

Figure 5b: ZTV and Viewpoint Location Plan

Table 7: Representative Views

Viewpoint Number	Approximate distance and direction from Application Site	Description of View	Visual Receptors	Sensitivity to Change
1	X:603608 Y:140961 Approximately 250m from the Application Site	View from PRoW on the footbridge over A2070. View looking south-east towards the Application Site.	Users of PRoW	Medium
2	X:603762 Y:140838 Approximately 50m from the Application Site	View from PRoW by the Court Lodge. View looking south-east towards the Application Site.	Users of PRoW	Medium

Viewpoint Number	Approximate distance and direction from Application Site	Description of View	Visual Receptors	Sensitivity to Change
3	X:603600 Y:140596 Approximately 150m from the Application Site	View from Church Road. View looking east and towards the Application Site.	Road users	Low
			Residents on Church Road	High
4	X:604483 Y:140353 Approximately 150m from the Application Site	View from Church Road by the Orchard Cottage. View looking north-east and towards the Application Site.	Road users	Low
			Residents on Church Road	Medium
5	X:603724 Y:140382 Approximately 100m from the Application Site	View from the junction of Church Road and Highfield Lane. View looking north and towards the Application Site.	Residents on Highfield Lane	Medium
			Road users	Low
6	X:602995 Y:140166 Approximately 800m from the Application Site	View from Waterbrook Avenue and PRoW AE401. View looking north-east towards the Application Site.	PRoW users	Medium
7	X:603758 Y:138210 Approximately 2200m from the Application Site	View from Collier's Hill PRoW AE138, off the Bank Road. View looking north and towards the Application Site.	PRoW users	Medium
8	X:604483 Y:140353 Approximately 400m from the Application Site	View from PRoW AE639 off Church Road. View looking north-west and towards the Application Site.	PRoW users	Medium
			Residents on Church Road	Medium
9	X:604508 Y:140335 Approximately 400m from the Application Site	View from PRoW AE639 off Blind Lane. View looking west and towards the Application Site.	PRoW users	Medium
			Residents at the farm off Blind Lane	High
10	X:604765 Y:140667 Approximately 500m from the Application Site	View from Kingsford Street. View looking west towards the Application Site.	Road users	Low
			Residents on Kingsford Street	Medium
11	X:603608 Y:140961 Approximately 250m from the Application Site	View from PRoW, rear of properties and off Hythe Road. View looking south and towards the Application Site.	Users of PRoW	Medium
			Residents on Hythe Road	High
12	X:607786 Y:140838 Approximately 5700m from the Application Site	View from Kent Downs National Landscape. View looking south-west towards the Application Site.	Recreational users of North Downs Way within the National Landscape	High
			Road users	Low

Visual Analysis

- 4.42 From the north, views are restricted to Hythe Road users and to a few residential properties along the road that their back gardens are facing towards the Site. Most of the views are relatively screened, due to the undulating topography and the intervening mature trees between the Site and the receptors. Views are mainly localised and include viewpoints along a small section of Hythe Road. From this direction the Site is relatively contained and becomes visible from localised viewpoints.
- 4.43 From the northeast, there are long distance views (over 5.5km) from Kent Downs National Landscape and the adjacent roads. The Site itself is visible due to the topography, where the viewpoints are on a much higher ground and they allow for long distance panoramic views.
- 4.44 From the east, views are limited to local roads, public footpaths and residents at the western edge of Mersham village. There are views immediately adjacent to the Site from the arable fields and the crossing PRow that connects the Site to Mersham. There are some medium to long distance views that overlook the Site due to the undulating topography but most of them are restricted by the intervening hedgerows and mature trees.
- 4.45 From the south, there are immediate views from Church Road users and residents, but the mature hedgerows and trees screen the Site well. The undulating topography allows for few sparse long distance views from higher grounds. These views are restricted to the PRow and road users. From this direction the Site is relatively contained.
- 4.46 From the west, most of the views are from the immediate area, along Church Road including St Mary's church. The visual receptors on the edge of Willesborough afford restricted medium and long distance views, due to the topography and the built environment of the urban fringe, with the intervening A2070. From this direction the Site is relatively contained, apart from the immediate adjacent area.

Summary of Visual Baseline

- 4.47 The urban setting north west of the Application Site provides intervening features that limit the visibility of the site from that direction. However, the site is visible from the immediate area at the west and around St Mary's church. The topography to the south allows for a few distant views from higher grounds but the intervening features screen the Site, allowing only glimpsed viewpoints. The east part of the study area has an undulating raised topography that allows more views from the farm fields and the edge of Mersham. Overall, views of the Site are restricted to the immediate vicinity with a few mid and long range views outside the study area. During winter months, it is expected that the intervening features, such as trees and hedgerows, will provide less screening due to leaf loss, and some views might be more prominent.

Evolution of Baseline and Future Baseline

- 4.48 If full planning permission for the Development is not granted, it is anticipated that a scheme, similar to the previous outline permission, could be implemented on at the Application Site. These changes would likely affect the visual amenity and landscape character, either adversely, neutrally or beneficially.
- 4.49 The future baseline would also change when considering the 3No. cumulative schemes within the study area (as detailed in ES Volume 1: Chapter 2 and mentioned in Section 2 of this report), which would alter the visual amenity and landscape character.

