

Prosiect Maen Hir

Solar a Storio Ynni



Preliminary Environmental Information Report Volume III

Appendix 6-2 LVIA Legislation, Planning Policy and Guidance

Prosiect Maen Hir - September 2024

EN010156

lightsource bp



Table of Contents

1	Introduction.....	Error! Bookmark not defined.
1.1	Legislation.....	4
1.2	National Policy and Guidance.....	5
1.3	Local Policy and Guidance.....	15

1 Legislation

1.1.1 The following legislation of relevance to this LVIA includes:

- The Town and Country Planning (Environmental Impact Assessment) Regulations 2017
- The Countryside and Rights of Way Act 2000 (CRoW Act)
- The Levelling-Up and Regeneration Act 2023

1.1.2 The Town and Country Planning (Environmental Impact Assessment) Regulations 2017, Schedule 4, states that Environmental Impact Assessment (EIA) must include:

“A description of the factors specified in regulation 4(2) likely to be significantly affected by the development: population, human health, biodiversity (for example fauna and flora), land (for example land take), soil (for example organic matter, erosion, compaction, sealing), water (for example hydromorphological changes, quantity and quality), air, climate (for example greenhouse gas emissions, impacts relevant to adaptation), material assets, cultural heritage, including architectural and archaeological aspects, and landscape.”

1.1.3 The primary legislation relating to National Landscapes is set out in the Countryside and Rights of Way Act 2000 (CRoW Act). This legislation uses the original term for National Landscapes, ‘Areas of Outstanding Natural Beauty’ (AONB). The CRoW Act clarifies the procedure and purpose of designating AONBs and consolidates the provisions of previous legislation. The CRoW Act also requires all relevant authorities to have regard to the purpose of conserving and enhancing the natural beauty of AONBs when performing their functions. The CRoW Act 2000 provides for public access on foot to certain types of land, amends the law relating to public rights of way, and provides for better management of AONB’s.

1.1.4 The Levelling-up and Regeneration Act (2023) amended Section 85 of the CRoW Act, creates a new duty on relevant authorities to “*seek to further the purpose of conserving and enhancing the natural beauty of the area*” when discharging their functions within the AONB (now known as National Landscapes). The new duty replaces the previous requirement for relevant authorities to “*have regard*” to the

purpose of AONBs and is intended as a more proactive and strengthened requirement.

2 National Policy and Guidance

2.1.1 The following national planning policies and guidance are of relevance to this LVIA includes:

- NSIP National Policy Statements (NPS) Overarching National Policy Statement for Energy (EN-1) November 2023;
- NSIP National Policy Statements (NPS) for Renewable Energy (EN-3) November 2023;
- NSIP National Policy Statement (NPS) for Electricity Networks Infrastructure (EN-5) March 2023;
- Future Wales: The National Plan 2040;
- Planning Policy Wales, Edition 12, (Feb 2024); and
- Designing for Renewables Energy in Wales (Nov 2023) prepared by the Design Commission for Wales – Section 6.0 Designing solar farms.

2.2 NSIP National Policy Statements (NPS) Overarching National Policy Statement for Energy (EN-1)

2.2.1 NPS EN-1, Section 4.6, Environmental and Biodiversity Net Gain, para 4.6.1:

“Environmental net gain is an approach to development that aims to leave the natural environment in a measurably better state than beforehand. Projects should therefore not only avoid, mitigate and compensate harms, following the mitigation hierarchy, but also consider whether there are opportunities for enhancements.”

2.2.2 NPS EN-1, Section 4.6, Environmental and Biodiversity Net Gain, para 4.6.13:

“In addition to delivering biodiversity net gain, developments may also deliver wider environmental gains and benefits to communities relevant to the local area, and to national policy priorities, such as:

- *landscape enhancement;*
- *increased access to natural greenspace; or*
- *the enhancement, expansion or provision of trees and woodlands.”*

The scope of potential gains will be dependent on the type, scale, and location of specific projects. Applicants should look for a holistic approach to delivering wider

environmental gains and benefits through the use of nature-based solutions and Green Infrastructure.”

- 2.2.3 NPS EN-1, Section 4.7, Criteria for Good Design for Energy Infrastructure, para 4.7.1:

“The visual appearance of a building, structure, or piece of infrastructure, and how it relates to the landscape it sits within, is sometimes considered to be the most important factor in good design. But high quality and inclusive design goes far beyond aesthetic considerations. The functionality of an object – be it a building or other type of infrastructure – including fitness for purpose and sustainability, is equally important.”

