

LAND AT RECTORY FARM (NORTH), YATTON, NORTH SOMERSET

**Landscape and Visual Appraisal of Proposed
Residential Development**
Prepared for: Persimmon Homes Severn Valley

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CONTENTS

| | | |
|------------|---|-----------|
| 1.0 | INTRODUCTION | 4 |
| 1.1 | Methodology | 4 |
| 1.2 | Study Area | 4 |
| 2.0 | PLANNING CONTEXT | 5 |
| 2.1 | National Policy: the National Planning Policy Framework (NPPF) | 5 |
| 2.2 | Designations | 5 |
| 2.3 | The Development Plan | 5 |
| 2.3.1 | North Somerset Local Plan: Core Strategy | 6 |
| 2.3.2 | North Somerset Local Plan: Development Management Policies | 6 |
| 2.3.3 | Yatton Neighbourhood Plan, 2019 | 6 |
| 2.4 | Consultation | 6 |
| 2.4.1 | Pre-application advice | 6 |
| 2.5 | Planning History | 7 |
| 2.6 | Summary of Planning Context | 8 |
| 3.0 | ASPECTS OF THE DEVELOPMENT WHICH HAVE THE POTENTIAL TO CAUSE LANDSCAPE AND VISUAL EFFECTS..... | 9 |
| 3.1 | Location | 9 |
| 3.2 | Height and Density..... | 9 |
| 3.3 | Loss of Landscape Elements..... | 9 |
| 3.4 | Lighting | 9 |
| 3.5 | Proposed Mitigation | 10 |
| 4.0 | POTENTIAL LANDSCAPE EFFECTS | 12 |
| 4.1 | Introduction..... | 12 |
| 4.2 | Existing Landscape Character Assessments | 12 |
| 4.2.1 | Natural England’s National Character Assessment | 12 |
| 4.2.2 | National Landscape Character: Natural England’s NCA 142, Somerset Levels and Moors | 12 |
| 4.2.3 | County Landscape Character: North Somerset Landscape Character Assessment 2018 | 12 |
| 4.2.4 | North Somerset Council Landscape Sensitivity Assessment (March 2018) | 14 |
| 4.3 | The Landscape of the Site and its Context..... | 14 |
| 4.3.1 | Individual Elements and Features | 14 |
| 4.3.2 | Aesthetic and Perceptual Aspects | 14 |
| 4.3.3 | Overall Character | 14 |

| | | |
|-------------------|---|-----------|
| 4.3.4 | The Changing Landscape | 15 |
| 4.4 | Summary of Landscape Receptors | 15 |
| 4.5 | Sensitivity of Landscape Receptors | 15 |
| 4.5.1 | Value of the Landscape | 15 |
| 4.5.2 | Susceptibility of Landscape Receptors to the Proposed Development | 16 |
| 4.5.3 | Sensitivity of Landscape | 16 |
| 4.6 | Potential Magnitude of Landscape Change | 16 |
| 4.6.1 | Size and Scale of Change for Landscape Receptors | 17 |
| 4.6.2 | Geographical Extent of Change for Landscape Receptors | 17 |
| 4.6.3 | Duration/Reversibility of Change for Landscape Receptors | 18 |
| 4.6.4 | Potential Magnitude of Change for Landscape Receptors | 18 |
| 4.7 | Assessment of Landscape Effects | 18 |
| 5.0 | POTENTIAL VISUAL EFFECTS | 19 |
| 5.1 | Introduction..... | 19 |
| 5.2 | Overall Visibility..... | 19 |
| 5.3 | Potential Visual Receptors | 19 |
| 5.4 | Assessment of Sensitivity of Visual Receptors, and the Magnitude of Change, at each Viewpoint | 20 |
| 5.5 | Assessment of Visual Effects..... | 20 |
| 5.5.1 | Residential Receptors | 20 |
| 5.5.2 | Walkers/Pedestrians | 21 |
| 5.5.3 | Vehicle Users..... | 22 |
| 5.6 | Summary of Visual Effects..... | 23 |
| 6.0 | POTENTIAL CUMULATIVE EFFECTS..... | 24 |
| 7.0 | SUMMARY AND CONCLUSIONS..... | 25 |
| APPENDIX A | | 26 |
| APPENDIX B | | 46 |
| APPENDIX C | | 54 |
| DRAWINGS | | 67 |

DRAWINGS

| | |
|--------|----------------------------|
| YW-01: | Landscape Designation Plan |
| YW-02: | Landscape Character Plan |
| YW-03: | Viewpoint Plan and ZTV |

YW-04: Opportunities and Constraints
YW-05 – YW-033: Viewpoint Sheets
YW-034: Illustrative Landscape Masterplan

1.0 INTRODUCTION

SLR Consulting Ltd (SLR) was instructed by Persimmon Homes Severn Valley (the Client) to undertake a Landscape and Visual Appraisal (LVA) for an Outline planning application for the development of up to 190 homes (including 50% affordable homes), 0.13ha of land reserved for Class E uses, allotments, car parking, earthworks to facilitate sustainable drainage systems, open space and all other ancillary infrastructure and enabling works with means of access from Shiners Elms for consideration. All other matters (means of access from Chescombe Road, internal access, scale, layout, appearance and landscaping) reserved for subsequent approval.

The findings of this assessment have been based on parameter plans and an illustrated masterplan prepared by edp (drawing ref: Sketch Layout Plan 001). The illustrative masterplan has been informed by a landscape and visual opportunities and constraints plan, a copy of which has been included at drawing YW-05. It is best practice in LVA to ensure that the ongoing findings of the assessment are used to shape the design of the development, since this allows the reduction of landscape and visual effects and ensures that the design and mitigation measures are appropriate in the local context.

The main objective of this report is to identify potential landscape and visual effects remaining following advice provided on the overall design of the development and the implementation of mitigation measures.

1.1 Methodology

This assessment has been carried out by experienced Chartered Landscape Architects in accordance with the Guidelines for Landscape and Visual Impact Assessment (3rd Edition, 2013, also known as GLVIA3, produced by the Landscape Institute and Institute of Environmental Management and Assessment), and also Landscape Institute Technical Guidance Note 02/21 “*Assessing Landscape Value Outside National Designations*”. A full method statement is included at Appendix A. Judgements have been discussed and agreed with other experienced Landscape Architects in accordance with best practice.

The assessment is based upon a desk top assessment of relevant plans, guidance and character assessments, as well as thorough site assessments carried out in November 2022 and February 2023.

Landscape, as defined in the European Landscape Convention, is “*an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors*”, (Council of Europe, 2000). Landscape does not apply only to special or designated places, nor is it limited to countryside. Visual effects are the effects of change and development on the views available to people and their visual amenity. Visual receptors are the people whose views may be affected by the proposed development.

It is important to note that it is best practice in landscape and visual appraisal to conclude that the introduction of built form to a green field site will result in negative landscape and visual effects. However, notwithstanding this, it is possible that good design of the development could still create successful places with attractive scenic qualities.

1.2 Study Area

The study area is defined on Drawing YW-01. This was defined initially by desk top analysis of plans and aerial photographs and was then further refined by a Zone of Theoretical Visibility (ZTV) and site assessment.

This does not imply that all of this area is likely to experience landscape and visual effects as a result of the proposed development, but instead shows the wider context for the site that has been considered when identifying the potential for landscape and visual effects.

2.0 PLANNING CONTEXT

2.1 National Policy: the National Planning Policy Framework (NPPF)

Paragraph 10 states that there is a “*presumption in favour of sustainable development*”.

Paragraph 126 also states that “*the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve*”.

Paragraph 130 states that developments should (at point b) be “*visually attractive as a result of good architecture, layout and appropriate and effective landscaping*” and at (c), be “*sympathetic to local character and history, including the surrounding built environment and landscape setting*”, whilst also at (d) “*establish or maintain a strong sense of place*”.

Paragraph 131 states that “*Trees make an important contribution to the character and quality of urban environments*” and notes that “*Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible*”.

Paragraph 174 states that “*planning policies and decisions should contribute to and enhance the natural and local environment by (a) protecting and enhancing valued landscapes...*” and “*(b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services*”.

Paragraph 175 states that plans should “*distinguish between the hierarchy of international, national and locally designated sites*”, and paragraph 176 states that “*great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty*” and notes that “*development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas*”.

2.2 Designations

The site is not within any national designations for valued landscapes, such as AONBs or National Parks.

Other landscape-related designations near to the site are summarised below and illustrated on Figure YW-01:

- National Cycle Route (NCR) 26 and the Strawberry Line Long Distance Route extend along the western boundary of the site. Footpath LA21/28 extends to the west of the site;
- The Biddle Street, Yatton SSSI extends along ditches in fields to the west of the site and the same area is identified as the Congresbury Wildlife site;

2.3 The Development Plan

The Development Plan is made up of the following elements:

- Core Strategy;
- Sites and policies plan - part 1 and 2;
- Policies map;
- Neighbourhood plans;
- West of England joint waste core strategy; and
- Supplementary planning advice.

The site is partially allocated for new development in the Local Plan.

2.3.1 North Somerset Local Plan: Core Strategy

The Core Strategy includes policy CS5, which states that *“the character, distinctiveness, diversity and quality of North Somerset’s landscape and townscape will be protected and enhanced by the careful, sensitive management and design of development. Close regard will be paid to the character of National Character Areas in North Somerset and particularly that of the 11 landscape types and 31 landscape character areas identified in the North Somerset Landscape Character Assessment”*.

2.3.2 North Somerset Local Plan: Development Management Policies

In the Development Management Policies, policy DM9 states that development proposals should *“demonstrate that the retention, protection and enhancement of tree canopy cover has been considered throughout the design and development process”*.

Policy DM10 of the Sites and Policies Plan Part 1 states that all development should:

- *“not have an unacceptable adverse impact on the designated landscape character of the district”;*
- *“be carefully integrated into the natural, built and historic environment, aiming to establish a strong sense of place, respond to local character, and reflect the identity of local surroundings, whilst minimising landscape impact”;*
- *“include landscaping and boundary treatments in the scheme”;*
- *“Conserve and enhance natural or semi-natural vegetation characteristic of the area”;*
- *“Respect the character of the historic landscape including features such as field patterns, watercourses, drainage ditches, stone walls and hedgerows”*.

Policy DM32 states that *“The design of new development should contribute to the creation of high quality, distinctive, functional and sustainable places where opportunities for physical activity and recreation are maximised”*. DM32 also emphasises the importance of local character and also setting: *“the design and planning of development proposals should demonstrate sensitivity to the local character, including setting, and enhance the area taking into consideration any specific opportunities present in the existing context. Design solutions should seek to enhance local distinctiveness and contribute to the creation of a sense of place and identity. Proposals which cause unacceptable harm to the character or appearance of the area will not be permitted”*.

In relation to density of development, policy DM36 states that *“residential development should optimise the potential of the site to accommodate development whilst protecting or enhancing the distinctiveness of the area”*.

2.3.3 Yatton Neighbourhood Plan, 2019

The Yatton Neighbourhood Plan was made in July 2019. The Vision for Yatton is for the settlement to *“continue to thrive as a vibrant and distinct village with a rural character”*.

- Policy EP3 states that *“development proposals incorporating amenity areas for planting with appropriate indigenous trees, where appropriate, will be supported”*.

2.4 Consultation

2.4.1 Pre-application advice

Pre-application advice was received which stated:

“Given the permission granted at appeal for Rectory Farm, despite an area of high landscape sensitivity to the south of the farm, there would be no landscape objection to some further appropriate development on this land to the north which is of low to medium landscape sensitivity (where the lower sensitivity land borders the settlement).

Indeed the preference for developing this land (in landscape terms) over higher sensitivity land was indicated at the appeal, should the need for further housing in Yatton arise. This site is generally isolated from the wider moors, of which it is a part, by the dense vegetated corridor along the former Strawberry Line. There are only a few isolated views from field gates and access tracks along the line and some views from the residential area into these fields. Although the A1 Kingston Seymour and Puxton Moors are an area of strong landscape character, this isolated section is much less characterful and in places the village edge is prominent.

Land north of rectory Farm and west of The Batch, has previously been indicated as a site for a future school as was noted in the recent appeal, but it does not feature on the indicative site plan, being replaced by housing instead (need to check if any requirement for a school remains here, as the new school at North End has only recently been completed). This does however indicate some anticipated construction on this land, prior to the appeal.

I note that a landscape and visual appraisal will accompany any future outline application and this should assist in refining the proposals, although it is good to see that consideration has already been given to a buffer of open land along the former Strawberry Line in the draft layout, as well as other distinctive landscape features such as an orchard. The distance between ‘the site’ and the existing allotments to the north and south is under the 1000m required for provision, so formal provision cannot be required. However there could be a case for a community garden if sufficient demand exists (need Yatton PC advice)”.

2.5 Planning History

An application for 100 no. dwellings and associated infrastructure was allowed at Appeal at Rectory Farm to the south of the site.

The fourth issue considered at the appeal has relevance to this site which examined *“The effect of the proposed development on the character and appearance of the area”*. Reason for Refusal 3 contended that *“the proposed development, by reason of its protrusion in an area of high landscape sensitivity in close proximity to the Strawberry Line, does not accord with the linear form of the village and would appear as an incongruous projection into open countryside. Further, that it would cause unacceptable harm to the amenity value of the Strawberry Line”*.

The Inspector noted that that the edge of Yatton in this vicinity was *“poorly resolved”* which, *“combined with farm buildings, the Strawberry Line and the intermittent belt of trees along the southern boundary, separating it from the wider countryside, and giving it an enclosed, semi-rural character”* and noted that *“The embankment and the trees and hedgerows along the Strawberry Line provide a strong boundary, separating the site and its context to the north-west and south-east from the wider Levels landscape to the west”*. The Inspector also noted that *“The effect on the wider landscape would not be significant. The scale of the development is such that it is unlikely to have a discernible effect on the extensive national character area. There would be no significant effects on LCA A1; Kingston Seymour and Puxton Moors LCA, with a negligible magnitude of effect”* in the context of *“a non-designated, non-valued landscape”*.

The Inspector also picked up on settlement form and stated that *“To describe the form of Yatton as linear is an oversimplification of the way the settlement has developed and how it is at present”*, and *“Plainly there is nothing special about the development pattern, and it is replicated all across the district and the country. It is the quality of a development that is important and how it presents itself such as if it is set back behind appropriate planting, not just if it is in a straight line”*.

The Inspector also addressed potential effects on the Strawberry Line and stated that *“Whilst it is part of National Cycle Route 26, its sensitivity can only be reasonably described as medium adjacent to the appeal site given the value of the views in this part and the consistent presence of the edge of Yatton”* and noted that *“views to the west across the open, flat moors are a much more rewarding experience than those across the fields and the*

relatively short distance to Yatton". It was accepted that *"perceiving development is a fundamental part of the Strawberry Line experience - the line passing a number of settlements"*.