5. The Development

Introduction

- 5.1 The assessment of potential effects is based on the Development indicated in ES Volume 1: Chapter 4 (The Development) and the figures which accompany it, these include:
Development drawings, including Site Layout Plan and Landscape Plans (Details to be confirmed)
- 5.2 An assessment of the effects resulting from the Development are presented in this report. As the Development includes strategic planting, especially along the Application boundary, the assessment will present separately the effects on Year 1 and on Year 15, where it is expected that the vegetation will have matured.
- 5.3 Images showing the approximate extent of the Development are shown on **Figures 7, 9, 10, 12, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31 and 32.**

Complete and Operational Development

- 5.4 The Development operating at a permanent basis would give rise to a number of changes in landscape character and visual amenity caused predominantly by the introduction of industrial features and associated infrastructure. Such changes would significantly alter landscape character and visual amenity. Visual effects during operation of the Development, would affect landscape features, landscape character and visual amenity. These would be caused by:
 - The presence of new built form, namely industrial buildings;
 - The introduction of highways infrastructure and upgrading of existing road infrastructure;
 - The introduction of vehicles as mobile elements within views;
 - The introduction of landscape features such as planted areas and open green spaces; and
 - Security lighting, fencing and acoustic bunds.

6. Assessment of Effects

Landscape Character

- 6.1 The assessment of the potential effects of the Development on Landscape Characters are summarised in **Table 9**.

Table 9: Potential effects on Landscape Character at Complete and Operational Phase at a permanent basis

Landscape Character Area	Description of Effect	Sensitivity	Magnitude of Change	Significance of Effect Significant Effects shown in bold
LCA 1 Ashford Urban Centre	<p>It is expected that the Development would not have any direct impact upon LCA 1 at its operational phase. There may be a degree of inter visibility between the scheme and the eastern edge of the LCA, but this would be set in context of the immediate townscape setting and existing highway network. Key existing vegetation is expected to be retained, aiding towards the enclosure of the LCA and retaining its character.</p> <p>Given the low sensitivity of the LCA and minor magnitude of change due to the Development, the effects are expected to be non-significant.</p>	Low	Minor	Minor adverse long-term effects
LCA 2 Mersham Farmland	<p>The proposed Development at operation would directly affect this LCA, particularly to its north west corner, with the new industrial development replacing arable land. There would be a loss of open fields and views, with the new development features re-forming the current landscape notably. Several built aspects are being introduced, along with associated hard surfaces, structures, roads and street lights. Additionally, increased traffic levels from HGVs would be attracted further into the centre of this LCA due to traffic movements in and around the Application Site. Night time impacts are also expected, as the Development will operate at all times. This would bring additional light to the LCA, which is currently unlit in most parts. However, this would be set in context with the neighbouring highway junctions which are also lit.</p> <p>The localised effects are likely to be significant, but given the scale of the changes to the LCA as a whole, the magnitude of the impacts is considered to be moderate.</p>	Low	Moderate	Minor adverse long-term effects
LCA 3 Upper Stour Valley	LCA 3 would not be affected directly by the Development. However, as it does boarder LCA 2 and connects through A2070, it is expected that the presence of HGVs will increase during operation. Visual connectivity between the LCA and the scheme will not be significant, as there are limited views, and with the Ashford Waterbrook scheme and the CTRL in operation, they will be set in a similar context. Consequently, when the Development is complete and operational it is unlikely to notice character changes.	Low	Negligible	Negligible
LCA 4 Mersham Village	This LCA would not be affected directly by the Development, however it is expected that there would be some inter-visibility between the western edge of Mersham and the proposed scheme. The Development might bring some detracting features closer to the LCA, such as built form and lit infrastructure, but given the extend and localised effects, these should only lead to minor changes of the local character as a whole. As a result, the operational magnitude of change upon this LCA is considered to be negligible.	Medium	Negligible	Negligible
LCA 5 Brabourne Lees Mixed Farmlands	The Brabourne Lees LCA would not be directly impacted by the Development during its operation, however there might be some visual connectivity with LCA 2, where the scheme is proposed. The visual changes would be set in context with the existing highway network, as they would include features such as highways, lighting, and traffic. Given the small and indirect change to a localised area at the southern edge of this LCA, the magnitude of change for the entire local character is considered as minor.	High	Minor	Moderate adverse long-term effects

Landscape Character Summary

6.2 A summary of the effects on Landscape Character are shown in **Table 10**

Cumulative Schemes

6.3 There are multiple cumulative schemes identified in the EIA report and listed on **Figure 2.1**. The figure lists schemes within a 5km zone, however only schemes 1, 2a and 2b sit within the study area. It is expected that the rest of the schemes will directly affect the LCAs beyond the 1km study area and their effects within the study area will be of low significance.

6.4 Cumulative scheme 1 Land south of Captains Wood: A development of 326 new dwellings with associated access, parking and landscape. The Development will be located at LCA 3 south of the site and is currently underway (December 2024). This scheme is expected to be in character with the surrounding landscape characteristics as there is a good mix of land use in place, such as industrial, residential and farmland settings. Consequently, the built form of the LCA will slightly increase due to the scheme, providing a minor adverse effect over the Local Character.

6.5 Cumulative scheme 2a Waterbrook Park: An application for a mixed used development comprising a 600-space truck stop with multiple service and facility building and with associated access, landscape, infrastructure and parking. Development located at LCA 3 south of the site and is currently underway (December 2024). This scheme is also expected to be in character with the surrounding landscape characteristics as there is a good mix of land use in place, such as industrial, residential and farmland settings. Consequently, the built form of the LCA will slightly increase due to the scheme. The industrial and residential use of the LCA is expected to increase slightly, replacing arable fields and providing a minor adverse effect over the Local Character.

