

LOCAL REVIEW BODY

15th December 2022

Application No: 22/00587/P

Land at the Heugh, North Berwick

Applicant's Supporting Documentation

Part 2

[Includes: Landscape & Visual Impact Assessment (PA 0.12) prt 1]



The Heugh, North Berwick
Landscape and Visual Impact Assessment

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Tom Tait

1. Introduction

Background

This *Landscape and Visual Impact Assessment* (LVIA) has been produced to support a planning application for a new dwelling on land at Heugh, North Berwick. The application is for a new house with associated infrastructure and landscaping.

The site is located at Heugh to the southeast of North Berwick, and to the east of North Berwick Law.

A 1km Study Area has been identified from the site boundary. Significant impacts are not considered likely beyond this distance for this type of development.

This *Assessment* includes:

- theoretical visibility mapping of the proposal, based on bare earth terrain information;
- identification of the landscape character of the site and Study Area;
- Identification of key routes within the Study Area;
- identification of landscape and visual receptors and their sensitivities; and
- an assessment of the landscape and visual effects of the proposal on identified receptors.

This evidence is intended to assist the Council in determining the suitability of the proposal.

The Proposal

The proposal is for a new family home, designed in contemporary materials, and with a simple profile. Materials include render, zinc cladding, natural stone, glass and a green roof.

The site is proposed to be profiled to lower the building into the ground and provide a bund along the southern boundary of the site which partially screens the southern elevation of the building.

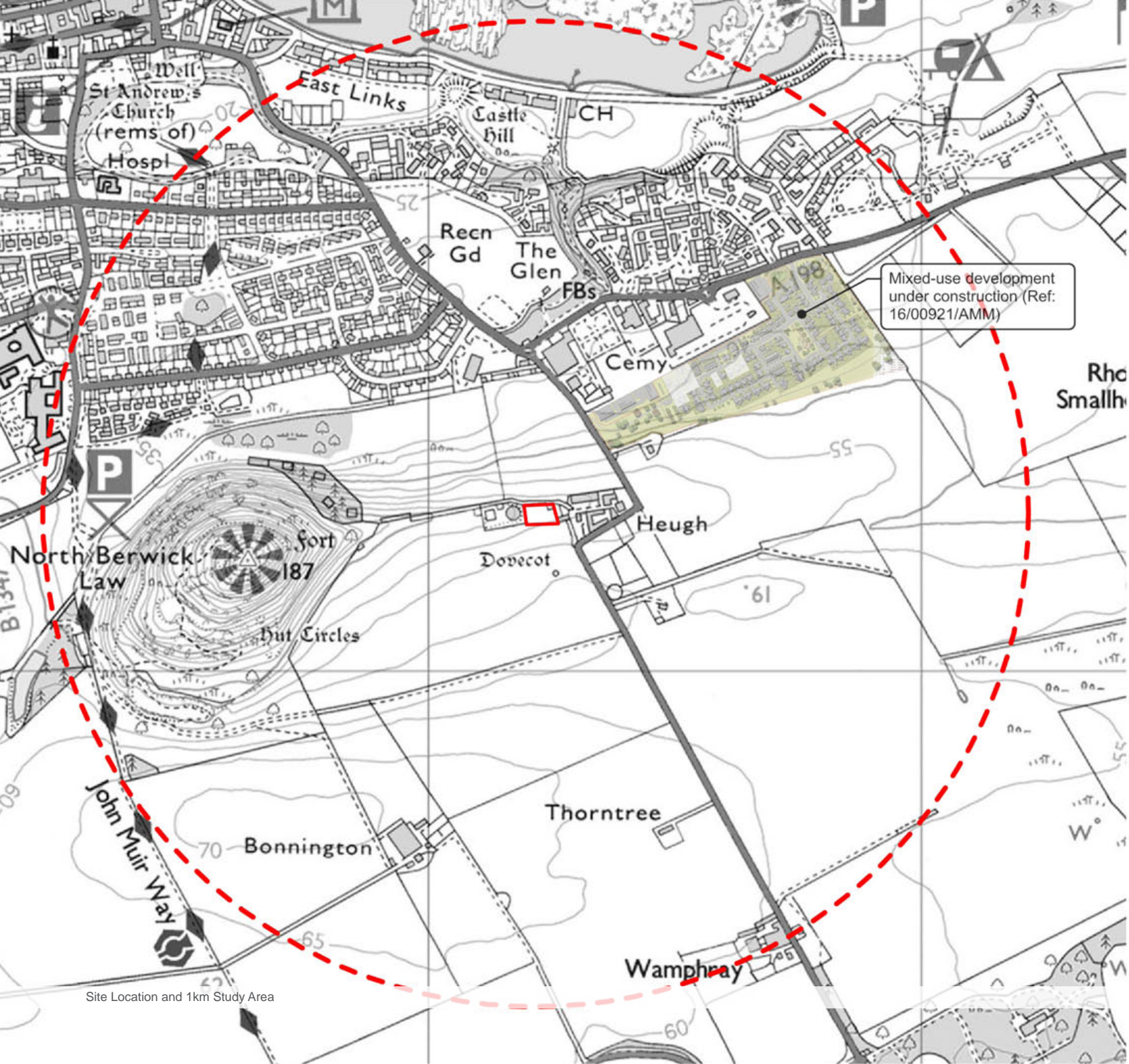
Further detailed information is contained in the Design Statement.



Proposed site layout



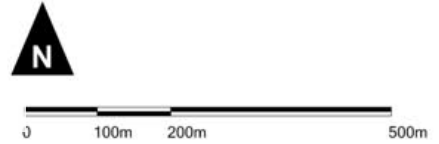
Proposed elevation from the south



-  Site boundary
-  1km study area
-  Comitted development under construction to be considered as existing in baseline

Mixed-use development under construction (Ref: 16/00921/AMM)

Site Location and 1km Study Area



2. Planning Context

Planning Context

The site is located at the edge of the existing houses at Heugh to the south of North Berwick. The site is located within the *North Berwick Law Special Landscape Area (SLA)*.

Planning policy that is relevant to the site includes:

Policy DP1: Landscape Character

All new development, with the exception of changes of use and alterations and extensions to existing buildings, must:

1. Be well integrated into its surroundings by responding to and respecting landform, and by retaining and where appropriate enhancing existing natural and physical features at the site, including water bodies, that make a significant contribution to the character and appearance of the area and incorporate these into the development design in a positive way;

2. Include appropriate landscaping and multifunctional green infrastructure and open spaces that enhance, provides structure to and unifies the development and assists its integration with the surroundings and extends the wider green network where appropriate.

Policy DP2: Design

The design of all new development, with the exception of changes of use and alterations and extensions to existing buildings, must:

1. Be appropriate to its location in terms of its positioning, size, form, massing, proportion and scale and use of a limited palette of materials and colours that complement its surroundings;

2. By its siting, density and design create a coherent structure of streets, public spaces and buildings that respect and complement the site's context, and create a sense of identity within the development;

3. Position and orientate buildings to articulate, overlook, properly enclose and provide active frontages to public spaces or, where this is not possible, have appropriate high quality architectural or landscape treatment to create a sense of welcome, safety and security;

4. Provide a well connected network of paths and roads within the site that are direct and will connect with existing networks, including green networks, in the wider area ensuring access for all in the community, favouring, where appropriate, active travel and public transport then cars as forms of movement;

5. Clearly distinguish public space from private space using appropriate boundary treatments;

6. Ensure privacy and amenity, with particular regard to levels of sunlight, daylight and overlooking, including for the occupants of neighbouring properties;

7. Retain physical or natural features that are important to the amenity of the area or provide adequate replacements where appropriate;

8. Be able to be suitably serviced and accessed with no significant traffic or other environmental impacts.

Policy NH5: Biodiversity and Geodiversity Interests, including Nationally Protected Species

Developers must demonstrate, where relevant, how impacts on biodiversity and geodiversity have been addressed as part of their proposals. Sufficient supporting information should be submitted.

New development that would result in:

a. an adverse impact to nationally protected species;

b. an adverse impact to the biodiversity value of the development site or the surrounding area (for example through fragmentation or loss of habitat); or

c. serious damage to or destruction of a significant geodiversity feature;

will only be permitted where the loss is clearly outweighed by the public benefit of the development and suitable mitigation has been proposed and will be secured.

Proposals should indicate how they have had regard to the mitigation hierarchy, the potential for incorporating biodiversity or geodiversity features within the site into the proposal in a positive way where appropriate, and for providing on-site or off-site enhancements. Where relevant, a species protection plan based on survey results must be submitted including details of the status of nationally protected species on site and how possible adverse effects will be mitigated.

Policy DC9: Special Landscape Areas

Areas are designated as Special Landscape Areas as identified within supplementary planning guidance on Special Landscape Areas. Development within or affecting Special Landscape Areas will only be permitted where:

1. it accords with the Statement of Importance and does not harm the special character of the area; or
2. the public benefits of the development clearly outweigh any adverse impact and the development is designed, sited and landscaped to minimise such adverse impacts.

The Council will refer to the Statement of Importance of the relevant site in assessing planning applications.



Relevant planning policy is contained in the Special Landscape Areas SPG

3. Methodology

The methodology of this LVIA follows the *Guidelines for Landscape and Visual Impact Assessment* (3rd Edition, 2013) (GLVIA) published by the Landscape Institute and the Institute of Environmental Management and Assessment.

Study Area

A Study Area has been identified extending 1km from the site boundary. Significant impacts are not considered likely beyond this distance for this type of development.

Zone of Theoretical Visibility (ZTV) Mapping

ZTV mapping for the proposal was carried out within this Study Area to help identify potential receptors to be assessed. The ZTV methodology and findings can be found in Section 3 of this LVA.

