Assumptions and Exclusions

Landscape / Townscape and Visual Impact Assessment (LVIA / TVIA)

General

1. Unless specifically stated to the contrary in our fee proposal, we assume the client will be responsible for:

    - information on ownership, legal interests, site information and any other matters which may influence the development or management requirements of the project.

    - Formal discharge of planning conditions with the relevant local planning authority.

2. Please note that delays in supplying this information may affect the programme for the delivery of outputs.

3. We require confirmation of other team members contact information to facilitate liaison and co-ordination as necessary.

LVIA/LVA and TVIA/TVA

4. Our fee proposal is based on a number of assessment viewpoints up to those stated in the proposal. If the number of assessment viewpoints increase following consultation with the Local Planning Authority we reserve the right to adjust our fee proposal to cover the additional work incurred. We would not undertake any additional work without client approval.

5. The location of assessment viewpoints will be taken from publicly accessible locations only (i.e. public footpaths, roads etc.).

6. Site surveys and photography need to be undertaken during periods of clear visibility. Please note that long periods of inclement weather may delay the programme.

7. Unless otherwise stated, our fee proposal includes for one site visit where the assessment viewpoint photography will be undertaken and the client will be informed of the proposed survey date, usually within 8 weeks of commission. Should the project design programme be subsequently extended, such that the baseline conditions materially change, the client should be aware that the photography may need to be retaken and this would be an additional cost at the client's expense.

8. ZTV maps (Zone of Theoretical Visibility) will be based on the height parameter(s) provided by the client to test the potential worst case visibility of the proposal. Preliminary ZTVs produced at Pre-App stage or early in the design process may require an update when the design is fixed for the planning application and will incur additional fees to be agreed.

9. The consultant will advise on site constraints / opportunities and mitigation requirements following the site visit to inform the site layout and proposed development.

10. The client or lead consultant will provide a project description with key data and this will outline the parameters for the assessment (i.e. proposed access, development area, proposed land-use, building footprint/ area, height, form, elevations, materials etc).

11. The impact assessment will only be progressed once the site plan and design parameters are fixed. Any substantial late changes to the layout following the design fix may incur additional fees if further reporting is required and requires additional consultancy time of over an hour.

12. Our proposal includes for submission of a draft report and a final report incorporating one round of coordinated comments from the client or lead consultant.

13. Any post planning services, such as landscape planning support to respond to consultee comments or provision of a rebuttal, may be subject to additional fees.