6.6 Cumulative scheme 2b Waterbrook Park: A mixed-use application of 144 dwellings with a convenience/farm shop/cafe building, wetland area, open space and other associated infrastructure. Development located at LCA 3 south of the site and is currently underway (December 2024). This scheme is expected to be in character with the surrounding landscape characteristics as there is a good mix

Table 10: Summary of Landscape Character Effects

Landscape Character Area	Sensitivity	Magnitude of Change (Completion and Operation)	Likely Significance of Effect (Completion and Operation) Significant Effects shown in bold	Likely Significance of Effect (Cumulative) Significant Effects shown in bold
LCA 1 Ashford Urban Centre	Low	Minor	Minor adverse long-term effect	Minor adverse long-term effect
LCA 2 Mersham Farmland	Low	Moderate	Minor adverse long-term effect	Minor adverse long-term effect
LCA 3 Upper Stour Valley	Low	Negligible	Negligible	Minor adverse long-term effect
LCA 4 Mersham Village	Medium	Negligible	Negligible	Negligible
LCA 5 Brabourne Lees Mixed Farmlands	High	Minor	Moderate adverse long-term effect	Moderate adverse long-term effect

of land use in place, such as industrial, residential and farmland settings. Consequently, the built form of the LCA will slightly increase due to the scheme, replacing arable fields and providing a minor adverse effect over the Local Character.

6.7 The cumulative schemes, as identified in the EIA report and listed on **Figure 2.1** will directly affect LCA1, LCA2, LCA3 and LCA5. The LCAs share some inter-visibility, so it is expected that the Development and the cumulative schemes will likely effect their adjacent LCAs, however the effects are expected to be minor to negligible, apart from LCA5 which will experience moderate adverse effects. **Table 10** summarizes the likely significance of effects of the cumulative schemes.

Visual Amenity

- 6.8 This section assesses the likely effect of the Development on the visual receptors identified in **Table 7**.

Complete and Operational Development

- 6.9 This assessment is based on an understanding of the complete and operational works and qualitative assessment of the likely effects, of which a visual impact has been assessed.

Cumulative Schemes

- 6.10 Following the viewpoints and receptors listed in **Table 7**, the majority of the cumulative schemes are expected not to be visible by most of the receptors, as they do not intervene between the viewpoints and the Development. However, receptors from **Viewpoints 6,7 and 8** are likely to experience effects due to the cumulative schemes. Schemes 1,2a and 2b are likely to be noticeable from the above viewpoints. As a result, the tables under these viewpoints will provide the potential effects on the visual amenity. It is assumed that there will be no effects to the localised visual amenity at the rest of the viewpoints due to the cumulative schemes.

Figure 6: Baseline Viewpoint 1 (Contextual Panorama)
View from PRow on the footbridge, over A2070, looking towards the Application Site



Description of View

6.11 The view is taken from an elevated level, on top of the footbridge crossing the A2070. The vegetation along the site boundary and the immediate mature trees around the church screen parts of the Site. Users experience partial views into the central-north portion of the Site. Views towards the southern part of the Site are more restricted due to the church building and the mature trees. Views from the PRow are mainly evident when walking on the highest levels, on top of the bridge, from lower ground the views are screened more by the intervening vegetation.

Sensitivity

- Receptor 1a - Users of PRow: **Medium**

Viewpoint Location Plan

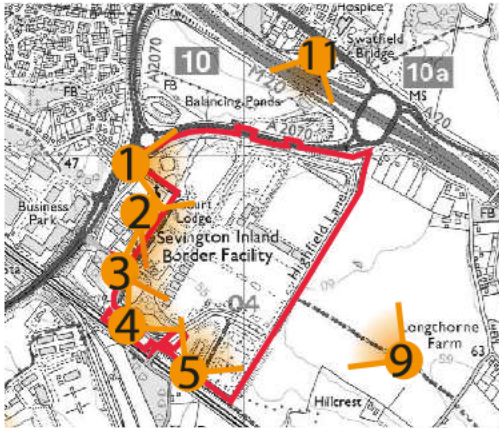
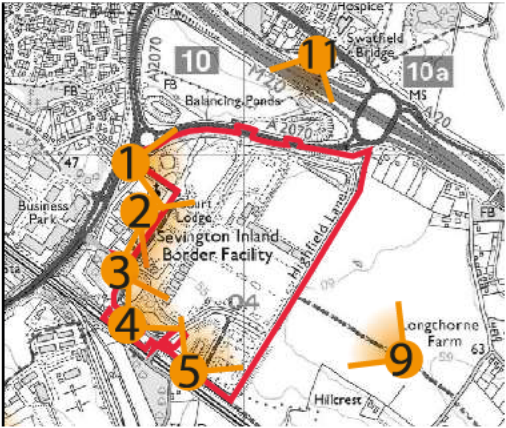


Figure 7: View with Development - Viewpoint 1 (Contextual Panorama)
View from PRow on the footbridge, over A2070, looking towards the operational Development



Viewpoint Location Plan



Note: This is a representative composite image made up of 50mm photographs joined together horizontally (by means of cylindrical projection) to form a field of view which is wider than that seen in detail by the human eye.

