

03 Key views



Existing visual baseline

The visual baseline aims to establish the area in which the Proposed Development may be visible (Zone of Theoretical Visibility, ZTV), the different groups of people who may experience these views (receptors), and documents the existing nature of the view and the visual experience (visual amenity) at those points.

To gain an understanding of the ZTV of the Proposed Development within the Site, a desktop assessment has been carried out to produce a reduced buffers mapping (taking into account screening effects from woodland, landform and buildings, etc.), which supported a detailed field survey carried out in March 2026.

The findings of the ZTV assessment, when compared with the Site assessment, resulted in a limited extent of the visibility. The site visit accessed a range of public receptors surrounding the Site. Various public rights of way (PRoW) were visited during the assessment to verify the potential visual envelope of the Site.

In accordance with guidance contained within ‘Guidelines on Landscape and Visual Impact Assessment’ (GLVIA3), it is good practice to undertake visual assessments during the ‘winter months’ when the trees are bare of leaves, which therefore presents a ‘worst case scenario’ for visual effects. Given the timing of the site visit, it was possible to capture the full exposure of the Site.

A range of potential views has been established based on a range of short-, medium- and long-distance views to provide an indication of the Site’s visibility within the Study Area. These views can be categorised based on the distance of the viewpoint away from the Site boundary:

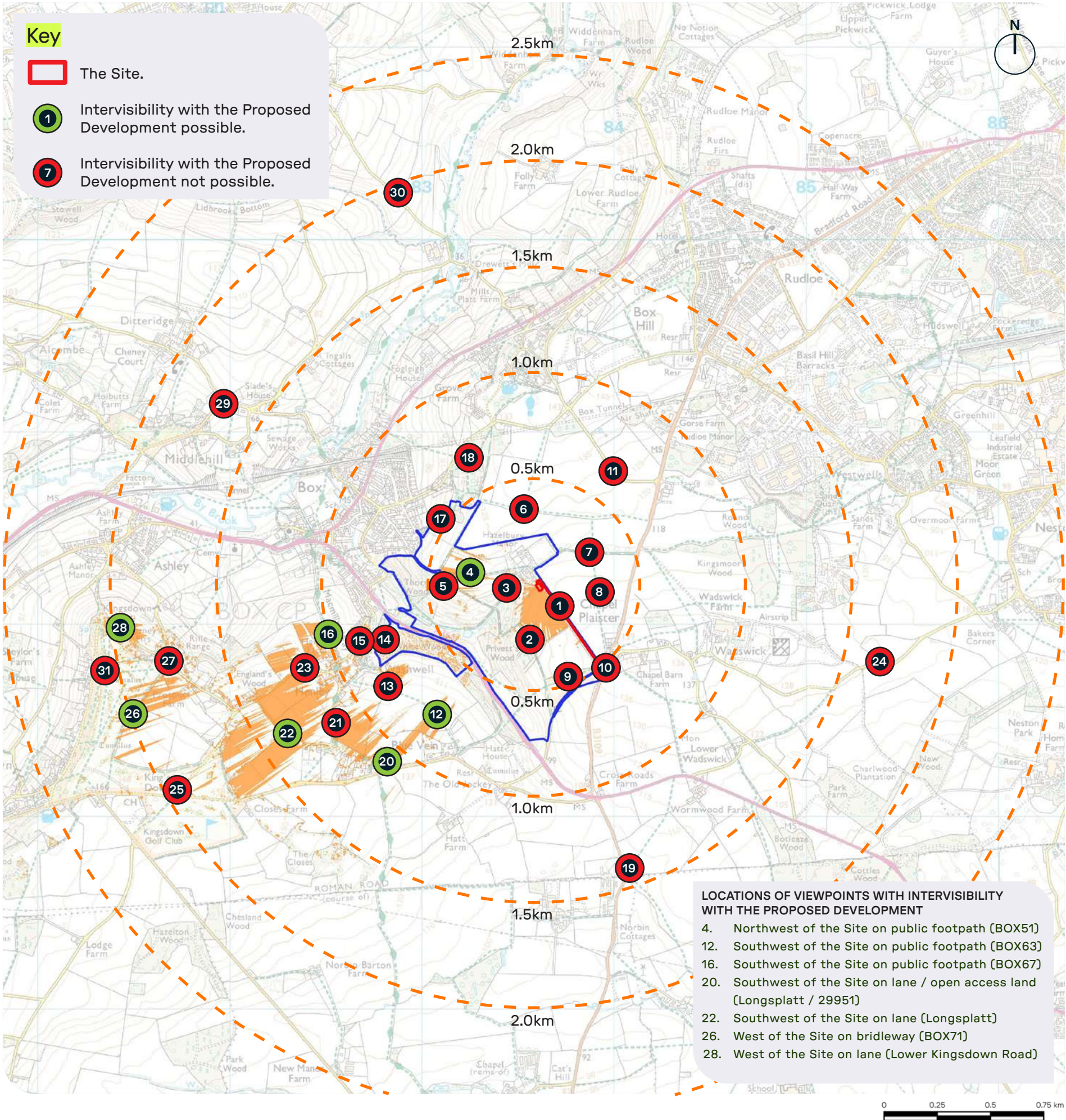
- Close-range views - Less than 500m.
- Short-range views - Less than 1km.
- Medium-range views - Between 1km and 2km.
- Long-range views - Greater than 2km.

The adjacent list highlights the visual receptors and key viewpoints which surround the Site and demonstrate its visibility.

