

APPENDIX 6.5
VISUAL EFFECTS TABLE

Appendix 6.5: Visual Effects Table

Visual Receptor	Representative Views Site Appraisal Photo (SAP) Site Context Photo (SCP)	Sensitivity	Construction		Year 1		Year 15		Notes
			Magnitude of Effect (Change)	Significance of Effect	Magnitude of Effect (Change)	Significance of Effect	Magnitude of Effect (Change)	Significance of Effect	
Receptors using PRow within the Site	SCP 1 – 11	Medium Sensitivity The views are not from within a designation with are no cultural associations, this results in a Low value of views. Receptors are users of a PRow who are engaged in outdoor recreation and therefore have High susceptibility.	Medium - Large	Moderate – Major Adverse	Large	Major Adverse	Medium	Moderate Adverse	Construction Construction activities within the Site will be visible, with plant and vehicle movements across the view which will cause a pronounced and noticeable change to the majority of the routes within the Site. On this basis, the effects during the construction phase would range from Medium to Large magnitude of effect and result in a Moderate to Major Adverse significance. Year 1 and Year 15 People travelling along these routes will have clear views of the Development with the routes passing through the Development for the most part. The design of the Development includes a comprehensive green infrastructure network within which the existing PRow will be redirected and enhanced through additional routes. Nonetheless, the Development will alter the composition of predominantly rural open views across the Sites agricultural landscape to one where the foreground is an urban setting, albeit the routes run through green corridors that pass through and around the Site. On balance, at Year 1, the Development is considered to give rise to a large effect magnitude of effect and a major adverse significance of effect. At Year 15, the establishment of the proposed landscape structural planting will help mitigate effects, providing a degree of containment to the Development whilst still respecting open views towards the wider landscape, especially from higher ground within the north eastern part of the Site. Planting of hedgerows, trees and woodland within the GI framework will lead to a softening and filtering views of the proposed built from the PRow within the Site. The PRow are set within green corridors, which include the retained to retain a Due to the nature of landform, and considering the sensitivity of the receptor, the Development will form a noticeable deterioration in views, the magnitude of effects will reduce to Medium with a Moderate Adverse significance of effect.
Residential properties adjacent to or in proximity to the Site	SAP A, B, G and H SCP 6, 7 and 15	Medium Sensitivity The views are not from within a designation with are no cultural associations, this results in a Low value of views. Receptors are people at their place of residence who naturally have High susceptibility. They are therefore considered to have Medium sensitivity.	Medium	Moderate Adverse	Medium	Moderate Adverse	Small	Minor Adverse	Construction Construction activities within the Site, consisting of plant and vehicle movements, will be partially visible beyond the site hoarding / fencing to the perimeter of the Site, replacing the views out over the Site and the wider landscape to the east. On this basis, the effects during the construction phase would result in a Medium magnitude of effect and result in a Moderate Adverse significance. Year 1 and Year 15 The proposed dwellings in proximity to the western Site boundary are for the majority set back beyond an area of open space, and private drives / access roads, with only a limited section of the proposed development immediately adjacent to / or backing on to the rear or side gardens of the existing residential development at Trub. As a result of the local landform and intervening vegetation views from the existing properties are restricted from ground floors. As such it is considered that the residential receptors adjacent to the Site boundary will experience direct / partial views of the Development. Once the built form has been completed within the immediate setting it will screen views of further development and the local and wider landscape beyond. On this basis, the effects at completion would remain a Medium magnitude of effect and result in a Moderate Adverse significance. After 15yrs the proposed landscape structural planting will have matured and established a landscape buffer, providing a more sympathetic outlook and setting to the views from the existing residential development. The users would experience softened / filtered views of the built form. On this basis, the effects at completion would reduce to a Small magnitude of effect and result in a Minor Adverse significance.