Identification of Receptors

Receptors are identified through desktop and field studies. The landscape and visual baseline is established for these receptors, and an initial sensitivity to change is assessed. The potential receptors are identified in Sections 4 to 6. The receptors to be assessed are identified in Section 7.

Sensitivity of Receptors

The sensitivity of a receptor is defined by GLVIA as the combination of *...judgements of the susceptibility of the receptor to the specific type of change or development proposed and the value related to that receptor.*

Susceptibility is defined by GLVIA as *...the ability of defined landscape or visual receptor to accommodate the specific proposed development without undue negative consequences.*

The baseline analysis considers the character, condition and value of receptors to determine their sensitivity. A breakdown of this analysis is shown in Table 2.1.

Table 2.1: Landscape and Visual Sensitivity

Sensitivity	Landscape Effects	Visual Effects
High	<p>Landscape value recognised by existing or proposed designation. Sense of tranquillity or remoteness specifically noted in Landscape Character Assessment. High sensitivity to disturbance specifically noted in Landscape Character Assessment. The qualities for which the landscape is valued are in a good condition, with a clearly apparent distinctive character.</p> <p>The distinctive character of the landscape is susceptible to relatively small changes.</p>	<p>Viewers' attention very likely to be focused on landscape e.g., users of strategic recreational footpaths and cycle ways, and people experiencing views from important landscape features of physical, cultural or historic interest, beauty spots and picnic areas.</p> <p>Residents experiencing views from reception rooms within dwellings.</p>
Medium	<p>Landscape value is recognised locally, but not designated. The landscape is relatively intact, with a distinctive character.</p> <p>The landscape is reasonably tolerant of change.</p>	<p>Viewers' attention may be focused on landscape, such as road or rail users, users of secondary footpaths, and people engaged in outdoor sport or recreation (other than appreciation of the landscape) e.g., fishing, water sports, golf.</p>
Low	<p>Landscape value is low (e.g., industrial landscapes) with no designations. Landscape integrity is low, with a landscape in poor condition and a degraded character.</p> <p>The landscape has the capacity to potentially accommodate significant change.</p>	<p>Viewers' attention not focused on landscape e.g., workers or people engaged in outdoor recreation whose attention may be focussed on their activity rather than the landscape.</p> <p>Views from heavily industrialised areas.</p>

Nature of Effects

The nature of effect relates to the effect of the proposal on each landscape or visual receptor. It considers the likely magnitude of change from the baseline condition as a result of the proposal.

The effect on each receptor is assessed in terms of its likely size and scale, the geographical extent of the area influenced, and its duration and reversibility. Effects can be negative (adverse), positive (beneficial) or neutral. Effects in this Appraisal are considered to be negative (adverse) unless otherwise stated.

In accordance with GLVIA, informed professional judgement is made to determine the likely magnitude of change from the baseline condition. In order to maintain a consistency and transparency to the assessment process, Table 2.2 provides a guide to the determination levels of magnitude of change.

Magnitude of Effect

The likely level of the landscape and visual effects are assessed through a combination of the sensitivity to change and the likely magnitude of change. Table 2.3 defines indicative categories for levels of effect.

However, formulaic conclusions cannot be drawn directly from categories in a table, and so conclusions are therefore qualified by the professional judgement of the landscape architect. The effects are described in narrative text.

Major effects are generally considered to constitute a **significant** impact, whilst **Minor** and **Negligible** effects are considered to constitute **not significant** impacts. **Moderate** effects can constitute either **significant** or **not significant** impacts. Where a **Moderate** effect occurs it is explained as to why they are assessed to constitute either a **significant** or **not significant** impact.

Table 2.2: Magnitude of Change

Magnitude of Change	Landscape	Visual
High	Total loss or considerable alteration / interruption of key elements, features or characteristics of the landscape character / designation resulting in a fundamental change to baseline conditions.	Dominant / Prominent Highly noticeable change, affecting most key characteristics and dominating the experience of the landscape. The introduction of incongruous development. A large proportion of the view is affected.
Medium	Partial loss or alteration to one or more key elements, features or characteristics of the baseline, resulting in localised change to the landscape character and composition within a broader unaltered context.	Conspicuous Noticeable, partial change to a proportion of the landscape affecting some key characteristics and the experience of the landscape. The introduction of some uncharacteristic elements. Part of the view is affected.
Low	Minor loss or alteration to one or more key elements, features or characteristics of the baseline landscape so that the change arising from the loss / alteration would be discernible but the underlying landscape character and composition would be similar to baseline.	Apparent Apparent minor change, affecting some characteristics and the experience of the landscape to an extent. The introduction of elements that are not uncharacteristic. A small proportion of the view is affected.
Negligible / No Change	Very limited or imperceptible loss or alteration to one or more key elements, features or characteristics of the baseline. The change will be barely distinguishable. / No aspect of the proposed development will be discernible.	Inconspicuous Little perceptible change. The proposal will result in no appreciable change to the view and may go unnoticed.

Table 2.3: Significance of Effect

Significance of Effect	Magnitude of change			
	High	Medium	Low	Negligible / No Change
Sensitivity				
High	Major	Moderate		
Medium		Minor		
Low		Negligible / No Change		

4. Zone of Theoretical Visibility

Zone of Theoretical Visibility (ZTV) mapping has been carried out to determine the theoretical visibility of the proposal from the surrounding landscape. The ZTV extends to a 1km Study Area from the site, as significant effects are not likely beyond this distance for the scale of development,

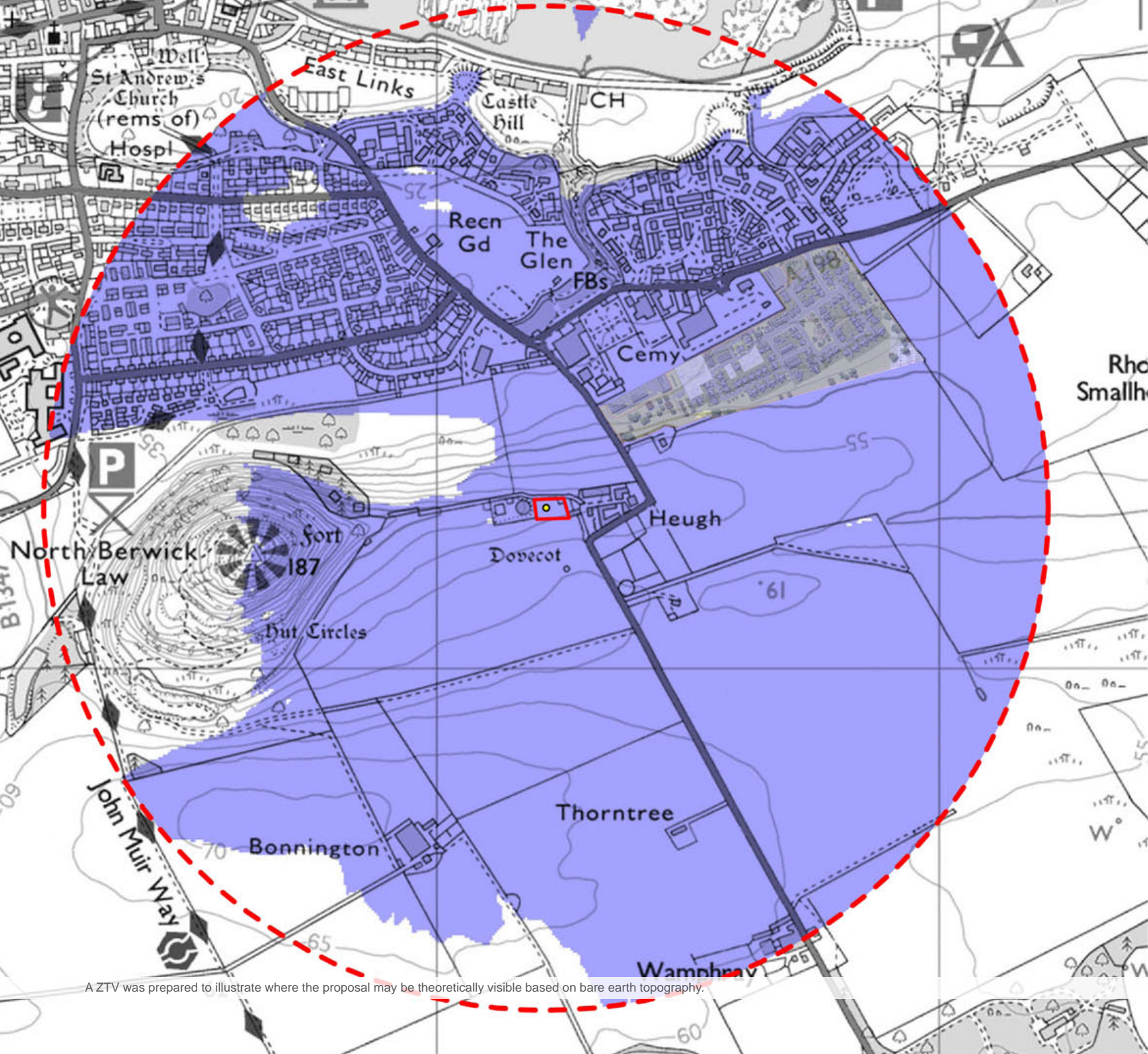
A bare earth terrain model using Terrain 5 DTM height data has been used for the ZTV. This is illustrated on the page opposite. This ZTV does not take account of existing features on the ground such as built form and existing vegetation which will further reduce visibility of the proposal.

The ZTV is accurate in so far as it confirms where the proposal is not theoretically visible. Actual visibility of the proposal will be less than that shown in the ZTV model.