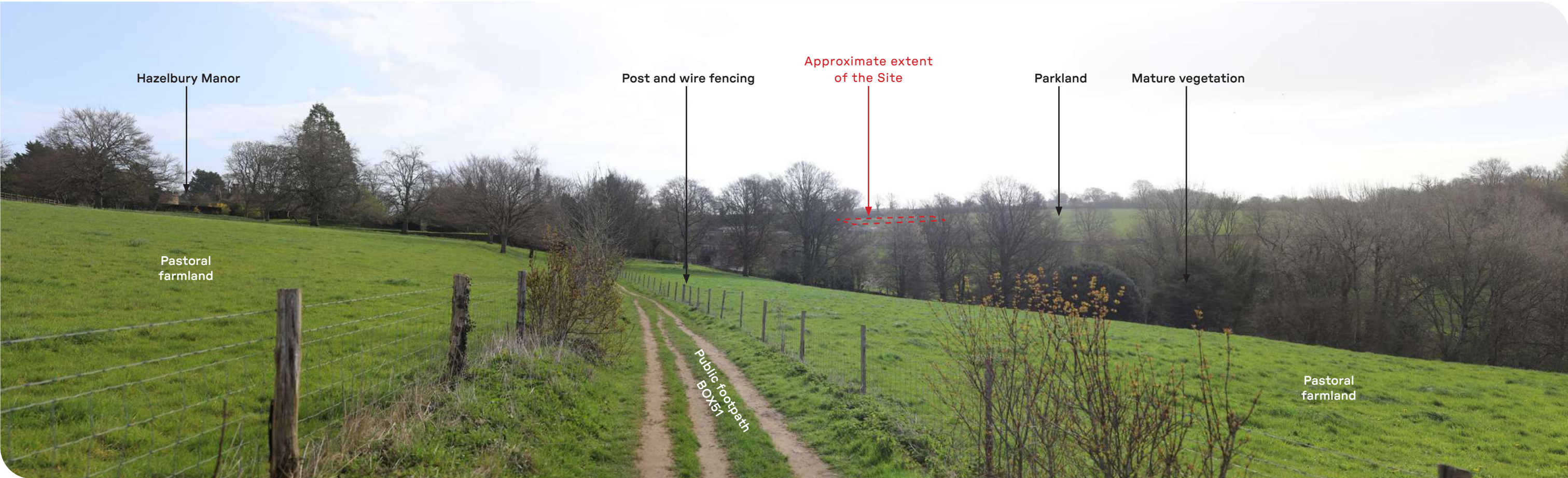
Viewpoints with intervisibility to the Proposed Development are included in the following pages. Viewpoints with no intervisibility to the Proposed Development are included in Appendix B.

LEGEND

- Application Boundary
- Estate boundary
- Reduced Buffers ZTV



Key views of the Site - VP4



Receptor type

Recreation (Footpath BOX51 - reference ST 83221 68252).

Brief description of view

This view is taken from the public footpath that runs northwest from Hazelbury Manor to Box. The view looks southeast, along the path, towards the Site. The foreground of the view is dominated by pastoral farmland, bounded either side of the footpath by post and wire fencing with self-seeded vegetation. In the mid-ground, mature vegetation runs across the view, associated with a watercourse that has formed the valley topography. This vegetation screens most of the long-distance views from the Receptor. The parkland that the Site is located within can be made out, bounded by high, mature hedgerow, and the Site is visible, filtered through the mature vegetation. The Site has a backdrop of mature hedgerow and trees. The Site is degraded and detracts from the quality of the view. To the left-hand side of the view, Hazelbury Manor can be made out through mature vegetation. Overall, the value of the view is assessed as **Medium**.

The Receptor is frequently used as part of local walking routes from Box through the estate. This tranquility is reduced by the post and wire fencing, that is not characteristic of the Study Area, and the degraded nature of the Site. The susceptibility of the Receptor is assessed as **High**.

With a Medium value and High susceptibility, the overall visual sensitivity of the receptor is considered to be **Medium-to-High**.