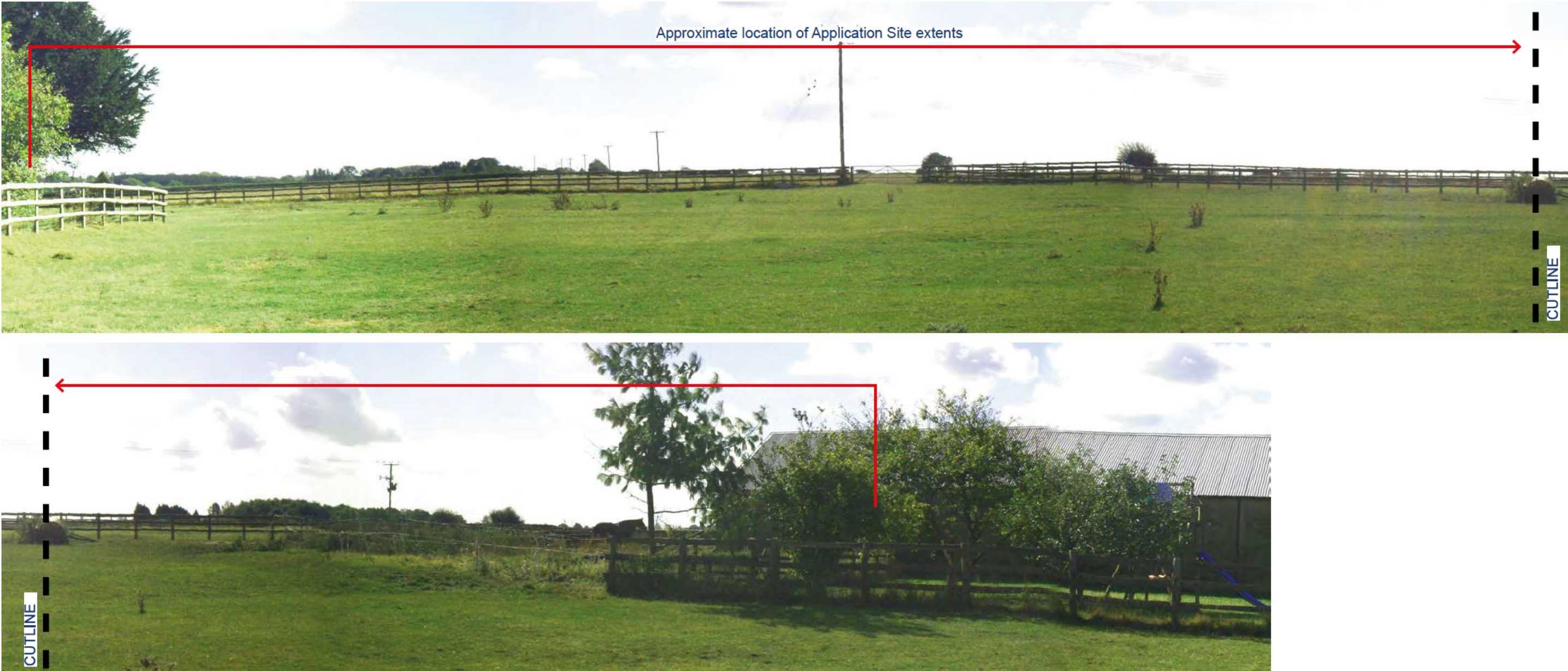
Table 11: Potential effects on Visual Amenity at Year 1 of operation

Viewpoint	Description of Effect	Visual Receptors	Sensitivity	Magnitude of Change	Likely Significance of Effect Significant Effects shown in bold
1	Due to the proximity of this viewpoint to the Application Site and the Development, there are some localised visual effects mainly along the A2070, but also less significant effects beyond the church and its associated vegetation. The Development is partially visible from this vantage point, offering some views that are disrupted by the boundary vegetation. There are some glimpsed views above the mature vegetation around the church, which are mainly focused on the proposed pillars of the lighting columns. Due to leaf loss, views would be more evident during the winter months.	1a - Users of PRow	Medium	Minor	Long-term, local, adverse effect of minor significance

Table 12: Potential effects on Visual Amenity at Year 15 of operation

Viewpoint	Description of Effect	Visual Receptors	Sensitivity	Magnitude of Change	Likely Significance of Effect Significant Effects shown in bold
1	Due to the proximity of this viewpoint to the Application Site and the Development, there will be some localised visual effects mainly along the A2070. There will be less significant effects beyond the church and its associated vegetation. The Development will be partially visible from this vantage point, offering some views that will be disrupted by the proposed boundary vegetation. It is expected that the newly planted vegetation will mature and screen the Development further. However, there might be some glimpsed views above the mature vegetation around the church, which will be mainly focused on the proposed pillars of the lighting columns. Due to leaf loss, views would be more evident during the winter months.	1a - Users of PRow	Medium	Minor	Long-term, local, adverse effect of minor significance

Figure 8: Baseline Viewpoint 2 (Contextual Panorama)
View from PRow by the Court Lodge. View looking southeast towards the Application Site



Description of View

6.12 The view is taken from the PRow by Court Lodge east of St Mary's church. The undulating topography and the sparse vegetation are screening slightly the Site, but most of the views are uninterrupted due to the proximity and the openness of the area. Views from the PRow are evident at most of this route along the footpath, east of the church.

Sensitivity

- Receptor 2a - Users of PRow: **Medium**

Viewpoint Location Plan

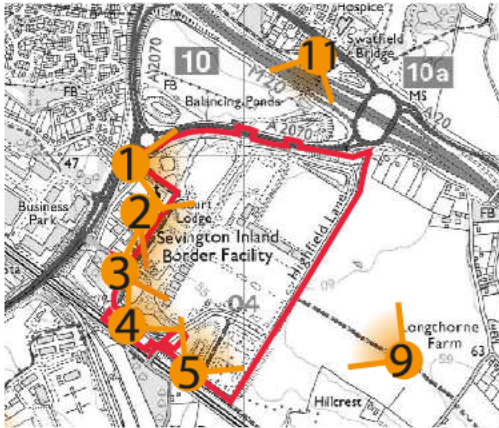


Figure 9: View with Development - Viewpoint 2 (Contextual Panorama)
View from PRow by the Court Lodge. View looking southeast towards the operational Development