Theoretical visibility is experienced in much of the Study Area, owing to the elevated location of the site. North Berwick Law screens the proposal in views from the west. Visibility from the north of the proposal will likely be less than shown in the ZTV model given the extent of built form to the north of the site at the edge of North Berwick.



The ZTV allows receptors to be identified within the area which experience visibility of the proposal. These receptors are identified on the following pages and include:

- Landscape Character;
- Designations; and
- Key routes.

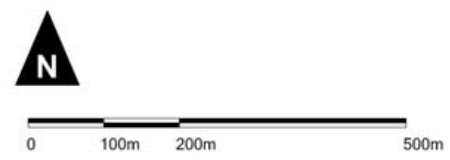


-  Site boundary
-  1km study area

Zone of Theoretical Visibility

-  Theoretical visibility of proposal
-  Built form indicator 7.5m height

A ZTV was prepared to illustrate where the proposal may be theoretically visible based on bare earth topography.



5. Landscape Character

The Council's *Special Landscape Areas* SPG identifies the site within the *Coastal Plain* Landscape Character Area (LCA) within the *Lowland Plains* Landscape Character Type (LCT).

The LCA is comprises an extensive coastal plain extending from Dunbar in the east to Port Seaton in the west and as far as the Garleton Hills to the south. The LCA is *...virtually flat immediately inland of the coast, becoming gently undulating further south.*

North Berwick Law is identified as *...the most significant raised feature within the plain...* and it is visible throughout most of East Lothian and beyond. Other smaller outcrops are located through the LCA, including Kingston Hill and Balgone and Rockville Heughs.

The Council's Assessment notes that... *This is an attractive landscape of large expanses of crops. Long range views are common to most of the area both across the sea as well as inland to the Lammermuir Hills to the south, emphasising the open, level nature of the coastal plain.*

The Council's Assessment sets out Positive Attributes, Negative Attributes and Management Guidelines for the LCA.

Positive attributes include:

- *Dominant arable land cover, with distinctive large scale field pattern;*
- *Prominent views of distinctive igneous outcrops;*
- *Extensive views*

Negative attributes include:

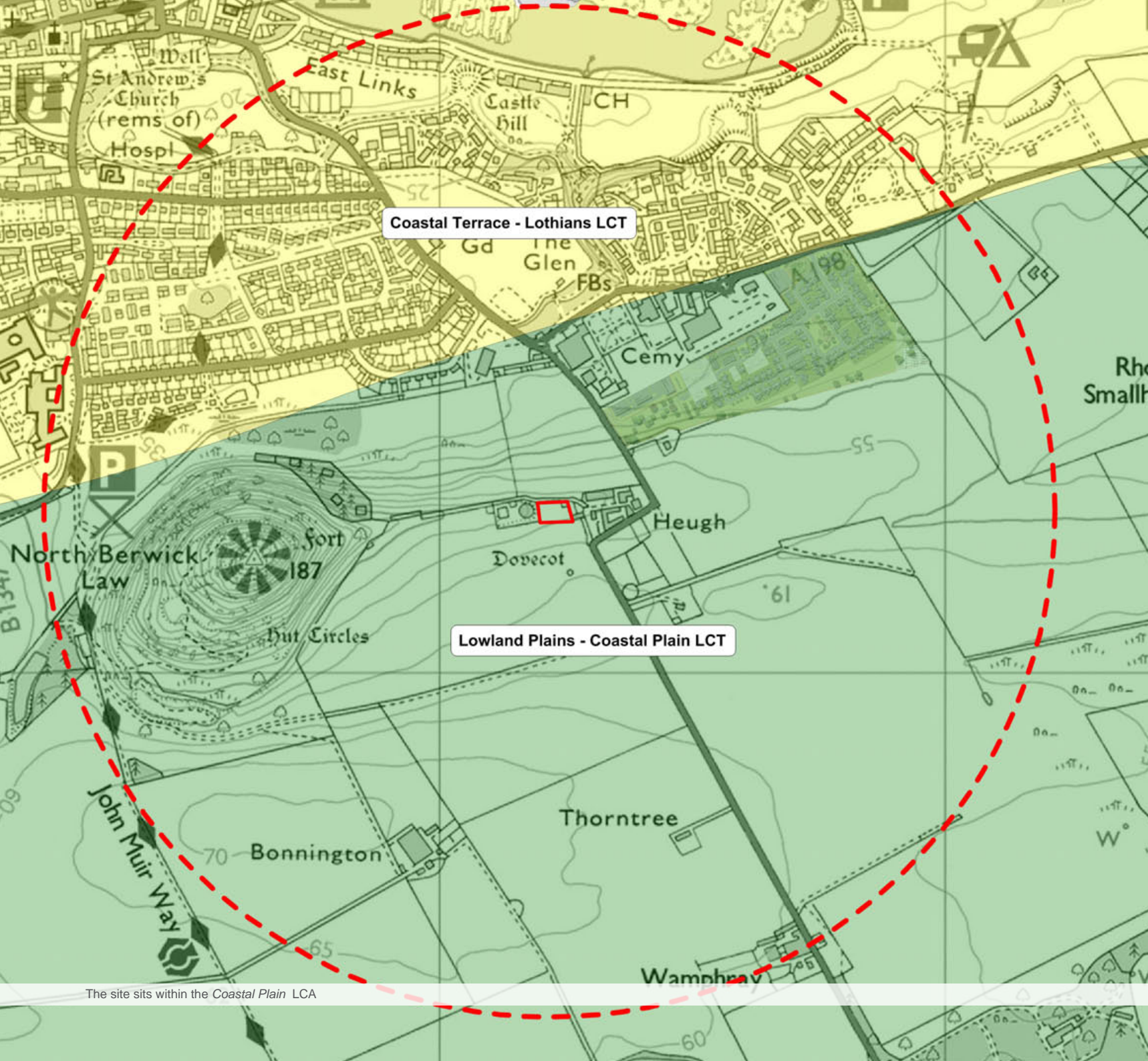
- *Poor siting of wind turbines*
- *Pressure for residential expansion*

The Management Guidelines for the LCA are:

- *Retain arable character;*
- *Some increase in native woodland planting could be accommodated however the open arable nature of this area, with large fields and high levels of intervisibility forms part of its character and it is not suitable for widespread woodland planting in particular of commercial conifers;*
- *Maintain and reinstate existing hedgerows and trees;*
- *Diversity of species in any new woodland planting should be increased. Existing woodland should be managed to avoid over-reliance on singular species to avoid loss of large areas of woodland due to disease e.g. ash dieback, Dutch elm disease, red needle blight;*
- *Require careful integration of new built development;*

- *Retain character of minor roads;*
- *Restore and maintain traditional hedge and stone wall field boundaries;*
- *Seek to secure long term management of key landscape features*
- *Preserve pattern of minor road network and its linkage to field pattern*
- *Reflect traditional building materials such as pantiles for humbler buildings and slate for grander ones.*

The sensitivity to change of the Coastal Plain LCA is considered to be **medium** to **high**. The value of North Berwick Law is recognised locally in its designation as a Special Landscape Area (refer to Section 7). The qualities for which the landscape is valued are generally in good condition with a distinctive character. This distinctive character is relatively susceptible to change.





Coastal Terrace - Lothians LCT

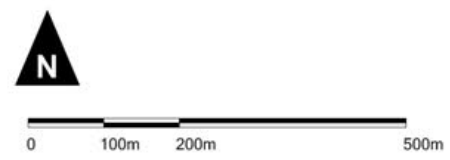
Lowland Plains - Coastal Plain LCT

-  Site boundary
-  1km study area

**ELC Special Landscape Areas
SPG Landscape Character
Assessment**

-  Coastal Margins - Northern Coast LCA
-  Lowland Plains - Coastal Plain LCA

The site sits within the Coastal Plain LCA



6. Designations

There are a number of designated areas within the Study Area and that most of these will experience theoretical visibility of the proposal.

Of these designated assets, *North Berwick Law* Special Landscape Area (SLA) has the greatest potential to be affected by the proposal (see over).

Scheduled Monuments

The Law itself is also designated as a Scheduled Monument (SM). Whilst the proposal will have no impact on the archaeological features present on the Law, there is potential for effects on the SM's context and understanding within the wider landscape. For example, the proposal has the potential to affect the understanding of views historically available from the fort. The effect of the proposal on views from the SM are assessed from viewpoint 4 in Section 7.

Local Geodiversity Site

The 'crag and tail' of the Law are also designated as a Local Geodiversity Site. Policy NH5 states that *New development that would result in: ...c. serious damage to or destruction of a significant geodiversity feature; will only be permitted where the loss is clearly outweighed by the public benefit of the development and suitable mitigation has been proposed and will be secured.* The proposal should therefore avoid interrupting the profile of the crag and tail, and not detract from its interpretation from the surrounding landscape.

Conservation Area

Whilst *North Berwick* Conservation Area (CA) experiences theoretical visibility, it is located a reasonable distance from the site with built development located between the site and the CA. Therefore, it is anticipated that any effects on the CA are unlikely.

Listed Buildings

A number of Listed buildings are located within the Study Area. The two closest to the site are *Heugh Farm*, *North Berwick Drinking Water Tank* and *Heugh Farm Dovecot*. Both of these are Category B Listed and experience theoretical visibility of the site.