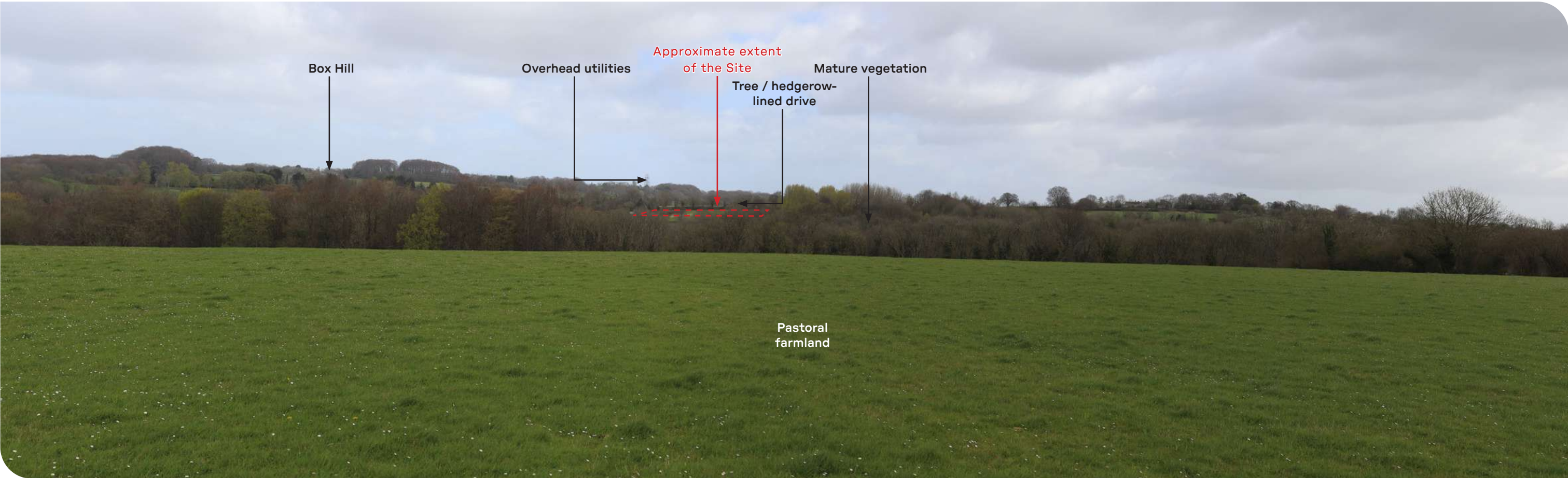
Summary of visual impact

During Construction, the works associated with the Proposed Development will be visible, though filtered through existing vegetation. The view will likely include plant machinery, welfare compounding, soil heaping, and material storage. Noise from construction activity will likely reduce the tranquility of the Receptor. Construction works are considered to be temporary, reversible, and of a short duration. The works will appear as a small, partially-obscured intervention in a wider view. As a result, the magnitude of effect during Construction is assessed as **Medium**. With a Medium-to-High sensitivity and a Medium magnitude of effect, the nature of effect during Construction is assessed as **Moderate Adverse**.

At Day 1, the construction and planting would be complete and the Proposed Development would be fully operational. From the view, the surfacing of the car park would be visible, though filtered through the intervening vegetation. Vehicles parked within the car park would likely be visible, though would be temporary and not permanent within the view. The planting works would be sited between the car park and the Receptor, though would not be mature enough to provide mitigation. As a result, the magnitude of effect at Day 1 is assessed as **Low**. With a Medium-to-High sensitivity and a Low magnitude of effect, the nature of effect at Day 1 is assessed as **Minor / Moderate Adverse**.

From Year 15, the planting between the car park and the Receptor will have matured enough to screen the car park, with only glimpsed views possible. The planting will reflect the wider character of the existing view, with abundant trees and hedgerows visible. The Site would no longer be degraded, having been made good during works and augmented with planting. As a result, the magnitude of effect from Year 15 is considered to be **Negligible**. With a Medium-to-High sensitivity and a Negligible magnitude of effect, the nature of effect from Year 15 is assessed as **Not Significant / Minor Beneficial**.

Key views of the Site - VP12



Receptor type

Recreation (Footpath BOX64 - reference ST 83001 67544).

Brief description of view

This view is taken from the public footpath that runs from the hamlet southwest of Box to the existing dwellings at Blue Vein. The view looks northeast, towards the Site. The foreground of the view consists of an agricultural field through which the footpath passes. In the mid-ground, the landform drops steeply to a valley, with dense, mature woodland on slopes. This vegetation obscures much of the view to the landscape beyond. On the left-hand side, in the distance, the edge of Box Hill can be seen. To the centre, the Site sits in front of mature hedgerow, augmented with hedgerow trees, that is associated with the estate's existing access drive. The remainder of the landscape is agricultural in quality, segmented by mature hedgerows, sporadic trees, and woodlands / copses. The Site is degraded, with some areas of stripped soil and agricultural clutter. Overall, the value of the view is assessed as **High**.

The Receptor is not in proximity to any major roads and, in this view, contains little existing built form, leading to a highly tranquil setting. This tranquility is reduced slightly by the degraded nature of the Site and the overhead utilities. The susceptibility of the Receptor is assessed as **High**.

With a High value and High susceptibility, the overall visual sensitivity of the Receptor is considered to be **High**.

