

## Matrix for Landscape and Visual Impact Assessment (LVIA) Requirements

Local Validation Checklist June 2017

Location	Outside AONB Within main towns settlement boundaries	Outside AONB Within other (non - main town) settlement boundaries	Outside AONB Outside settlement boundaries	Within AONB (or within 500m of AONB or National Park Boundary) Within main towns settlement boundaries	Within AONB (or within 500m of AONB or National Park Boundary) Within other (non-main town) settlement boundaries	Within AONB (or within 500m of AONB or National Park Boundary) Outside settlement boundaries
Development Type						
Development with an overall height of 20m or more	LVIA required	LVIA required	LVIA required	LVIA required	LVIA required	LVIA required
Development with an overall height of 15m or more	LVIA <b>not</b> required <b>unless</b> edge of settlement (abutting settlement boundary) in which case LVIA <b>is</b> required.	LVIA required	LVIA required	LVIA <b>not</b> required <b>unless</b> edge of settlement (abutting settlement boundary) in which case LVIA <b>is</b> required.	LVIA required	LVIA required
Development of 10 or more dwellings; with a floorspace of 1000m <sup>2</sup> or more; or a site area of 1 ha or more in size.	LVIA not required	LVIA <b>not</b> required <b>unless</b> edge of settlement (abutting settlement boundary) in which case LVIA <b>is</b> required.	LVIA required	LVIA <b>not</b> required <b>unless</b> edge of settlement (abutting settlement boundary) in which case LVIA <b>is</b> required.	LVIA required	LVIA required
Development on previously undeveloped (greenfield) sites with a site area of 0.5ha or more	LVIA not required	LVIA not required	LVIA not required	LVIA not required	LVIA <b>not</b> required <b>unless</b> edge of settlement (abutting settlement boundary) in which case LVIA <b>is</b> required.	LVIA required

Main Towns: Dartmouth, Ivybridge, Kingsbridge, Okehampton, Tavistock and Totnes.

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### **Notes:**

1. Despite falling outside these criteria, development may require LVIA as part of an Environmental Impact Assessment (EIA). This will be subject to a separate screening exercise.
2. LVIAs should be proportionate to the development they are assessing, ranging from a full LVIA as part of EIA, to a short, focussed assessment of the impacts on a certain characteristic or view.
3. It is recommended that LVIAs are carried out by a qualified landscape architect, with reference to the Guidelines for Landscape and Visual Impact Assessment (LI/IEMA 2013).