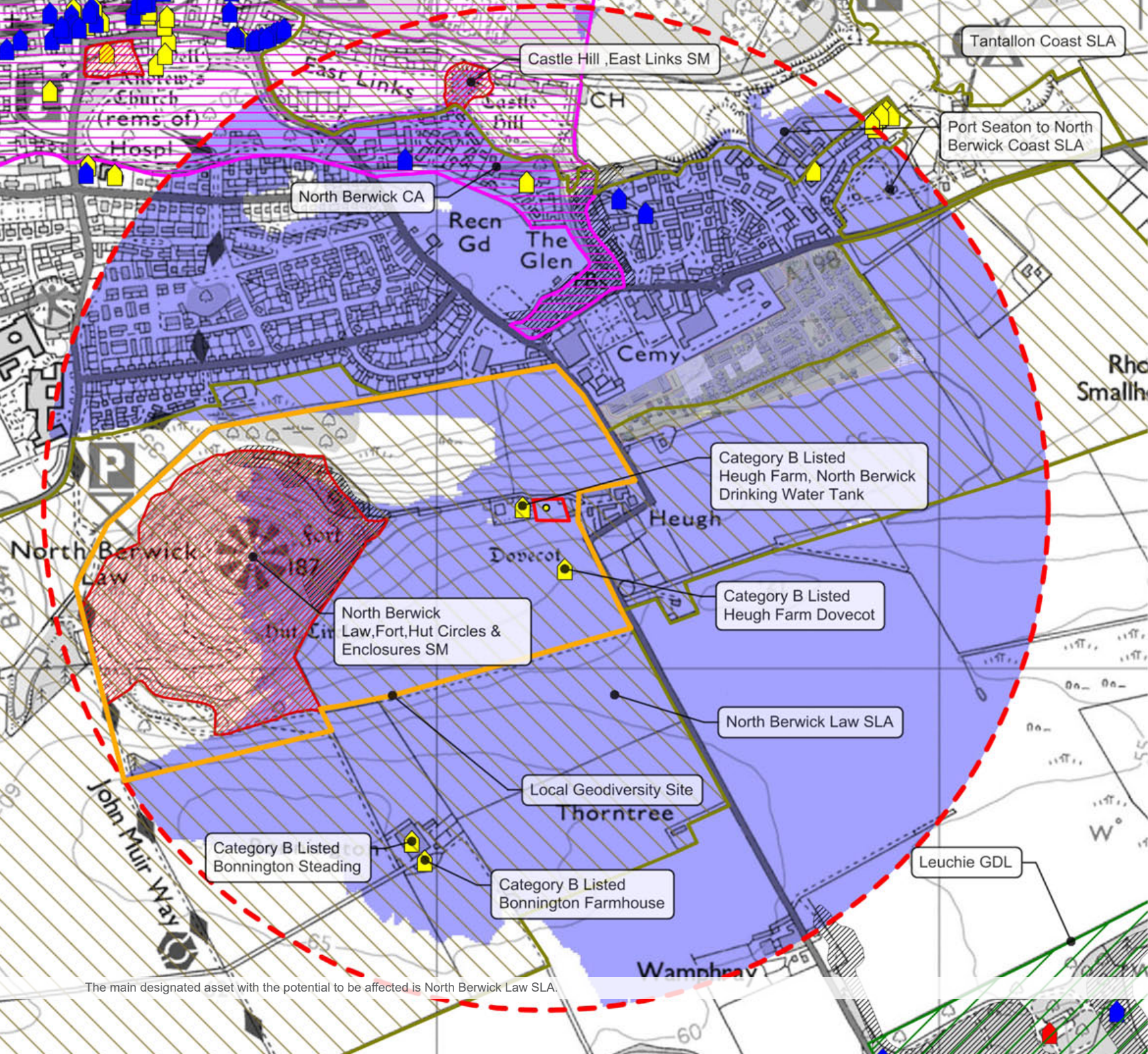
An *Assessment of the Impact on the Setting of Historic Assets* has been prepared in support of this Application. This confirms that overall, the proposal will have a negligible impact on the setting of the Category B Listed *North Berwick Drinking Water Tank* and *Heugh Farm Dovecot*.
















North Berwick Drinking Water Tank

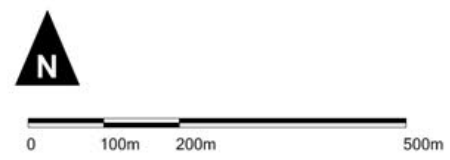


Heugh Farm Dovecot



-  Site boundary
-  1km study area
- Zone of Theoretical Visibility**
-  Theoretical visibility of proposal
-  Built form indicator 7.5m height
- Designations and Classifications**
-  Conservation Area (CA)
-  Scheduled Monument (SM)
-  Gardens and Designed Landscape (GDL)
-  Special Landscape Area (SLA)
-  Local Geodiversity Site
-  Ancient Woodland Inventory (AWI)
-  A Listed building
-  B Listed building
-  C Listed building

The main designated asset with the potential to be affected is North Berwick Law SLA.



North Berwick Law SLA

North Berwick Law SLA extends to the Law itself and the fields surrounding it. This includes the site.

The Council identifies in its *Special Landscape Areas* SPG that North Berwick Law is designated because it is an important feature which contributes to North Berwick's sense of place. It is also designated for its recreational, wildlife, cultural and archaeological values.

The Law is a prominent landmark with its distinctive conical form and crag and tail feature. It provides a focal point within the wider area and is visible in long distance views to North Berwick from the north, south, east and west.

The Council notes in its *Special Landscape Areas* SPG that... *Volcanic intrusions into fertile arable land are common throughout East Lothian, however, North Berwick Law is one of the largest and most prominent in the area, its distinctive conical form rising around 120m from the surrounding gently rolling farmland and nearly 187m in total. This recognisable peak is visible from Edinburgh, Fife, the Forth Bridges, and widely across East Lothian acting as a focal point and way marker.*

The area has *...high scenic value...* due to the contrast provided between the rugged topography of the Law and the rolling farmland in which it sits. Its exposed and rugged nature creates *..some sense of wildness.*

North Berwick Law also provides expansive long distance views of the wider landscape from its peak. This, along with the nature of the Law, makes it a popular destination for locals and visitors for recreation.

The Law itself was used as a Hillfort and settlement in the Bronze Age and Iron Age. Remnants of these historic features are still evident and the Law is designated a Scheduled Monument.

The Council notes *...There is a historic relationship between North Berwick Town and the Law which has affected development of North Berwick since at least medieval times.* The Law was a prominent marker within the landscape and is still visually prominent and visible from most of East Lothian.

The Council identifies Special Qualities and Features of the SLA within its SPG. These include:

- *The Law is a distinctive landmark visible over much of the coastal plain, across the Firth of Forth in Fife and from the Lammermuir Hills to the south;*
- *A valuable recreational resource;*
- *The open setting of the Law allows appreciation of it as a steeply rising feature;*
- *There is little built development on the slopes of the Law;*
- *Excellent views out in all directions; and*
- *It's importance as historic setting for North Berwick Law Hillfort and its historic relationship with North Berwick.*

The Council's guidelines for development as set out in its SPG are:

- *Any proposed development must not harm the open views from the Law*
- *Any proposed development must not harm the Law as a landmark crag and tail feature, both in close and distant views or compete with it as a focal point in the landscape and development that would visually diminish its apparent size avoided*

- *Any proposed development must not harm the setting of the Law rising steeply from the surrounding land, including the ice-sculpted indent to the north, west and south*
- *Any proposed development must not harm the recreational value of the Law*
- *Any proposed development must not harm the sense of naturalness and wildness qualities of the area*
- *Any proposed development must not harm views of the Law in particular from the John Muir Way, A198 and B1347*
- *Any proposed development must not harm the integrity and coherence of the historic landscape.*

The Council also sets out in its SPG, Potential for Landscape Enhancement:

- *Avoid tree planting on the rugged slopes*
- *Take any opportunities that arise to rationalise the system of overhead power lines to the south of the Law; often these follow field boundaries or roads, which is generally preferable*
- *Take opportunities to reduce the impact of telecom masts on the Law*
- *Infill gaps in hedging and replace post and wire fencing with hedging.*

The sensitivity of North Berwick Law SLA is considered to be **Medium to High**. The landscape of the SLA is relatively intact and is a distinctive feature within the North Berwick area. This distinctive character is fairly susceptible to small changes within the landscape.

The effects of the proposal on views towards North Berwick Law are assessed from Viewpoints 1, 2 and 3. The effects of the proposal on views from North Berwick Law are assessed from Viewpoint 4.



Expansive view available from North Berwick Law - looking east over the site

Existing and Proposed Development Within North Berwick Law SLA

The SLA designation around North Berwick Law already contains built form. This includes existing development at the Heugh to the east and west of the site as well as consented development within the Settlement Boundary of North Berwick as identified in the adopted LDP. This is illustrated on the plan on page 16.

Around 17.38 ha of the SLA is located within the settlement boundary of North Berwick. This includes two areas of new development referred to PROP NK 1 and PROP NK 4.

Mixed use allocation PROP NK4 *Land at Tantallon Road, North Berwick* is located around 200m to the northeast of the Application site. This has been granted planning permission by the Council and is currently under construction. The total area of built development consented by the Council within the SLA equates to 0.61 ha. The proposal subject of this Application equates to 0.25 ha which is less than 50% of the consented area of PROP NK4 which is within the SLA.

This development has had an effect on the landscape and an influence on both views to and from North Berwick Law. Indeed, the proposal for PROP NK 4 retains an important visual window from Tantallon Road to the Law in its siting and design. This visual window encompasses the law itself and its tail extending as far as the existing reservoir.