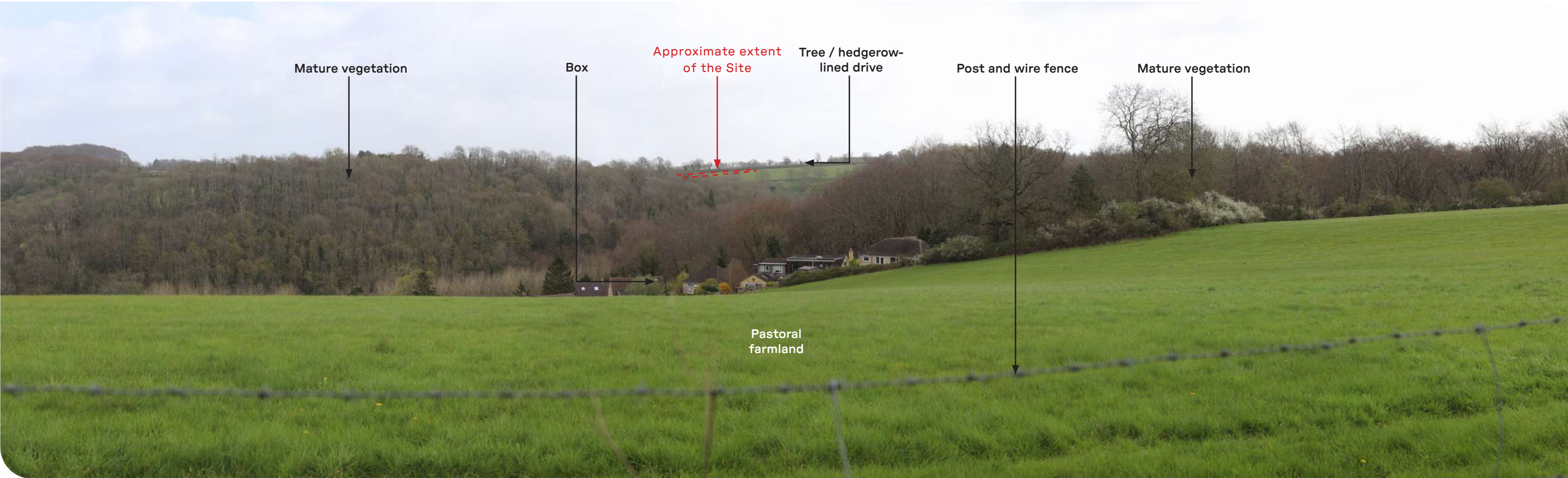
Summary of visual impact

During Construction, the works associated with the Proposed Development will be visible, though filtered through existing vegetation. The view will likely include plant machinery, welfare compounding, soil heaping, and material storage. Noise from construction activity will not reduce the tranquility of the Receptor due to the relative distance between the Site and the Receptor. Construction works are considered to be temporary, reversible, and of a short duration. The works will appear as a small, partially-obscured intervention in a wider view. The Site is at an oblique angle to the Receptor and construction machinery will not be out of character with the wider, agricultural landscape, reducing its visual prominence. As a result, the magnitude of effect during Construction is assessed as **Low**. With a High sensitivity and a Low magnitude of effect, the nature of effect during Construction is assessed as **Moderate Adverse**.

At Day 1, the construction and planting would be complete and the Proposed Development would be fully operational. From this view, the Proposed Development would be partially visible, with the car park surface visible, though obscured through the intervening vegetation. Cars parked within the Site would likely be partially visible, though they would be temporary in the view. The planting in the Proposed Development would be within the car park surface and the Receptor, though this would not yet be mature enough to provide mitigation. As a result, the magnitude of effect at Day 1 is assessed as **Medium**. With a High sensitivity and a Medium magnitude of effect, the nature of effect at Day 1 is assessed as **Moderate / Major Adverse**.

From Year 15, the planting within the Proposed Development would be fully mature. Due to the location of the planting between the car park and the Receptor, the mature vegetation would screen the majority of the Site, with only some of the Proposed Development likely visible, heavily filtered through the proposed vegetation. The vegetation would be in keeping with the landscape character of the view, with extensive mature trees and hedgerows visible. The Site would no longer be degraded, having been made good during works and augmented with planting. As a result, the magnitude of effect from Year 15 is considered to be **Low**. With a High sensitivity and a Low magnitude of effect, the nature of effect from Year 15 is assessed as **Moderate Beneficial**.

Key views of the Site - VP16



Receptor type

Recreation (Footpath BOX67 (Macmillan Way) - reference ST 83001 67544).

Brief description of view

This view is taken from the public footpath that passes to the west of Box, connecting the western extent of the village to the hamlet at Henley. The footpath forms part of the long-distance walking route, the Macmillan Way. The foreground of the view consists of a large, pastoral field, separated from the Receptor by a post and wire fence. Beyond, the land starts to drop into a valley, with the southern extents of Box visible against a backdrop of mature vegetation on the valley sides. In the distance, the only land not screened by the mature vegetation is the parkland, bounded by mature hedgerows, associated with Hazelbury Manor Estate, including the Site. The Site is partially screened by the mature vegetation and is seen against a backdrop of mature hedgerow and trees that flank the estate's access drive. Overall, the value of the view is assessed as **Medium**.

The view is not located near any major roads, resulting in a high level of tranquility. This tranquility is reduced by the settled nature in the mid-ground and the post and wire fencing. The Receptor forms part of the long-distance walking route, the Macmillan Way. The susceptibility of the Receptor is assessed as **High**.

With a Medium value and High susceptibility, the overall visual sensitivity of the Receptor is considered to be **Medium-to-High**.