- 2.2.4 NPS EN-1, Section 4.7, Criteria for Good Design for Energy Infrastructure, para 4.7.2:

“Applying good design to energy projects should produce sustainable infrastructure sensitive to place, including impacts on heritage, efficient in the use of natural resources, including land-use, and energy used in their construction and operation, matched by an appearance that demonstrates good aesthetic as far as possible. It is acknowledged, however that the nature of energy infrastructure development will often limit the extent to which it can contribute to the enhancement of the quality of the area.”

- 2.2.5 NPS EN-1, Section 5.10, Landscape and Visual, para 5.10.1:

“The landscape and visual effects of energy projects will vary on a case by case basis according to the type of development, its location and the landscape setting of the proposed development. In this context, references to landscape should be taken as covering seascape and townscape where appropriate.”

- 2.2.6 NPS EN-1, Section 5.10, Landscape and Visual, para 5.10.4:

“Landscape effects arise not only from the sensitivity of the landscape but also the nature and magnitude of change proposed by the development, whose specific siting and design make the assessment a case-by-case judgement.”

- 2.2.7 NPS EN-1, Section 5.10, Landscape and Visual, para 5.10.5:

“Virtually all nationally significant energy infrastructure projects will have adverse effects on the landscape, but there may also be beneficial landscape character impacts arising from mitigation.”

- 2.2.8 NPS EN-1, Section 5.10, Landscape and Visual, para 5.10.6:

“Projects need to be designed carefully, taking account of the potential impact on the landscape. Having regard to siting, operational and other relevant constraints

the aim should be to minimise harm to the landscape, providing reasonable mitigation where possible and appropriate.”

2.2.9 NPS EN-1, Section 5.10, Landscape and Visual, para 5.10.7:

“National Parks, the Broads and AONBs have been confirmed by the government as having the highest status of protection in relation to landscape and natural beauty. Each of these designated areas has specific statutory purposes. Projects should be designed sensitively given the various siting, operational, and other relevant constraints. For development proposals located within designated landscapes the Secretary of State should be satisfied that measures which seek to further purposes of the designation are sufficient, appropriate and proportionate to the type and scale of the development.”

2.2.10 NPS EN-1, Section 5.10, Landscape and Visual, para 5.10.8:

“The duty to seek to further the purposes of nationally designated landscapes also applies when considering applications for projects outside the boundaries of these areas which may have impacts within them. In these locations, projects should be designed sensitively given the various siting, operational, and other relevant constraints. The Secretary of State should be satisfied that measures which seek to further the purposes of the designation are sufficient, appropriate and proportionate to the type and scale of the development.”

2.2.11 NPS EN-1, Section 5.10, Landscape and Visual, para 5.10.12:

“Outside nationally designated areas, there are local landscapes that may be highly valued locally. Where a local development document in England or a local development plan in Wales has policies based on landscape or waterscape character assessment, these should be paid particular attention. However, locally valued landscapes should not be used in themselves to refuse consent, as this may unduly restrict acceptable development.”

2.2.12 NPS EN-1, Section 5.10, Landscape and Visual, para 5.10.13:

“All proposed energy infrastructure is likely to have visual effects for many receptors around proposed sites.”

2.2.13 NPS EN-1, Section 5.10, Landscape and Visual, para 5.10.14:

“The Secretary of State will have to judge whether the visual effects on sensitive receptors, such as local residents, and other receptors, such as visitors to the local area, outweigh the benefits of the project.”

2.3 NSIP National Policy Statements for Renewable Energy (EN-3)

2.3.1 NPS EN-3, Section 2.10, Solar Photovoltaic Generation, para 2.10.94:

“The approach to assessing cumulative landscape and visual impact of large-scale solar farms is likely to be the same as assessing other onshore energy infrastructure. Solar farms are likely to be in low lying areas of good exposure and as such may have a wider zone of visual influence than other types of onshore energy infrastructure.”

2.3.2 NPS EN-3, Section 2.10, Solar Photovoltaic Generation, para 2.10.95:

“However, whilst it may be the case that the development covers a significant surface area, in the case of ground-mounted solar panels it should be noted that with effective screening and appropriate land topography, the area of a zone of visual influence could be appropriately minimised.”

2.3.3 NPS EN-3, Section 2.10, Solar Photovoltaic Generation, para 2.10.96:

“Landscape and visual impacts should be considered carefully pre-application. Potential impacts on the statutory purposes of nationally designated landscapes should form a part of the pre-application process.”