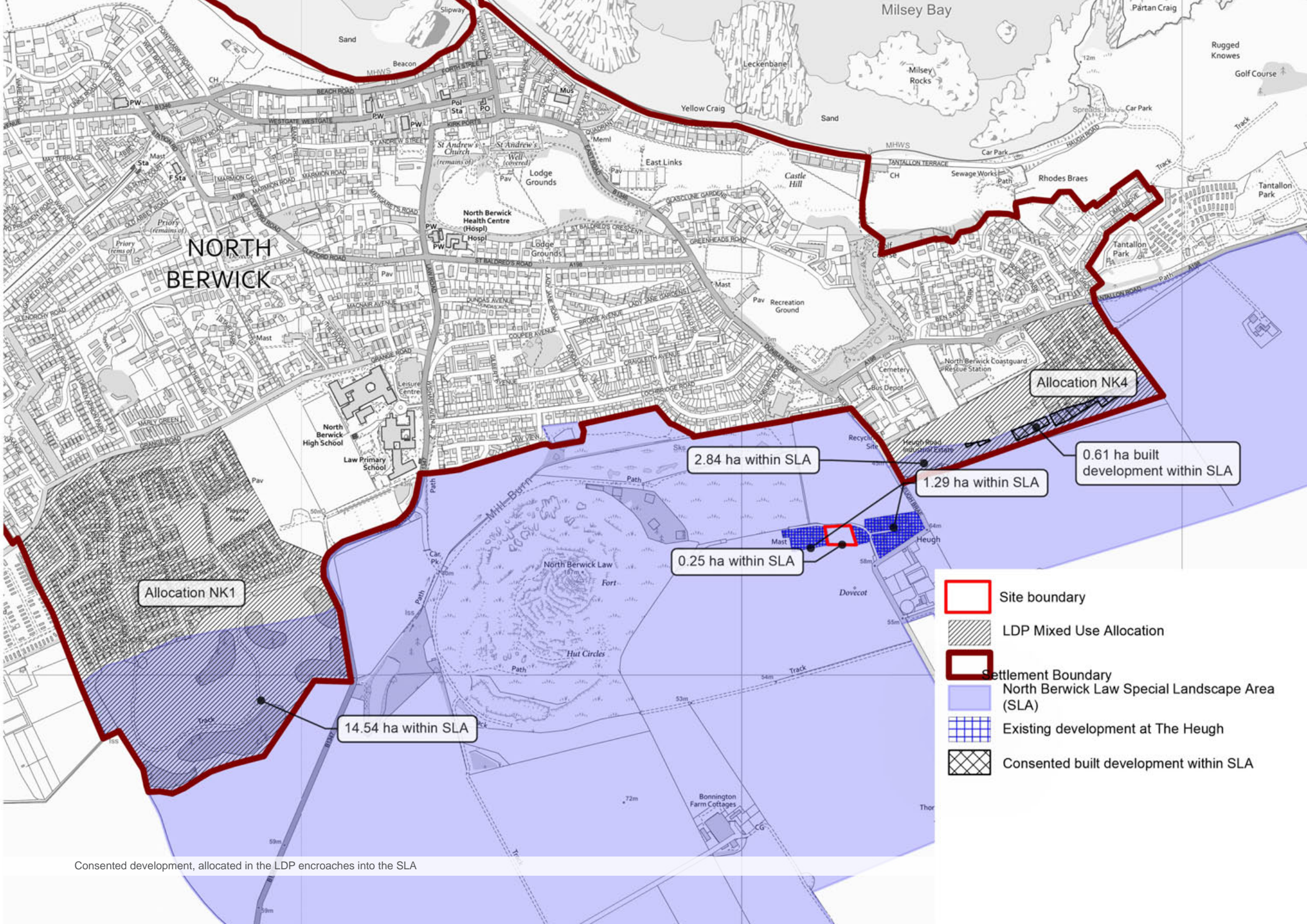
This is an important consideration when assessing and understanding the particular sensitivities of the SLA. It shows that urban development can be accommodated within the SLA. Consideration must be given to this evolving landscape when assessing the effects of the proposal on North Berwick Law SLA.



Extent of Tantallon Road Site (PROP NK 4) - Proposals for this site were assessed to have low to medium magnitude of change in the view from North Berwick Law



The extent of The Heugh site is much smaller in comparison in views from North Berwick Law



NORTH BERWICK

Allocation NK1

Allocation NK4

2.84 ha within SLA

1.29 ha within SLA

0.61 ha built development within SLA

0.25 ha within SLA

14.54 ha within SLA

- Site boundary
- LDP Mixed Use Allocation
- Settlement Boundary
- North Berwick Law Special Landscape Area (SLA)
- Existing development at The Heugh
- Consented built development within SLA

Consented development, allocated in the LDP encroaches into the SLA

7. Key Routes

The proposal is theoretically visible from several surrounding routes. These include:

- The John Muir Way / A198;
- Heugh Road;
- Heugh Brae; and
- Core Path 79

Whilst other routes are also shown to have theoretical visibility, these are located within the urban area and unlikely to experience clear visibility of the proposal in its wider landscape due to surrounding existing built form. These incidental views are represented by Viewpoint 3 to the north of the site.

John Muir Way / A198

The John Muir Way runs along Tantallon Road to the northeast of the site, continuing up through North Berwick to the coast along Dunbar Road. To the west of the site, the John Muir Way runs south adjacent to the western edge of North Berwick Law.

Visibility is most likely to be experienced at the junction of Dunbar Road and Tantallon Road as the proposal will be screened from existing built form and North Berwick Law along much of the rest of the route.

The sensitivity of the John Muir Way is considered to be **Medium**. Whilst this is a national Long Distance Trail, it is very much part of the existing urban fabric of North Berwick where it runs near the site.

Therefore it will be reasonably tolerant of changes in the landscape in this area. Plentiful, more open views of the Law are available from this route from the west of the Study Area where there is very limited theoretical visibility.

The effects of the proposal on views from the John Muir Way / A198 are assessed from Viewpoint 3.

Heugh Road and Heugh Brae

Heugh Road / Heugh Brae is the minor road between the east of the site and the southern edge of North Berwick. It is known as Heugh Brae where it passes the site and Heugh Road where it approaches the settlement of North Berwick.

This road runs southeast to northwest and provides a minor route into the settlement. The road is largely rural in character, surrounded by fields with occasional farmhouse buildings along its route.

North Berwick Law is a prominent feature in the landscape to the west of the road, particularly in northern views from the south of the site. Adjacent to, and north of the site, views of the Law are more tangential.

The sensitivity of Heugh Road and Heugh Brae is considered to be **medium**. This is a minor route where users' attention is less likely to be focused on

the landscape. It is therefore reasonably tolerant of change.

The effects of the proposal on views from Heugh Road and Heugh Brae are assessed from Viewpoints 1 and 2.

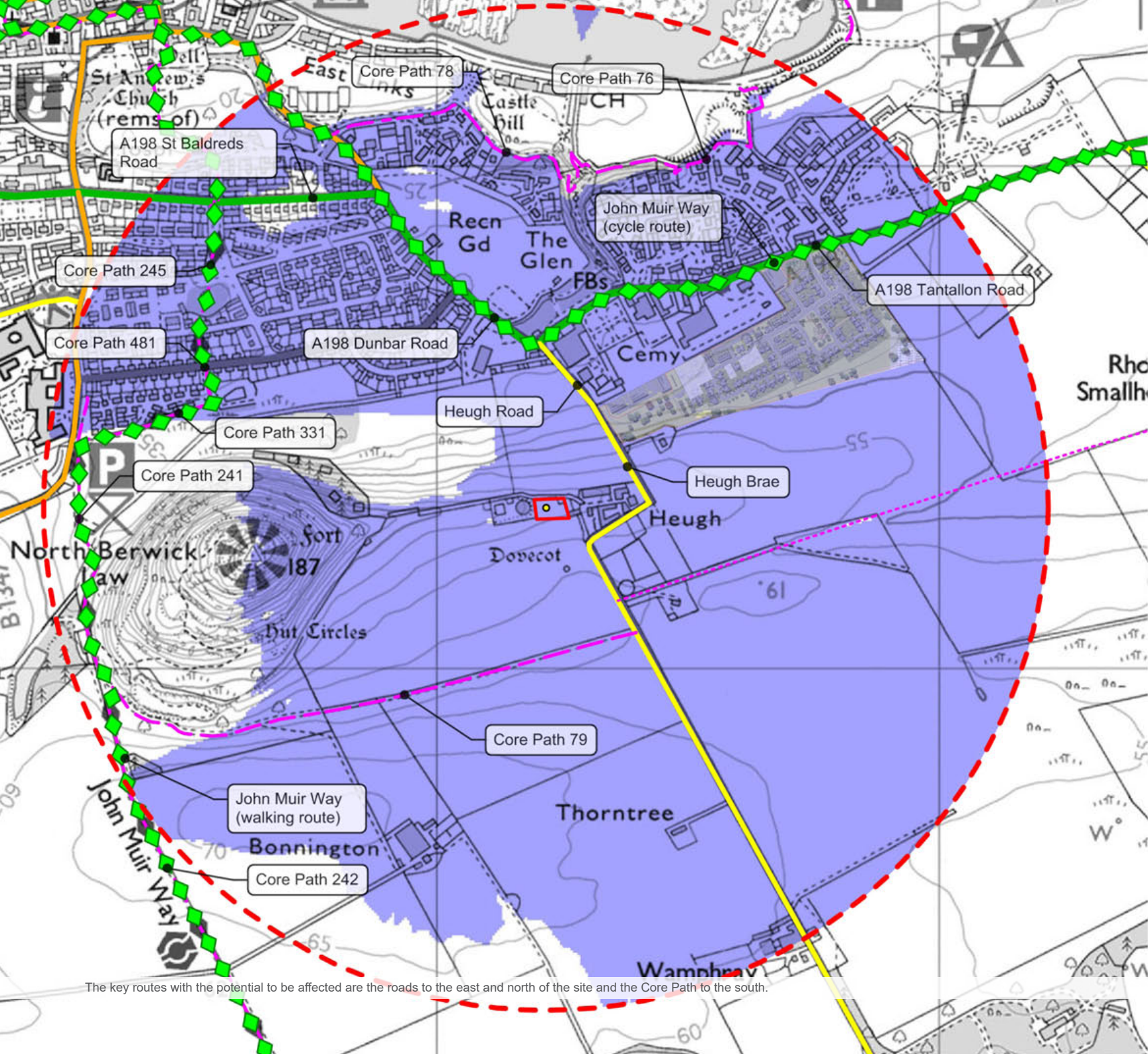
Core Path 79

Core Path 79 is located to the south of the site. It runs approximately east-west between Heugh Brae and North Berwick Law. The Core Path then runs along the southwest slope of the Law before connecting into Core Path 241.

