes valued for their scenic amenity, or places with cultural landscape associations; and/or
  - Illustrative viewpoints – those chosen specifically to demonstrate a particular effect or specific issues, e.g. restricted visibility at certain locations.

### Determining Visual Receptor Susceptibility, Value and Sensitivity

- 1.8.7. To determine the scale of visual effects the sensitivity of the receptor must be assessed. This follows the same approach as the assessment of landscape effects.
- 1.8.8. This is achieved through the consideration of the susceptibility of the receptor and the value of the view. Within the assessment, susceptibility and value may not always be noted. In many cases, it is considered sufficient to describe only the sensitivity, which is informed by an overall professional judgement.

#### Susceptibility

- 1.8.9. Susceptibility of visual receptors to changes in views and visual amenity is mainly a function of the activity or occupation of people experiencing the view at particular locations, and the extent to which their attention would be focused on the views and visual experience.
- 1.8.10. In assessing visual receptor susceptibility, the following factors have been accounted for, with a degree of professional judgement:
  - Receptor activities – e.g. residents at home, undertaking leisure, recreational and sporting activities, at work;
  - Movement/duration – whether receptors are likely to be stationary or moving, which influences how long they will be exposed to the change;
  - Orientation – of receptors in relation to the Scheme;
  - Purpose/expectation – of receptors at that location;
  - Context – the quality of the landscape; and
  - Importance of the view/location – popularity of location as indicated by existence of designations or local value.
- 1.8.11. For the purposes of this assessment therefore, susceptibility of visual receptors to change will be defined as presented in the table below.

**Table 12-5: Susceptibility to Change of Views**

Classification	Typical Criteria Descriptors
<b>High</b>	Typical receptors include: <ul style="list-style-type: none"> <li>• Residents at home;</li> <li>• People engaged in outdoor recreation, whose attention/interest is likely to be focused on the landscape or particular views, including strategic/popular Public Rights of Way (PRoW);</li> <li>• Visitors to heritage assets or other attractions, where views of the surroundings are a significant contributor to the experience;</li> <li>• Communities where views contribute to the landscape setting enjoyed by residents; and</li> </ul>

Classification	Typical Criteria Descriptors
	<ul style="list-style-type: none"> <li>Travellers on identified scenic routes which people take to experience or enjoy the view.</li> </ul> <p>For whom:</p> <ul style="list-style-type: none"> <li>The development type would be of high incongruity in the context of the view. Susceptibility would be reduced for development of lesser incongruity.</li> </ul>
<b>Medium</b>	<p>Typical receptors include:</p> <ul style="list-style-type: none"> <li>Travellers on road, rail, or other transport routes who anticipate some enjoyment of landscape as part of the journey but where the attention is not primarily focused on the landscape;</li> <li>Users of local, and less used PRoW or where the attention is not focused on the landscape; and</li> <li>Schools and other institutional buildings and their outdoor areas, play areas.</li> </ul> <p>For whom:</p> <ul style="list-style-type: none"> <li>The development type would be of medium incongruity in the context of the view. Susceptibility would be reduced for development of lesser incongruity.</li> </ul>
<b>Low</b>	<p>Typical receptors include:</p> <ul style="list-style-type: none"> <li>Travellers on road, rail or other transport routes not focused on the landscape/particular views e.g., on motorways and “A” road or commuter routes; and</li> <li>People engaged in outdoor sport/recreation which does not involve/depend upon appreciation of views of the landscape.</li> </ul> <p>For whom:</p> <ul style="list-style-type: none"> <li>The development type would be of low incongruity in the context of the view. Susceptibility would be reduced for development of lesser incongruity.</li> </ul>
<b>Very Low</b>	<p>Typical receptors include:</p> <ul style="list-style-type: none"> <li>People at their place of work whose attention may be focused on their work/activity and not their surroundings.</li> </ul> <p>For whom:</p> <ul style="list-style-type: none"> <li>The development type would be of very low incongruity in the context of the view.</li> </ul>

*Value*

1.8.12. GLVIA3 stresses the importance of considering the value attached to views, for example in relation to heritage assets, or through planning designations. It provides a list of indicators of the value of views in paragraph 6.37 of GLVIA3, including:

- Appearance in guidebooks or tourist maps;
- Provision of facilities, such as parking places, sign boards and interpretive materials; and
- References in literature or art.