2.3.4 NPS EN-3, Section 2.10, Solar Photovoltaic Generation, para 2.10.97:

“Applicants should carry out a landscape and visual assessment and report it in the ES. Visualisations may be required to demonstrate the effects of a proposed solar farm on the setting of heritage assets and any nearby residential areas or viewpoints.”

2.3.5 NPS EN-3, Section 2.10, Solar Photovoltaic Generation, para 2.10.98:

“Applicants should follow the criteria for good design set out in Section 4.7 of EN-1 when developing projects and will be expected to direct considerable effort towards minimising the landscape and visual impact of solar PV arrays especially within nationally designated landscapes.”

2.3.6 NPS EN-3, Section 2.10, Solar Photovoltaic Generation, para 2.10.99:

“Whilst there is an acknowledged need to ensure solar PV installations are adequately secured, required security measures such as fencing should consider the need to minimise the impact on the landscape and visual impact (see paragraphs 2.10.46 – 2.10.48 above).”

2.3.7 NPS EN-3, Section 2.10, Solar Photovoltaic Generation, para 2.10.100:

“The applicant should consider as part of the design, layout, construction, and future maintenance plans how to protect and retain, wherever possible, the growth of vegetation on site boundaries, as well as the growth of existing hedges, established vegetation, including mature trees within boundaries. Applicants should also consider opportunities for individual trees within the boundaries to grow on to maturity.”

2.3.8 NPS EN-3, Section 2.10, Solar Photovoltaic Generation, para 2.10.101:

“The impact of the proposed development on established trees and hedges should be informed by a tree survey and arboricultural/hedge assessment as appropriate.”

2.4 NSIP National Policy Statement (NPS) for Electricity Networks Infrastructure (EN-5) March 2023

2.4.1 NPS EN-5, Section 2.2, Factors influencing site selection and design, para 2.2.8:

“There will usually be a degree of flexibility in the location of the development’s associated substations, and applicants should consider carefully their placement in the local landscape, as well as their design.”

2.4.2 NPS EN-5, Section 2.2, Factors influencing site selection and design, para 2.2.9:

“In particular, the applicant should consider such characteristics as the local topography, the possibilities for screening of the infrastructure and/or other options to mitigate any impacts. (See Section 2.10 below and Section 5.10 in EN-1.)”

2.4.3 NPS EN-5, Section 2.2, Factors influencing site selection and design, para 2.2.10:

“As well as having duties under Section 9 of the Electricity Act 1989, (in relation to developing and maintaining an economical and efficient network), applicants must take into account Schedule 9 to the Electricity Act 1989, which places a duty on all transmission and distribution licence holders, in formulating proposals for new electricity networks infrastructure, to “have regard to the desirability of preserving natural beauty, of conserving flora, fauna and geological or physiographical features of special interest and of protecting sites, buildings and objects of architectural, historic or archaeological interest; and ...do what [they] reasonably can to mitigate any effect which the proposals would have on the natural beauty of the countryside or on any such flora, fauna, features, sites, buildings or objects.”

2.4.4 NPS EN-5, Section 2.9, Landscape and Visual Impacts, para 2.9.9:

“New substations, sealing end compounds (including terminal towers), and other above-ground installations that serve as connection, switching, and voltage transformation points on the electricity network may also give rise to adverse landscape and visual impacts.”

2.4.5 NPS EN-5, Section 2.9, Landscape and Visual Impacts, para 2.9.12:

“Landscape and visual benefits may arise through the reconfiguration, rationalisation, or undergrounding of existing electricity network infrastructure. Though mitigation of the landscape and visual impacts arising from overhead lines

and their associated infrastructure is usually possible, it may not always be so, and the impossibility of full mitigation in these cases does not countermand the need for overhead lines.”

2.4.6 NPS EN-5, Section 2.9, Landscape and Visual Impacts, para 2.9.18:

“The Horlock Rules – guidelines for the design and siting of substations – were established by National Grid in 2009 in pursuance of its duties under Schedule 9 to the Electricity Act 1989. These principles should be embodied in applicants’ proposals for the infrastructure associated with new overhead lines.”

