

*Proposed new secondary school
to serve the west of Jersey*

Landscape and Visual Impact Assessment **PROOF OF EVIDENCE**

January 6 2017



The **terra firma** Consultancy Ltd.
Cedar Court, 5 College Street, Petersfield, Hampshire, GU31 4AE
tel: +44 (0)1730 262040 | www.terrafirmaconsultancy.com

Introduction

The landscape and visual evidence has been prepared by Mrs Alison Galbraith, Associate Director of The terra firma Consultancy, who were appointed in October 2015 to carry out landscape and visual impact assessments (LVIA) of 3 site options for the location of a new secondary school in the west of Jersey.

Following the decision of the Department for Infrastructure / Jersey Property Holdings to proceed with a planning application on Site Option 2, Fields South of Rue Carree, The terra firma Consultancy produced the Landscape and Visual Impact Assessment (LVIA) Chapter of the EIS (Chapter 8). This study examines the likely impacts on two separate, but interlinked aspects: i) the elements and character of the landscape; and ii) views.

The LVIA consists of the following sections:

- Section 2 covers planning policy as it relates to landscape. This includes relevant general development and natural environment policies from the Jersey Island Plan 2011 (revised 2014), as well as the Jersey Design Guide (2008) and the Suitability for Housing Assessment (2010). Key policies affording protection to valued landscapes are NE 6 Coastal National Park and NE 7 Green Zone. The site is within the Green Zone and close to the boundary of the National Park.
- Section 3 examines the Countryside Character Appraisal (CCA 1999) which describes the character of the Island's different landscapes. The CCA is embedded in planning policy with the aim of protecting and enhancing the distinctive and varied character of the countryside.
- Section 4 describes the proposed development and in particular the strategy for the design of the landscape, which was informed by the initial findings of the LVIA.
- Section 5 summarises the methodology employed to produce the LVIA. The full methodology is set out in Appendix 2 of the LVIA. The methodology complies with industry standards as set out in the 'Guidelines for Landscape and Visual Impact Assessment' (Institute of Environmental Management and Assessment and The Landscape Institute 2013).
- Section 6 describes the site location.
- Section 7 describes the landscape in its current state, sub-dividing the site and its immediate setting into areas with distinct characteristics. This forms the baseline against which the likely impacts of proposed development on the character of the landscape are assessed.
- Section 8 sets out the likely impacts on the character of the landscape by assessing how sensitive each area is, predicting how much the proposals (including the strategies described in section 4) are likely to affect each area and combining these to determine an overall impact on each area.
- Section 9 lists additional strategies, aside from those incorporated into the development proposals, which will protect or enhance the landscape character.

- Section 10 describes typical views towards the site from public areas within the surrounding area. This forms the baseline against which the likely impacts of proposed development on typical views are assessed.
- Section 11 sets out the likely impacts on typical groups of views by assessing how sensitive each viewer is, predicting how much views are likely to change with the proposed development (including the strategies described in section 4), and combining these to determine an overall impact on groups of views.
- Section 12 lists additional strategies, aside from those incorporated into the development proposals, which will protect or enhance views.
- Section 13 sets out a summary of potential effects on landscape and views and how the proposed development complies with key policies.
- Section 14 is a brief conclusion. The conclusion states that:
 - This landscape and visual impact assessment has been carried out to assess the likely impacts of building a new secondary school on the preferred site on fields south of Rue Carree.
 - Designs and layout of the proposed school and its grounds have been developed with landscape and visual input to ensure adverse impacts are minimised.
 - Remaining impacts of significance are on the character of the site and on views from roads immediately adjacent to the site.
- Appendix 1 contains 23 figures which illustrate and support the LVIA.
- Appendix 2 contains the detailed methodology employed.