

APPENDIX IV

GUIDELINES FOR LANDSCAPE AND VISUAL IMPACT ASSESSMENT, THIRD EDITION

The Landscape and Visual Impact Assessment produced by Jackie Fisher Associates regarding the project at Athlone House on Hampstead lane in the London Borough of Camden, has been produced in accordance with prevailing professional guidance which, at the time, was found within the book Guidelines for Landscape and Visual Impact Assessment: Second Edition (2002), produced by the Landscape Institute (LI) and the Institute for Environmental Management and Assessment (IEMA), and known as GLVIA2. This is widely accepted both nationally and internationally as the standard guidance for such assessments.

This guidance was updated and reissued earlier this year as the Guidelines for Landscape and Visual Impact Assessment: Third Edition (2013), referred to as GLVIA3. In response to concerns regarding the replacement of the guidance and assessments commenced under the GLVIA2, the Landscape Institute Technical Committee released the following statement:

GLVIA3 replaces the second edition GLVIA2. In general terms the approach and methodologies in the new edition are the same. The main difference is that GLVIA3 places greater emphasis on professional judgement and less emphasis on a formulaic approach. Members have asked for clarification on the status of projects developed under GLVIA2, but reviewed or implemented after publication of the third edition.

An assessment started using GLVIA2 should be completed using that edition. However, if in the view of the professional, a comparison should be undertaken with GLVIA3, and subsequently if necessary a re-assessment undertaken according to GLVIA3, then this should be discussed and agreed with the client in the first instance. Obviously, assessments started after the publication of GLVIA3 should use it, rather than GLVIA2.

To summarise, the LI states that any assessment commenced under the GLVIA2 should be completed and assessed using that guidance, unless it is felt that the findings would be different if assessed using GLVIA3. The assessment regarding Athlone House was produced and completed using the second edition (GLVIA2) and should therefore be assessed as such. The methodology used for the assessment of Athlone House, despite being written under the guidance of the second edition (GLVIA2), is in compliance with the third edition (GLVIA3). Although tables are used as a basis for assessment, these are not used in a formulaic manner and professional judgement has been used. In addition, the LVIA uses the concepts, such as 'susceptibility' and 'value' within the judgements, although they are not termed as such.

The LVIA produced regarding the project at Athlone House is in accordance with the relevant guidance, according to the Landscape Institute, and assessment using the third edition would not change the results. Therefore, the project does not require reassessment for predicted landscape and visual impacts and the findings of the current assessment produced by JFA are valid and robust.