2.6 Summary of Planning Context

The site is not within any national landscape or landscape-related designation. NCR 26 and the Strawberry Line Long Distance Route extend along the western boundary of the site. Footpath LA21/28 extends to the west of the site. The Biddle Street, Yatton SSSI extends along ditches in fields to the west of the site and the same area is identified as the Congresbury Wildlife site.

The site does not extend development any further west, or closer to the Strawberry Line than allowed development at Rectory Farm with the Inspector at that appeal noting the poorly resolved edge of Yatton which has a *"consistent presence"*.

3.0 Aspects of the Development Which Have the Potential to Cause Landscape and Visual Effects

The following attributes of both the site and the proposed development are those which are the most likely to result in landscape and visual effects.

3.1 Location

The application site occupies approximately 13.8ha and is formed of a number of irregularly shaped small and medium-sized pastoral fields.

Fields are subdivided by a network of rhyes, but there are also some remnant hedgerows.

The site is located immediately to the west of Yatton with new housing development to the south. The western boundary of the site is defined by the Strawberry Line (NCR 26), a historic railway line edged by native shrubs.

The site is not designated for landscape or landscape-related reasons and is not publicly accessible.

Well-established vegetation along the Strawberry Line (NCR 26) creates a sense of enclosure to the west.

Significantly, in relation to potential landscape and visual effects, the site is bordered by prominent existing residential development to the east which creates urban and suburban influence.

3.2 Height and Density

The proposed development comprises predominantly two storey homes with pitched roof planes, at a net density of around 43 dwellings per hectare. The height and density of properties would thus be comparable with that found in the existing residential areas in the locality. Local land raising (up to 3m) would be required for flood alleviation.

3.3 Loss of Landscape Elements

The development of the site for new homes would require the loss of a number of agricultural fields. Apart from the removal of short sections of hedgerow to incorporate the vehicular routes, existing trees and hedgerows would be retained and reinforced with new native planting. Importantly, existing vegetation along rhyes would be retained and enhanced with new native planting. 7.7ha (56% of site) of open fields to the west would be retained and enhanced for biodiversity and recreation.

3.4 Lighting

The proposed development would require the introduction of street lighting which has potential to introduce new light emissions. However, the interactive *“England’s Light Pollution and Dark Skies”* map, provided by the CPRE, demonstrates that the site and the wider context is already influenced by light.

These interactive maps were produced with satellite images captured at 1.30 am throughout September 2015. The detailed map illustrates the level of lighting across 9 colour bands: <0.25 NanoWatts/cm²/sr identifying the darkest skies, and >32 NanoWatts/cm²/sr identifying the brightest level of lighting. The darkest areas grade from dark blue through to green, whereas the brightest areas grade from yellow through to dark red.

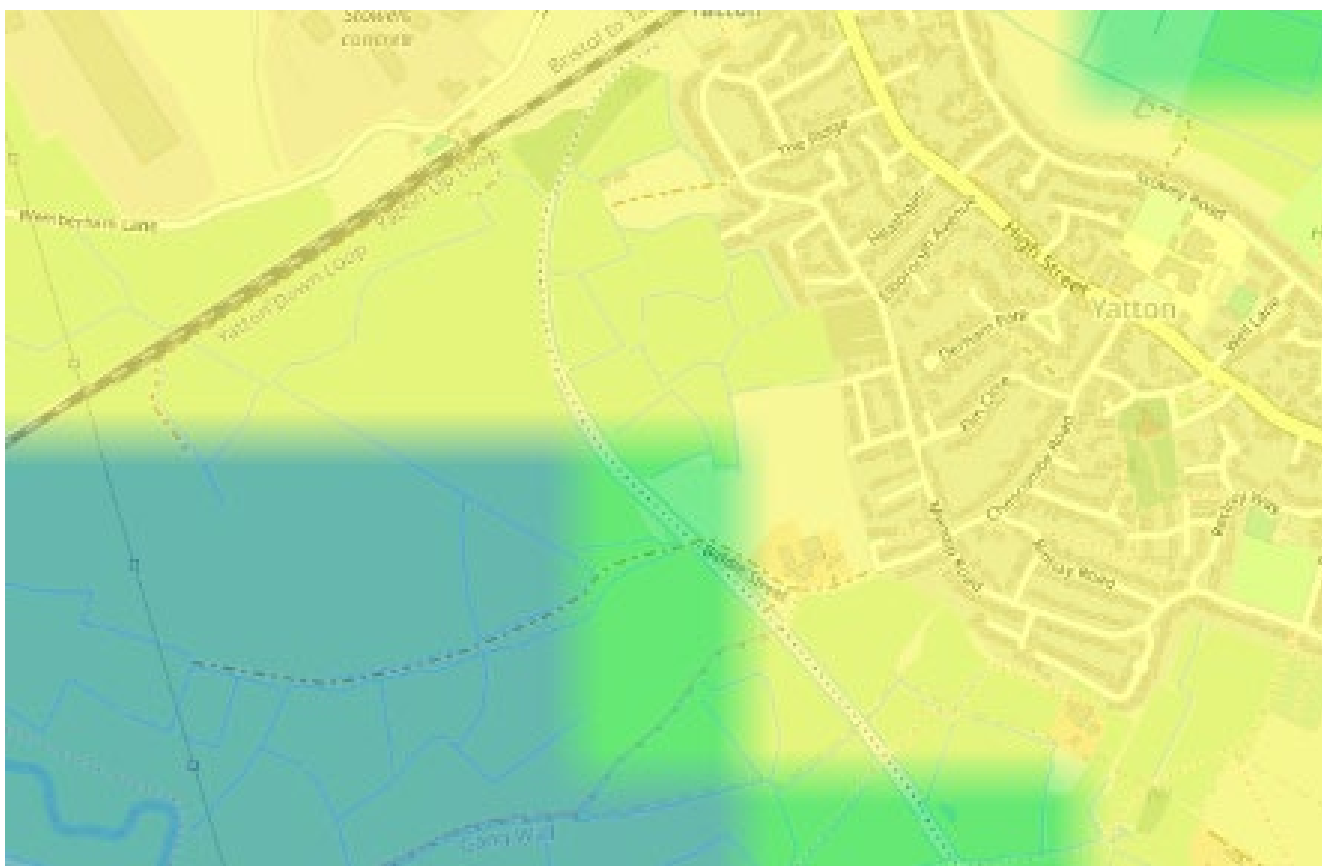


Figure 1: Snapshot of England's Light Pollution and Dark Skies (CPRE)

This section of the map illustrates that the site is influenced by existing light emissions from nearby roads and residential development at Yatton and is lit largely to the same degree as the settlement. To the west of the site the level of light pollution generally reduces as the landscape becomes more agricultural and settlements are sparse, however the Bristol Road increases the influence by light emissions to the south.

3.5 Proposed Mitigation

It is proposed that areas of new planting and green space would be incorporated as shown on the illustrative landscape masterplan (YW-26). The landscape mitigation proposals are designed to minimise the landscape and visual effects.

The proposed mitigation includes:

- Retention of existing trees and hedgerows where possible;
- Introduction of new linear, mixed, native woodland belt along the western boundary to filter views of the proposed development and to support the bat population;
- Development has been set back from the western boundary and areas of open space and native planting have been proposed to minimise potential landscape and visual effects on the wider agricultural landscape;
- Proposed built form has been set back from the existing network of rhyes which are set within broad greenways. New mixed native planting has been proposed to one side of the rhyne network in accordance with local landscape character. creating strong green infrastructure links across the site;

- Introduction of new habitats such as native scrub planting, hedgerows, locally appropriate orchard species and water retention features to improve the site's ecological value and provide recreational opportunities;
- Integration of native trees throughout the development (and along streets) to break up the massing of built form and provide vegetated corridors to connect existing and proposed habitats and reinforce existing green infrastructure;
- New circular walking and cycling routes of been proposed throughout the scheme within wide green, connected, landscape corridors; and
- Space for new LAPs, LEAPs and trim trail equipment has been integrated into the site.

4.0 Potential Landscape Effects

4.1 Introduction

The following landscape assessment is based upon both a desk top assessment of existing character assessments and plans as well as a site-based survey. In accordance with GLVIA3 the main landscape receptors, (individual landscape elements, aesthetic characteristics, overall character), which have the potential to be affected by the proposed development have been identified and their sensitivity to the proposed development has been assessed by considering their value and susceptibility. The magnitude of change which would be experienced by each of these receptors has then been assessed by determining the size and scale of change, the geographical extent of that change, and the duration and reversibility of that change.

By combining the sensitivity of receptors and the magnitude of effect the potential for significant landscape effects has been assessed.

Detailed aspects of the landscape impact assessment are included in Appendix C, but the key themes and overall results are explained within this section of the report.

4.2 Existing Landscape Character Assessments

There is a nested series of existing character assessments which provide a useful context to the character of the site. Drawing YW-02 illustrate the boundaries of landscape character areas, but further details of each are set out below.

4.2.1 Natural England's National Character Assessment

Drawing Y2 summarises the classification provided by these assessments, but further details of each are set out below.

4.2.2 National Landscape Character: Natural England's NCA 142, Somerset Levels and Moors

At a national scale the site is included on the northern edge of Natural England's National Character Area (NCA) 142: Somerset Levels and Moors. The key characteristics of NCA 142 of relevance to the application site include the following:

- *"Flat, open landscape of wet pasture, arable and wetland divided by ditches and rhynes, often forming a chequer-board patter, that clearly illustrate the reclaimed, planned nature of the landscape.*
- *The area includes the largest lowland grazing marsh system in Britain;*
- *The landscape is surrounded, divided and punctuated by a diverse geology of hills, ridges, and islands, such as the Mendip and Polden Hills; and*
- *The centres of individual moors are often treeless, with a gradation to an increasingly 'bushy' appearance towards their edges created by occasional hedgerows and lines of pollard willows associated with ditches and rhynes".*

4.2.3 County Landscape Character: North Somerset Landscape Character Assessment 2018

At a county level the site is classified as area A1, Kingston Seymour and Puxton Moors. This area has the following key characteristics:

- *"Lowland area predominantly of beach and tidal flat deposits with small areas of gravel, peat, Mercia Mudstone and Lias;*

- *Flat landform largely at between 5m and 10m AOD;*
- *Strong sense of remoteness, ruralness and unity;*
- *Pastoral landscape with cattle grazing;*
- *Network of waterways with winding rivers which are embanked, and rhynes and ditches which support a rich diversity of aquatic plants and invertebrates;*
- *Hedgerows intermittent with a proportion formed by regenerated scrub grown up over ditches and rhynes;*
- *Frequent hedgerow trees, oaks and pollarded willows;*
- *Medium scale fields are sinuous and irregular in the core of the area and more geometric elsewhere;*
- *Semi-enclosed landscape with trees and hedgerows framing views to the wooded limestone ridges; and*
- *Small orchards close to older settlements and farmsteads”.*

Nearby character areas which also have the potential to be indirectly affected by the proposals include A3, Kenn and Tickenham Moors; J5, Land Yeo and Kenn Rolling Farmland; and E6, Cleeve Ridges and Coombes. Key characteristics of the A3, Kenn and Tickenham Moors include the following:

- *“Lowland based on beach and tidal flat deposits to the west and peat to the east;*
- *Largely flat landform with very subtle gradations as the ground rises to the north west of the area;*
- *Highly rural landscape, remote and unified in the south but less so in the north where settlement on the ridge are present;*
- *Pastoral landscape with sheep grazing;*
- *Regular network of rhynes and ditches in rectilinear pattern largely dating from early 19th century enclosure and supporting rich plant communities and invertebrate populations;*
- *Some small plantation woodlands;*
- *Fragmented hedgerows (many originating as scrubbed over ditches) and large numbers of hedgerow trees visually soften the rectangular field pattern;*
- *Views to wooded hills and high ground give sense of enclosure;*
- *Very little settlement in the area”.*

Key characteristics of J5, Land Yeo and Kenn Rolling Farmland include the following:

- *“Gently undulating landform based on Mercia Mudstone with Head and Alluvium;*
- *Rural pastoral landscape set in a wide valley framed by wooded ridges;*
- *Intact hedgerow network with hedgerow trees of oak;*
- *Areas of historic parkland with mature parkland trees rising up to the lower slopes of the ridges;*
- *Frequent large villages such as Long Ashton, Bacwell and Claverham.”*

Finally, key characteristics of E6, Cleeve Ridges and Coombes include the following:

- *“Elevated ridges of Carboniferous limestone, with lower flanks of Mercia Mudstone;*
- *Steep escarpment slopes form a distinctive feature rising above, and creating the back drop to, the low lying moors and valleys;*

- *Wooded, with large scale mixed and deciduous plantations plus extensive areas of ancient woodland.”*

4.2.4 North Somerset Council Landscape Sensitivity Assessment (March 2018)

Wardell Armstrong has been commissioned by North Somerset Council to undertake a Landscape Sensitivity Assessment of the areas surrounding selected settlements within North Somerset. The Landscape Sensitivity of Yatton is illustrated on Map 3 which indicates that the area of the site within which built form is proposed is of Low sensitivity and this grades into Medium sensitivity closer to the Strawberry Line.

4.3 The Landscape of the Site and its Context

GLVIA3 recommends that a landscape character assessment should be carried out as part of the baseline study (paragraph 5.4). This should consider:

- The elements that make up the landscape (physical, land cover and the influence of human activity);
- Aesthetic and perceptual aspects; and
- The overall character of the area.

An assessment of the landscape baseline is set out in the following paragraphs.

4.3.1 Individual Elements and Features

The site comprises irregularly shaped small and medium scale pastoral fields which are used for grazing. A network of rhynes sub-divides pastures with infrequent hedgerows.

The settlement of Yatton is located immediately to the east and south of the site.

The western boundary is bounded by established vegetation along the route of the Strawberry Line (NCR 26).

Commercial development is present to the north beyond the railway with agricultural land extending from the Strawberry Line to the west.

The landform of the site and its immediate context is predominately flat and at an elevation of approximately 5m AOD.

4.3.2 Aesthetic and Perceptual Aspects

The site is on the settlement edge which is prominent to the east and south. High voltage overhead lines with pylons extend through the site. Views across the site (from the existing Footpath) are broken up by existing hedge lines and trees.

A network of residential roads is present to the south and east and the railway is present to the north.

Whilst the site's agricultural use, and existing vegetation presents a generally simple range of colours and textures diversity is introduced by surrounding residential properties.

4.3.3 Overall Character

The overall character of the site is broadly in line with LCA A1, Kingston Seymour and Puxton Moors although the site does not include heathland and has a stronger sense of being on the settlement edge.

The ZTV indicates that perceptual effects on other nearby character areas would be very limited and so no further assessment of potential effects on these has been undertaken.

4.3.4 The Changing Landscape

In the absence of the proposed development it is assumed that the site would remain as it is although the immediate context of the landscape will change as a result of the recent permission, at appeal, at Rectory Farm to the south.