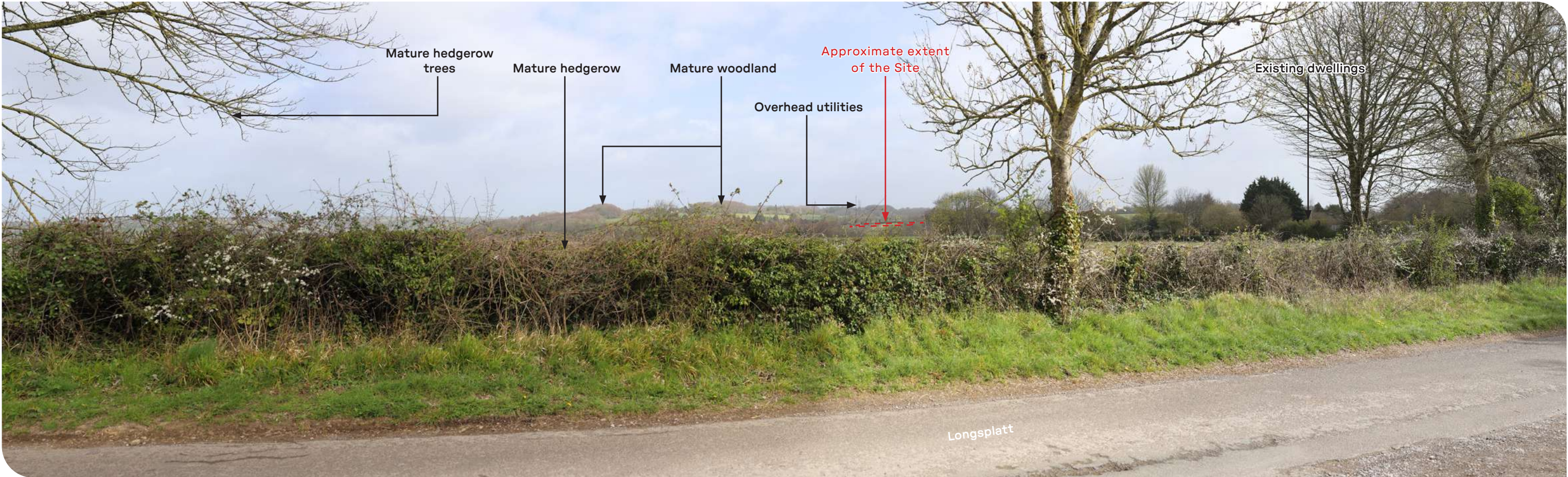
Summary of visual impact

During Construction, the works associated with the Proposed Development will be visible, though partially screened by existing vegetation. The view will likely include plant machinery, welfare compounding, soil heaping, and material storage. Noise from construction activity will not reduce the tranquility of the Receptor due to the relative distance between the Site and the Receptor. Construction works are considered to be temporary, reversible, and of a short duration. The works will appear as a small, partially-obscured intervention in a wider view. As a result, the magnitude of effect during Construction is assessed as **Medium**. With a Medium-to-High sensitivity and a Medium magnitude of effect, the nature of effect during Construction is assessed as **Moderate / Major Adverse**.

At Day 1, the construction and planting would be complete and the Proposed Development would be fully operational. From this view, the surfacing of the car park will be visible, though the left-hand side will be obscured by existing vegetation. Cars parked on the Site will likely be visible, though will only be temporary within the landscape. The planting within the Proposed Development would sit between the car park and the Receptor, though it will not yet be mature enough to provide mitigation. The Site represents a small intervention in a wider view. As a result, the magnitude of effect at Day 1 is assessed as **Low**. With a Medium-to-High sensitivity and a Low magnitude of effect, the nature of effect at Day 1 is assessed as **Moderate Adverse**.

From Year 15, the planting within the Proposed Development will have matured and will screen the car park surface and cars from this view due to its location between the car park and the Receptor. The planting is characteristic of the wider landscape within the view which contains hedgerows, individual trees, and woodlands. As a result, the magnitude of effect from Year 15 is considered to be **Negligible**. With a Medium-to-High sensitivity and a Negligible magnitude of effect, the nature of effect from Year 15 is assessed as **Minor / Moderate Neutral**.

Key views of the Site - VP20



Receptor type

Transport (Longsplatt (Unclassified) - reference ST 84070 66714).

Brief description of view

This view is taken from Longsplatt, a road connecting the hamlet of Henley to the existing dwellings to the south. To the rear of the view is an area of open access land, though this was overgrown and inaccessible at the time of the field work. The foreground of the view contains the surface of Longsplatt, which is in poor repair, and the verge, mature hedgerow, and mature hedgerow trees that bound the road. The hedgerow obscures much of the mid-ground, with the right-hand side being the only area where the landscape beyond is visible. This area contains existing dwellings set amongst mature trees and woodland. In the distance, levels climb and a small area of the landscape is visible as a result. Mature woodlands are prevalent within the distant view, with overhead utilities also visible. The Site can be made out amongst the mature vegetation against a backdrop of mature hedgerow and trees that are associated with the Hazelbury Manor Estate's existing access drive. Overall, the value of the view is assessed as **Low**.

This road is not widely used, though residential and agricultural traffic is present. This prevents high levels of tranquility. The view is at an oblique angle to the Receptor. As a result, the susceptibility of the Receptor is assessed as **Low**.

With a Low value and Low susceptibility, the overall landscape visual of the Receptor is considered to be **Low**.

