

Landscape Impact Assessment

The information required with a planning application where there will be an impact on the wider landscape should include an assessment of the character of the landscape, biodiversity and geodiversity, and cultural heritage assets and their settings.

A 'Landscape First' approach means using the [Landscape Strategy and Action Plan](#) to assess whether the character and quality of the landscape will be conserved and enhanced by a development. Alternative approaches should be considered if development would not conserve the character and quality of the landscape.

Applicants should refer to the Landscape Strategy and Action Plan and follow the steps below to fully address landscape considerations:

1. Ascertain whether the development proposal is in the Natural Zone and check the exceptional criteria for development in the Natural Zone.
2. Identify the 'Landscape Character Area' and 'Landscape Character Type' of the development site using the Landscape Strategy and Action Plan [interactive map](#) on the National Park Authority website.
3. Identify the key characteristics of this 'Landscape Character Type' from the Landscape Strategy and Action Plan.
4. Note general comments from the 'Issues of Change' section of the Landscape Strategy and Action Plan for the development. (For low carbon and renewable energy projects note comments from the 'Energy and Infrastructure' section).
5. Identify the key landscape features for each character landscape type from the 'Landscape Guidelines' and the 'Plan' section of the Landscape Strategy.
6. In addition, consider historic landscapes and cultural heritage features using the Historic Environment Record of the relevant constituent local authority.
7. Assess the effect of the proposal on the landscape and, if necessary, modify it to ensure a positive contribution to landscape character and sense of place.

Consider the cumulative effect of development

Cumulative effects on visual amenity arise when two or more developments are introduced into the landscape and they are visible from one viewpoint and/or by the sequential effects of seeing them when travelling through a landscape on footpaths or on other routes such as cycle trails. This may mean that other developments which are not visible from a proposed development site may still create an adverse cumulative impact.

An assessment of cumulative impacts should encompass the effects of the proposal in combination with existing development, but also the anticipated impacts from development as yet unbuilt, where it either has a planning permission or is awaiting a planning decision. This should include proposals or development in constituent authorities.

Photographs and Photomontages

Photographs and photomontages shall be provided if the proposal involves a development with a wider landscape impact such as a wind turbine or telecommunications installation, or the demolition of an existing building or significant development affecting a conservation area or a listed building.

Photographs and photomontages provide useful background information and can help to show how developments can be satisfactorily integrated within their surroundings. This information is particularly important where a new development is large or located in a particularly sensitive location. Photographs should be clearly labelled, and an accompanying plan should be provided indicating where photographs were taken from.

Useful links:

[Development Management Policies Part 2 of the Local Plan for the Peak District National Park](#)

[Landscape Strategy and Action Plan](#)

<https://www.landscapeinstitute.org/visualisation/photography-and-photomontage/>

[The Environment Act 1995](#)