4.4 Summary of Landscape Receptors

The main elements and features of the landscape can be summarised as follows:

- Small to medium-scale, irregular, predominantly flat, pastoral fields;
- Rhyne network; and
- Strawberry Line.

As well as the following aesthetic and perceptual aspects:

- Generally enclosed;
- Generally still with some noise apparent from adjacent settlement; and
- Generally simple colours and forms with some diversity from adjacent settlement edge.

The following character areas will be assessed for the site itself and its locality:

- LCA A1, Kingston Seymour and Puxton Moors. Localised area up to Wemberham Lane to the north, the River Yeo to the west and south and the B3133 and Yatton to the east.

The ZTV, which was confirmed by field survey, indicates that the theoretical visibility of the proposed development is localised. The potential for indirect, perceptual effects is therefore limited and on that basis no further assessment of potential effects on A3, Kenn and Tickenham Moors; J5, Land Yeo and Kenn Rolling Farmland; and E6, Cleeve Ridges and Coombes. has been undertaken.

4.5 Sensitivity of Landscape Receptors

In accordance with GLVIA3 the sensitivity of landscape receptors is determined by combining their value with their susceptibility to the type of development proposed.

4.5.1 Value of the Landscape

In determining the value of landscapes, GLVIA3 recommends that the starting point should be to consider landscape-related designations. In this context it is important to note that no part of the site is included within, any statutory or local landscape designations.

GLVIA3 states that the value of undesignated sites should also be considered. Table 1 of Landscape Institute Technical Guidance Note 2/21 supersedes Box 5.1 of GLVIA3 and provides a helpful guide for assessing these sites. A full assessment against these criteria is included in Table B1, Appendix B.

Using these criteria (see Table B1 in Appendix B), it has been concluded that the value of the site and its immediate context is generally of **Low/Community** on the site itself, becoming Community to the west of the Strawberry Line; the site has no heritage conservation interests or associations in literature, art or other media. The site is in relatively poor condition and it is not publicly accessible although its open nature may be appreciated by nearby residents.

The site is not considered to be a “valued landscape” for the purposes of NPPF paragraph 174 (a).

4.5.2 Susceptibility of Landscape Receptors to the Proposed Development

In relation to susceptibility, each of the landscape receptors has been assessed to determine its susceptibility to the proposed development. The detailed assessment is included at table B2 of Appendix B, and the assessment is summarised below:

Small to medium-scale, irregular, predominantly flat, pastoral fields would have a High/Medium susceptibility to development. The scale, shape and structure of the site would remain but it would be split into residential parcels.

Rhyne network would have a Medium susceptibility to development. The layout is being designed to largely retain the existing rhyne network with broad stand-offs provided between rhynes and proposed development.

Strawberry Line would have a Medium susceptibility to the development. Views of the settlement edge, particularly recent development are already perceptible from the Strawberry Line.

Generally enclosed would have a Medium susceptibility to the development. The level of visual enclosure provided by existing boundary vegetation and the settlement edge would remain.

Generally still with some noise apparent from adjacent settlement would have a High/Medium susceptibility to the development. The sense of stillness would be affected by the introduction of new residential development, people and cars.

Generally simple colours and forms with some diversity from adjacent settlement edge would have a High/Medium susceptibility to the development. The generally simple forms and colours of the site would be changed by the introduction of new residential development adjacent to the settlement edge although the settlement is already perceptible.

LCA A1, Kingston Seymour and Puxton Moors would have a Medium susceptibility to development on site increasing to High susceptibility west of the Strawberry Line further away from the settlement edge. This character area has a strong sense of remoteness and rurality, and is therefore inherently susceptible to built development.

4.5.3 Sensitivity of Landscape

The overall sensitivity of landscape receptors is assessed in Table B2 of Appendix B and reflects the combination of value with susceptibility.

- **Small to medium-scale, irregular, predominantly flat, pastoral fields** would have a Medium sensitivity.
- **Rhyne network** would have a Low/Medium sensitivity.
- **Strawberry Line** would have a Low/Medium sensitivity.
- **Generally enclosed** would have a Low/Medium sensitivity.
- **Generally still with some noise apparent from adjacent settlement** would have a Medium sensitivity.
- **Generally simple colours and forms with some diversity from adjacent settlement edge** would have a Medium sensitivity.
- **LCA A1, Kingston Seymour and Puxton Moors** would have a Medium (on site) increasing to Medium/High sensitivity west of the Strawberry Line.

4.6 Potential Magnitude of Landscape Change

In accordance with GLVIA3 potential changes to the individual landscape receptors have been assessed in relation to:

- The Size and Scale of Change;
- The Geographical Extent of Change; and
- The Duration and Reversibility of Change.

4.6.1 Size and Scale of Change for Landscape Receptors

- **Small to medium-scale, irregular, predominantly flat, pastoral fields** would experience a large scale of change. The proposed development would introduce new built form into an agricultural field currently used for grazing. Substantial areas of connected open space extend through the site along the existing rhyne network and the western part of the site is laid to areas of recreational open space, orchard, meadow, with a new woodland belt along the western edge of the site. The existing rhyne network would be restored with hedgerow and trees restored along one side.
- **Rhyne network** would experience a small scale of change. In a limited number of locations the rhyne network would be bridged by roads and paths. However, the layout has been designed to retain the existing rhyne network and this would be restored and set within broad greenways reducing the size and scale of change. Hedgerow vegetation with trees would be reinstated on one side of the rhyne.
- **Strawberry Line** would experience a small scale of change. There would be no direct changes to the Strawberry Line. The settlement edge, including recent residential development, is already perceptible along the route through gaps in existing vegetation. Over time, the proposed woodland corridor would reinforce the characteristic of strong vegetation to the edges of the route.
- **Generally enclosed** would experience a small scale of change. The level of visual enclosure provided by existing boundary vegetation and the settlement edged would remain and proposed hedgerow and tree planting, including the proposed woodland belt, would reinforce this characteristic.
- **Generally still with some noise apparent from adjacent settlement** would experience a medium scale of change. Diversity would be introduced into a landscape which is generally simple. The site is generally still, affected to a small degree by noise from adjacent roads and settlement. The introduction of new residential development people and cars would reduce the sense of stillness.
- **Generally simple colours and forms with some diversity from adjacent settlement edge** would experience a medium scale of change. Diversity would be introduced into a landscape which is generally simple although diversity is already present as a result of the settlement edge. The change would be generally contained within the site itself due to the level of visual enclosure provided by existing and proposed boundary vegetation over time.
- **LCA A1, Kingston Seymour and Puxton Moors** would experience a small scale of change. The site is on the edge of the settlement within an area of settled character. The perception of landscape change would be localised as a result of the existing level of enclosure which would increase over time as proposed planting establishes. The change in character would be focused upon an area that is already strongly influenced by the settlement edge, with more open and remote areas to the west of the Strawberry Line having no direct effects and only short to medium term glimpses of the proposed new homes.

4.6.2 Geographical Extent of Change for Landscape Receptors

The geographical extent of landscape change to landscape receptors would be small, since the changes would be largely limited to the site due to the level of enclosure provided by existing and proposed vegetation and the settlement edge.

4.6.3 Duration/Reversibility of Change for Landscape Receptors

The development would be permanent.

4.6.4 Potential Magnitude of Change for Landscape Receptors

Having assessed the size and scale, geographical extent and duration of potential landscape effects it is then possible to determine the overall magnitude of landscape change which would be experienced by each of the landscape receptors (see Table B3, Appendix B).

No substantial landscape magnitudes of change have been assessed for the development proposals as the geographical extent of change is limited by the level of enclosure provided by existing and proposed vegetation, and the settlement edge.

There would be a Medium/ Substantial magnitude of change on the Small to medium-scale, irregular, predominantly flat, pastoral fields and a Medium magnitude of change to the sense of stillness and simplicity.

All other landscape receptors would experience a Slight magnitude of change, including the overall character receptor LCA A1, Kingston Seymour and Puxton Moors.

4.7 Assessment of Landscape Effects

Table B4 in Appendix B draws together the sensitivity of landscape receptors and the magnitude of effects in order to determine the level of potential landscape effect.

There would be a Major /Moderate and negative level of landscape effect on the following elements of the landscape:

- Small to medium-scale, irregular, predominantly flat, pastoral fields

Effects on other elements of the landscape would be as follows:

- Rhyne network: Minor and neutral.
- Strawberry Line: Minor and neutral.
- Generally enclosed: Minor and neutral.
- Generally still with some noise apparent from adjacent settlement: Moderate and negative.
- Generally simple colours and forms with some diversity from adjacent development: Moderate and negative.

The level of landscape effect on LCA A1, Kingston Seymour and Puxton Moors would be Minor/Moderate and Negative on site and Moderate, but Neutral to the west of the Strawberry Line. The site is on the edge of the settlement within an area of settled character. The perception of landscape change would be localised as a result of the existing level of enclosure which would increase over time as proposed planting establishes. The change in character would be focused upon an area that is already strongly influenced by the settlement edge, with more open and remote areas to the west of the Strawberry Line having no direct effects and only short to medium term glimpses of the proposed new homes.

The potential effects on landscape character would be localised.

5.0 POTENTIAL VISUAL EFFECTS

5.1 Introduction

In accordance with the recommendations of GLVIA3 the potential level of visual effects has been determined by assessing both the sensitivity of visual receptors and the potential magnitude of visual effect. Full details of the assessment are included in Appendix C, but the results are summarised within this chapter.

The site forms a draft allocation (Policy SS11) within the City of York Local Plan Publication Draft (regulation 19 Consultation) (February 2018), but to ensure a worst case has been assessed this has not been factored into the baseline. The baseline scenario for this assessment is the site as it is (existing agricultural fields).

5.2 Overall Visibility

The potential visibility of the proposed development was determined by desktop assessment of topography using OS mapping data and checked by field survey. A ZTV was also prepared (Figure YW-03). The ZTV includes the proposed new landform levels that would occur as a result of drainage/flood prevention. It illustrates a worst case with vegetation along the Strawberry Line modelled at 5m in height, which is a conservative estimate and it does not include proposed planting.

The ZTV indicates that the potential visibility of development within site would be largely contained by existing vegetation along the Strawberry Line (NCR 26) and the settlement edge of Yatton. Clear views would be available only from the ends of residential roads at the settlement edge and from the Strawberry Line / NCR 26. Some visibility, between 0.25 and 1 degrees, is indicated stretching to the west and north-west and to the south-east but in these areas field survey indicated that visibility is limited by existing vegetation and landform and where proposed built form may be visible it was seen where the existing settlement edge is already visible.

Seventeen viewpoint locations were identified to represent the range of views available around the site. The objective in selecting these locations has been to represent the range of views of the existing site which are available from publicly accessible locations.

The location of all viewpoints is illustrated on drawing YW-03. For each of the viewpoints photographs of the existing views have been included (see drawings YW-05 to YW-33).

5.3 Potential Visual Receptors

Within the visual envelope of the proposed development the following types of visual receptors have the potential to experience changes in their views:

- Residential receptors (Mendip Road, Shiners Elms, Strawberry Drive, Grace Close, Lodge Close, Marsh Road, The Batch, West Road, Mendip Gardens and new development off Chescombe Road);
- Walkers and Cyclists on local footpaths, cycleways and pavements (Strawberry Line Long Distance Route / NCR 26, Footpath 21/28 Mendip Road, Shiners Elms, Strawberry Drive, Grace Close, Lodge Close, Marsh Road, The Batch, West Road, Mendip Gardens and Chescombe Road); and
- Vehicle users on Mendip Road, Shiners Elms, Strawberry Drive, Grace Close, Lodge Close, Marsh Road, The Batch, West Road, Mendip Gardens and Chescombe Road.

5.4 Assessment of Sensitivity of Visual Receptors, and the Magnitude of Change, at each Viewpoint

Tables C1 and C2 in Appendix C summarise the sensitivity of the receptors at each of the viewpoints, and the magnitude of potential visual effects. The criteria used for this analysis are taken from GLVIA 3 paragraphs 6.31 to 6.41.

5.5 Assessment of Visual Effects

The assessment of the visual effects at each of the viewpoints is addressed in Table C3 of Appendix C, and this analysis is then applied in the assessment of effects on different receptor groups in the following paragraphs.

5.5.1 Residential Receptors

The majority of Mendip Road is located beyond existing residential properties within connecting streets, the change in the views of which are assessed separately below. The northern extent of Mendip Road backs on to existing fields which adjoin the site. There are approximately 11, detached two-storey homes which have the potential to experience oblique views from rear gardens. Views towards built form within the site would be across a field left in open usage and filtered by existing boundary vegetation. In the longer term proposed tree planting within the site and native planting proposed to reinforce the boundary would increasingly filter views, breaking up the massing of proposed built form.

Shiners Elms, Viewpoint 1 is representative of the views from Shiners Elms, photographed at the end of the street where the clearest views of the proposed development would be available. This would be a main access into the site. Views may be available from windows on the sides of two, detached, two store properties. In the short-term there would be a Medium/Substantial magnitude of change resulting in a Moderate/Major and Negative level of visual effect. It is noted that views of residential properties is already a characteristic of the wider view and environment.

Viewpoint 2 is representative of the views available from Strawberry Drive. Approximately two detached and four semi-detached, two-storey properties have the potential for rear and side elevations. New built form would be introduced into the view which already comprises new recent residential development. New homes would be seen beyond the fence at the end of the street, set back from the boundary beyond rear gardens and areas of open space. The boundary of the site is proposed as a bat corridor, and would be subject to new tree and hedgerow planting, which, over time, would filter views of built form. There would be a slight/medium magnitude of change resulting in a Minor/ Moderate and Negative level of visual effect.

Grace Close and Lodge Close are connected by a pedestrian link and loop around. There are approximately eleven two-storey detached and semi-detached properties long these routes which back onto the site. Viewpoint 1 provides a representative view of potential views from the rear elevations of these properties. In the short-term there would be a medium magnitude of change resulting in a Moderate/Major and Negative level of visual effect. It is noted that views of residential properties is already a characteristic of the wider view and environment.

No windows were found along properties along Marsh Road which provide views onto the site.

Viewpoint 3 provides a representative view for properties along The Batch which back onto the site. There are approximately eight detached and semi-detached, two-storey properties along The Batch with the potential for views from the upper storey rear elevations. In the short-term there would be a slight/medium magnitude of change resulting in a Minor/ Moderate and Negative level of visual effect. New homes would be seen across rear gardens, proposed boundary vegetations and across an area of proposed open space with proposed new homes set back from the boundary of the site.

Viewpoint 4 provides a representative view from West Road, however, none of the properties along this street have windows orientated towards the site and potential garden views would largely be screened by other existing properties or strong boundary vegetation.

Viewpoint 5 provides a representative view from Mendip Gardens. Approximately eight terraced, two-storey properties have the potential to experience views from rear elevations. However, these views would be already changed by new consented development off Chescombe Road and views of the proposed development would be restricted.