2.4.7 NPS EN-5, Section 2.9, Landscape and Visual Impacts, para 2.9.19:

“In brief, the Horlock Rules state that applicants should:

- *Consider environmental issues from the earliest stage to balance the technical benefits and capital cost requirements for new developments against the consequential environmental effects in order to keep adverse effects to a reasonably practicable minimum.*
- *Seek to avoid altogether internationally and nationally designated areas of the highest amenity, cultural or scientific value by the overall planning of the system connections.*
- *Protect as far as reasonably practicable areas of local amenity value, important existing habitats and landscape features including ancient woodland, historic hedgerows, surface and ground water sources and nature conservation areas.*
- *Take advantage of the screening provided by land form and existing features and the potential use of site layout and levels to keep intrusion into surrounding areas to a reasonably practicable minimum.*
- *Keep the visual, noise and other environmental effects to a reasonably practicable minimum.*
- *Consider the land use effects of the proposal when planning the siting of substations or extensions.*
- *Consider the options available for terminal towers, equipment, buildings and ancillary development appropriate to individual locations, seeking to keep effects to a reasonably practicable minimum.*
- *Use space effectively to limit the area required for development consistent with appropriate mitigation measures and to minimise the adverse effects on existing land use and rights of way, whilst also having regard to future extension of the substation.*

- *Make the design of access roads, perimeter fencing, earth-shaping, planting and ancillary development an integral part of the site layout and design, so as to fit in with the surroundings.*
- *In open landscape especially, high voltage line entries should be kept, as far as possible, visually separate from low voltage lines and other overhead lines so as to avoid a confusing appearance.*
- *Study the inter-relationship between towers and substation structures and background and foreground features so as to reduce the prominence of structures from main viewpoints. Where practicable the exposure of terminal towers on prominent ridges should be minimised by siting towers against a background of trees rather than open skylines.”*

2.4.8 NPS EN-5, Section 2.10, Landscape and Visual, para 2.10.5:

“In addition to good design in accordance with the Holford and Horlock rules (please see paragraphs 2.9.16 - 2.9.19), and the consideration of undergrounding or rerouting the line where possible, the principal opportunities for mitigating adverse landscape and visual impacts of electricity networks infrastructure are:

- *Consideration of network reinforcement options (where alternatives exist) which may allow improvements and/or extensions to an existing line rather than the building of an entirely new line;*
- *Selection of the most suitable type and design of support structure in order to minimise the overall visual impact on the landscape. In particular,*
- *Ensuring that towers are of the smallest possible footprint and internal volume; and*
- *The rationalisation, reconfiguration, and/or undergrounding of existing electricity networks infrastructure in the vicinity of the proposed development.”*

2.5 Future Wales: The National Plan 2040

2.5.1 Future Wales – the National Plan 2040 sets out the national development framework with a strategy for addressing key priorities through the planning system.

2.5.2 Section 2 – Wales: An Overview, notes on page 31:

“Our landscapes are amongst the best in the world and tell the story of our nation from volcanoes, glaciers, mountains and river valleys to castles, farms, industrial heritage and ports...[and that]...a quarter of our country is covered by our three National Parks and five Areas of Outstanding Natural Beauty.”

2.5.3 Section 5 – The Regions, identifies that the site is located within the North region and regional strategic diagram identifies “*Anglesey Energy Island, including Wylfa Newydd.*”

2.5.4 Managing Growth, Policy 22 notes with regards to landscape and visual issues:
“Managing the North’s outstanding historic and natural resources is a priority for the region. Outstanding places include the coast and the Llŷn peninsula, Snowdonia National Park, and the Clwydian Range and Dee Valley Area of Outstanding Natural Beauty; and the Pontcysyllte Aqueduct and Canal and the Castles and Town Walls of King Edward World Heritage Site. They should be protected for the enjoyment of future generations and help to provide economic benefits for the region’s communities.”

2.5.5 The Project is not located within the context of the outstanding places identified by Future Wales, page 121.

2.6 Planning Policy Wales, Edition 12

2.6.1 Planning Policy Wales (PPW, Edition 12, Feb 2024) sets out the national policies with Chapter 6, Distinctive and Natural Places, being the most relevant to the scope of this LVIA.

2.6.2 PPW para 6.3.3 (page 139) advises:

“All the landscapes of Wales are valued for their intrinsic contribution to a sense of place, and local authorities should protect and enhance their special characteristics, whilst paying due regard to the social, economic, environmental and cultural benefits they provide, and to their role in creating valued places.”

2.6.3 PPW para 6.3.4 (page 140) notes:

“Where adverse effects on landscape character cannot be avoided, it will be necessary to refuse planning permission.”