Theoretical visibility is experienced along this route between the southern slopes of North Berwick Law and Heugh Brae.

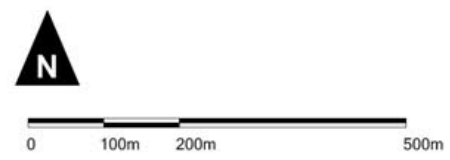
The sensitivity of Core Path 79 is considered to be **High**. This path runs within the immediate context of North Berwick Law where users' attention is likely to be highly focused on the landscape. It is therefore susceptible to relatively small changes in the context.

The effects of the proposal on views from Core Path 79 are assessed from Viewpoint 1.



- Site boundary
- 1km study area
- Zone of Theoretical Visibility**
- Theoretical visibility of proposal
- Built form indicator 7.5m height
- Key Routes**
- A road
- B road
- Minor road
- Core Path (CP)
- Aspirational Core Path
- Long Distance Trail (John Muir Way)

The key routes with the potential to be affected are the roads to the east and north of the site and the Core Path to the south.



8. Landscape and Visual Assessment

The sensitivity to change for landscape and visual receptors is assessed according with *Guidelines for Landscape and Visual Impact Assessment* (3rd Edition, 2013) (GLVIA), published by the Landscape Institute and the Institute of Environmental Management and Assessment.

The ZTV mapping identified several landscape and visual receptors that could experience theoretical visibility, and have the capability for experiencing significant impacts from the proposal. Field surveys were carried out in April 2021 to confirm the theoretical visibility of the site and to take viewpoint photography.

The landscape receptors identified include the *Lowland Farmed Plain - North Berwick Plain* Landscape Character Area (LCA) and *North Berwick Law* Special Landscape Area (SLA).

Four representative viewpoints were selected to represent the visual receptors that were identified as having the potential to be impacted by the proposal (Viewpoints 1 to 4). A further three viewpoint (Viewpoints 5 to 7) were requested by the Council also. The locations of these viewpoints is shown on the plan opposite.

The sensitivity to change of each viewpoint is summarised in Table 9.1: *Summary of Viewpoint Sensitivity*.

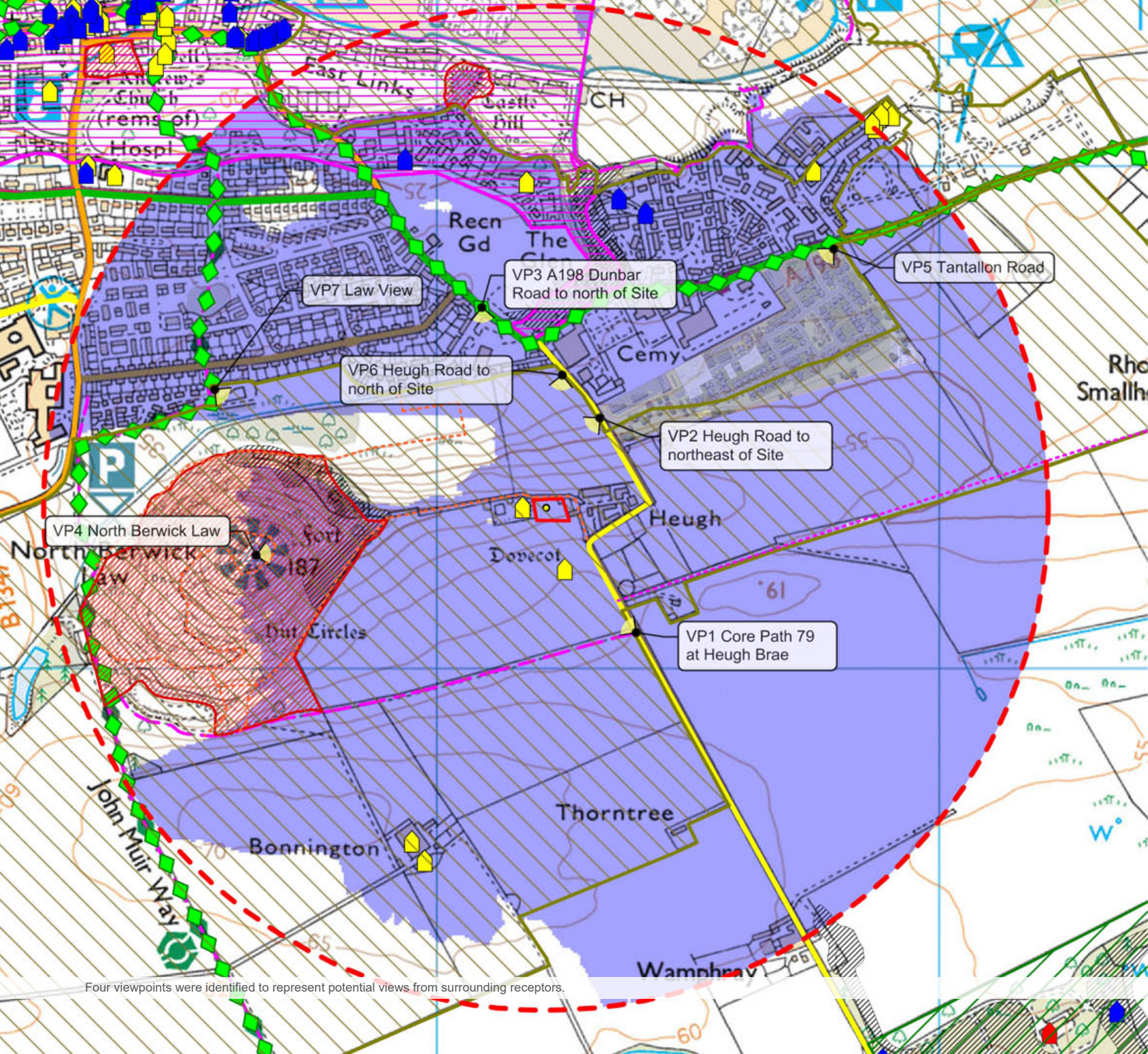
VP	Name	Representative of	Sensitivity
1	Core Path 79 at Heugh Brae	Users of the Core Path, users of Heugh Brae, views within the SLA and views from the southeast	High
2	Heugh Road to northeast of site	Users of Heugh Road, views within the SLA and views from the northeast	Medium to High
3	A198 Dunbar Road to north of site	Users of the A198, users of the John Muir Way and views from the north	Medium
4	North Berwick Law	Views from the top of North Berwick Law within the SLA, views from the SM, elevated views from the west	High
5	Tantallon Road	Users of Tantallon Road and views on approach to North Berwick from the east	Medium
6	Heugh Road to North of Site	Users of Heugh Road, views within the SLA and views from the northeast	Medium to High
7	Law View	Users of Core Path 481 and the John Muir Way. Views from the northwest at the settlement edge.	High

Visual Assessment

The following pages illustrate the existing views from the identified viewpoints in Table 9.1, and assess the effects of the proposal on these views with the aid of verifiable photomontages.

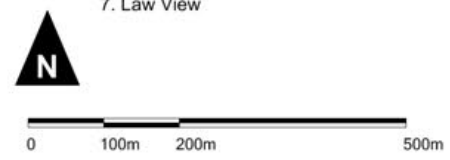
Larger photomontages, produced in accord with the Landscape Institute's Technical Guidance Note 06/19, are included as an annex to this LVIA (*Annex 1 - Visualisations*). While these do not present the same horizontal context as the panoramas embedded in this report, they might provide a clearer indication of the scale of changes that will be experienced from the actual viewpoint.

The larger visualisations should be printed at A1 scale and viewed flat at arms length, or displayed on screen with the vertical extent of the image filling the screen.



- Site boundary
- 1km study area
- Zone of Theoretical Visibility**
- Theoretical visibility of proposal
- Built form indicator 7.5m height
- Designations and Classifications**
- Conservation Area
- Scheduled Monument (SM)
- Garden and Designed Landscape (GDL)
- Special Landscape Area (SLA)
- Ancient Woodland Inventory (AWI)
- A Listed building
- B Listed building
- C Listed building
- Key Routes**
- A road
- B road
- Minor road
- Core Path (CP)
- Aspirational Core Path
- Long Distance Trail (John Muir Way)
- LVA Viewpoints**
- 1. Core Path 79 at Heugh Brae
- 2. Heugh Road to northeast of Site
- 3. A198 Dunbar Road to north of Site
- 4. North Berwick Law
- 5. Tantallon Road
- 6. Heugh Road to north of Site
- 7. Law View

Four viewpoints were identified to represent potential views from surrounding receptors.





Viewpoint 1 - Core Path 79 at Heugh Brae

Existing View

This 90° view shows the site from the location that Core Path 79 joins Heugh Brae. This view represents the open views along Core Path 79 and the approach towards the site along Heugh Brae. There is a clear view towards the site across the arable field in the foreground.

The crag and tail relationship between the Law and the 'shoulder' of the Heugh can be clearly appreciated from this location. The clearest view of this relationship is between the Law and the tall evergreen hedge to the left (west) of the former reservoir.

There is a simple relationship in the left (west) of the view between the smooth and even coloured field in the foreground with the distinct form of Berwick Law beyond. The right (east) side of the view is more settled, with the existing buildings at Heugh and the wall lining the Heugh Brae road.

