

Landscape Receptor	Hierarchy of Importance	Sensitivity	Change to Landscape (Impact)	Landscape Effect Year 1 pre-mitigation	Landscape Effect Year 15 with mitigation	Comparison with Appellant Effect Year 1	Comparison with Appellant Effect Year 15	Notes
Wider Landscape Character Effects								
NCA 35	National	Medium	Low-Medium	Slight-Moderate adv	Slight Adv	Not assessed	Not assessed	Considers the proposals <i>will not result in any noteworthy effects</i>
Local Landscape Character Effects								
LCA 5e and LCT 5	Local	Medium	Medium	Moderate adv	Moderate adv	Moderate adverse	Not stated	Appellant considers that effect will be long term and permanent but effects would reduce as landscape matures. I would consider this a notable/significant level of effect
The Site and immediate surroundings	Local	Medium-High	High	Moderate Substantial adv	Moderate Substantial adv	Major-Moderate	Major-Moderate	Appellant considers sensitivity medium but overall effect is determined as the same. I would consider this a notable/significant level of effect

Langho Settlement	Local	Medium	Medium-High	Moderate Substantial adv	Moderate Substantial adv	Not considered separately	Not considered separately	
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Table 1. Landscape Effects

View	Comparable Appellant View	Sensitivity	Change to view (Impact)	Visual Effect Year 1 pre-mitigation	Visual Effect Year 15 with mitigation	Comparison with Appellant Effect Year 1	Comparison with Appellant Effect Year 15	Notes
1 properties on A59 adjacent to Site in north west corner	R6/R7	Medium	High	Moderate-Substantial adv	Moderate adv	R6 no effect R7 Moderate effect	R6 no effect R7 Moderate effect	Assessed as Wade Platts and Wildmans Farmhouse. I would consider this a notable/significant level of effect
2 A59 highway	No equivalent	Low-Medium	High	Moderate-Substantial adv	Moderate-Substantial adv			I would consider this a notable/significant level of effect for users other than motor vehicles
3 property north of A59 opposite Site	R1	Low (vehicle) Medium (highway users and residential)	High	Moderate Substantial adv	Moderate Substantial adv	R1 Moderate adv	Minor adverse	Green Nook property on A59. The appellant considers that change from this location will be no greater than medium and that mitigation will reduce this. I don't agree with

								this analysis. My assessment is of a notable/significant level of effect
4 Footpath 6 north of Site	4	High	Low	Moderate adv	Slight-Moderate adv	No effect	No effect	Assessed as footpath 6 north of Site. We disagree that the site is visible and that the proposals will be notable. Pre mitigation effects in my opinion are notable and significant
5 footpath 6 south	3	High	High	Substantial adv	Substantial adv	Major adv	Major adv	I would consider this a notable/significant level of effect
6 footpath 6 north	2	High	High	Substantial adv	Substantial adv	Major adv	Major adv	I would consider this a notable/significant level of effect
7 Railway platform	1 S1	Medium-High	High	Moderate-Substantial adv	Moderate Substantial adv	Minor Adv		Appellant assess S1 Langho village and acknowledges large visibility of the Site from the station and from neighbouring properties
Properties at western edge of Northcote park	R2	Medium	Medium-High	Moderate - Substantial adv	Moderate adv	Major-Moderate adv	Moderate adv	I would consider this a notable/significant level of effect
Moorland Rd and	R3	Medium	High	Moderate-Substantial adv	Moderate Substantial adv	Major-Moderate adv	Major-Moderate adv	

Bushburn Drive								
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Table 2 Visual Effects