



# CASE STUDY

## LANDSCAPE & VISUAL IMPACT ASSESSMENT (LVIA)

### HIGHLIGHTS

- LVIA
- Verified Photomontages
- Landscaping Plan
- Landscape Maintenance & Management Plan

CLIENT: THE PURE LEISURE GROUP

LOCATION: EAST SUTHERLAND



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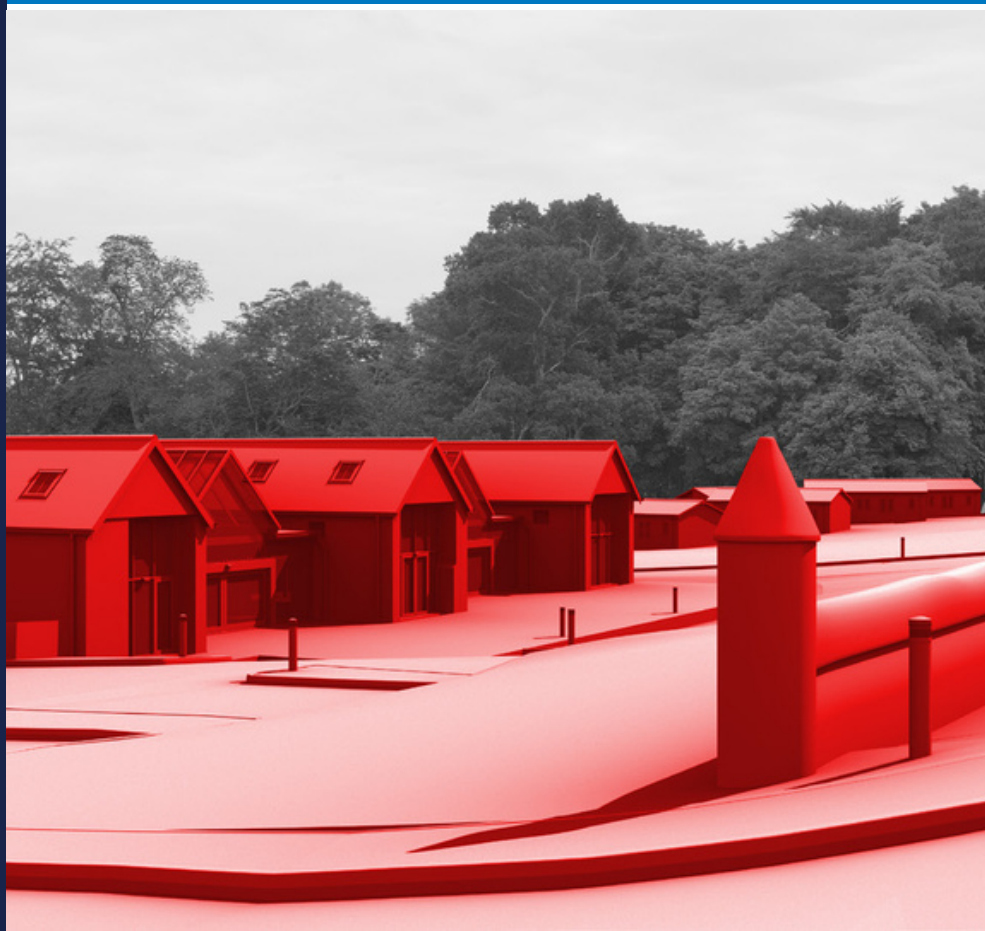
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### THE CHALLENGE

Pure Leisure Group sought to install 35 new holiday lodges and convert a redundant farm building into associated leisure facilities at the Gledfield Estate, Ardgay, East Sutherland.

Pre-application advice from The Highland Council required the submission of a Landscape and Visual Impact Assessment (LVIA) as part of the planning application. In addition to the LVIA, the Council requested daytime and nighttime verified photomontages, a detailed Landscaping Plan, and a Landscape Maintenance and Management Plan to ensure that the proposals would be appropriate for the sensitive landscape setting.



# THE SOLUTION

Arthian were appointed to deliver the required technical assessments and design work.

We completed a Landscape and Visual Impact Assessment (LVIA) following Landscape Institute guidance, alongside verified daytime and night-time photomontages to illustrate the development's visual effects.

A detailed Landscaping Plan was produced to help the scheme blend sensitively with its surroundings, supported by a Landscape Maintenance and Management Plan to secure its long-term character.

The planning committee deemed the proposals acceptable in terms of visual, landscape, and amenity impact, and granted approval.



NIGHT-TIME PHOTOMONTAGE



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