In the intervening ground between the buildings at Heugh and North Berwick Law the simplicity of the view is interrupted by the roof and embankments of the former reservoir; the tall evergreen hedge to the left (west) of the former reservoir; two mobile phone masts to the left (west) of the former reservoir; and a ruined, historical dovecot within the field. The scale of these elements, however, does not overly detract from the general crag and tail relationship of the Law and the flat shoulder of land to the right (east).

Sensitivity to Change

The **sensitivity to change** for this view is **High**. The view is from a Core Path, where the viewer's attention is very likely to be focussed on the landscape, and the majority of the view is of an area designated as a Special Landscape Area.



Effects of Proposal

The proposal introduces an additional dwelling within the existing extent of built form along this ridge. The proposed building appears to be of a roughly similar scale to the existing properties, and does not overly stand out from this location.

The former water tank is illustrated in the photomontage in the form that it has recently been consented for conversion to form a house. The consented proposals for the former water tank change the impression of this building to being more residential in nature, with new built form and fenestration that will be visible from the south.

The proposal extends the built form west from the existing buildings at Heugh, but maintains a separation to the former water tank.

The existing horizon of the 'tail' to the 'crag' has been maintained by the proposed earth bund to the southern side of the proposed dwelling. This gives the appearance from this location that the proposed dwelling sits beyond the horizon, and limits the impact on the 'tail'.

Magnitude of Change

The **magnitude of change** to this view is considered to be **Low to Medium**. This is considered to be a **Minor Effect**. There are some minor, uncharacteristic elements that are introduced into the view, but it does not change the experience of the landscape, and only a small proportion of the view is affected.

Although the proposed building will be clearly visible, its presence will not overly change the experience of the landscape. It will add to the variety of building styles and materials that are visible along the ridgeline in this part of the view.

The addition of this building does not interrupt the landscape more than the addition of the tall masts on the horizon to the west of the former water tower; the large evergreen hedge to the west of the former water tower; the unnatural sculpted form of the proposed bund around the former water tower; or the unusual built form that will be created once the former water tower is converted into a residence. Together, these man-made influences occupy the same part of the view as built forms from other eras of the Heugh buildings, Doocot and boundary walls.

The general relationship of the simple, arable foreground; massive geological feature of North Berwick Law crag and tail; and a variety of built structures along the horizon to the east remains similar. This change is assessed as being between apparent and conspicuous (low to medium) magnitude of change and therefore a **minor** and **not significant effect**.



Viewpoint 2 - Heugh Road to northeast of site

Existing View

This 90° view illustrates the view from the end of the footpath that runs along Heugh Road. The site is elevated in the view along the ridgeline to the left side (east) of the Law.

The 'crag and tail' relationship between the Law and the 'shoulder' of the Heugh can be clearly appreciated from this location. The line of the ridge is clearly demarked by the simple form of the arable field in the foreground to the existing buildings and rooftops at Heugh.

The horizon is punctuated by built form along much of the visible ridgeline from this location. This built form includes the rooftops of Heugh, the roof of the former reservoir and mobile phone masts.

Sensitivity to Change

The **sensitivity to change** of this view is **Medium to High**, due to the entire view comprising the locally designated Special Landscape Area.



Viewpoint 2 - Heugh Road to northeast of site

Effects of Proposal

The proposal introduces a fairly minor extrusion above the horizon between the former water tank and the existing properties at Heugh. The vertical scale of the proposed dwelling is less than the properties to either side.

The existing ridgeline formed by the arable field in the foreground between these two existing properties remains intact.

Magnitude of Change

The **magnitude of change** to this view is considered to be **Low to Medium**. This is considered to be a **Minor Effect**. There are some minor, uncharacteristic elements that are introduced into the view, but it does not generally change the experience of the landscape, and only a small proportion of the view is affected.

The horizon line of the crag and tail is maintained in this location, although some of the upper part of the proposed building will be visible beyond this ridgeline. Given the treatment of the facade of the proposal, this means that light from windows above the ridgeline will be visible at night.

Windows are visible from neighbouring properties. Therefore, light will already be seen from this view at night. As such, the light from the proposal at night is not an incongruous or additional element to the view.

Similar to Viewpoint 1, the general relationship of the simple, arable foreground, massive geological feature of North Berwick Law crag and tail; and a variety of built structures along the horizon to the west remains similar to the baseline view.

This change is assessed as being between apparent and conspicuous (low to medium) magnitude of change, and therefore a **minor and not significant effect**.



Viewpoint 3 - A198 Dunbar Road to north of site

Existing View

This 90° view shows the nature of the views of the site in relation to the Law, that are available from Dunbar Road. The crag and tail relationship between the Law and its 'shoulder' can be clearly appreciated from this location.

Due to the distance between the Law and the site, views that include the site and the Law with the open ground between them are generally obscured by trees, roofs or signage.

This viewpoint is sited to illustrate the most important elements of the Law - a location could not be found that included a clear view to the Law and the site without foreground clutter breaking the skyline or blocking part of the view.

Sensitivity to Change

The **sensitivity to change** of this view is **Medium**. The viewpoint is from a long distance, recreational path, however from within North Berwick there is much urban, foreground clutter.



Viewpoint 3 - A198 Dunbar Road to north of site



Extract from 3D model

Effects of Proposal

The proposal introduces a small extrusion above the horizon between the existing properties at Heugh and the former water tank. From this location, the site appears far away from the rising form of North Berwick Law, and does not impact on the distinctive 'crag and tail' landform.

Magnitude of Change

The **magnitude of change** to this view is considered to be **Low**. This is considered to be a **Minor Effect**. There are some minor elements that are introduced into the view, but it does not noticeably change the experience of the landscape, and only a small proportion of the view is affected.

This change is assessed as barely discernible (low) and therefore a **Minor and not significant effect**.



Viewpoint 4 - North Berwick Law

Existing View

This 90° view illustrates the easterly quarter of the expansive panorama that is available from the top of North Berwick Law. The southern limit of North Berwick is clearly defined against the simple arable landscape that extends into the distance to the south of the town.

The existing properties at Heugh are conspicuous within the wider landscape to the south of North Berwick, due to their grouped nature and distinct pantilled roofs.

The topography of the 'crag and tail' landform of North Berwick Law is not particularly clear from this elevated position. The properties at Heugh are therefore more generally located within the fields beyond the boundary of North Berwick, along with nearby farm buildings, the dovecot, the former water tower and mobile phone masts.

The location of the *North Berwick Law, Fort, Hut Circles & Enclosures* Scheduled Monument on the Law was presumably due to its very defensible location, with good visibility of the surrounding landscape. The location and scale of the proposal does not impact on this setting, considering the context of built form of North Berwick and properties at Heugh.

Sensitivity to Change

The **sensitivity to change** for this view is **High**. The view is from a popular recreational destination, where the viewer's attention is very likely to be focussed on the landscape, and the landscape in the foreground of the view is of an area designated as a Special Landscape Area.



Viewpoint 4 - North Berwick Law

Effects of Proposal

The proposal introduces simple shapes in subtle tones within the small area of ground between the existing properties at Heugh and the former water tank. The proposed sedum roof helps to blend the largest surface of the proposal into the surrounding landscape.

Magnitude of Change

The **magnitude of change** to this view is considered to be **Low**. This is considered to be a **Minor Effect**. The proposal is not conspicuous within this massive view, and could easily go unnoticed. There are much more extensive and visible areas of urban form within this general part of the view.

The proposals at Tantallon Road (PROP NK 4) introduced a much larger area of built form into this view than the proposals at the Heugh (refer to page 15). The scale of change at Tantallon Road was assessed as being low to medium.

Given the much smaller site extents, the scale of change within this massive view, as a result of the proposal at the Heugh, cannot be considered to exceed that of Tantallon Road.

Indeed, this scale of change is of a far lower magnitude than that of Tantallon Road and cannot be judged to be higher than **Low**. Therefore, the effects are assessed as **Minor** and **Not Significant**.



Viewpoint 5 - Tantallon Road

Existing View

This 60° view illustrates the view of North Berwick Law that is available from Tantallon Road. The crag of North Berwick Law is prominent in the background of the centre of the view, providing a clear and distinctive focal point.

The existing properties at Tantallon Road are dominant within the left (south) of the view. The presence of the supermarket building is apparent within the middle ground of the view, separating the landform of the Law from development in the foreground. The settlement edge to the north of Tantallon Road (right) is screened by existing trees.

The topography of the 'crag and tail' landform of North Berwick Law is clear from this view. Development at Tantallon Road is set back from the road edge, creating a clear view of the Law, framed by the woodland to the north and homes to the south.

Sensitivity to Change

The **sensitivity to change** for this view is **Medium**. The view is from a road where the viewer's attention may be focussed on the landscape, and a clear and intentional feature view of North Berwick Law has been maintained from this location.



Viewpoint 5 - Tantallon Road

Effects of Proposal

The proposal introduces simple shapes in subtle tones within the small area of ground between the existing properties at Heugh and the former water tank. The proposed sedum roof helps to blend the largest surface of the proposal into the surrounding landscape.