Potential views would be available from new development consented off Chescombe Road. The existing view from Chescombe Road is represented by Viewpoint 6. New residents would view proposed new homes in the context of new development and existing homes. There would be a slight magnitude of change resulting in a Minor and Negative level of visual effect. This would reduce in the longer term as proposed tree planting within areas of open space establishes and progressively filters views.

5.5.2 Walkers/Pedestrians

A series of viewpoints have been photographed along the Strawberry Line Long Distance Route / NCR 26 (Viewpoints 7, 8, 9 and 10). In the short-term transient, largely glimpsed views, of proposed new homes would be available through gaps in boundary vegetation, particularly in winter. The existing view includes the settlement edge and recently constructed housing along Strawberry Drive is visible in these views. In the short-term there would be a worst-case slight/medium magnitude of change resulting in a Moderate and Negative level of visual effect. This would reduce in the longer term to a Slight to No View magnitude of visual change resulting in a Minor/ Moderate to No View level of visual effect. Much of the boundary of the site with the Strawberry Line would be planted with a woodland belt which, over time, would screen all views. Glimpses may be available at the southern end of the site where views from the Strawberry Line across the proposed allotments may remain.

A series of viewpoints have been photographed along Footpath 21/28 (Viewpoints 11, 12, 13, 14 and 15). Along much of this route views are already screened by existing, intervening vegetation (the worst-case in winter has been photographed). Where glimpses are available views would be of rooflines in the context of roofs within the existing settlement resulting in a Slight/Negligible magnitude of change in the short-term and a Minor/Negligible level of visual effect in winter. This would reduce to No views over time as the proposed woodland belt along the western boundary of the site establishes.

Viewpoint 1 represents the views of some of the closest pedestrians, along Shiners Elm, Grace Close and Lodge Close. Pedestrians would experience transient and intermittent views of proposed new homes where currently there is an open field. Over time, proposed vegetation including tree planting would progressively filter views into the site. It is noted that views of residential properties is already a characteristic of the wider view and environment. In the short-term there would be a large magnitude of change resulting in a Moderate/Major and Negative level of visual effect.

Viewpoint 2 is representative of the views of pedestrians along Strawberry Drive. New built form would be introduced into the view which already comprises new recent residential development. New homes would be seen beyond the fence at the end of the street, set back from the boundary beyond rear gardens and areas of open space. The boundary of the site is proposed as a bat corridor, and would be subject to new tree and hedgerow planting, which, over time, would filter views of built form. There would be a slight/ medium magnitude of change resulting in a Minor/Moderate and Negative level of visual effect.

Viewpoint 3 represents the views of pedestrians along Marsh Road and The Batch. The site is currently seen beyond an area of car-parking and gappy boundary vegetation. Residential development (both recent and older) is already a key characteristic of the view. As noted above, the boundary of the site is proposed as a bat corridor, and would be subject to new tree and hedgerow planting, which, over time, would filter views of built form. The

area of the site directly in front of the view is proposed as a broad green corridor along an existing rhyne with hedgerow and tree planting. Over time this would partially filter proposed new homes. There would be a slight/medium magnitude of change resulting in a Minor/Moderate and Negative level of visual effect.

Viewpoint 4 represents the views of pedestrians along West Road. New built form would be introduced at the end of an existing residential street. The view from the end of the street currently comprises open fields used for grazing, but existing residential development and car parking is already partly characteristic of the view. As noted above, the boundary of the site is proposed as a bat corridor, and would be subject to new tree and hedgerow planting, which, over time, would filter views of built form. There would be a slight/medium magnitude of change resulting in a Minor/Moderate and Negative level of visual effect.

Viewpoint 5 represents the views of pedestrians along Mendip Gardens. The existing view comprises terraced residential homes. Proposed new homes would be seen in the gaps between properties in the right-hand-side of the view. The gap between properties in the left-hand side of the view would comprise consented residential development (75 no. new homes) to the immediate south of the site. Residential development is already a strong component within the view and would continue to be a strong component in the view. There would be a slight magnitude of change resulting in a Minor and Negative level of visual effect. This would not change over time.

Viewpoint 6 represents the views of pedestrians along Chescombe Road. The existing view would remain largely unchanged; consent for 75 no. new homes has been given in the part of the view which currently comprises a farm and a small field in the foreground. The proposed development would be viewed beyond this consented development. In the short-term there would be a slight magnitude of change resulting in a Minor and Negative level of visual effect. This would reduce in the longer term to a Slight to Slight/Negligible magnitude of visual change resulting in a Minor/Negligible level of visual effect.

5.5.3 Vehicle Users

As noted for pedestrians above, Viewpoint 1 represents the views available from Shiners Elms, Grace Close and Lodge Close. Vehicle Users would experience transient and intermittent views of proposed new homes where currently there is an open field. Over time, proposed vegetation including tree planting would progressively filter views into the site. It is noted that views of residential properties is already a characteristic of the wider view and environment. In the short-term there would be a medium magnitude of change resulting in a Minor/Moderate and Negative level of visual effect. This would reduce in the longer term to a Slight/Medium magnitude of visual change resulting in a Minor level of visual effect.

Viewpoint 2 is representative of the views of Vehicle Users along Strawberry Drive. New built form would be introduced into the view which already comprises new recent residential development. New homes would be seen beyond the fence at the end of the street, set back from the boundary beyond rear gardens and areas of open space. The boundary of the site is proposed as a bat corridor, and would be subject to new tree and hedgerow planting, which, over time, would filter views of built form. There would be a slight/medium magnitude of change resulting in a Minor and Negative level of visual effect.

Viewpoint 3 represents the views of Vehicle Users along Marsh Road and The Batch. The site is currently seen beyond an area of car-parking and gappy boundary vegetation. Residential development (both recent and older) is already a key characteristic of the view. As noted above, the boundary of the site is proposed as a bat corridor, and would be subject to new tree and hedgerow planting, which, over time, would filter views of built form. The area of the site directly in front of the view is proposed as a broad green corridor along an existing rhyne with hedgerow and tree planting. Over time this would partially filter proposed new homes. There would be a slight/medium magnitude of change resulting in a Minor and Negative level of visual effect.

Viewpoint 4 represents the views of Vehicle Users along West Road. New built form would be introduced at the end of an existing residential street. The view from the end of the street currently comprises open fields used for grazing, but existing residential development and car parking is already partly characteristic of the view. As

noted above, the boundary of the site is proposed as a bat corridor, and would be subject to new tree and hedgerow planting, which, over time, would filter views of built form. There would be a slight/ medium magnitude of change resulting in a Minor and Negative level of visual effect.

Viewpoint 5 represents the views of Vehicle Users along Mendip Gardens. The existing view comprises terraced residential homes. Proposed new homes would be seen in the gaps between properties in the right-hand-side of the view. The gap between properties in the left-hand side of the view would comprise consented residential development (75 no. new homes) to the immediate south of the site. Residential development is already a strong component within the view and would continue to be a strong component in the view. There would be a slight magnitude of change resulting in a Minor and Negative level of visual effect. This would not change over time.

Viewpoint 6 represents the views of Vehicle Users along Chescombe Road. The existing view would remain largely unchanged; consent for 75 no. new homes has been given in the part of the view which currently comprises a farm and a small field in the foreground. The proposed development would be viewed beyond this consented development. In the short-term there would be a slight magnitude of change resulting in a Minor and Negative level of visual effect. This would reduce in the longer term to a Slight to Slight/Negligible magnitude of visual change resulting in a Minor/Negligible level of visual effect.

5.6 Summary of Visual Effects

The proposed development would result in a Moderate/Major and negative, visual effects for pedestrians / cyclists and residents at Shiners Elms.

Importantly the layout of the site has been carefully designed to align proposed new homes closely with the existing settlement edge and the proposed woodland belt (which provides good habitat for bat foraging) would progressively screen the majority of potential views from the west which includes more sensitive walkers. An extensive area of land has been incorporated for community uses.

Visual effects would be localised and the level of visual effect would reduce over time as proposed planting becomes established.

6.0 POTENTIAL CUMULATIVE EFFECTS

Consented development at Rectory Farm to the south has been assessed as part of the baseline scenario and is therefore embedded within the assessment. There are no other known proposed or consented developments in the vicinity of the site with the potential to generate cumulative effects in combination with the proposed development.

7.0 Summary and Conclusions

SLR Consulting Ltd (SLR) was instructed by Persimmon Homes Severn Valley (the Client) to undertake a Landscape and Visual Appraisal (LVA) for an Outline planning application for the development of up to 190 homes (including 50% affordable homes), 0.13ha of land reserved for Class E uses, allotments, car parking, earthworks to facilitate sustainable drainage systems, open space and all other ancillary infrastructure and enabling works with means of access from Shiners Elms for consideration. All other matters (means of access from Chescombe Road, internal access, scale, layout, appearance and landscaping) reserved for subsequent approval.

The assessment follows the latest UK guidance on landscape and visual appraisal and was carried out by experienced landscape architects. The assessment is based upon a desktop assessment and a site visit in clear weather conditions.

The site is not within any national designations for valued landscapes, such as AONBs or National Parks. However, the Strawberry Line / NCR 26 extends along the western boundary of the site.

The assessment of potential effects on landscape character identified a Major/ moderate and negative level of effect on the Small to medium-scale, irregular, predominantly flat, pastoral fields. The level of landscape effect on all other landscape qualities identified would be Moderate or below. The potential effects on landscape character would be localised with minor levels of effect on the overall character of the area.

The proposed development would result in a Moderate/Major and negative, visual effects for pedestrians / cyclists and residents at Shiners Elms. Importantly the layout of the site has been carefully designed to align proposed new homes and other uses closely with the existing settlement edge. The proposed woodland belt (which provides good habitat for bat foraging) would progressively screen the majority of potential views from the west which includes more sensitive walkers.

Visual effects would be localised and the level of visual effect would reduce over time as proposed planting becomes established.

APPENDIX A

Criteria and definitions used in assessing landscape and visual effects

Introduction

Landscape and Visual Impact Assessment (LVIA) is a tool used to identify the effects of development on “*landscape as an environmental resource in its own right and on people’s views and visual amenity*” (GLVIA3, paragraph 1.1). GLVIA3¹ (paragraph 2.22) states that these two elements, although inter-related, should be assessed separately. GLVIA3 is the main source of guidance on LVIA.

Landscape is a definable set of characteristics resulting from the interaction of natural, physical and human factors: it is a resource in its own right. Its assessment is distinct from visual assessment, which considers effects on the views and visual amenity of different groups of people at particular locations. Clear separation of these two topics is recommended in GLVIA3.

As GLVIA3 (paragraph 2.23) states, professional judgement is an important part of the LVIA process: whilst there is scope for objective measurement of landscape and visual changes, much of the assessment must rely on qualitative judgements. It is critical that these judgements are based upon a clear and transparent method so that the reasoning can be followed and examined by others.

Impacts can be defined as the action being taken, whereas effects are the changes result from that action. This method of assessment assesses landscape and visual effects.

Landscape and visual effects can be positive, negative or neutral in nature. Positive effects are those which enhance and/or reinforce the characteristics which are valued. Negative effects are those which remove and/or undermine the characteristics which are valued. Neutral effects are changes which are consistent with the characteristics of the landscape or view.

In LVIAs which form part of an EIA, it is necessary for identify significant and non-significant effects. In non-EIA LVIAs, also known as appraisals, the same principles and process as LVIA may be applied but, in so doing, it is not required to establish whether the effects arising are or are not significant given that the exercise is not being undertaken for EIA purposes (see GLVIA3 statement of clarification 1/13 10-06-13, Landscape Institute).

¹ Landscape Institute and Institute of Environmental Management and Assessment ‘Guidelines for Landscape and Visual Impact Assessment’ (Third Edition, April 2013)

Landscape Effects

Landscape, as defined in the European Landscape Convention, is defined as “an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors”, (Council of Europe, 2000). Landscape does not apply only to special or designated places, nor is it limited to countryside.

GLVIA3 (paragraph 5.34) recommends that the effect of the development on landscape receptors is assessed. Landscape receptors are the components of the landscape that are likely to be affected by the proposed development, and can include individual elements (such as hedges or buildings), aesthetic and perceptual characteristics (for example sense of naturalness, tranquillity or openness), or, at a larger scale, the character of a defined character area or landscape type. Designated areas (such as National Parks or Areas of Outstanding Natural Beauty (AONBs) are also landscape receptors.

This assessment is being undertaken because the proposed development has the potential to remove or add elements to the landscape, to alter aesthetic or perceptual aspects, and to add or remove characteristics and thus potentially change overall character.

Judging landscape effects requires a methodical assessment of the sensitivity of the landscape receptors to the proposed development and the magnitude of effect which would be experienced by each receptor.

Landscape Sensitivity

Sensitivity of landscape receptors is assessed by combining an assessment of the susceptibility of landscape receptors to the type of change which is proposed with the value attached to the landscape. (GLVIA3, paragraph 5.39).

Value Attached to Landscape Receptors

Landscape receptors may be valued at community, local, national or international level. Existing landscape designations provide the starting point for this assessment, as set out in Table A1 below.

The table sets out the interpretation of landscape designations in terms of the value attached to different landscape receptors. As GLVIA3 (paragraph 5.24) notes, at the local scale of an LVIA study area it may be found that the landscape value of a specific area may be different to that suggested by the formal designation.

Table A1: Interpretation of Landscape Designations

| Designation | Description | Value |
|--|---|---------------|
| World Heritage Sites | Unique sites, features or areas identified as being of international importance according to UNESCO criteria. Consideration should be given to their settings especially where these contribute to the special qualities for which the landscape is valued. | International |
| National Parks, Areas of Outstanding Natural Beauty, National Scenic Areas | Areas of landscape identified as being of national importance for their natural beauty (and in the case of National Parks the opportunities they offer for outdoor recreation). Consideration should be given to their settings especially where these contribute to the special qualities for which the landscape is valued. | National |

| | | |
|---|--|---------------------------|
| Registered Parks and Gardens of Special Historic Interest | Gardens and designed landscapes included on the Register of Parks and Gardens of Special Historic Interest as Grade I, II* or II. | National |
| Local Landscape Designations (such as Special Landscape Areas, Areas of Great Landscape Value and similar) included in local planning documents | Areas of landscape identified as having importance at the local authority level. | Local Authority |
| Undesignated landscapes of community value | Landscapes which do not have any formal designation but which are assessed as having value to local communities, perhaps on the basis of demonstrable physical attributes which elevate it above ordinary countryside. | Local Authority/Community |
| Landscapes of low value | Landscapes in poor condition or fundamentally altered by presence of intrusive man-made structures. Landscapes with no demonstrable physical attributes which elevate it above ordinary countryside. | Low |

Where landscapes are not designated and where no other local authority guidance on value is available, an assessment is made by reference to criteria in the Table A2 below. This is based on Table 1 of Landscape Institute Technical Guidance Note 2/21. These factors are not fixed, and should be reviewed on a case by case basis. When assessing landscape value of a site it is important to consider not only the site itself but also its context.