2.6.4 PPW para 6.3.5 (page 140) states that:

“The statutory landscape designations that apply in Wales are National Parks, and AONBs. Planning authorities have a statutory duty to have regard to National Parks and AONB purposes. This duty applies in relation to all activities affecting National Parks and AONBs, whether those activities lie within, or in the setting of, the designated areas.”

2.6.5 PPW para 6.3.12 (page 142) states that:

“Planning authorities should provide for the conservation and, where appropriate, enhancement of local landscapes. This may include policies for landscape features, characteristics and qualities of local significance, and the designation of Special Landscape Areas (SLA’s)... LANDMAP and any associated landscape character assessments (including the register of historic landscapes in Wales) should be used to inform local landscape policies and SPG...”

2.6.6 PPW para 6.3.13 (page 142) states that:

“SLAs are non-statutory designations that define local areas of high landscape importance, which may be unique, exceptional or distinctive to the area. Planning authorities should apply these designations where there is good reason to believe that normal planning policies cannot provide the necessary protection.”

2.6.7 PPW para 6.3.15 (page 142) states that:

“UNESCO Global Geoparks and Biospheres are areas of international geological significance, managed with a holistic concept of protection, education and sustainable development. Regionally Important Geodiversity Sites (RIGS) are non-statutory site designations that recognise locally or regionally important geological and geomorphological landscape features. RIGS are selected for their educational, scientific, historic and aesthetic qualities, to and designated through development plans.”

2.6.8 PPW para 6.3.16 (page 142) states that:

“Planning authorities should protect the features and qualities for which Geoparks and RIGS have been designated, and are encouraged to promote opportunities for the incorporation of geological features within the design of development, particularly where relevant evidence is provided by Green Infrastructure Assessments.”

2.6.9 PPW para 6.3.19 (page 143) states that:

“LANDMAP is an important information resource, methodology, and monitoring baseline for the landscapes of Wales, which can help inform planning for the sustainable management of natural resources in an area. LANDMAP describes and evaluates the physical, ecological, visual, cultural and historic aspects of the landscapes of Wales, and provides the basis of a consistent, quality assured national approach to landscape assessment. LANDMAP assessments can help to inform green infrastructure assessments, SPG on landscape, development management decisions, landscape character assessment, special landscape areas (SLAs), local distinctiveness, design, and landscape sensitivity studies.”

2.6.10 PPW para 6.3.20 (page 136) notes that:

“LANDMAP is an important information resource, methodology and monitoring baseline for the landscape of Wales, which can help to inform planning for sustainable management of the natural resources in an area...[and that]...LANDMAP assessments can help to inform...development management decisions, landscape character assessments, Special Landscape Areas (SLA’s), local distinctiveness, design and landscape sensitivity studies.” The Natural Resources Wales LANDMAP database will inform the baseline condition assessments within the LVIA in accordance with PPW paragraph 6.3.20.”

2.6.11 PPW para 6.3.21 (page 143) notes that:

“Planning authorities should draw upon LANDMAP in the preparation of landscape plans and assessments needed to inform development plans, SPGs and the development management process. LANDMAP assessments should be published.”

2.7 DCfW Designing for Renewables Energy in Wales (Nov 2023)

2.7.1 The Design Commission for Wales (DCfW) guidance for renewable energy development considers landscape change within para 6.1:

“The Welsh Government strongly supports the development of renewable and low carbon energy, including as part of its energy transformation strategy, and sets out its policy position in policies 17 and 18 of Future Wales: The National Plan 2040, shown at the beginning of this document. Solar arrays/farms/installations above the 10MW threshold for DNS must respond to the requirements of Future Wales Policy 18.

It is fully acknowledged that solar farm development, as with wind turbine development, will impact on the appearance of the Welsh landscape. The ambition of these guidelines is that solar farms will be designed in a manner that complements the qualities of existing landscapes.”

2.7.2 DCfW para 6.4, solar farm layout and response to landscape scale, states that:

“Important factors to be considered in generating the site landscape approach include the scale of panel arrays; how they are subdivided into smaller ‘fields’ of panels; the spacing between ‘fields’ of arrays; and planting of land strips between them.

There is the opportunity with larger arrays to split the solar farm into smaller elements, connected together to a common substation or transmission route, with the consent containing several discrete ‘farms’. This more dispersed approach maybe more appropriate in smaller scale landscapes and may also aid successful screening of the development.”