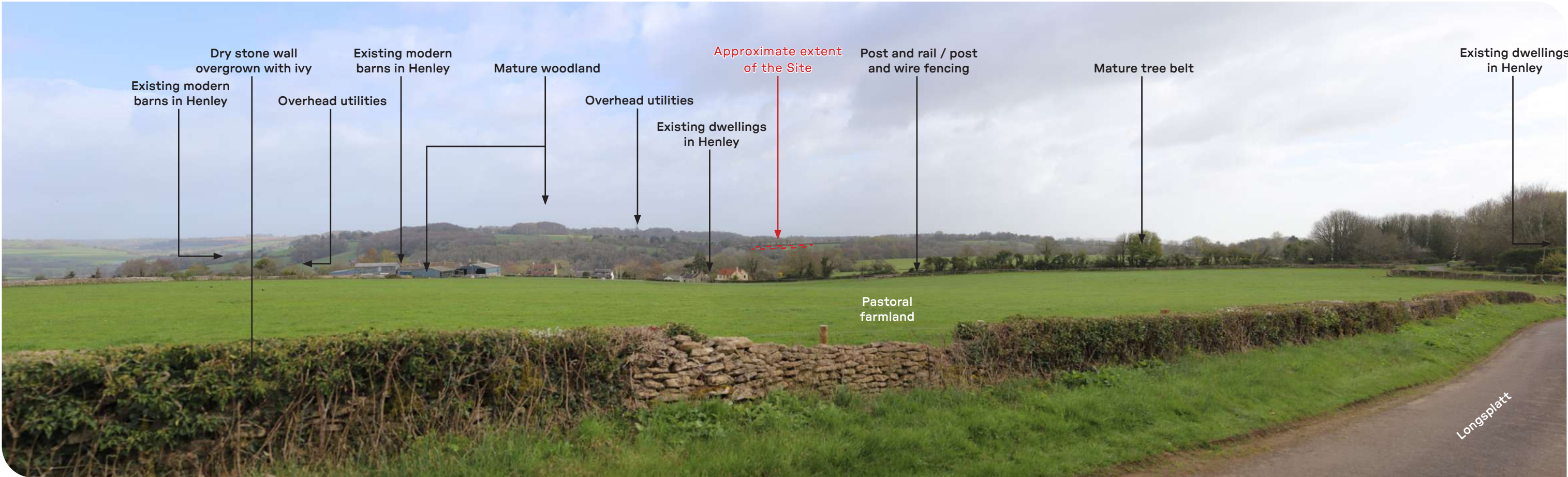
Summary of visual impact

During Construction, the works associated with the Proposed Development will be visible, though heavily filtered through and, screened by, existing vegetation. The view will likely include plant machinery, welfare compounding, soil heaping, and material storage. Noise from construction activity will not reduce the tranquility of the Receptor due to the relative distance between the Site and the Receptor. Construction works are considered to be temporary, reversible, and of a short duration. The works will appear as a small, heavily-obscured intervention in a wider view. As a result, the magnitude of effect during Construction is assessed as **Low**. With a Low sensitivity and a Low magnitude of effect, the nature of effect during Construction is assessed as **Minor Adverse**.

At Day 1, the construction and planting would be complete and the Proposed Development would be fully operational. From this view, the surface of the car park will be partially visible, though heavily screened and filtered by existing, intervening vegetation. Cars parked on the surface will also be visible but will be a temporary addition to the landscape. Planting within the Proposed Development would sit between the car park and the Receptor, though this will not yet be mature enough to provide mitigation. The Proposed Development would read as a small intervention in a much wider view. As a result, the magnitude of effect at Day 1 is assessed as **Low**. With a Low sensitivity and a Low magnitude of effect, the nature of effect at Day 1 is assessed as **Minor Adverse**.

From Year 15, the planting within the Proposed Development would be fully matured and, due to its location between the car park and the Receptor, would obscure the surfacing and cars from this view. The planting would be a continuation of the character immediately around the Site, as well as the wider landscape, where mature hedgerows and mature hedgerow trees are common, alongside mature woodland. As a result, the magnitude of effect from Year 15 is considered to be **Negligible**. With a Low sensitivity and a Negligible magnitude of effect, the nature of effect from Year 15 is assessed as **Not Significant / Minor Neutral**.

Key views of the Site - VP22



Receptor type

Transport (Longsplatt (Unclassified) - reference ST 84070 66714).

Brief description of view

This view is taken from Longsplatt as it turns to the northwest towards Kingsdown. The foreground of the view contains the surface of Longsplatt, which is in poor repair, and the verge and dry stone wall that bound the road. The wall is formed in local stone that is distinctive of the Study Area, though it has become overgrown with ivy. Where the wall is in disrepair, it has been re-enforced with post and wire fencing rather than repaired. Beyond the wall is a pastoral field, bounded by dry stone walls and post and wire fencing. In the mid-ground, levels begin to drop to the valley below. The settlement at Henley is visible, including modern agricultural barns that detract from the view. In the distance, the view is wide reaching and represents a rolling landscape of farmland and woodlands. Overhead utilities are present in the mid-ground and distance. The Site is visible amongst mature vegetation and is in a degraded state. Overall, the value of the view is assessed as **Medium**.

This road is not widely used, though residential and agricultural traffic is present. This prevents high levels of tranquility. The view is at an oblique angle to the Receptor. The degraded walls, post and wire fencing, modern agricultural structures, and existing settlement reduce tranquility. As a result, the susceptibility of the Receptor is assessed as **Low**.

With a Medium value and Low susceptibility, the overall landscape visual of the Receptor is considered to be **Low-to-Medium**.