Visual Receptor	Representative Views Site Appraisal Photo (SAP) Site Context Photo (SCP)	Sensitivity	Construction		Year 1		Year 15		Notes
			Magnitude of Effect (Change)	Significance of Effect	Magnitude of Effect (Change)	Significance of Effect	Magnitude of Effect (Change)	Significance of Effect	
Users of the local PRow adjacent to the Site	SCP 16, 17, 18 and 19	Medium Sensitivity The views are from and over a location that is not covered by a landscape designation with little cultural associations, with a resultant Low value of views. Receptors are users of a PRow who are engaged in outdoor recreation and therefore have High susceptibility.	Small	Minor Adverse	Small	Minor Adverse	Very Small	Negligible Adverse	Construction The temporary construction phase of the Development will be only glimpsed / partial visible through breaks in the vegetation, a field gateways (SCP16) and looking west along Thornham Road that serves Thornham Fold – SCP17. Where the proposed built form is visible (SCP17 and SCP18) there would be a loss of the fieldscape within the mid distance, however, views out to the wider landscape further to the west will remain. Where there are potential views the hoarding to the Site boundary will screen some of the ground level activities, although the construction phase will be seen over the hoarding on the higher ground within the centre of the view. The construction phase will cause a Small magnitude of effect as it would only occupy the centre of the view, this will result in a Minor Adverse significance of effect. Year 1 and Year 15 The Development would alter the view with the loss of the open arable fields replaced with a new high-quality residential led development. The landscape strategy includes new native woodland planting within and to the eastern Site boundary that would ground the development and soften / filter the potential views of the proposed residential development. On balance it is considered that the magnitude of effects would remain Small magnitude of effect, which results in the significance of effect reducing slightly to Minor Adverse. After 15yrs the proposed landscape structural planting will have matured and established a verdant edge to the development / roadside. The users would experience heavily filtered views of the built form, at most, as the mature woodland to the eastern Site boundary will restrict views – SCP 17, 18 and 19. Views from the South would remain open over the proposed country park. Overall, on balance of positive and negative change, the effects will result in a magnitude of effect reducing to Very Small and the significance will be Negligible Adverse.
Users travelling along Thornham Lane	SCP 10, 11, 12 and 13	Medium Sensitivity The views are from and over a location that is not covered by a landscape designation with little cultural associations, with a resultant Low value of views. Receptors are people using a secondary road who have a Medium susceptibility to development of the type proposed, resulting in a Medium overall sensitivity.	Small	Minor Adverse	Small	Minor Adverse	Very Small	Negligible Beneficial	Construction The temporary construction phase of the Development will result in there being glimpsed views of development within the Site – SCP 10 and 11. For the most part the mature roadside hedgerow and local topography would result in there being limited appreciation of the development within the wider Site. Where there are views, hoarding to the Site boundary will screen some of the ground level activities from view although the taller elements of the construction phase will be seen over the hoarding as the Development gradually replaces the arable view. The construction phase will result in a Small magnitude of effect as there are limited points where views are possible over the immediate and wider Site to the north. This will result in a Minor Adverse significance of effect. Year 1 and Year 15 The Development would alter the view with the loss of the open fields replaced with a new high-quality residential led development to the north within the fields to the south becoming a Country Park. The proposals will form an enhanced setting to Thornham Lane with the landscape strategy including new native woodland planting within and to the Site boundary that would ground the development and soften / filter the potential views of the proposed residential development within the immediate setting. On balance it is considered that the magnitude of effects will remain a Small magnitude of effect and a Minor Adverse significance of effect. After 15yrs the proposed landscape structural planting will have matured and established an enhanced wooded setting and verdant edge to the development / roadside. The users would experience heavily filtered views of the built form within the southern extent of the Site. As the user heads north, views would become heavily filtered due to the mature woodland. Overall, on balance of positive and negative change, the effects will result in a magnitude of effect reducing to Very Small and the significance will be Negligible Beneficial as the Development will create a parkland setting with a wide variety of habitats and increased recreational potential.

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			Magnitude of Effect (Change)	Significance of Effect	Magnitude of Effect (Change)	Significance of Effect	Magnitude of Effect (Change)	Significance of Effect	
Users of Tandle Hill Park Country Park	SCP 20	High Sensitivity Views are from a location that although is not designated has cultural associations due the war memorial located on the highest point within the park. Therefore, it is considered to have High value. Receptors in this location are people using the country park and visiting the higher ground to take in the view and therefore deemed to have High susceptibility.	Large - Medium	Major – Moderate Adverse	Medium	Moderate Adverse	Medium - Small	Moderate – Minor Adverse	Construction Construction activities within the Site will be visible beyond the falling agricultural fields and mature woodland associated within the M56 adjacent to the eastern boundary of the Site in the mid distance and visible in the context off the existing settlement edge and wider development located on the lower lying landform. Views from the wider park are heavily retracted by landform and mature woodland The construction phase will cause a Large – Medium magnitude of effect as it would result in a pronounced change to the view. This will result in a Major – Moderate Adverse significance of effect. Year 1 and Year 15 At Year 1, the Development in the Site will form a thin band of new residential development set adjacent to the exiting settlement edge and within a mature vegetation framework, visibility is likely to be greater in winter months. However, the existing mature vegetation will provide a degree of softening and grounding to the Development. As such the magnitude of effect will reduce to Medium and the significance of effect to Moderate Adverse. Following establishment of proposed planting at Year 15, the Development will benefit from considerably strengthened woodland enclosure to the east, south and north. Further internal landscape planting to include woodland, tree and hedgerow planting as part of a comprehensive GI strategy will provide additional containment. The Development will assimilate further into the landscape and reflect the strongly filtered existing settlement edge. As such the magnitude of effect will reduce to Medium – Small and the significance of effect to Moderate - Minor Adverse.

Notes:

Level of sensitivity of receptor accounting for nature of receptor and its susceptibility to the type of change proposed: High, Medium, Low

Magnitude of Effect: Large, Medium, Small, Very Small, None

Significance of Effect: Major, Moderate, Minor, Negligible or Neutral (may be Adverse or Beneficial)