1.8.13. The assessment of the value of views is also informed by the location of the viewing place and the quality or designation of the existing elements in the view, as shown in the table below.

**Table 12-6: Visual Value**

Classification	Typical Criteria Descriptors
<b>High</b>	<p>A recognised high-quality view, well-frequented and / or promoted as a beauty spot/visitor destination.</p> <p>A view with cultural associations (recognised in art, literature or other media).</p> <p>A view which relates to the experience of other features, for example heritage assets.</p>
<b>Medium</b>	<p>The view, whilst it may be valued locally, visited to experience the view and / or identified in a Neighbourhood Plan, is not widely recognised for its quality or has low visitor numbers.</p> <p>The view has no strong cultural associations.</p>
<b>Low</b>	<p>A view with no recognised quality and / or with relatively common elements; and is unlikely to be visited specifically to experience the views available.</p>
<b>Very Low</b>	<p>A poor-quality view which is generally likely to be unvalued or regarded as degraded.</p>

*Sensitivity*

1.8.14. Sensitivity is judged as a combination of susceptibility and value. As with all aspects of the methodology, these descriptions are not rigid and requires professional judgement. It must be noted that the classifications set out in the table below are indicative and in practice do not have a clear distinction between criteria levels.

**Table 12-7: Sensitivity of Visual Receptors**

Level	Typical Criteria
<b>High</b>	<p>Activity resulting in a particular interest or appreciation of the view (e.g. residents with principal private views); or people engaged in outdoor recreation whose attention is focused on the landscape</p>

Level	Typical Criteria
	and where people might visit purely to experience the view (such as promoted viewpoints); and/or a view of national value (e.g. within/towards a designated landscape).
<b>Medium</b>	Activity resulting in a general interest or appreciation of the view (e.g. residents or people engaged in outdoor recreation that is not largely focused on an appreciation of the landscape, or people passing through the landscape on defined scenic routes) and/or a view of local or community value (e.g. suburban residential areas, or agricultural land or urban areas).
<b>Low</b>	Activity where interest or appreciation of the view is secondary to the activity or the period of exposure to the view is limited (e.g. people at work, motorists travelling through the area or people engaged in outdoor recreation that does not focus on an appreciation of the landscape) and/or a view of limited value (e.g. featureless agricultural landscape, poor quality urban fringe).
<b>Very Low</b>	Activity where interest or appreciation of the view is inconsequential (e.g. people at work) and/or very low value of existing view (e.g. industrial areas or derelict land).

### Visual Receptor Magnitude of Change

1.8.15. The assessment of the magnitude of change on visual receptors follows similar principles to the magnitude of change on landscape receptors in terms of size or scale, the geographic extent of the area influenced and its duration and reversibility. Within the assessment, these may not always be noted and in many cases, it is considered sufficient to describe only the magnitude of change, which is informed by an overall professional judgement.

#### *Size or Scale*

1.8.16. The judgement in terms of size or scale accounts for the following key factors:

- The scale of change in the view with reference to the loss or addition of features in the view and changes in composition, including the extent of the view occupied by the Scheme;
- The degree of contrast or integration of any new features or changes in the landscape, in terms of form, scale and mass, line, height, colour and texture; and
- The nature of the Scheme within the view, the duration it will be experienced and whether views would be full, partial or glimpsed.

#### *Geographical Extent*

1.8.17. The geographic extent of a visual effect will vary with different receptors, with regard to the following:

- Angle of the view in relation to the main activity of the receptor;
- Distance of the receptor from the Scheme; and
- Extent of the area over which the changes would be visible.

*Duration and Reversibility*

1.8.18. Similarly to the landscape effects, duration and reversibility are separate but linked through consideration. The timescales to be considered for duration are as per those set out for the assessment of landscape effects stated above.

1.8.19. The three elements detailed above are combined to form a judgement of the magnitude of visual effects to the visual receptor. The typical criteria for the magnitude of visual effects have been set out in the table below.