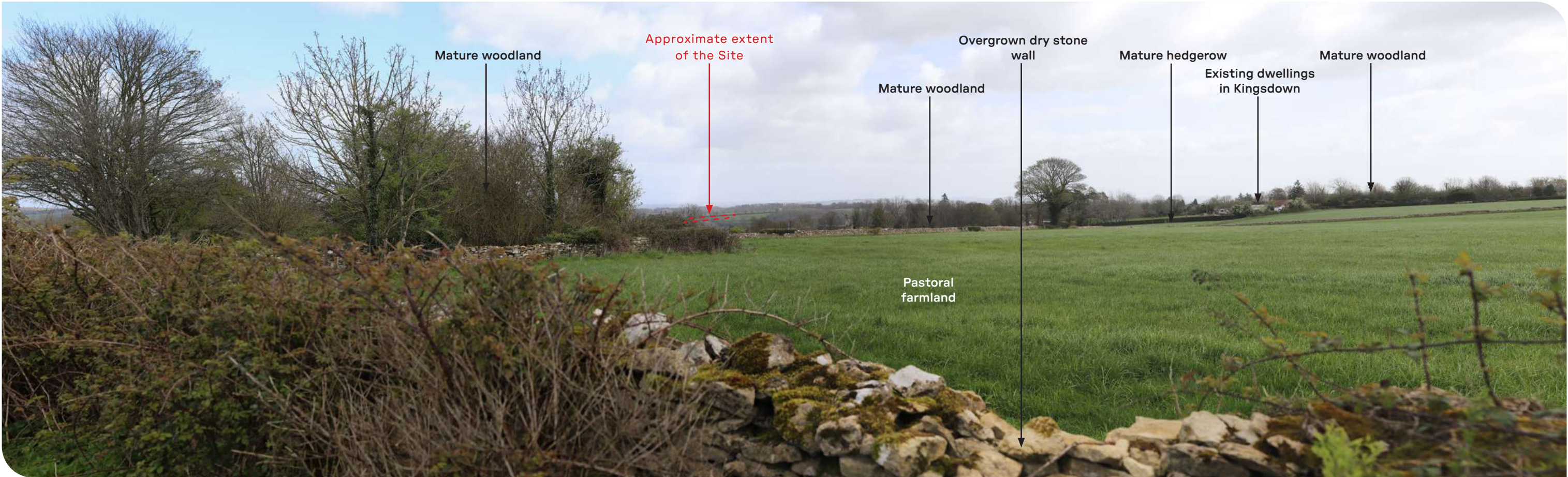
Summary of visual impact

During Construction, the works associated with the Proposed Development will be visible, though filtered through existing vegetation. The view will likely include plant machinery, welfare compounding, soil heaping, and material storage. Noise from construction activity will not reduce the tranquility of the Receptor due to the relative distance between the Site and the Receptor. Construction works are considered to be temporary, reversible, and of a short duration. The works will appear as a small, partially-obscured intervention in a much wider view. As a result, the magnitude of effect during Construction is assessed as **Low**. With a Low-to-Medium sensitivity and a Low magnitude of effect, the nature of effect during Construction is assessed as **Minor / Moderate Adverse**.

At Day 1, the construction and planting would be complete and the Proposed Development would be fully operational. The car park surface would likely be visible, though at a distance and set amongst existing vegetation and proposed planting. The planting in the Proposed Development will not yet be mature enough to provide mitigation. Cars parked within the Site will be visible, though will be temporary and viewed against a backdrop of mature vegetation. As a result, the magnitude of effect at Day 1 is assessed as **Low**. With a Low-to-Medium sensitivity and a Low magnitude of effect, the nature of effect at Day 1 is assessed as **Minor / Moderate Adverse**.

From Year 15, the planting within the Proposed Development will be fully mature and will screen the majority of the Site. The degraded features of the Site will have been made good during the works. The planting will be characteristic of the Site's immediate context, as well as the wider landscape setting of mature hedgerows augmented with mature hedgerow trees and large areas of mature woodland. As a result, the magnitude of effect from Year 15 is considered to be **Negligible**. With a Low-to-Medium sensitivity and a Negligible magnitude of effect, the nature of effect from Year 15 is assessed as **Minor Beneficial**.

Key views of the Site - VP26



Receptor type

Recreation [Bridleway BOX71 - reference ST 81483 67554].

Brief description of view

This view is taken from the bridleway that follows the eastern edge of Kingsdown Golf Club and looks east, across the landscape, towards the Site. The foreground of the view includes the dry stone wall that bounds the golf course, though it is overgrown with vegetation and in a poor state of repair. Beyond, the majority of the view is of pastoral farmland that is bounded by dry stone walls in various states of repair and often overgrown with vegetation. To the right-hand side, existing dwellings in Kingsdown are visible. To the left-hand side, the dry stone wall to the golf course turns and follows an exiting area of mature woodland that screens distant views to the north and northeast. In the distance, layers of existing woodland segment the landscape, with glimpsed views to farmland and the parkland at Hazelbury Manor possible. The Site can be made out amongst the existing vegetation and is in a degraded state with material storage, areas of stripped soil, and agricultural clutter. The Site is seen against a backdrop of mature hedgerow and mature trees associates with the manor’s existing access drive. Overall, the value of the view is assessed as **Medium**.

The Receptor is not located near any roads, providing a high level of tranquility. Tranquility is reduced by the degraded condition of characterful elements, such as dry stone walls, and the existing settlement. The susceptibility of the Receptor is assessed as **Medium**.

With a Medium value and Medium susceptibility, the overall visual sensitivity of the Receptor is considered to be **Medium**.