Landscapes may be judged to be of local authority or community value on the basis of one or more of these factors. There may also be occasional circumstances where an undesignated landscape may be judged to be of national value, for example where it has a clear connection with a nationally designated landscape, or is otherwise considered to be of equivalent value to a national designation. Similarly, on occasions there may be areas within designated landscapes that do not meet the designation criteria, or demonstrate the key characteristics/special qualities in a way that is consistent with the rest of the designated area.

An overall assessment is made for each landscape receptor, based on an overview of the above criteria, to determine its value - whether for example it is comparable to a local authority landscape designation or similar, or whether it is of value to local people and communities. For example, an intact landscape in good condition, where scenic quality, tranquillity, and/or conservation interests make a particular contribution to the landscape, or where there are important cultural or historical associations, might be of equivalent value to a local landscape designation. Conversely, a degraded landscape in poor condition, with no particular scenic qualities or natural or cultural heritage interest is likely to be considered of limited landscape value.

Table A2: Factors Considered in Assessing the Value of Non-Designated Landscapes

| Factor | Definition (with Examples for Clarification) |
|-------------------------|---|
| Natural Heritage | Landscape with clear evidence of ecological, geological, geomorphological or physiographic interest. Presence of wildlife and habitats that contribute to the sense of place. Landscape which contains valued natural capital assets that contribute to ecosystem services. |

| | |
|---|---|
| Cultural Heritage | Landscape with clear evidence of archaeological, historical or cultural interest. Landscape which contributes to the significance of heritage assets. Landscape which offers a dimension of time depth. |
| Landscape Condition | Landscape which is in a good physical state both with regard to individual elements and overall landscape structure. Absence of detracting/incongruous features. |
| Associations | Landscape which is connected with notable people, events and the arts. |
| Distinctiveness | Landscape that has a strong sense of identity or place. Presence of distinctive features that are characteristic of a place, or presence of rare/unusual features that confer a strong sense of place. Includes landscape that makes an important contribution to the character or identity of a settlement. |
| Recreational | Landscape offering recreational opportunities where experience of landscape is important. Includes open access areas, common land and rights of way where appreciation of the landscape is an important element of the experience. Landscape that forms part of a view that that is important to the enjoyment of a recreational activity. |
| Perceptual (Scenic) | Landscape that appeals to the senses, primarily the visual sense. Distinctive features, or distinctive combinations of features. Strong aesthetic qualities. Visual diversity or contrasts. Memorable/distinctive views or landmarks, or landscape that contributes to these. |
| Perceptual (Wildness and Tranquillity) | Landscape with a strong perceptual value notably remoteness, wildness, tranquillity and/or dark skies. |
| Functional | Landscape which performs a clearly identifiable and valuable function, particularly in the healthy functioning of the landscape. Natural hydrological systems, important parts of the green infrastructure network, pollinator rich habitats. Landscapes that have strong physical or functional links with an adjacent national landscape designation, or are important to the appreciation of the designated landscape and its special qualities. |

Susceptibility of Landscape Receptors to Change

As set out in GLVIA3, susceptibility refers to the ability of the landscape receptor to “*accommodate the proposed development without undue adverse consequences for the baseline situation and/or the achievement of landscape planning policies and strategies*”. Judgement of susceptibility is particular to the specific characteristics of the proposed development and the ability of a particular landscape or feature to accommodate the type of change proposed, and makes reference to the criteria set out in Table A3 below. Aspects of the character of the landscape that may be affected by a particular type of development include landform, skylines, land cover, enclosure, human influences including settlement pattern and aesthetic and perceptual aspects such as the scale of the landscape, its form, line, texture, pattern and grain, complexity, and its sense of movement, remoteness, wildness or tranquillity.

For example, an urban landscape which contains a number of industrial buildings may have a low susceptibility to buildings of a similar scale and character. Conversely a rural landscape containing only remote farmsteads is likely to have a high susceptibility to large scale built development.

Table A3: Landscape Receptor Susceptibility to Change

| Susceptibility | Criteria |
|----------------|----------|
|----------------|----------|

| | |
|--------|--|
| High | The landscape receptor is highly susceptible to the proposed development because the key characteristics of the landscape have no or very limited ability to accommodate it without transformational adverse effects, taking account of the existing character and quality of the landscape. |
| Medium | The landscape receptor is moderately susceptible to the proposed development because the relevant characteristics of the landscape have some ability to accommodate it without transformational adverse effects, taking account of the existing character and quality of the landscape. |
| Low | The landscape receptor has low susceptibility to the proposed development because the relevant characteristics of the landscape are generally able to accommodate it without transformational adverse effects, taking account of the existing character and quality of the landscape. |

Defining Sensitivity

As has been noted above, the sensitivity of landscape receptors is defined in terms of the relationship between value and susceptibility to change as indicated in Figure A1 below. This summarises the general nature of the relationship but it is not formulaic and only indicates general categories of sensitivity. Professional judgement is applied on a case by case basis in determining sensitivity of individual receptors with the diagram only serving as a guide.

Table A4 below summarises the nature of the relationship but it is not formulaic and only indicates general categories of sensitivity. Judgements are made about each landscape receptor, with the table serving as a guide.

Where, taking into account the component judgements about the value and susceptibility of the landscape receptor, sensitivity is judged to lie between levels, an intermediate assessment of high/medium or medium/low is adopted. In a few limited cases a category of less than low (very low) may be used where the landscape is of low value and susceptibility is particularly low.

Figure A1: Levels of Sensitivity defined by Value and Susceptibility of Landscape Receptors

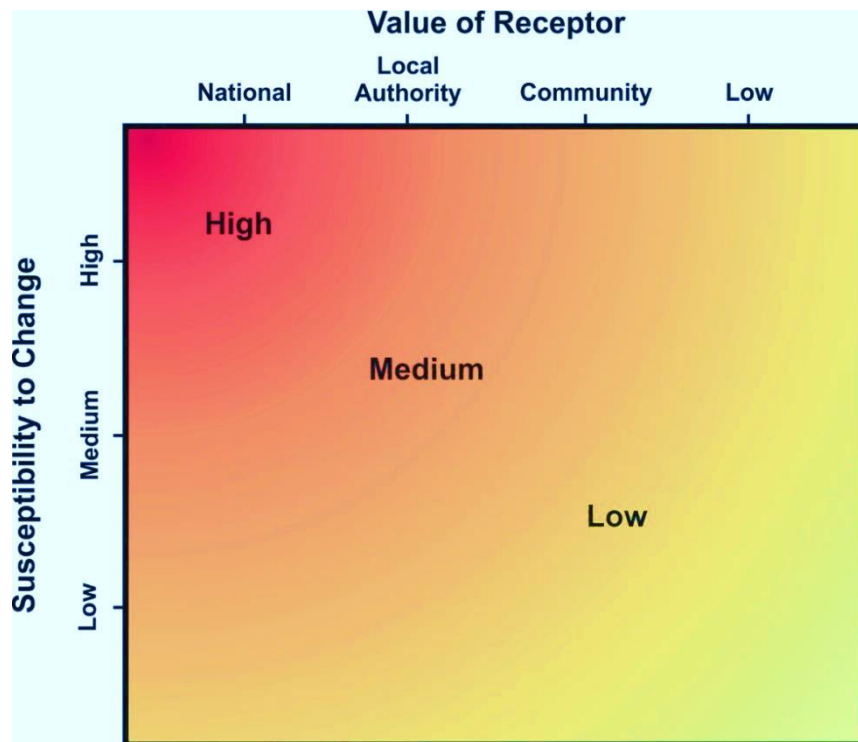


Table A4: Levels of Sensitivity defined by Value and Susceptibility of Landscape Receptors

| Sensitivity | Criteria |
|-------------|--|
| High | The landscape receptor is of international or national value and is considered to have high susceptibility to the effects of the proposed development OR The landscape receptor is of national value and is considered to have medium susceptibility to the effects of the proposed development. |
| Medium | The landscape receptor is of international or national value and is considered to have low susceptibility to the effects of the proposed development OR The landscape receptor is of local authority value and is considered to have high susceptibility to the effects of the proposed development OR The landscape receptor is of local authority value and is considered to have medium susceptibility to the effects of the proposed development. OR The landscape receptor is of community value and is considered to have high susceptibility to the effects of the proposed development |
| Low | The landscape receptor is of local authority value and is considered to have low susceptibility to the effects of the proposed development OR The landscape receptor is of community value and is considered to have medium susceptibility to the effects of the proposed development OR The landscape receptor is of community value and is considered to have low susceptibility to the effects of the proposed development. |

Magnitude of Landscape Change

The magnitude of landscape change is established by assessing the size or scale of change, the geographical extent of the area influenced and the duration and potential reversibility of the change.

Size and Scale of Change

The size and/or scale of change in the landscape takes into consideration the following factors:

- the extent/proportion of landscape elements lost or added; and/or
- the degree to which aesthetic/perceptual aspects are altered; and
- whether this is likely to change the key characteristics of the landscape.

The criteria used to assess the size and scale of landscape change are based upon the amount of change that will occur as a result of the proposed development, as described in Table A5 below.

Table A5: Magnitude of Landscape Change: Size/Scale of Change

| Category | Description |
|---|---|
| Large level of landscape change | There would be a large level of change in landscape character, and especially to the key characteristics if, for example, the proposed development: <ul style="list-style-type: none"> • becomes a dominant feature in the landscape, changing the balance of landscape characteristics; and/or • would dominate important visual connections with other landscape types, where this is a key characteristic of the area. |
| Medium level of landscape change | There would be a medium level of change in landscape character, and especially to the key characteristics if, for example: <ul style="list-style-type: none"> • the proposed development would be more prominent but would not change the overall balance or composition of the landscape; and/or • key views to other landscape types may be interrupted intermittently by the proposed development, but these views would not be dominated by them. |
| Small level of landscape change | There would be a small level of change in landscape character, and especially to the key characteristics if, for example: <ul style="list-style-type: none"> • there would be no introduction of new elements into the landscape and the proposed development would not significantly change the composition/balance of the landscape. |
| Negligible/no level of landscape change | There would be a negligible or no level of change in landscape character, and especially to the key characteristics if, for example, the proposed development would be a small element and/or would be a considerable distance from the receptor. |

Geographical Extent of Change

The geographical extent of landscape change is assessed by determining the area over which the changes will influence the landscape, as set out in Table A6. For example this could be at the site level, in the immediate setting of the site, or over some or all of the landscape character types or areas affected.

Table A6: Magnitude of Landscape Change: Geographical Extent

| Category | Description |
|---------------------------------------|--|
| Large extent of landscape change | Affects a wider area, far from the site itself. |
| Medium extent of landscape change | Landscape change extends beyond the site boundaries. |
| Small extent of landscape change | Change affecting a localised area, often focused on the site itself. |
| Negligible extent of landscape change | The change will affect only a negligible extent of the landscape receptor under consideration. |

Duration and Reversibility of Change

The duration of the landscape change is categorised in Table A7 below, which considers whether the change will be permanent and irreversible or temporary and reversible.

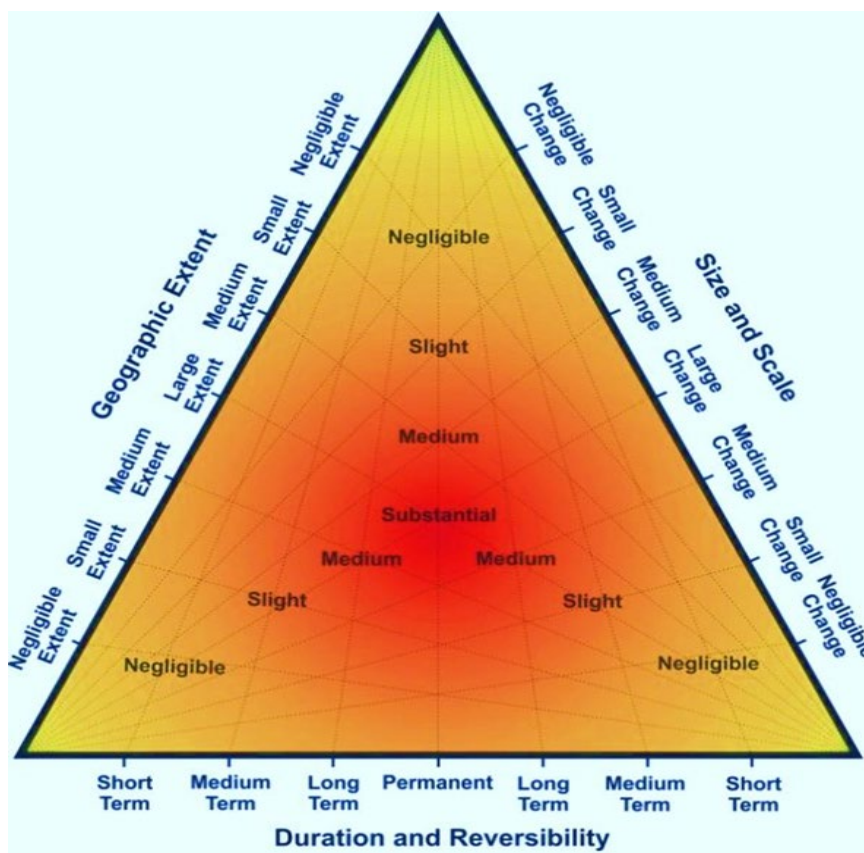
Table A7: Magnitude of Landscape Change: Duration and Reversibility

| Category | Description |
|---------------------------------|---|
| Permanent/Irreversible | Magnitude of change that will last for 25 years or more is deemed permanent or irreversible. |
| Long term reversible | Effects that are theoretically reversible but will endure for between 10 and 25 years. |
| Medium term reversible | Effects that are reversible and/or will last for between 5 and 10 years. |
| Temporary/Short term reversible | As above that are reversible and will last from 0 to 5 years - includes construction effects. |

Deciding on Overall Magnitude of Landscape Change

The relationships between the three factors that contribute to assessment of the magnitude of landscape effects are illustrated graphically, as a guide, in Diagram A2 below. Various combinations are possible and the overall magnitude of each effect is judged on merit rather than by formulaic application of the relationships in the diagram.