**Table 12-8: Magnitude of Visual Effects (Change)**

Magnitude of Effect (Change)	Typical Criteria Descriptors
<b>High</b>	Likely to result in: <ul style="list-style-type: none"> <li>• Extensive changes to the existing view and/or a change to an extensive proportion of the view or views where the Scheme would become the dominant landscape feature or contrast heavily with the current scene and/or.</li> <li>• Changes where the Scheme is located in the main focus of the view.</li> <li>• And/or at close range or over a large area.</li> <li>• And/or long term (10+ years).</li> <li>• And/or change is irreversible.</li> </ul>
<b>Medium</b>	Likely to result in: <ul style="list-style-type: none"> <li>• Changes will result in changes to the view but not fundamentally change its characteristics.</li> <li>• Changes that would be immediately visible but not be the key features of the view.</li> <li>• Changes where the Scheme is located obliquely to the main focus of the view.</li> <li>• And/or at medium range.</li> <li>• And/or over a narrow area.</li> <li>• And/or medium term (5-10 years).</li> <li>• And/or change is partially reversible.</li> </ul>
<b>Low</b>	Likely to result in: <ul style="list-style-type: none"> <li>• Changes which would not result in a change to the composition of the view.</li> </ul>

Magnitude of Effect (Change)	Typical Criteria Descriptors
	<ul style="list-style-type: none"> <li>• Changes that would only affect a small portion of the view or introduce new features that are not discordant.</li> <li>• Changes where the Scheme is located on the periphery of the main focus of the view.</li> <li>• And/or at long range.</li> <li>• And/or over a small area.</li> <li>• And/or short term (1-5 years).</li> <li>• And/or is partially or substantially reversible.</li> </ul>
<b>Very Low</b>	<p>Likely to result in:</p> <ul style="list-style-type: none"> <li>• Changes which would not result in a change to the composition of the view or changes that would only affect a small portion of the view or introduce new features that are not discordant or changes where the Scheme is located on the periphery of the main focus of the view.</li> <li>• And/or at long range.</li> <li>• And/or over a small area.</li> <li>• And/or temporary (Less than 12 months).</li> <li>• And/or fully reversible.</li> </ul>
<b>No change</b>	Views are not possible.

**Beneficial, Adverse, or Neutral Change: Visual Receptors**

1.8.20. The magnitude also needs to be assessed as to whether it is a beneficial or adverse change. These are defined as follows:

- For beneficial change the Scheme, or part of it, would appear in keeping with existing landscape character and would make a positive visual and/or physical contribution to key characteristics. Removal of uncharacteristic features would also be a beneficial change;
- For adverse change the Scheme, or part of it, would be perceived as an alien or intrusive component in the context of existing landscape character and would have a negative visual and/ or physical effect; and
- Neutral visual effects occur where the change results in no discernible improvement or deterioration to views or visual amenity.

## Significance of Effects

- 1.8.21. The classification (or level) of the landscape or visual effect and the resulting determination of significance is derived from the relationship between the sensitivity of the receptor and the magnitude of the impacts.
- 1.8.22. A guide to this relationship is set out in the matrix in Table 9 below. However, should professional judgement consider that the effect is different to that in the matrix, then a reasoned justification is presented in the assessment.

**Table 12-9: Classification of Effects Matrix**

Sensitivity of receptor	Magnitude of impact (change)				
	High	Medium	Low	Very Low	None
High	Major	Major	Moderate	Minor	Neutral
Medium	Major	Moderate	Minor	Negligible	Neutral
Low	Moderate	Minor	Negligible	Negligible	Neutral
Very Low	Minor	Negligible	Negligible	Neutral	Neutral

- 1.8.23. Following the classification of an effect, clear statements have been made within the LVIA as to whether that effect is significant or not significant. Those effects which would be deemed 'significant' are shaded grey.
- 1.8.24. Residual effects found to be 'moderate' or 'major' are deemed to be 'significant' and may be important or relevant to the decision-making process. Effects found to be 'negligible', 'minor' or 'neutral' are considered to be 'not significant' and may not be important or relevant to the decision-making process, although they may be matters of local concern.
- 1.8.25. GLVIA3 dictates that this is not a prescriptive process: tables and matrices are provided as a guide to how combinations of sensitivity and magnitude are typically combined. Conclusions of significance may differ from those in the table when supported by evidence. GLVIA3 (para 6.42) states that there is no definitive rule regarding what defines a significant effect, but in making the judgement it is reasonable to say that:
- 1.8.26. For landscape effects:
- *“Major loss or irreversible negative effects, over an extensive area, on element and/or aesthetic and perceptual aspect that are key to the character of nationally valued landscape are likely to be of the greatest significance; and*
  - *Reversible negative effects of short duration, over a restricted area, on elements and/or aesthetic and perceptual aspects that contribute to but are not key characteristics of landscape value are likely to be the least Significant and may, depending upon the circumstance, be judged as not Significant”.*