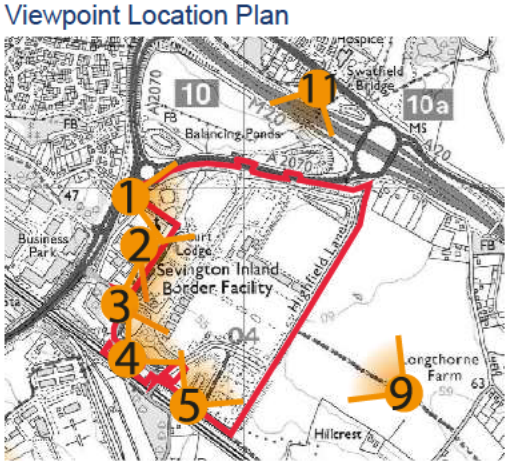
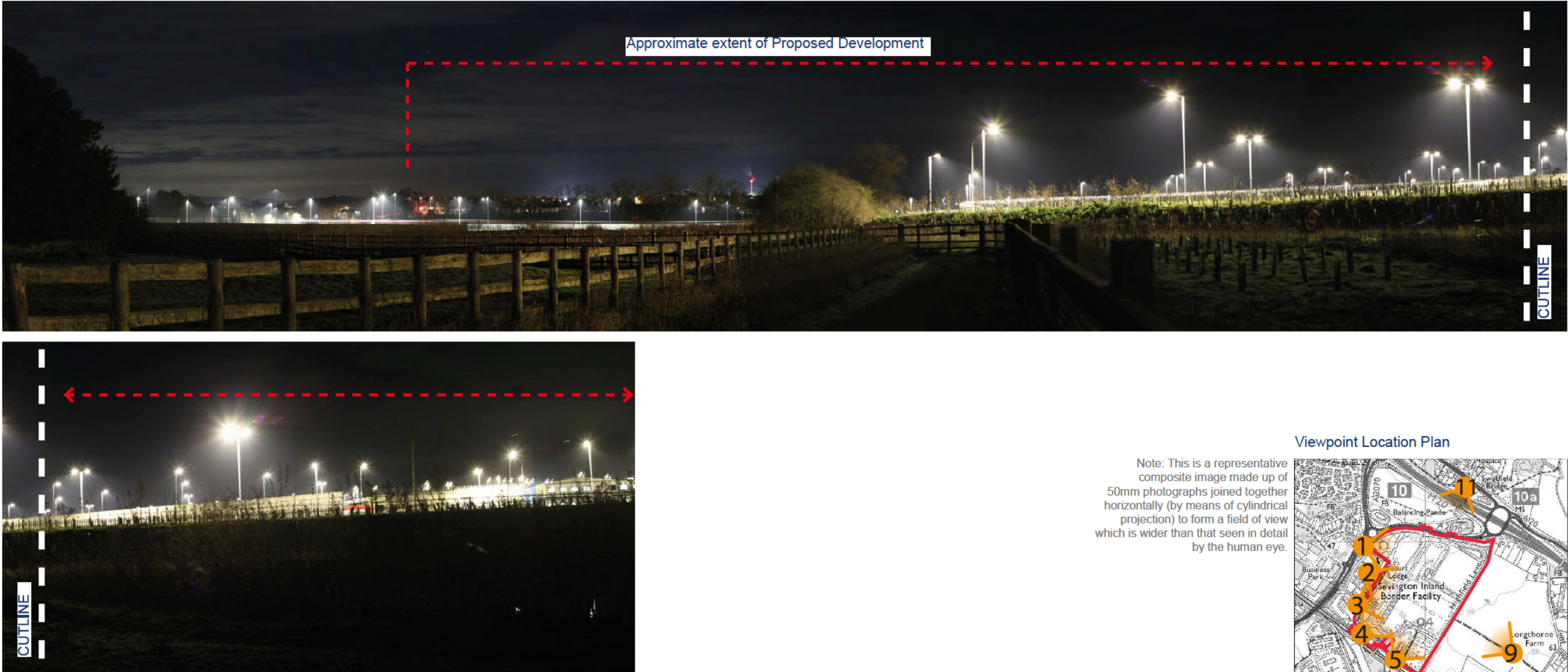


Table 13: Potential effects on Visual Amenity at Year 1 of operation

Viewpoint	Description of Effect	Visual Receptors	Sensitivity	Magnitude of Change	Likely Significance of Effect Significant Effects shown in bold
2	Due to the proximity of the Development and the rather flat topography in the area, views along the footpath are evident and result in adverse effects of the view. The Development is partly visible from this viewpoint especially the upper storey floors and the associated lighting columns. It is evident that there is newly planting in place, adjacent to the footpath, that will provide more screening in the future. However, due to leaf loss, views would likely be more evident during the winter months.	2 - Users of PRow	Medium	Moderate	Long-term, local, adverse effect of moderate significance

Figure 10: Night Time View with Development - Viewpoint 2 (Contextual Panorama)
 View from PRow by the Court Lodge. View looking southeast towards the operational Development



Viewpoint Location Plan

Note: This is a representative composite image made up of 50mm photographs joined together horizontally (by means of cylindrical projection) to form a field of view which is wider than that seen in detail by the human eye.