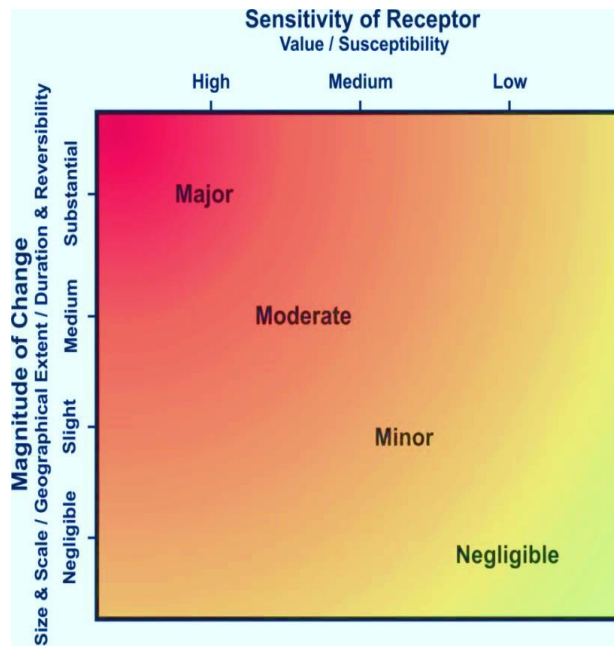
Figure A2: Determining the magnitude of landscape change



Assessment of Landscape Effects

The assessment of overall landscape effects is defined in terms of the relationship between the sensitivity of the landscape receptors and the magnitude of the change. The diagram below (Figure A3) summarises the nature of the relationship but it is not formulaic. Judgements are made about each landscape effect using this diagram as a guide.

Fig A3: Assessment of Landscape Effects



Major and Major/Moderate effects are regarded as important planning considerations. It is also possible that a concentration of moderate effects might also constitute an important planning consideration.

Visual Effects

Visual effects are the effects of change and development on the views available to people and their visual amenity. Visual receptors are the people whose views may be affected by the proposed development. They generally include users of public rights of way or other recreational facilities or attractions; travellers who may pass through the study area because they are visiting, living or working there; residents living in the study area, either as individuals or, more often, as a community; and people at their place of work.

- Communities within settlements (i.e. towns, villages and hamlets);
- Residents of individual properties and clusters of properties;
- People using nationally designated or regionally promoted footpaths, cycle routes and bridleways and others using areas of Open Access Land agreed under the Countryside and Rights of Way Act 2000;
- Users of the local public rights of way (PRoW) network;
- Visitors at publicly accessible sites including, for example, gardens and designed landscapes, historic sites, and other visitor attractions or outdoor recreational facilities where the landscape or seascape is an important part of the experience;
- Users of outdoor sport and recreation facilities;
- Visitors staying at caravan parks or camp sites;
- Road users on recognised scenic or promoted tourist routes;
- Users of other roads;
- Rail passengers;
- People at their place of work.

Judging visual effects requires a methodical assessment of the sensitivity of the visual receptors to the proposed development and the magnitude of effect which would be experienced by each receptor.

Viewpoints are chosen, in discussion with the competent authority and other stakeholders and interested parties, for a variety of reasons but most commonly because they represent views experienced by relevant groups of people.

Visual Sensitivity

Sensitivity of visual receptors is assessed by combining an assessment of the susceptibility of visual receptors to the type of change which is proposed with the value attached to the views. (GLVIA3, paragraph 6.30).

Value Attached to Views

Different levels of value are attached to the views experienced by particular groups of people at particular viewpoints. Assessment of value takes account of a number of factors, including:

- Recognition of the view through some form of planning designation or by its association with particular heritage assets; and
- The popularity of the viewpoint, in part denoted by its appearance in guidebooks, literature or art, or on tourist maps, by information from stakeholders and by the evidence of use including facilities provided for its enjoyment (seating, signage, parking places, etc.); and
- Other evidence of the value attached to views by people including consultation with local planning authorities and professional assessment of the quality of views.

The assessment of the value of views is summarised in Table A8 below. These criteria are provided for guidance only.

Table A8: Factors Considered in assessing the Value Attached to Views

| Value | Criteria |
|--------|---|
| High | <p>Views from nationally (and in some cases internationally) known viewpoints, which:</p> <ul style="list-style-type: none"> • have some form of planning designation; or • are associated with internationally or nationally designated landscapes or important heritage assets; or • are promoted in sources such as maps and tourist literature; or • are linked with important and popular visitor attractions where the view forms a recognised part of the visitor experience; or • have important cultural associations. <p>Also may include views judged by assessors to be of high value.</p> |
| Medium | <p>Views from viewpoints of some importance at regional or local levels, which:</p> <ul style="list-style-type: none"> • have some form of local planning designation associated with locally designated landscapes or areas of equivalent landscape quality; or • are promoted in local sources; or • are linked with locally important and popular visitor attractions where the view forms a recognised part of the visitor experience; or • have important local cultural associations. <p>Also may include views judged by the assessors to be of medium value.</p> |
| Low | <p>Views from viewpoints which, although they may have value to local people:</p> <ul style="list-style-type: none"> • have no formal planning status; or • are not associated with designated or otherwise high quality landscapes; or • are not linked with popular visitor attractions; or • have no known cultural associations. <p>Also may include views judged by the assessors to be of low value.</p> |

Susceptibility of Visual Receptors to Change

The susceptibility of different types of people to changes in views is mainly a function of:

- The occupation or activity of the viewer at a given viewpoint; and
- The extent to which the viewer's attention or interest be focussed on a particular view and the visual amenity experienced at a given view.

The susceptibility of different groups of viewers is assessed with reference to the guidance in Table A9 below. However, as noted in GLVIA3 *“this division is not black and white and in reality there will be a gradation in susceptibility to change”*. Therefore the susceptibility of each group of people affected is considered for each project and assessments are included in the relevant text in the report.

Table A9: Visual Receptor Susceptibility to Change

| Susceptibility | Criteria |
|----------------|--|
| High | Residents; People engaged in outdoor recreation where their attention is likely to be focused on the landscape and on particular views; Visitors to heritage assets or other attractions where views of the surroundings are an important part of the experience; Communities where views contribute to the landscape setting enjoyed by the residents. |
| Medium | Travellers on scenic routes where the attention of drivers and passengers is likely to be focused on the landscape and on particular views. People engaged in outdoor sport or recreation, which may involve appreciation of views e.g. users of golf courses. |
| Low | People engaged in outdoor sport or recreation, which does not involve appreciation of views; People at their place of work whose attention is focused on their work Travellers, where the view is incidental to the journey. |

Defining Sensitivity

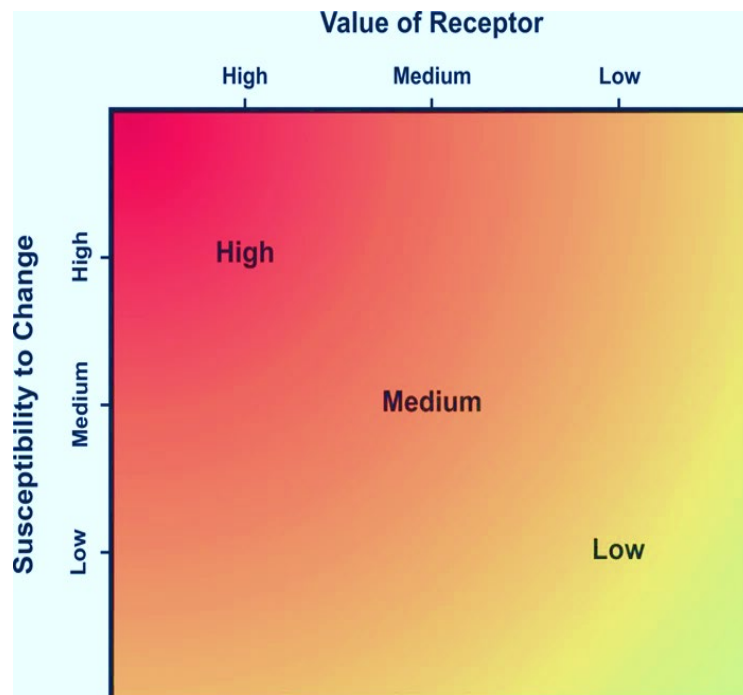
The sensitivity of visual receptors is defined in terms of the relationship between the value of views and the susceptibility of the different receptors to the proposed change. Figure XX below summarises the nature of the relationship; it is not formulaic and only indicates general categories of sensitivity. Judgements are made on merit about each visual receptor, with the table below only serving as a guide. Table A10 sets down the main categories that may occur but again it is not comprehensive and other combinations may occur.

Table A10: Levels of Sensitivity defined by Value and Susceptibility of Visual Receptors

| Sensitivity | Criteria |
|-------------|---|
| High | The visual receptor group is highly susceptible to changes in views and visual amenity and relevant views are of high value OR The visual receptor group has a medium level of susceptibility to changes in views and visual amenity and relevant views are of high value. |
| Medium | The visual receptor group is highly susceptible to changes in views and visual amenity and relevant views are of value at the medium level OR The visual receptor group is highly susceptible to changes in views and visual amenity and relevant views are of value at the low level OR The visual receptor group has a medium level of susceptibility to changes in views and visual amenity and relevant views are of value at the medium level OR The visual receptor group has a low level of susceptibility to changes in views and visual amenity and relevant views are of value at the high level. |

| Sensitivity | Criteria |
|-------------|--|
| Low | The visual receptor group has a medium level of susceptibility to changes in views and visual amenity and relevant views are of value at the low level OR The visual receptor group has a low level of susceptibility to changes in views and visual amenity and relevant views are of value at the medium level OR The visual receptor group has a low level of susceptibility to changes in views and visual amenity and relevant views are of value at the low level. |

Figure A4 Levels of Sensitivity Defined by Value and Susceptibility of Visual Receptor Groups



Magnitude of Visual Change

The magnitude of visual change is established by assessing the size or scale of change, the geographical extent of the area influenced and the duration and potential reversibility of the change.

Size and Scale of Change

The criteria used to assess the size and scale of visual change at each viewpoint are as follows:

- the scale of the change in the view with respect to the loss or addition of features in the view, changes in its composition, including the proportion of the view occupied by the proposed development and distance of view;

- the degree of contrast or integration of any new features or changes in the landscape with the existing or remaining landscape elements and characteristics in terms of factors such as form, scale and mass, line, height, colour and texture; and
- the nature of the view of the proposed development, for example whether views will be full, partial or glimpses or sequential views while passing through the landscape.

The above criteria are summarised in the Table A11 below.

Table A11: Magnitude of Visual Change: Size/Scale of Change

| Category | Criteria |
|--------------------------|--|
| Large visual change | The proposed development will cause a complete or large change in the view, resulting from the loss of important features in or the addition of significant new ones, to the extent that this will substantially alter the composition of the view and the visual amenity it offers. |
| Medium visual change | The proposed development will cause a clearly noticeable change in the view, resulting from the loss of features or the addition of new ones, to the extent that this will alter to a moderate degree the composition of the view and the visual amenity it offers. Views may be partial/intermittent. |
| Small visual change | The proposed development will cause a perceptible change in the view, resulting from the loss of features or the addition of new ones, to the extent that this will partially alter the composition of the view and the visual amenity it offers. Views may be partial only. |
| Negligible visual change | The proposed development will cause a barely perceptible change in the view, resulting from the loss of features or the addition of new ones, to the extent that this will barely alter the composition of the view and the visual amenity it offers. Views may be glimpsed only. |
| No change | The proposed development will cause no change to the view. |

Geographical Extent of Change

The geographical extent of the visual change identified at representative viewpoints is assessed by reference to a combination of the Zone of Theoretical Visibility (ZTV), where this has been prepared, and field work, and consideration of the criteria in Table A12 below. Representative viewpoints are used as 'sample' points to assess the typical change experienced by different groups of visual receptors at different distances and directions from the proposed development. The geographical extent of the visual change is judged for each group of receptors: for example, people using a particular route or public amenity, drawing on the viewpoint assessments, plus information about the distribution of that particular group of people in the Study Area.

The following factors are considered for each representative viewpoint:

- the angle of view in relation to the main activity of the receptor;
- the distance of the viewpoint from the proposed development; and
- the extent of the area over which changes would be visible.

Thus, low levels of change identified at representative viewpoints may be extensive or limited in terms of the geographical area they are apparent from: for example, a view of the proposed development from elevated Access Land may be widely visible from much or all of the accessible area, or may be confined to a small proportion of the area. Similarly, a view from a public footpath may be visible from a single isolated viewpoint, or over a prolonged stretch of the route. Community views may be experienced from a small number of dwellings, or affect numerous residential properties.

Table A12: Magnitude of Visual Change: Geographical Extent of Change

| Category | Description |
|------------------------------------|--|
| Large extent of visual change | The proposed development is seen by the group of receptors in many locations across the Study Area or from the majority of a linear route and/or by large numbers of viewers; or the effect on the specific view(s) is extensive. |
| Medium extent of visual change | The proposed development is seen by the group of receptors from a medium number of locations across the Study Area or from a medium part of a linear route and/or by a medium number of viewers; or the effect on the specific view is moderately extensive. |
| Small extent of visual change | The proposed development is seen by the group of receptors at a small number of locations across the Study Area or from only limited sections of a linear route and/or by a small number of viewers; or the effect on a specific view is small. |
| Negligible extent of visual change | The proposed development is either not visible in the Study Area or is seen by the receptor group at only one or two locations or from a very limited section of a linear route and/or by only a very small number of receptors; or the effect on the specific view is barely discernible. |

Duration and Reversibility of Change

The duration of the visual change at viewpoints is categorised in Table A13 below, which considers whether views will be permanent and irreversible or temporary and reversible.

Table A13: Magnitude of Visual Change: Duration and Reversibility

| Category | Description |
|----------------------------------|--|
| Permanent/ Irreversible | Change that will last for over 25 years and is deemed irreversible. |
| Long term reversible | Change that will endure for between 10 and 25 years and is potentially, or theoretically reversible. |
| Medium term reversible | Change that will last for up to 10 years and is wholly or partially reversible. |
| Temporary/ Short term reversible | Change that will last from 0 to 5 years and is reversible - includes construction effects. |

Deciding on Overall Magnitude of Visual Change

The relationships between the three factors that contribute to assessment of the magnitude of visual effects are illustrated graphically, as a guide, in Figure A5, below. Various combinations are possible and the overall magnitude of each effect is judged on merit rather than by formulaic application of the relationships in the diagram.