1.8.27. For visual effects:

- *“Effects on people who are particularly sensitive to changes in the views and visual amenity are more likely to be Significant;*
- *Effects on people at recognised and important viewpoints or from recognised scenic routes are more likely to be Significant; and*
- *Large-scale changes which introduce new, non-characteristic or discordant features or intrusive elements into the view are more likely to be Significant than small changes or changes involving features already present within the view”.*

1.8.28. There may be instances where the matrix combination result in a moderate effect, but where professional judgment considers this not to be ‘significant’. Such cases should be supported by clear reasoning. For example, this may occur where new planting screens views that have could be appreciated on a local level, but nevertheless provide biodiversity benefits and enhance landscape condition through the restoration of absent features, with a resulting increase in visual amenity. The level and significance of landscape and visual effects are described with reference to the criteria presented in the table below.

**Table 12-10: Significance of Effect**

Level and Significance of Effect	Landscape	Visual
<b>Major Beneficial (Significant)</b>	Alterations that result in a considerable improvement of the existing landscape resource. Valued characteristic features would be restored or reintroduced.	Alterations that typically result in a pronounced improvement in the existing view.
<b>Moderate Beneficial (Significant)</b>	Alterations that result in a partial improvement of the existing landscape resource. Valued characteristic features would be largely restored or reintroduced.	Alterations that typically result in a noticeable improvement in the existing view.
<b>Minor Beneficial</b>	Alterations that result in a slight improvement of the existing landscape resource. Characteristic features would be partially restored.	Alterations that typically result in a limited improvement in the existing view.
<b>Negligible Beneficial</b>	Alterations that result in a very slight improvement to the existing landscape resource, not uncharacteristic within the receiving landscape.	Alterations that typically result in a barely perceptible improvement in the existing view.

Level and Significance of Effect	Landscape	Visual
<b>Neutral</b>	No alteration to any of the components that contribute to the existing landscape resource.	No change to the existing view.
<b>Negligible Adverse</b>	Alterations that result in a very slight deterioration to the existing landscape resource, not uncharacteristic within the receiving landscape.	Alterations that typically result in a barely perceptible deterioration in the existing view.
<b>Minor Adverse</b>	Alterations that result in a slight deterioration of the existing landscape resource. Characteristic features would be partially lost.	Alterations that typically result in a limited deterioration in the existing view.
<b>Moderate Adverse (Significant)</b>	Alterations that result in a partial deterioration of the existing landscape resource. Valued characteristic features would be largely lost.	Alterations that typically result in a noticeable deterioration in the existing view.
<b>Major Adverse (Significant)</b>	Alterations that result in a considerable deterioration of the existing landscape resource. Valued characteristic features would be wholly lost.	Alterations that typically result in a pronounced deterioration in the existing view.

## 1.9. Assessing Cumulative Effects

- 1.9.1. The assessment of cumulative effects must be considered as part of a landscape and visual impact assessment when it is carried out as part of an Environmental Impact Assessment.
- 1.9.2. GLVIA3<sup>16</sup> defines cumulative landscape and visual effects as those that "*result from additional changes to the landscape or visual amenity caused by the proposed development in conjunction with other developments (associated with or separate to it), or actions occurred in the past, present or are likely to occur in the foreseeable future*".

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<sup>16</sup> Landscape Institute and the Institute of Environmental Management and Assessment. (2013). Guidelines for Landscape and Visual Impact Assessment 3rd Edition. Available as hardcopy only.

- 1.9.3. Cumulative effects occur where there may be additional changes caused by other similar developments alongside the Scheme, or due to the combined effect of a number of developments.

### Cumulative Landscape Effects

- 1.9.4. Cumulative landscape effects are likely to include:
- Effects on the fabric of the landscape as a result of removal or changes in individual elements or features of the landscape and/or the introduction of new elements or features;
  - Effects on the aesthetic aspects of the landscape, for example its scale, sense of enclosure, diversity, pattern and colour, and/or on its perceptual or experiential attributes, such as a sense of naturalness, remoteness or tranquillity; and
  - Effects on the overall character of the landscape as a result of changes in the landscape fabric and/or in aesthetic or perceptual aspects, leading to the modification of key characteristics and possible creation of new landscape character if the changes are substantial enough.
- 1.9.5. The most significant cumulative landscape effects are likely to be those that would give rise to changes in the landscape character of the study area that have major effects on its key characteristics.