2.7.3 DCfW para 6.8, cumulative impacts, states that:

“The cumulative effect of developing solar farms adjacent to existing facilities should be carefully considered for their combined impact on the landscape. In these instances, consideration should be given to the geometric patterns and forms that will result, and to landscape planting strategies to divide solar farms from one another, to retain the scale of landscape subdivision that is characteristic of the setting.”

2.7.4 DCfW para 6.8, ancillary infrastructure, states that:

“The siting and design of ancillary infrastructure needs to relate to the key characteristics of the landscape. Careful siting of the substations, transmission lines, access tracks and control buildings will help to enhance a solar farm design.

Landscape and visual impacts, as well as ecological connectivity associated with widening of roads, access tracks and corners to enable the delivery of solar farm components, should be taken into account in the design.”

3 Local Policy and Guidance

3.1.1 Policies of relevance to this LVIA from the Anglesey and Gwynedd Joint Local Development Plan (adopted 31st July 2017) includes:

3.1.2 Strategic Policy PS19, Conserving and Where Appropriate Enhancing The Natural Environment (page 165):

“The Councils will manage development so as to conserve and where appropriate enhance the Plan area’s distinctive natural environment, countryside and coastline, and proposals that have a significant adverse effect on them will be refused unless the need for and benefits of the development in that location clearly outweighs the value of the site or area and national policy protection for that site and area in question. When determining a planning application, consideration will need to be given to the following:

- 1. Safeguard the Plan area’s habitats and species, geology, history, the coastline and landscapes;*
- 2. Protect or where appropriate enhance sites of international, national, regional and local importance and, where appropriate, their settings in line with National Policy;*
- 3. Have appropriate regard to the relative significance of international, national or local designations in considering the weight to be attached to acknowledged interests, ensuring that any international or national responsibilities and obligations are fully met in accordance with National Policy;*

4. *Protect or enhance biodiversity within the Plan area and enhance and/or restore networks of natural habitats in accordance with the Local Biodiversity Action Plans and Policy AMG 5;*

5. *Protect or enhance biodiversity through networks of green/ blue infrastructure;*

6. *Safeguard internationally, nationally and locally protected species;*

7. *Protect, retain or enhance the local character and distinctiveness of the individual Landscape Character Areas (in line with Policy AMG 2) and Seascape Character Areas (in line with Policy AMG 4); and*

8. *Protect, retain or enhance trees, hedgerows or woodland of visual, ecological, historic cultural or amenity value.”*

3.1.3 Policy AMG1, Area of Outstanding Natural Beauty Management Plans (page 171) states that:

“Proposals within or affecting the setting and/ or significant views into and out of the Areas of Outstanding Natural Beauty must, where appropriate, have regard to the relevant Area of Outstanding Natural Beauty Management Plan.”

3.1.4 Policy AMG2, Special Landscape Areas (page 171) states that:

“When considering a proposal within Special Landscape Areas (SLA), as identified by the Proposals Map and listed below, there will be a need to appropriate consideration to the scale and nature of the development ensuring that there is no significant adverse detrimental impact on the landscape. The development should aim to maintain, enhance or restore the recognised character and qualities of the SLA.

The proposal should have regard to the relevant ‘Statement of Value and Significance’.

Where appropriate, the Councils will require a Landscape and Visual Impact Assessment in order to consider the impact of the development on the designated area.

In exceptional circumstances, where development is necessary and could result in significant impact on the landscape, appropriate mitigation and compensation measures should be provided.”

3.1.5 Policy AMG3, Protecting and Enhancing Features and Qualities that are Distinctive to the Local Landscape Character (page 172) states that:

“Proposals that would have significant adverse impact upon landscape character as defined by the Landscape Character Areas included within the current Landscape Strategy for the relevant authority, must demonstrate through a

landscape assessment how landscape character has influenced the design, scale, nature and site selection of the development.

A proposal will be granted provided it doesn't have significant adverse impact upon features and qualities which are unique to the local landscape in terms of visual, historic, geological, ecological or cultural aspects. Measures should be taken to ensure that the development does not:

- 1. Cause significant adverse impact to the character of the built or natural landscape;*
- 2. Fail to harmonise with, or enhance the landform and landscape;*
- 3. Lose or fails to incorporate traditional features, patterns, structures and layout of settlements and landscape of both the built and natural environment.*

Particular emphasis will be given to the landscapes identified by the Landscape Character Areas as being of high and outstanding quality because of a certain landscape quality or a combination of qualities. Additional consideration will also be given to development that directly affect the landscape character and setting of the AONBs or the National Park.”