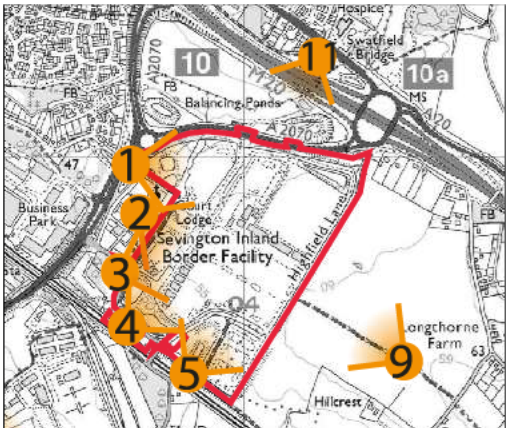


Table 14: Potential effects on Night Time Visual Amenity at Year 1 of operation

Viewpoint	Description of Effect	Visual Receptors	Sensitivity	Magnitude of Change	Likely Significance of Effect Significant Effects shown in bold
2	Due to the proximity of the Application Site and the rather flat topography in the area, views of the Development along the footpath are evident and result in adverse effects of the view. The Development becomes more evident during the night by the illuminated lighting columns and some structures that reflect the light. The visual change effects become more significant when in contrast to a dark sky. It is evident that there is newly planting in place adjacent to the footpath, that will provide more screening in the future. However, due to the newly planted vegetation in the foreground with no other intervening elements, the proposed development is highly visible to users of this PRow. Over the summer months, when vegetation will have more leaf cover, it is likely that the Development will be more screened.	2a - Users of PRow	Medium	Major	Long-term, local, adverse effect of major significance

Table 15: Potential effects on Visual Amenity at Year 15 of operation

Viewpoint	Description of Effect	Visual Receptors	Sensitivity	Magnitude of Change	Likely Significance of Effect Significant Effects shown in bold
2	Due to the proximity of the Development and the rather flat topography, views along the footpath will be evident and result in adverse effects. It is expected that additional planting will be implemented along the PRow, but the Development still visible through vegetation gaps, especially of the upper storey floors and the associated lighting columns. The additional planting will grow and provide visual screening to the PRow users at maturity. However, due to leaf loss, views would likely be more evident during the winter months.	2 - Users of PRow	Medium	Minor	Long-term, local, adverse effect of minor significance

Table 16: Potential effects on Night Time Visual Amenity at Year 15 of operation

Viewpoint	Description of Effect	Visual Receptors	Sensitivity	Magnitude of Change	Likely Significance of Effect Significant Effects shown in bold
2	Due to the proximity of the Application Site and the rather flat topography, views of the Development along the footpath will be evident and result in adverse effects. The Development will be more evident during the night by the illuminated lighting columns and some structures that reflect the light. This will be more evident in contrast to the dark sky. It is expected that the new planting adjacent to the footpath will mature by Year 15 and provide further screening. Additionally, the mitigation measures to the lighting scheme will reduce the visual impacts. However, the development is still likely to be visible to users of this PRow through glimpsed views. During the summer months, when vegetation will have more leaf cover, it is likely that the Development will less visible.	2a - Users of PRow	Medium	Moderate	Long-term, local, adverse effect of moderate significance

Figure 11: Baseline Viewpoint 3 (Contextual Panorama)

View from the front of residential properties along Church Road. View looking east and towards the Application Site



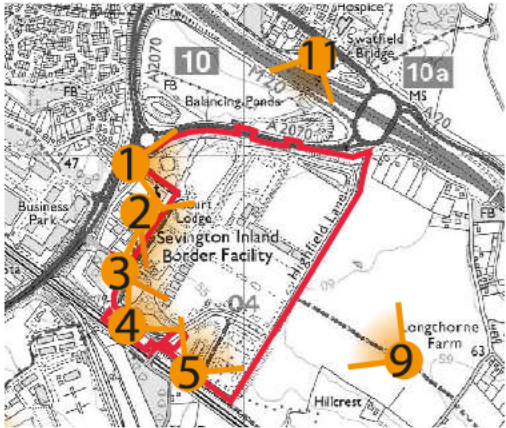
Description of View

6.13 Drivers and residents along Church Road experience views towards the central part of the Site. There are small sections along the road where the Site is screened by a boundary hedgerow, however the large gaps in the vegetation allow direct views towards the Site.

Sensitivity

- Receptor 3a - Road users on Church Road: **Low**
- Receptor 3b - Residential users of properties on Church Road: **High**

Viewpoint Location Plan



A detailed map of the Sevington Inland Border Facility area. A red line outlines a proposed route or boundary. Numbered orange circles (1-9) are placed along this route. The map includes labels for 'Balancing Zones', 'Sevington Inland Border Facility', 'Swatfield Bridge', 'Longchorne Farm', and 'Hillcrest'. Road numbers like 10, 10a, 15, 17, 18, 20, 24, and 50 are visible. A scale bar at the bottom indicates distances in miles (0, 0.5, 1, 2).

Viewpoint	Description of Effect	Visual Receptors	Sensitivity	Magnitude of Change	Likely Significance of Effect Significant Effects shown in bold
3	Due to the managed hedgerow, there are some glimpsed views by the road users, however views are less restricted from the upper storey windows of the residential properties along Church road. Some elements of the proposed Development are visible from this viewpoint, such as the boundary treatment, lighting columns and the top of the buildings. As a result, there is evidence of adverse effects to the view from this location. Due to leaf loss, views are more evident during the winter months.	3a - Road users on Church Road	Low	Minor	Long-term, local, adverse effect of minor significance
		3b - Residents on Church Road	High	Moderate	Long-term, local, adverse effect of major significance

Figure 13: View with Development - Night Time Viewpoint 3 (Contextual Panorama)

View from the front of residential properties along Church road. View looking east and towards the operational Development



Viewpoint Location Plan

Note: This is a representative composite image made up of 50mm photographs joined together horizontally (by means of cylindrical projection) to form a field of view which is wider than that seen in detail by the human eye.