Figure A5: Determining the magnitude of visual change

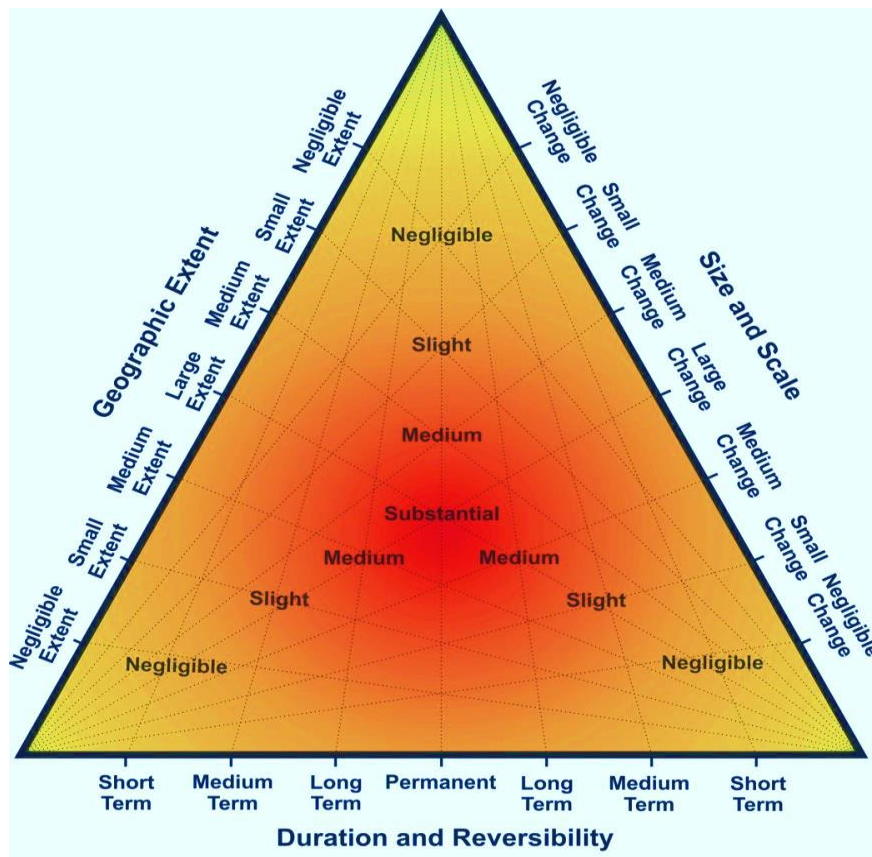
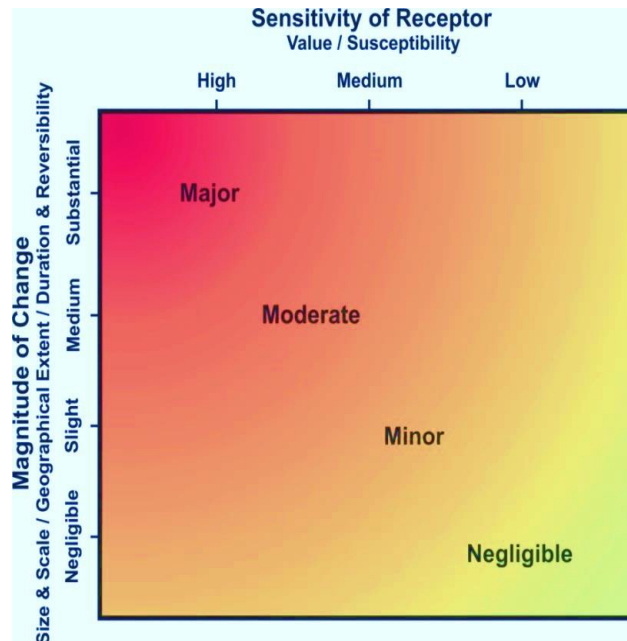


Table A15: Assessment of Magnitude of Visual Change

Assessment of Visual Effects

The assessment of visual effects is defined in terms of the relationship between the sensitivity of the visual receptors (value and susceptibility) and the magnitude of the change. The diagram below (Figure A6) summarises the nature of the relationship but it is not formulaic and only indicates broad levels of effect. Judgements are made about each visual effect using this diagram as a guide.

Figure A6: Assessment of Visual Effects



Major and Major/Moderate effects are regarded as important planning considerations. It is also possible that a concentration of moderate effects might also constitute an important planning consideration.

APPENDIX B

Assessment of Potential Landscape Effects

The following tables set out the sensitivity of the landscape receptors to the proposed development, and the magnitude of landscape effects that those receptors would experience as a result of the proposed development. A commentary on the significance of landscape effects is also included in this section.

These tables should be read in conjunction with section 4.0 of the report, which provides a full explanation of the potential landscape effects of the development.

Table B1: EVALUATION OF THE VALUE OF THE SITE AND ITS IMMEDIATE CONTEXT IN ACCORDANCE WITH TABLE 1 OF LANDSCAPE INSTITUTE GUIDANCE NOTE TGN/02/21

| Factor | Assessment | Notes |
|---|---|---|
| Natural Heritage | Low becoming Local Authority to the west of the Strawberry Line | The site does not contain any designated ecological assets. It comprises rough grazing with a rhyne network and gappy / infrequent structural vegetation. It is noted that the area to the west of the Strawberry Line, which follows the western boundary of the site, is designated as a wildlife site and the rhyne network within that area is designated as a SSSI. The site boundary does not include any of the designated area. |
| Cultural Heritage | Low | The site has no designated heritage assets and is not close to any designated heritage assets. |
| Landscape Condition | Low becoming Community to the west of the Strawberry Line | Predominantly rough grassland, vegetation along the rhyne network is gappy and in poor condition. The settlement edge is prominent and lacks distinctive elements, being comprised largely of late 20 th century housing. |
| Associations | Low | The site has no particular cultural associations in literature, art, and no particular historical significance. |
| Distinctiveness | Community | The site is typical of settlement edge grazing land, with influence from settlement on two sides and commercial development to the north-west. |
| Recreational | Community | The site is not publicly accessible but the Strawberry Lines extends along the western boundary of the site. |
| Perceptual (Scenic) | Community | The open, pastoral nature of the site may be appreciated by walkers and cyclists along the Strawberry Line where there are gaps in vegetation and by residents within the settlement edge. |
| Perceptual (Wildness and Tranquillity) | Community | Openness will be valued by walkers, cyclists and residents but, noise and lighting associated with the settlement edge and the road network means that this is not entirely a tranquil place to enjoy. |
| Functional | Community | Established vegetation along the boundaries is, in part, in good condition but vegetation along the rhyne network is gappy and in poor condition. The site is not within the setting of a national landscape designation. |

There are no landscape related designations within the site, recreational opportunities or demonstrable physical attributes that elevate this landscape above an ordinary landscape. The site is not considered to be a “valued landscape” for the purposes of NPPF paragraph 174.

The overall value of the application site is therefore assessed as being of **Low/Community** on the site itself, becoming Community to the west of the Strawberry Line.

Table B2: Assessment of Sensitivity of Landscape Receptors on the Application Site and its Context

| Landscape Receptors | Value | Susceptibility | Sensitivity | Notes |
|--|-----------------|----------------|-------------|--|
| Individual Elements and Features | | | | |
| Small to medium-scale, irregular, predominantly flat, pastoral fields | Community | High/Medium | Medium | The pastoral fields have an intrinsically high susceptibility to residential development although the prominence of the settlement edge to the east of the site reduces this. |
| Rhyne network | Community | Medium | Low/Medium | The layout is being designed to largely retain the existing rhyne network with broad stand-offs provided between rhyne and proposed development. |
| Strawberry Line | Local Authority | Medium | Medium | Views of the settlement edge, particularly recent development are already perceptible from the Strawberry Line. The Strawberry Line would not be directly affected by the proposals, and the proposed residential parcels would be set back further to the east, behind species rich grasslands and orchards, and close to the existing settlement edge. |
| Aesthetic and Perceptual Aspects | | | | |
| Generally enclosed | Community | Medium | Low/Medium | The level of visual enclosure provided by existing boundary vegetation and the settlement edge has potential to be retained, but further enclosure would occur as a result of the proposed new houses and additional planting. |
| Generally still with some noise apparent from adjacent settlement | Community | High/Medium | Medium | The existing site is already influenced by noise and movement from the settlement edge, although the site itself is largely still. This sense of stillness has potential to be affected by the introduction of new residential development, people and cars. |
| Generally simple colours and forms with some diversity from adjacent settlement edge | Community | High/Medium | Medium | The generally simple forms and colours of the site would be changed by the introduction of new residential development adjacent to the settlement edge although the settlement is already perceptible. |
| Overall Character | | | | |

| Landscape Receptors | Value | Susceptibility | Sensitivity | Notes |
|---|--|--|--|--|
| LCA A1, Kingston Seymour and Puxton Moors | Low/Community on site increasing to Community west of the Strawberry Lin | Medium on site increasing to High to the west of the Strawberry Line | Medium on site increasing to the Medium/High west of the Strawberry Line | This character area has a strong sense of remoteness and rurality in areas away from the settlement edge and is therefore inherently susceptible to built development. |

Table B3: Assessment of Magnitude of Landscape Change

| Landscape Receptors | Size and Scale | Geographical Extent | Duration/ Reversibility | Magnitude | Notes |
|---|----------------|---------------------|-------------------------|------------------------|---|
| Individual Elements and Features | | | | | |
| Small to medium-scale, irregular, predominantly flat, pastoral fields | Large | Small | Permanent | Medium/ Substantial | The proposed development would introduce new built form into an agricultural field currently used for grazing, although the western part of the site would comprise areas of recreational open space, orchard, meadow, with a new woodland belt along the western edge of the site. The geographical extent of change would affect only the landscape within the site itself and potential perceptual changes on the surrounding landscape would be limited by the visual enclosure provided by existing and proposed boundary vegetation and the settlement edge. |
| Rhyne network | Small | Small | Permanent | Slight | In a limited number of locations the rhyne network would be bridged by roads and paths. However, the layout has been designed to retain the existing rhyne network and this would be restored and set within broad greenways reducing the size and scale of change. Hedgerow vegetation with trees would be reinstated on one side of the rhyne. The geographical extent of change would be limited to the site itself. |
| Strawberry Line | Small | Small | Permanent | Slight | There would be no direct changes to the Strawberry Line. The settlement edge, including recent residential development, is already perceptible along the route through gaps in existing vegetation. Over time, the proposed woodland corridor would reinforce the characteristic of strong vegetation to the edges of the route. The geographical extent of change would be limited to the length of the Strawberry Line as it extends past the site (approximately 325m). |
| Aesthetic and Perceptual Aspects | | | | | |
| Generally enclosed | Small | Small | Permanent | Slight | The level of visual enclosure provided by existing boundary vegetation and the settlement edge would remain and the proposed built form, combined with new hedgerow and tree planting, would intensify this characteristic. |

| Landscape Receptors | Size and Scale | Geographical Extent | Duration/ Reversibility | Magnitude | Notes |
|--|----------------|---------------------|-------------------------|-----------|--|
| Generally still with some noise apparent from adjacent settlement | Medium | Small | Permanent | Medium | The site is generally still, affected to a small degree by noise from adjacent roads and settlement. The introduction of new residential development people and cars would reduce the sense of stillness. |
| Generally simple colours and forms with some diversity from adjacent settlement edge | Medium | Small | Permanent | Medium | Diversity would be introduced into a landscape which is generally simple although diversity is already present as a result of the settlement edge. The change would be generally contained within the site itself due to the level of visual enclosure provided by existing and proposed boundary vegetation over time. |
| Overall Character | | | | | |
| LCA A1, Kingston Seymour and Puxton Moors | Small | Small | Permanent | Slight | The site is on the edge of the settlement within an area of settled character. The perception of landscape change would be localised as a result of the existing level of enclosure which would increase over time as proposed planting establishes. The change in character would be focused upon an area that is already strongly influenced by the settlement edge, with more open and remote areas to the west of the Strawberry Line having no direct effects and only short to medium term glimpses of the proposed new homes. |

Table B4: Assessment of Landscape Effects

| Landscape Receptors | Sensitivity | Magnitude | Landscape Effects | Nature of Effect (Positive, Neutral or Negative) |
|--|--|------------------------|---------------------------------------|--|
| Individual Elements and Features | | | | |
| Small to medium-scale, irregular, predominantly flat, pastoral fields | Medium | Medium/ Substantial | Moderate/ Major | Negative |
| Rhyne network | Low/Medium | Slight | Minor | Neutral |
| Strawberry Line | Medium | Slight | Moderate/ Minor | Neutral |
| Aesthetic and Perceptual Aspects | | | | |
| Generally enclosed | Low/Medium | Slight | Minor | Neutral |
| Generally still with some noise apparent from adjacent settlement | Medium | Medium | Moderate | Negative |
| Generally simple colours and forms with some diversity from adjacent settlement edge | Medium | Medium | Moderate | Negative |
| Overall Character | | | | |
| LCA A1, Kingston Seymour and Puxton Moors | Medium (on site) increasing to Medium/High (west of Strawberry Line) | Slight | Minor/Moderate increasing to Moderate | Negative effects within the site becoming Neutral to the west. |

APPENDIX C

Assessment of Potential Visual Effects

The following tables set out the sensitivity of visual receptors to the proposed development and the magnitude of visual effects that those receptors would experience as a result of the proposed development

In assessing the magnitude, the effects immediately following completion of construction have been assessed, as well as the effects 15 years after completion, once the proposed new mitigation planting has established and is semi-mature.

These tables should be read in conjunction with section 5.0 of this report, which provides a full explanation of the potential visual effects of the development.

Table C1: Analysis of Sensitivity of Viewpoints/Visual Receptors

| Viewpoint | Value Attached to View | Potential Receptors | Susceptibility of Receptors | Overall Sensitivity | Notes |
|---|------------------------|---|-----------------------------|---------------------------------|---|
| 1. Shiners Elms | Low | Pedestrians/ Cyclists Residents Vehicle Users | High High Medium | Medium Medium Low/ Medium | Pedestrians and cyclists are more likely to be focused on views of the countryside. Residents are susceptible to changes in the view. Vehicle users are less susceptible. |
| 2. Strawberry Drive | Low | Pedestrians/ Cyclists Residents Vehicle Users | High High Medium | Medium Medium Low/ Medium | Pedestrians and cyclists are more likely to be focused on views of the countryside. Residents are susceptible to changes in the view. Vehicle users are less susceptible. |
| 3. Marsh Road | Low | Pedestrians/ Cyclists Residents Vehicle Users | High High Medium | Medium Medium Low/ Medium | Pedestrians and cyclists are more likely to be focused on views of the countryside. Residents are susceptible to changes in the view. Vehicle users are less susceptible. |
| 4. West Road | Low | Pedestrians/ Cyclists Residents Vehicle Users | High High Medium | Medium Medium Low/ Medium | Pedestrians and cyclists are more likely to be focused on views of the countryside. Residents are susceptible to changes in the view. Vehicle users are less susceptible. |
| 5. Mendip Gardens | Low | Pedestrians/ Cyclists Residents Vehicle Users | High High Medium | Medium Medium Low/ Medium | Pedestrians and cyclists are more likely to be focused on views of the countryside. Residents are susceptible to changes in the view. Vehicle users are less susceptible. |
| 6. Junction of Mendip Close and Chescombe Road | Low | Pedestrians/ Cyclists Residents Vehicle Users | High High Medium | Medium Medium Low/ Medium | Pedestrians and cyclists are more likely to be focused on views of the countryside. Residents are susceptible to changes in the view. Vehicle users are less susceptible. |
| 7. Strawberry Line Long Distance Route / NCR 26 | High | Walkers/ Cyclists | High | High | Walkers and cyclists are more likely to be focused on views of the countryside. National Cycle Route. |
| 8. Strawberry Line Long Distance Route / NCR 26 | High | Walkers/ Cyclists | High | High | Walkers and cyclists are more likely to be focused on views of the countryside. National Cycle Route. |

| Viewpoint | Value Attached to View | Potential Receptors | Susceptibility of Receptors | Overall Sensitivity | Notes |
|--|------------------------|---|-----------------------------|-----------------------------|--|
| 9. Strawberry Line Long Distance Route / NCR 26 | High | Walkers/ Cyclists | High | High | Walkers and cyclists are more likely to be focused on views of the countryside. National Cycle Route. |
| 10. Strawberry Line Long Distance Route / NCR 26 | High | Walkers/ Cyclists | High | High | Walkers and cyclists are more likely to be focused on views of the countryside. National Cycle Route. |
| 11. Footpath LA21/28 | Medium | Walkers | High | High/ Medium | Walkers are more likely to be focused on views of the countryside. Public footpath at edge of Wildlife Site. |
| 12. Footpath LA21/28 | Medium | Walkers | High | High/ Medium | Walkers are more likely to be focused on views of the countryside. Public footpath at edge of Wildlife Site. |
| 13. Footpath LA21/28 | Medium | Walkers | High | High/ Medium | Walkers are more likely to be focused on views of the countryside. Public footpath at edge of Wildlife Site. |
| 14. Junction of Footpath LA21/28 and Footpath AX16/44. | Medium | Walkers | High | High/ Medium | Walkers are more likely to be focused on views of the countryside. Public footpath at edge of Wildlife Site. |
| 15. Footpath LA21/28 | Medium | Walkers | High | High/ Medium | Walkers are more likely to be focused on views of the countryside. Public footpath at edge of Wildlife Site. |
| 16. Wemberham Lane | Low | Pedestrians/ Cyclists Vehicle Users Workers | High Medium Low | Medium Low/Medium Low | Vehicle users are less susceptible but this is a rural road. |
| 17. Footpath LA21/26 on Cadbury Hill | Medium | Walkers | High | High/ Medium | Walkers are more likely to be focused on views of the countryside. Public footpath in Wildlife Site and adjacent to Scheduled Monument |

