

- A.5.3 Determination of the significance of an effect requires the application of professional judgement to balance the findings in relation to the sensitivity of the receptor and the magnitude of the predicted impacts.
- A.5.4 The GLVIA3 advocate a move away from formulaic matrices and tables and encourages an approach using professional judgement. Analysis and consideration of value and susceptibility gives rise to a spectrum of judgements on sensitivity, which along with magnitude inform decision making of the effects and help to determine the acceptability of a proposal in landscape and visual terms.
- A.5.5 The criteria for determining the significance of effects for landscape and visual impacts are set out in the following tables, below. These criteria are based on guidance provided by the Landscape Institute.

**Table A.6: Criteria for determining significance of landscape effects**

<b>Significance of Effect</b>	<b>Description</b> <b>The proposed development would:</b>
Major Adverse (Negative) Effect	Be at substantial variance with the character of the receiving landscape. Result in the total loss of a range of characteristic elements and features. Damage the sense of place.
Moderate Adverse (Negative) Effect	Be at variance or inconsistency with the character of the receiving landscape. Degrade or diminish the integrity of a range of characteristic elements and features. Detract from the sense of place.
Minor Adverse (Negative) Effect	Not quite fit the character of the receiving landscape. Have some variance with characteristic elements and features. Have a limited influence on sense of place.
Neutral/Negligible Effect	Maintain the character of the receiving landscape. Blend in with characteristic elements and features. Enable the sense of place to be retained.
Minor Beneficial (Positive) Effect	Complement the character of the receiving landscape. Maintain or enhance characteristic elements and features. Enable some sense of place to be restored.

<b>Significance of Effect</b>	<b>Description</b>
	<b>The proposed development would:</b>
Moderate Beneficial (Positive) Effect	<p>Improve the character of the receiving landscape.</p> <p>Enable the restoration of characteristic elements and features partially lost or diminished as a result of changes from previous inappropriate management or development.</p> <p>Enable the sense of place to be restored.</p>
Major Beneficial (Positive) Effect	<p>Enhance the character of the receiving landscape.</p> <p>Enable the restoration of characteristic elements and features lost as a result of changes from previous inappropriate management or development.</p> <p>Enable the sense of place to be enhanced.</p>

**Table A.7: Criteria for determining significance of visual effects**

<b>Significance of Effect</b>	<b>Description</b>
Major Adverse	The proposed development project would cause major deterioration to a view from a highly sensitive receptor, and would constitute a major discordant element in the view.
Moderate Adverse	The proposed development would cause obvious deterioration to a view from a moderately sensitive receptor, perceptible damage to a view from a receptor of lower sensitivity or limited damage to views to receptors of higher sensitivity.
Minor Adverse	The proposed development would cause limited deterioration to a view from a moderately sensitive receptor, or cause greater deterioration to a view from a receptor of lower sensitivity.
Negligible Adverse	The proposed development and associated changes would be barely perceptible in a view. Changes will be negative (adverse) however this degree of change is not likely to be material and therefore no distinction is made.
Neutral	The change in the view would be barely perceptible but would not be apparent as either a positive or negative change.
Nil	There would be no view of the proposed development.
Negligible Beneficial	The proposed development and associated changes would be barely perceptible in a view. Changes will be positive (beneficial) however this degree of change is not likely to be material and therefore no distinction is made.
Minor Beneficial	The proposed development would cause limited improvement to a view from a moderately sensitive receptor, or would cause greater improvement to a view from a receptor of lower sensitivity.