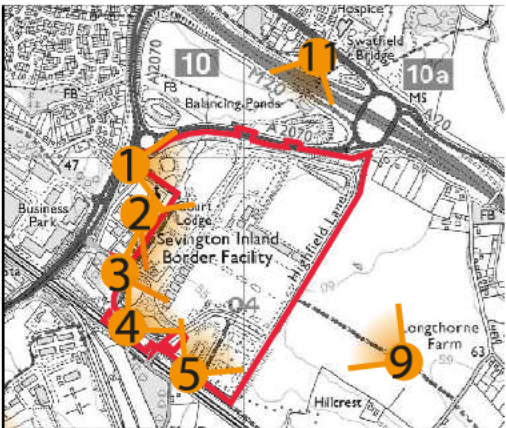


Table 18: Potential effects on Night Time Visual Amenity at Year 1 of operation

Viewpoint	Description of Effect	Visual Receptors	Sensitivity	Magnitude of Change	Likely Significance of Effect Significant Effects shown in bold
3	Due to the managed hedgerow, there are some glimpsed views by the road users, however views are less restricted from the upper storey windows of the residential properties along Church road. Due to the absence of local lighting, only the frame of the built form is evident at the horizon. However, the proposed lighting columns of the Development affect the current viewpoint as they are visible during the night time views, when they are illuminated. As a result, there is evidence of adverse effects to the view from this location. Due to leaf loss, views are more evident during the winter months.	3a - Road users on Church Road	Low	Minor	Long-term, local, adverse effect of minor significance
		3b - Residents on Church Road	High	Moderate	Long-term, local, adverse effect of major significance

Table 19: Potential effects on Visual Amenity at Year 15 of operation

Viewpoint	Description of Effect	Visual Receptors	Sensitivity	Magnitude of Change	Likely Significance of Effect Significant Effects shown in bold
3	Due to the managed hedgerow and the expected additional boundary vegetation, the glimpsed views of the road users will potentially be mitigated at Year 15. However, views will be less restricted from the upper storey windows of the residential properties along Church road and they might experience some adverse visual effects. Some elements of the proposed Development might be visible from this viewpoint, such as the boundary treatment, lighting columns and the top of the buildings. As a result, there might be evidence of adverse effects to the view from this location. Due to leaf loss, views are more evident during the winter months.	3a - Road users on Church road	Low	Negligible	Negligible
		3b - Residents on Church road	High	Minor	Long-term, local, adverse effect of moderate significance

Table 20: Potential effects on Night Time Visual Amenity at Year 15 of operation

Viewpoint	Description of Effect	Visual Receptors	Sensitivity	Magnitude of Change	Likely Significance of Effect Significant Effects shown in bold
3	Due to the hedgerow along the road, there will be some glimpsed views by the road users, however views will be less restricted from the upper storey windows of the residential properties along Church road. By Year 15 it is expected that mitigation planting along the south-west boundary of the Development will have matured and will restrict views. Additionally, the mitigation measures to the lighting scheme and infrastructure will reduce the visual impacts during the night time. However, due to the absence of local lighting, the frame of the built form might still be evident at the horizon through glimpsed views. The lighting columns of the Development might also affect the current viewpoint as they could still be visible during the night time views, when they are illuminated. As a result, there might be evidence of adverse effects to the view from this location. Due to leaf loss, views are more evident during the winter months.	3a - Road users on Church road	Low	Minor	Long-term, local, adverse effect of minor significance
		3b - Residents on Church road	High	Minor	Long-term, local, adverse effect of moderate significance

Figure 14: Baseline Viewpoint 4 (Contextual Panorama)

View from Church Road by the Orchard Cottage, looking north east towards the Application Site.



Description of View

- 6.14 Residents and road users by the Orchard Cottage experience partial views towards the Site where boundary vegetation is not present or continuous. Views are focused mainly towards the north and central part of the Site, as the south portion is screened by mature vegetation and topography.

Sensitivity

- Receptor 4a - Road users on Church Road: **Low**
- Receptor 4b - Residential users of properties on Church Road: **Medium**

Viewpoint Location Plan

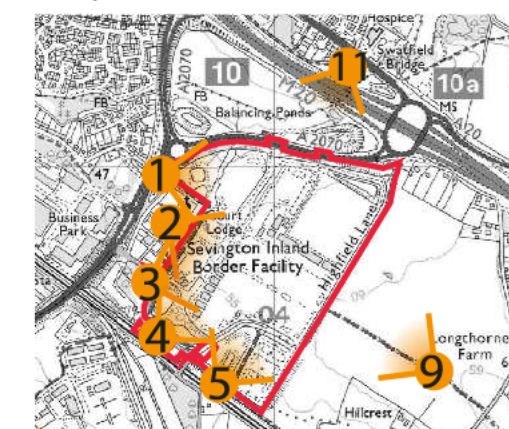


Figure 15: View with Development - Viewpoint 4 (Contextual Panorama)

View from Church Road by the Orchard Cottage, looking north east towards the operational Development