### Cumulative Visual Effects

- 1.9.6. Cumulative visual effects concern the effects on views and visual amenity. They are considered in terms of the following:
- Susceptibility of visual receptors that have been assessed;
  - Value attached to views;
  - Size or scale;
  - Geographical extent; and
  - Duration of effects and related timescales.
- 1.9.7. The most significant cumulative visual effects are likely to relate to developments in close proximity to the Site and clearly visible together, as well as developments which are inter-visible, with overlapping ZTVs, even though they may be some distance in between them.

## 1.10. Visualisation (Photomontage) Methodology

- 1.10.1. Visualisations of the Scheme which superimpose the Scheme onto existing photographs for publication with the Environmental Statement. These visualisations have been prepared in accordance with Landscape Institute Technical Guidance Note 06/19: Visual Representation of Development Proposals, and represent 'Type 1' and 'Type 3' visualisations.

- 1.10.2. The photographs for the visualisations were taken with a full frame camera (Canon EOS 5D Mark IV) and 50mm lens combination. The camera was mounted on a Manfrotto 303 SPH panoramic tripod head, levelled using a Manfrotto Leveller, supported on a Manfrotto Tripod. The tripod head was levelled using a spirit level, to avoid pitch and roll. The camera was set with the centre of the lens 1.60m above ground level. Photographs were taken in Manual mode with an aperture of f/8 or f/11 and a fixed focal length throughout. Photographs were taken in landscape orientation. A Sigma 50mm f/1.4 lens was used for all viewpoint photographs.
- 1.10.3. To ensure consistent geometry each image was cylindrically re-projected, as above. This ensures that a full 360 degree panorama can be created to match the 3D model view. From the 360 degree panorama a 90 (or 180 degree) degree portion can be extracted to present the context view, as shown in the resulting visualisations.
- 1.10.4. The position of each camera location was surveyed using Spectra Precision GNSS equipment with Real Time Kinematic Correction (RTK) which achieves an accuracy down to 1cm in eastings, northings and height (metres Above Ordnance Datum). The equipment included Spectra Precision SP85 GNSS smart antennae with Panasonic Touchpad data recorder.
- 1.10.5. In order to present the Type 3 visualisations, details have been added using CAD data to a three-dimensional computer model of the Scheme to achieve a realistic representation of the Scheme.
- 1.10.6. Once this model is created it has been positioned in 3D software using the general arrangement drawings.
- 1.10.7. A virtual camera was then placed within the scene at the correct surveyed location. The virtual 3D camera has been rotated to the correct position with the captured photography as a backplate and the survey points has been used to verify the alignment.
- 1.10.8. To obtain photo-realism, physically accurate lighting is required alongside materials and textures. V-RaySun and V-RaySky reproduce the real-life Sun and Sky environment of the earth. Both are coded so that they change their appearance depending on several factors, such as the direction of the V-RaySun; which was dynamically linked and georeferenced to the real-world position of the Principal Site, the time, day and month.
- 1.10.9. Using this lighting system, alongside the physically accurate material properties, the software calculates the effects of the sun and sky conditions on the appearance of the Scheme, illustrating the anticipated effects.
- 1.10.10. Once the rendering stage is complete, the images have been brought into Adobe Photoshop to superimpose the Scheme onto the digital images of the Site. The foreground details such as trees, buildings or topography will then be overlaid as masks; ensuring the depth of the various items is represented correctly. If required, the rendered image have then been further edited to accurately match the colour, saturation and environmental effects shown in the original photograph.

- 1.10.11. Type 1 visualisations include the baseline photography annotated with the approximate location of visible elements of the Scheme indicated with different colours and explanatory text.
- 1.10.12. Type 3 visualisations include relevant cumulative development projects as seen from key viewpoint locations. Cumulative visualisations are provided as separate photosheets.
- 1.10.13. The split of Type 1 and Type 3 visualisations was consulted on and agreed with Lincolnshire County Council, South Holland District Council and Boston Borough Council.