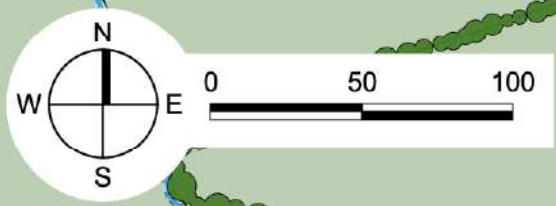
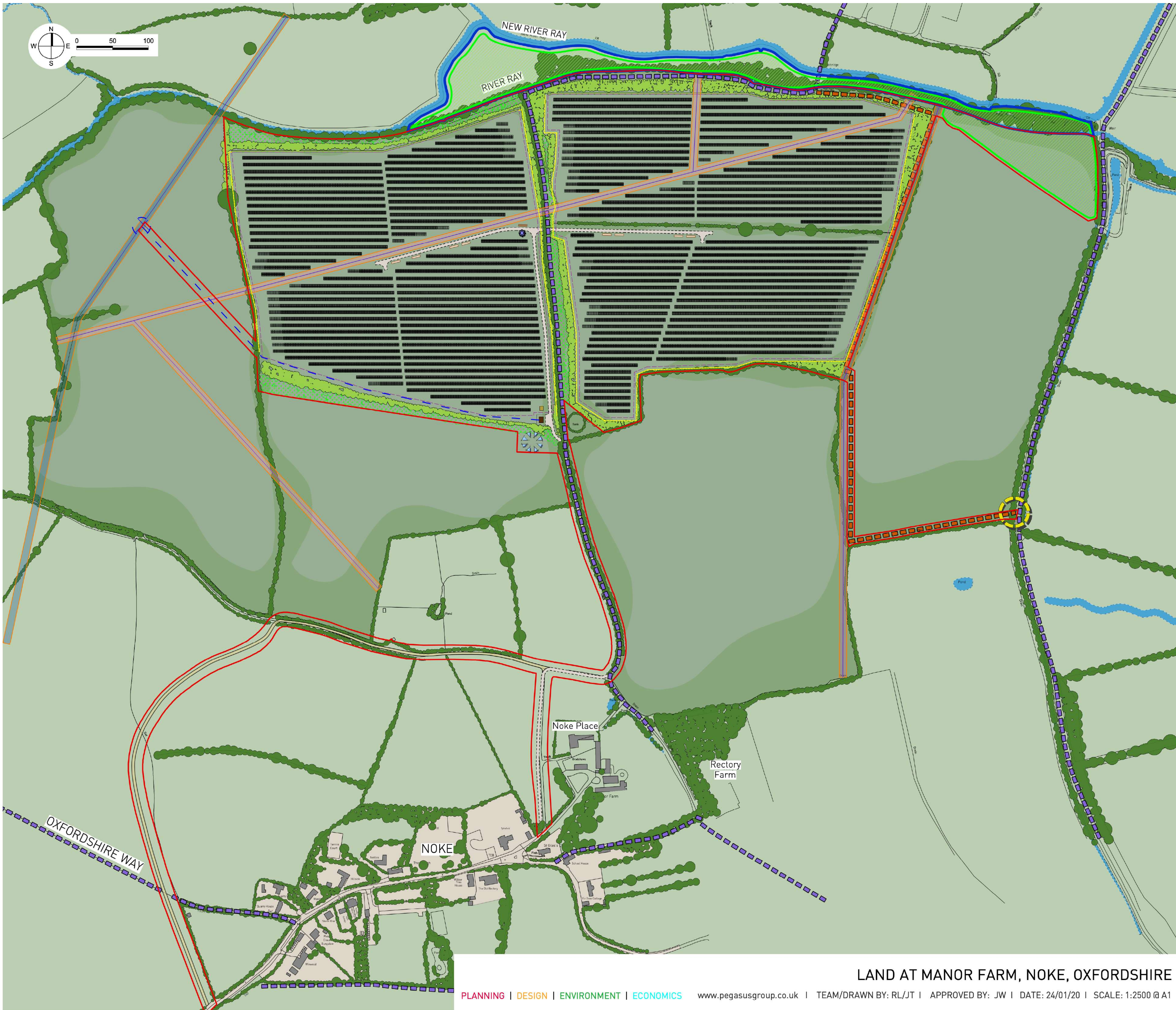
<b>Significance of Effect</b>	<b>Description</b>
Moderate Beneficial	The proposed development would cause obvious improvement to a view from a moderately sensitive receptor, perceptible improvement to a view from a receptor of lower sensitivity or limited improvements to views to receptors of higher sensitivity.
Major Beneficial	The proposed development would lead to a major improvement in a view from a highly sensitive receptor.

A.5.6 For both landscape and visual effects, interim categories of 'negligible to minor', 'minor to moderate' and 'moderate to major' are used where the judgements on an effect are determined to fit across the descriptive criteria for significance banding.


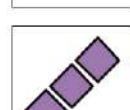
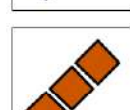

## **Appendix B: Development Framework Plan**







**KEY**

-  SITE BOUNDARY (TBC)  
43.78 HA / 108.18 ACRES
-  ADDITIONAL LAND WITH LANDOWNERS CONTROL (TBC)  
3.05 HA / 7.53 ACRES
-  PROPOSED LOCATION OF SOLAR MODULES
-  SPARES CABIN
-  INVERTERS AND ASSOCIATED INFRASTRUCTURE
-  CUSTOMER SWITCHGEAR
-  DNO CABIN
-  EXISTING ELECTRICITY PYLONS AND POWERLINES (11KV)
-  EXISTING ELECTRICITY PYLONS AND POWERLINES (33KV)
-  PROPOSED TEMPORARY CONSTRUCTION ACCESS TRACK TO AVOID TRAFFIC THROUGH NOKE VILLAGE - USING TEMPORARY ACCESS MATTING
-  PROPOSED OPERATIONAL SERVICE TRACKS - ACCESS FROM NOKE VILLAGE UTILISING EXISTING AGRICULTURAL ACCESS TRACK
-  EXISTING PUBLIC RIGHT OF WAY
-  PERMISSIVE FOOTPATH ROUTE
-  EXISTING GREEN INFRASTRUCTURE
-  PROPOSED TREE, HEDGEROW AND SCRUB PLANTING (SEE SEPARATE DETAILED LANDSCAPING SCHEME FOR FULL DETAILS)
-  PROPOSED NEW BIODIVERSE GRASSLAND PLANTING
-  PROPOSED DESIGNATED ECOLOGY ENHANCEMENT AREA (SEE SEPARATE DETAILED LANDSCAPING SCHEME FOR FULL DETAILS)
-  EXISTING WATERBODIES
-  PROPOSED PERIMETER FENCING INCLUDING CCTV CAMERAS
-  PROPOSED 4M WIDE BIODIVERSE GRASSLAND PLANTING BUFFER AROUND PERIMETER FENCING
-  UNDERGROUND DNO CABLE ROUTE
-  GRID CONNECTION POINT
-  PROPOSED 1M WIDE BIODIVERSE GRASSLAND PLANTING BUFFER AROUND PERIMETER FENCING
-  20' WELFARE CONTAINER
-  TIMBER FOOTBRIDGE
-  CONSTRUCTION COMPOUND



**LAND AT MANOR FARM, NOKE, OXFORDSHIRE | DEVELOPMENT FRAMEWORK PLAN**