Viewpoint Location Plan

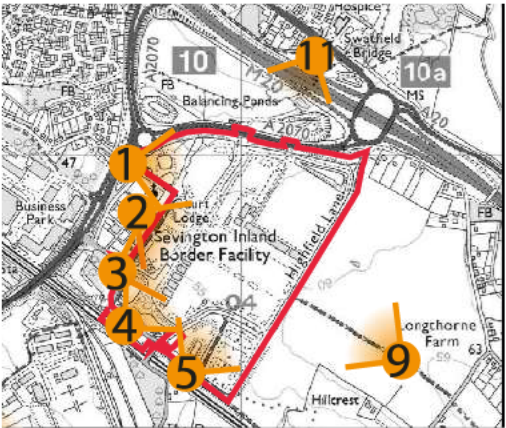


Table 21: Potential effects on Visual Amenity at Year 1 of operation

Viewpoint	Description of Effect	Visual Receptors	Sensitivity	Magnitude of Change	Likely Significance of Effect Significant Effects shown in bold
4	Due to the topography and the established vegetation, the views towards the Development are limited. However, it is likely that the Development is more visible from the upper storey windows of the houses along the road. There are glimpses of some elements of the Development such as lighting columns and boundary treatments. Due to leaf loss, views would likely be more evident during the winter months.	4a - Road users on Church Road	Low	Negligible	Negligible
		4b - Residential users of properties on Church Road	Medium	Minor	Long-term, local, adverse effect of minor significance

Table 22: Potential effects on Visual Amenity at Year 15 of operation

Viewpoint	Description of Effect	Visual Receptors	Sensitivity	Magnitude of Change	Likely Significance of Effect Significant Effects shown in bold
4	Due to the topography, the established vegetation and the expected additional buffer planting along the Application boundary, views towards the Development will be limited at Year 15. However, it is likely that the Development will be more visible from the upper storey windows of the houses along the road. There might be glimpses of some elements of the Development such as lighting columns and boundary treatments. Due to leaf loss, views would likely be more evident during the winter months.	4a - Road users on Church Road	Low	Negligible	Negligible
		4b - Residential users of properties on Church Road	Medium	Minor	Long-term, local, adverse effect of minor significance

Figure 16: Baseline Viewpoint 5 (Contextual Panorama)

View from the junction of Church Road and Highfield Lane, looking north towards the Application Site.



Description of View

6.15 Residents on Highfield Green Lane and Church Road users experience partial views towards the south section of the Application Site. The unmanaged and gappy boundary vegetation screens the Site on some occasions, but the site is visible where openings exist.

Sensitivity

- Receptor 5a - Residential users of properties on Highfield Lane: **Medium**
- Receptor 5b - Road users on Church Road and Highfield Lane: **Low**

Viewpoint Location Plan

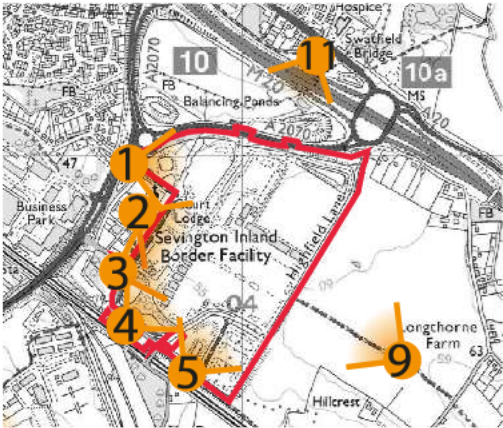
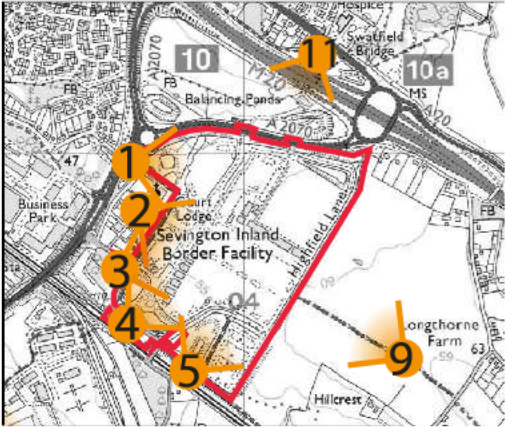


Figure 17: View with Development - Viewpoint 5 (Contextual Panorama)

View from the junction of Church Road and Highfield Lane, looking north towards the operational Development



Viewpoint Location Plan



Note: This is a representative composite image made up of 50mm photographs joined together horizontally (by means of cylindrical projection) to form a field of view which is wider than that seen in detail by the human eye.

Table 23: Potential effects on Visual Amenity at Year 1 of operation

Viewpoint	Description of Effect	Visual Receptors	Sensitivity	Magnitude of Change	Likely Significance of Effect Significant Effects shown in bold
5	Due to the existing mature vegetation, the Development is mostly screened and there are only glimpses through the trees showing evidence of the new Development. The proximity of the trees to the receptors is providing substantial but not total screening to all new elements of the Development. The visual effects that are evident from this viewpoint are mainly the boundary treatment, which form a continuous background. Due to leaf loss, views would likely be more evident during the winter months.	5a - Residential users of properties on Highfield Lane	Medium	Minor	Long-term, local, adverse effect of minor significance
		5b - Road users on Church Road and Highfield Lane	Low	Negligible	Negligible

Table 24: Potential effects on Visual Amenity at Year 15 of operation

Viewpoint	Description of Effect	Visual Receptors	Sensitivity	Magnitude of Change	Likely Significance of Effect Significant Effects shown in bold
5	Due to the existing mature vegetation and the additional mitigation planting that is expected to be implemented, the Development will be mostly screened but there might be glimpses through the trees showing evidence of the new Development. The proximity of the vegetation to the receptors will provide substantial but potentially full screening to all new elements of the Development. The features that will be evident from this viewpoint are mainly the boundary treatment elements, which form a continuous background. Due to leaf loss, views would likely be more evident during the winter months.	5a - Residential users of properties on Highfield Lane	Medium	Minor	Long-term, local, adverse effect of minor significance
		5b - Road users on Church Road and Highfield Lane	Low	Negligible	Negligible