Table C2: Analysis of Magnitude of Visual Change

| Viewpoint | Size and Scale of Change (after Construction) | Size and Scale of Change (after 10 to 15 years) | Geographical Extent | Duration and Reversibility | Magnitude (after construction) | Magnitude (after 10 to 15 years) | Notes |
|---------------------|---|---|---------------------|----------------------------|--------------------------------|----------------------------------|--|
| 1. Shiners Elms | Large | Large | Small | Permanent | Medium/ Substantial | Medium/ Substantial | The current view from the end of Shiners Elm, which is a residential street, comprises an open field used for grazing with mature hedgerows and tree in the distance along the field boundary. A main access into the site would be taken from this point and new homes would be introduced into the view, beyond an area of open space which would form the entrance to the site. Over time proposed vegetation including tree planting would progressively filter views into the site. It is noted that views of residential properties is already a characteristic of the wider view and environment. |
| 2. Strawberry Drive | Medium | Medium | Small | Permanent | Slight/ Medium | Slight/ Medium | New built form would be introduced into the view which already comprises new recent residential development. New homes would be seen beyond the fence at the end of the street, set back from the boundary beyond rear gardens and areas of open space. The boundary of the site is proposed as a bat corridor, and would be subject to new tree and hedgerow planting, which, over time, would filter views of built form. |

| Viewpoint | Size and Scale of Change (after Construction) | Size and Scale of Change (after 10 to 15 years) | Geographical Extent | Duration and Reversibility | Magnitude (after construction) | Magnitude (after 10 to 15 years) | Notes |
|---------------|---|---|---------------------|----------------------------|--------------------------------|----------------------------------|--|
| 3. Marsh Road | Medium | Medium | Small | Permanent | Slight/ Medium | Slight/ Medium | The site is currently seen beyond an area of car-parking and gappy boundary vegetation. Residential development (both recent and older) is already a key characteristic of the view. As noted above, the boundary of the site is proposed as a bat corridor, and would be subject to new tree and hedgerow planting, which, over time, would filter views of built form. The area of the site directly in front of the view is proposed as a broad green corridor along an existing rhyne with hedgerow and tree planting. Over time this would partially filter proposed new homes. |
| 4. West Road | Medium | Medium | Small | Permanent | Slight/ Medium | Slight/ Medium | New built form would be introduced at the end of an existing residential street. The view from the end of the street currently comprises open fields used for grazing, but existing residential development and car parking is already partly characteristic of the view. As noted above, the boundary of the site is proposed as a bat corridor, and would be subject to new tree and hedgerow planting, which, over time, would filter views of built form. |

| Viewpoint | Size and Scale of Change (after Construction) | Size and Scale of Change (after 10 to 15 years) | Geographical Extent | Duration and Reversibility | Magnitude (after construction) | Magnitude (after 10 to 15 years) | Notes |
|---|---|---|---------------------|----------------------------|--------------------------------|----------------------------------|---|
| 5. Mendip Gardens | Small | Small | Small | Permanent | Slight | Slight | The existing view comprises terraced residential homes. Proposed new homes would be seen in the gaps between properties in the right-hand side of the view. The gap between properties in the left-hand side of the view would comprise consented residential development (75 no. new homes) to the immediate south of the site. Residential development is already a strong component within the view and would continue to be a strong component in the view. |
| 6. Junction of Mendip Close and Chescombe Road | Small | Small/ Negligible | Small | Permanent | Slight | Slight to Slight / Negligible | The existing view would remain largely unchanged; consent for 75 no. new homes has been given in the part of the view which currently comprises a farm and a small field in the foreground. The proposed development would be viewed beyond this consented development. |
| 7. Strawberry Line Long Distance Route / NCR 26 | Medium | Small | Small | Permanent | Slight/ Medium | Slight | Existing and recent two and a half storey development is visible (in winter) through gaps and beyond existing boundary vegetation. Should the proposed development go ahead an area of allotments with proposed hedgerow and trees would be incorporated into the area closest to the view with proposed new built form beyond this and a proposed area of open space. The view would be progressively screened over time. |

| Viewpoint | Size and Scale of Change (after Construction) | Size and Scale of Change (after 10 to 15 years) | Geographical Extent | Duration and Reversibility | Magnitude (after construction) | Magnitude (after 10 to 15 years) | Notes |
|---|---|---|---------------------|----------------------------|--------------------------------|----------------------------------|--|
| 8. Strawberry Line Long Distance Route / NCR 26 | Small | Negligible to no view | Small | Permanent | Slight | Slight / Negligible | In the short-term, proposed new homes would be visible beyond an area of open space used for increased biodiversity and beyond an area of proposed park and recreation. The settlement edge (including recent two and a half storey development) is already visible in the view beyond existing vegetation (in winter). Over time a proposed woodland belt along this boundary of the site would screen views of the proposed development. Glimpses may be available in winter. |
| 9. Strawberry Line Long Distance Route / NCR 26 | Medium / Small | Negligible to no view | Small | Permanent | Slight/ Medium to Slight | Slight / Negligible | In the short-term, proposed new homes would be visible beyond an area of open space used for increased biodiversity and beyond an area of proposed park and recreation. The settlement edge (including recent two and a half storey development) is already visible in the view beyond existing vegetation (in winter). Over time a proposed woodland belt along this boundary of the site would screen views of the proposed development. Glimpses may be available in winter. The church spire is visible in the background above the skyline of hills. Proposed new homes would be located close to the existing settlement edge and in the short-term views of the spire would remain. In the longer-term the proposed woodland belt would screen views. |

| Viewpoint | Size and Scale of Change (after Construction) | Size and Scale of Change (after 10 to 15 years) | Geographical Extent | Duration and Reversibility | Magnitude (after construction) | Magnitude (after 10 to 15 years) | Notes |
|--|---|---|---------------------|----------------------------|--------------------------------|----------------------------------|--|
| 10. Strawberry Line Long Distance Route / NCR 26 | No View | No View | No View | No View | No View | No View | Existing, established, vegetation along the boundary of the Strawberry Line would screen all potential views even in winter. |
| 11. Footpath LA21/28 | Negligible | No View | Small | Permanent | Slight / Negligible | No View | The rooflines of proposed new homes may be glimpsed in the short-term above existing scrub vegetation along the Strawberry Line. Over time the proposed woodland belt would screen potential views. |
| 12. Footpath LA21/28 | No View | No View | No View | No View | No View | No View | The site would be tucked behind existing vegetation along bend of the Footpath and it is very unlikely that views of the proposed development would be available even in winter. |
| 13. Footpath LA21/28 | No View | No View | No View | No View | No View | No View | The site would be tucked behind existing vegetation along bend of the Footpath and it is very unlikely that views of the proposed development would be available even in winter. |
| 14. Junction of Footpath LA21/28 and Footpath AX16/44. | Negligible | No View | Small | Permanent | Slight / Negligible | No View | The rooflines of proposed new homes may be glimpsed in the short-term above existing scrub vegetation along the Strawberry Line and seen in the context of the existing settlement. Over time the proposed woodland belt would screen potential views. |

| Viewpoint | Size and Scale of Change (after Construction) | Size and Scale of Change (after 10 to 15 years) | Geographical Extent | Duration and Reversibility | Magnitude (after construction) | Magnitude (after 10 to 15 years) | Notes |
|--------------------------------------|---|---|---------------------|----------------------------|--------------------------------|----------------------------------|--|
| 15. Footpath LA21/28 | Negligible | No View | Small | Permanent | Slight / Negligible | No View | The rooflines of proposed new homes may be glimpsed in the short-term above existing scrub vegetation along the Strawberry Line and seen in the context of the existing settlement. Over time the proposed woodland belt would screen potential views. |
| 16. Wemberham Lane | Negligible | No View | Small | Permanent | Slight / Negligible | No View | The rooflines of proposed new homes may be glimpsed in the short-term above existing scrub vegetation along the Strawberry Line seen in the context of the existing settlement. Over time the proposed woodland belt would screen potential views. |
| 17. Footpath LA21/26 on Cadbury Hill | Negligible | Negligible | Small | Permanent | Slight / Negligible | Slight / Negligible | The rooflines of proposed new homes may be glimpsed in the short-term strongly filtered by existing vegetation and seen in the context of the existing settlement. |

Table C3: Assessment of Visual Effects

| Viewpoint | Sensitivity | Magnitude (after Construction) | Magnitude (after 10 years) | Visual Effects (after Construction) | Visual Effects (after 10 to 15 years) | Nature of Effect (Negative, Positive, Neutral) |
|---------------------|---------------------------------|--------------------------------|----------------------------|--|--|--|
| 1. Shiners Elms | Medium Medium Low/ Medium | Medium/ Substantial | Medium/ Substantial | Moderate/Major for pedestrians/cyclists Moderate/Major for residents Minor/ Moderate for vehicle users | Moderate/Major for pedestrians/cyclists Moderate/Major for residents Minor/ Moderate for vehicle users | Negative |
| 2. Strawberry Drive | Medium Medium Low/ Medium | Slight/ Medium | Slight/ Medium | Minor/ Moderate for pedestrians/cyclists Minor/ Moderate for residents Minor for vehicle users | Minor/ Moderate to Minor for pedestrians/cyclists Minor/ Moderate to Minor for residents Minor for vehicle users | Negative |
| 3. Marsh Road | Medium Medium Low/ Medium | Slight/ Medium | Slight/ Medium | Minor/ Moderate for pedestrians/cyclists Minor/ Moderate for residents Minor for vehicle users | Minor for pedestrians/cyclists Minor for residents Minor for vehicle users | Negative |
| 4. West Road | Medium Medium Low/ Medium | Slight/ Medium | Slight/ Medium | Minor/ Moderate for pedestrians/cyclists Minor/ Moderate for residents Minor for vehicle users | Minor/ Moderate to Minor for pedestrians/cyclists Minor/ Moderate to Minor for residents Minor for vehicle users | Negative |
| 5. Mendip Gardens | Medium | Slight | Slight | Minor for pedestrians/cyclists | Minor for pedestrians/cyclists | Negative |

| Viewpoint | Sensitivity | Magnitude (after Construction) | Magnitude (after 10 years) | Visual Effects (after Construction) | Visual Effects (after 10 to 15 years) | Nature of Effect (Negative, Positive, Neutral) |
|--|---------------------------------|--------------------------------|-------------------------------|--|--|--|
| | Medium Low/ Medium | | | Minor for residents Minor for vehicle users | Minor for residents Minor for vehicle users | |
| 6. Junction of Mendip Close and Chescombe Road | Medium Medium Low/ Medium | Slight | Slight to Slight / Negligible | Minor for pedestrians/cyclists Minor for residents Minor for vehicle users | Minor/ Negligible for pedestrians/cyclists Minor/ Negligible for residents Minor/ Negligible for vehicle users | Negative |
| 7. Strawberry Line Long Distance Route / NCR 26 | High | Slight/ Medium | Slight | Moderate for walkers and cyclists | Moderate / Minor for walkers and cyclists | Negative |
| 8. Strawberry Line Long Distance Route / NCR 26 | High | Slight | Slight / Negligible | Moderate / Minor for walkers and cyclists | Minor to no view for walkers and cyclists | Negative |
| 9. Strawberry Line Long Distance Route / NCR 26 | High | Slight/ Medium to Slight | Slight / Negligible | Moderate for walkers and cyclists | Minor for walkers and cyclists | Negative |
| 10. Strawberry Line Long Distance Route / NCR 26 | High | No View | No View | No View | No View | No View |
| 11. Footpath LA21/28 | High/ Medium | Slight / Negligible | No View | Minor / Negligible for walkers | No View | Negative going to Neutral |
| 12. Footpath LA21/28 | High/ Medium | No View | No View | No View | No View | No View |
| 13. Footpath LA21/28 | High/ Medium | No View | No View | No View | No View | No View |
| 14. Junction of Footpath LA21/28 and Footpath AX16/44. | High/ Medium | Slight / Negligible | No View | Minor / Negligible for walkers | No View | Negative going to Neutral |
| 15. Footpath LA21/28 | High/ Medium | Slight / Negligible | No View | Minor / Negligible for walkers | No View | Negative going to Neutral |

| Viewpoint | Sensitivity | Magnitude (after Construction) | Magnitude (after 10 years) | Visual Effects (after Construction) | Visual Effects (after 10 to 15 years) | Nature of Effect (Negative, Positive, Neutral) |
|--------------------------------------|-----------------------------|--------------------------------|----------------------------|---|---------------------------------------|--|
| 16. Wemberham Lane | Medium Low/Medium Low | Slight / Negligible | No View | Minor / Negligible for pedestrians / cyclists Negligible for vehicle users Negligible for workers | No View | No View |
| 17. Footpath LA21/26 on Cadbury Hill | High/ Medium | Slight / Negligible | Slight / Negligible | Minor / Negligible for walkers | Minor / Negligible for walkers | Neutral |

DRAWINGS