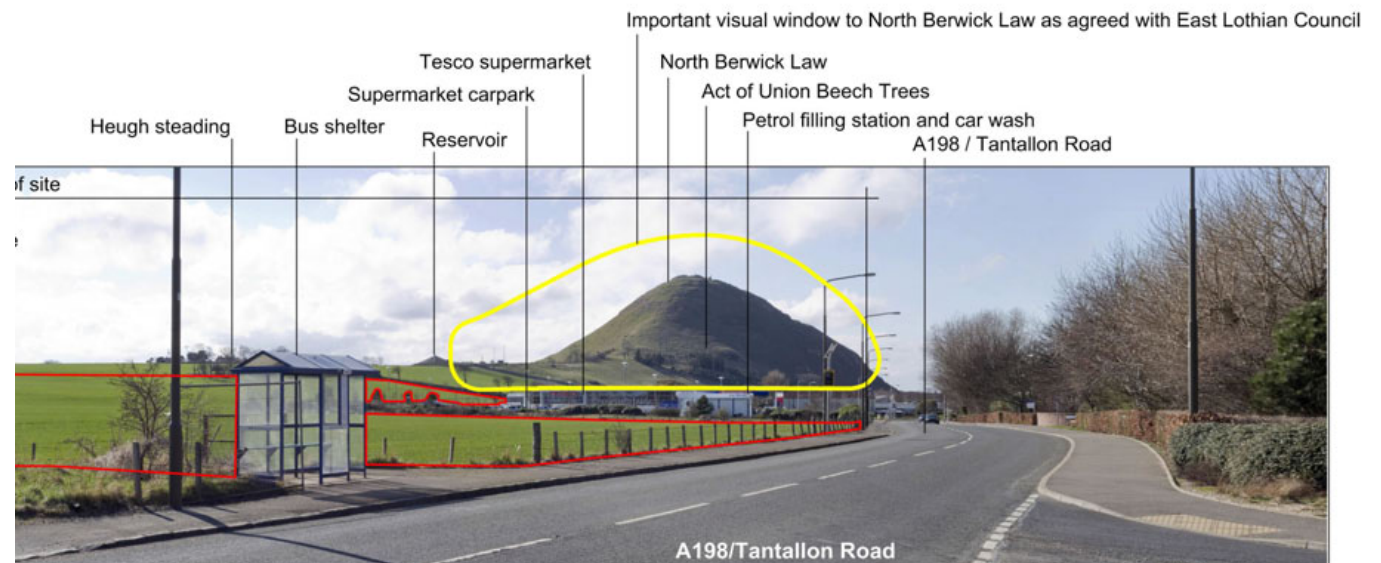
Magnitude of Change

The **magnitude of change** to this view is considered to be **Low**. This is considered to be a **Minor Effect**. The proposal is not conspicuous within this massive view, and could easily go unnoticed. The urban form within the foreground of the view is much more apparent and the proposal does not alter or detract from the legibility of the 'crag and tail' feature of the Law.

The LVIA for Tantallon Road (PROP NK 4) illustrated the extent of the crag and tail feature that was considered important to retain in that proposal (extract of viewpoint shown adjacent).

This important visual window was identified by East Lothian Council during the determination of the Tantallon Road application and extends from North Berwick Law to the water tower.

The proposal is not within this visual window.



Extract from Figure 9 - Viewpoint 1 of Tantallon Road LVIA



Viewpoint 6 - Heugh Road to North of Site

Existing View

This 90° view illustrates the view of North Berwick Law that is available from the northeast, north of properties at Heugh. The crag of North Berwick Law is prominent in the right of the view.

The view in the foreground is a simple landscape comprising an arable field. The field slopes up to form a localised ridge, screening the landscape to the south. The landscape is more rugged in the right of the view where the ridge ties into the tail of North Berwick Law.

Existing properties at Heugh and the roof of the former reservoir are visible beyond the ridge, breaching the skyline. Some occasional trees and two masts are also visible along the ridge.

Sensitivity to Change

The **sensitivity to change** for this view is **Medium to High** due to the entire view comprising the locally designated Special Landscape Area. Viewers will be users of the minor road and views from residents properties.



Viewpoint 6 - Heugh Road to North of Site

Effects of Proposal

The proposal introduces a fairly minor extrusion above the horizon between the former water tank and the existing properties at Heugh. The vertical scale of the proposed dwelling is less than the properties to either side.

The existing ridgeline formed by the arable field in the foreground between these two existing properties remains intact, allowing the crag and tail feature to continue to be interpreted undisturbed.

Magnitude of Change

The **magnitude of change** to this view is considered to be **Low to Medium**. This is considered to be a **Minor Effect**. There are some minor, uncharacteristic elements that are introduced into the view, but it does not generally change the experience of the landscape, and only a small proportion of the view is affected.

Similar to Viewpoint 2, the horizon line of the crag and tail is maintained from this location, although some of the upper part of the proposed building will be visible beyond this ridgeline.

Windows are visible from neighbouring properties. Therefore, light will already be seen from this view at night. As such, the light from the proposal at night is not an incongruous or additional element to the view.

The general relationship of the simple, arable foreground; massive geological feature of North Berwick Law crag and tail; and a variety of built structures along the horizon to the west remains similar.

The change is assessed as being between apparent and conspicuous (low to medium) magnitude of change, and therefore a **Minor** and **Not Significant** effect.



Viewpoint 7- Law View

Existing View

This 90° view illustrates the view of North Berwick Law that is available from Law View at the southern settlement edge of North Berwick. The 'crag and tail' topography of the Law is prominent in this view with the crag being dominant in the right of the view.

The playpark, visible in the foreground, slightly detracts from the view which is dominated by North Berwick Law and has a somewhat rugged character. The foot of the Law is separated from the playpark by existing trees which wrap around the base of the Law, slightly bisecting the crag from the tail in this view.

Existing properties at Heugh and the roof of the former reservoir are just discernible along the ridge of the tail, however they do not detract from the massive scale of the overall crag and tail feature. Existing homes along the south of North Berwick are more apparent in the left of the view.

Sensitivity to Change

The **sensitivity to change** for this view is **High** due to the entire view comprising the locally designated Special Landscape Area, and it represents views from the John Muir Way.



Viewpoint 7- Law View

Effects of Proposal

The proposal introduces a very minor extent of built form into the view. The visible extent of the proposal is limited to the green roof, which blends with the surrounding grass fields so that it will be barely discernible.

Magnitude of Change

The **magnitude of change** to this view is considered to be **Negligible**. This is considered to be a **Minor Effect**. The change created by the proposal is so small from this view, that it is barely discernible and is likely to go unnoticed.

Landscape Assessment

Effects on Landscape Character

The *Coastal Plain* Landscape Character Area (LCA) within the *Lowland Plains* Landscape Character Type (LCT) is an extensive coastal plain extending from Dunbar in the east to Port Seaton in the west and as far as the Garleton Hills to the south. This plain includes thriving coastal settlements and outlying hamlets, historic estates and agricultural holdings. The addition of a single house on the edge of the hamlet of Heugh does not change the wider landscape character of the area.

The LCA has a dominant arable land cover and extensive views. These are not materially affected by the proposal.

The proposal accords with the majority of the Management Guidelines for the LCA, but does not use pantiles or slate roofing as suggested. This is to avoid conflicting with the existing pantiles on roofs at Heugh, or the slate tiles on the roof of the former water tank which flank the proposal to the east and west.

The **magnitude of change** to this LCA is considered to be **Low**. This is considered to be a **Minor Effect**.

Effects on Berwick Law

The Council identifies in its *Special Landscape Areas* SPG that North Berwick Law is designated because it is an important feature which contributes to North Berwick's sense of place. It is also designated for its recreational, wildlife, cultural and archaeological values.

It is an important recreational destination allowing expansive, long distance views over much of East Lothian and beyond. This expansive visibility and defensive location was presumably key to locating the Bronze and Iron Age hill fort in this location.

It is important to consider the evolving context of development within the area when assessing the effects of the proposal on the SLA. Consented development at PROP NK 4 has been located within the SLA and is under construction. This is of a considerably larger scale than the proposal at The Heugh. The consented proposal at PROP NK 4 shows that development can be located within the SLA without unacceptable landscape and visual impacts on North Berwick Law.

As illustrated in the viewpoint analysis, the diminutive effect of the proposal in views towards or from North Berwick Law does not materially affect the *Special Qualities and Features* of the SLA. The proposal includes a sedum roof, which further reduces the visual impact on views from the Law.

The **magnitude of change** to this SLA is considered to be **Low**. This is considered to be a **Minor Effect**.

Effects on Local Geodiversity Site

The 'crag and tail' feature of Berwick Law will continue to be able to be interpreted from the surrounding landscape. The relatively minor earthworks that are proposed to partially 'sink' the building into the ground will be hidden from the wider landscape by the proposed earth bund to the south of the proposal.

From the north, the 'crag and tail' will be unaffected, as the proposal is situated over the horizon. This is illustrated in the photomontages from Viewpoints 2, 3, 5, 6 and 7.

From the south, the 'crag and tail' will appear to be uninterrupted by the proposal, due to the mitigating earth bund along the south of the site. This is illustrated in the photomontage from Viewpoint 1.

9. Conclusion

The proposal is for a single dwelling that will be visible from an expansive area within a sensitive landscape. The siting, scale and design of the proposal, however, results in very limited effects on the types of views that are experienced within this area.

The most typical views within the study area celebrate the massive rising landform of Berwick Law in contrast to the relatively flat and simple landscape surrounding it, including the 'crag and tail'. The other, equally important views are from the Law itself, that celebrate the expansive, far reaching views that allow the viewer to locate themselves within the wider, eastern central Scotland location.

The effect of the proposal on the vast majority of these views is very limited. The main impacts will be limited to a very small area surrounding the proposal itself. This is considered to be a normal impact associated with the construction of a new home.

Other recent developments within the designated Special Landscape Area have had a greater impact on the views to and from the Law than the proposal, however these impacts have not damaged the views to or from the Law. The proposal in a similar vein will not detract from the morphology of the Law from the surrounding landscape, and it will not damage the views from the Law.



View of proposal from Core Path 79 to the south of the site



View of proposal from the top of North Berwick Law



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Version 2	Final	Steven Brown	Rob Miller	17/06/21
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