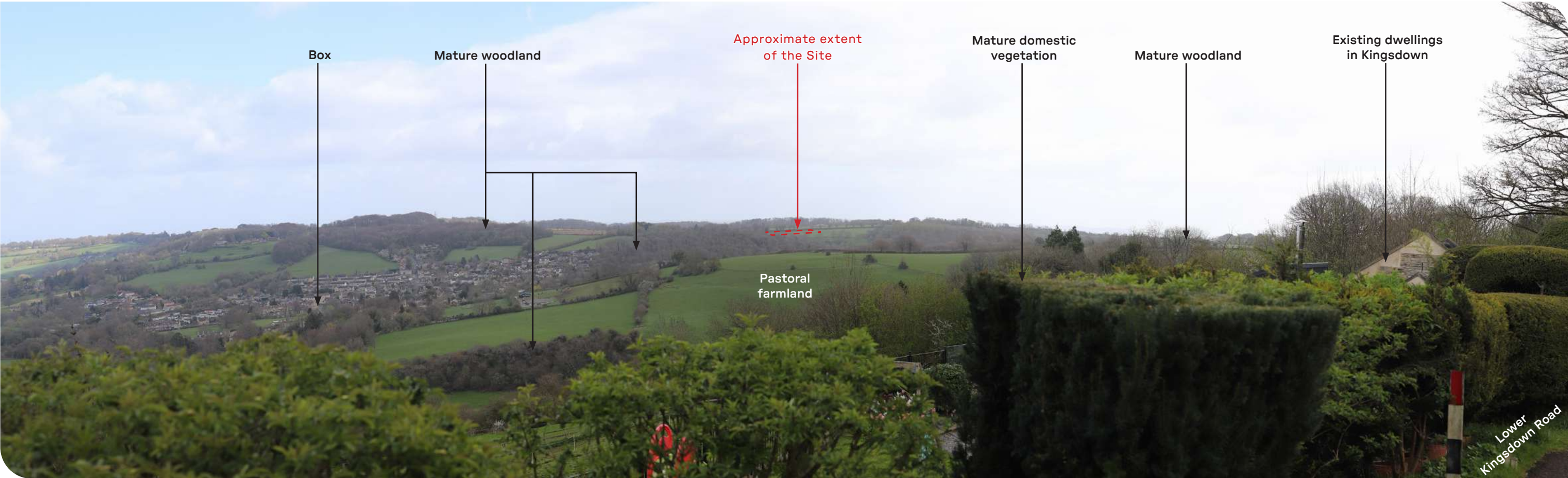
Summary of visual impact

During Construction, the works associated with the Proposed Development will be visible, though filtered through, and partially screened by, existing vegetation. The view will likely include plant machinery, welfare compounding, soil heaping, and material storage. Noise from construction activity will not reduce the tranquility of the Receptor due to the relative distance between the Site and the Receptor. Construction works are considered to be temporary, reversible, and of a short duration. The works will appear as a small, partially-obscured intervention in a wider view. As a result, the magnitude of effect during Construction is assessed as **Low**. With a Medium sensitivity and a Low magnitude of effect, the nature of effect during Construction is assessed as **Minor / Moderate Adverse**.

At Day 1, the construction and planting would be complete and the Proposed Development would be fully operational. The car parking surface would likely be visible, along with vehicles parked within the Site, though this will be partially screened by, and filtered through, existing mature vegetation. The planting within the Proposed Development would be located between the car parking and the Receptor, though it will not yet be mature enough to provide mitigation. The degraded character of the Site will have been made good during the works. The Proposed Development will read as a small intervention in a much wider view. As a result, the magnitude of effect at Day 1 is assessed as **Low**. With a Medium sensitivity and a Low magnitude of effect, the nature of effect at Day 1 is assessed as **Minor / Moderate Adverse**.

From Year 15, planting within the Proposed Development will have matured and will screen the car park surface and any vehicles using it from the Receptor. The planting will read as an extension of the existing mature vegetation immediately adjacent to the Site, characteristic of the wider view, which includes mature hedgerows, mature hedgerow trees, and woodlands / copses. The degraded nature of the Site will have been made good during works. As a result, the magnitude of effect from Year 15 is considered to be **Negligible**. With a Medium sensitivity and a Negligible magnitude of effect, the nature of effect from Year 15 is assessed as **Minor Beneficial**.

Key views of the Site - VP28



Receptor type

Transport (Lower Kingsdown Road (Unclassified) - reference ST 81441 67957).

Brief description of view

This view is taken from Lower Kingsdown Road as it passes to the north of Kingsdown Golf Club. The view looks east towards the Site. The foreground of the view contains the road itself, associated bollards, and domesticated vegetation that screens much of the mid-ground. To the right-hand side, existing dwellings within the village area visible. Beyond, the landscape drops dramatically downwards to the valley below, further screening it from the view. Where glimpsed views to the mid-ground are possible, it contains domestic clutter. In the distance, the levels climb back up to the plateau where the Site is located. The valley side contains extensive built form at Box, pastoral farmland, and a mixture of tree belts and woodlands. The Site can be made out amongst existing vegetation in the parkland setting to Hazelbury Manor. The manor itself is screened by intervening vegetation. Overall, the value of the view is assessed as **Medium**.

The Receptor is a no-through road and services a small number of dwellings, resulting in minimal traffic and high levels of tranquility. This tranquility is reduced by the existing dwellings, domestic clutter, and the large settlement at box. The view is at an oblique angle to the Receptor. The susceptibility of the receptor is assessed as **Medium**.

With a Medium value and Medium susceptibility, the overall visual sensitivity of the receptor is considered to be **Medium**.

Summary of visual impact

During Construction, the works associated with the Proposed Development will be visible, though partially screened by existing vegetation. The view will likely include plant machinery, welfare compounding, soil heaping, and material storage. Noise from construction activity will not reduce the tranquility of the Receptor due to the relative distance between the Site and the Receptor. Construction works are considered to be temporary, reversible, and of a short duration. The works will appear as a small, partially-obscured intervention in a wider view. As a result, the magnitude of effect during Construction is assessed as **Low**. With a Medium sensitivity and a Low magnitude of effect, the nature of effect during Construction is assessed as **Minor / Moderate Adverse**.

At Day 1, the construction and planting would be complete and the Proposed Development would be fully operational. The car park surface will likely be visible, along with cars parked within it, though the vehicles will be temporary in the landscape. The planting within the Proposed Development will be between the car park surface and the Receptor, though it will not yet be mature enough to provide mitigation. The Proposed Development will read as a small intervention in an expansive view. As a result, the magnitude of effect at Day 1 is assessed as **Low**. With a Medium sensitivity and a Low magnitude of effect, the nature of effect at Day 1 is assessed as **Minor / Moderate Adverse**.

From Year 15, the planting in the Proposed Development will be fully mature and will screen the car park surface and any vehicles from the Receptor. The planting will read as a continuation of the local and wider context where mature hedgerows, mature hedgerow trees, and mature woodland are prevalent. As a result, the magnitude of effect from Year 15 is considered to be **Negligible**. With a Medium sensitivity and a Negligible magnitude of effect, the nature of effect from Year 15 is assessed as **Minor Neutral**.

04 Conclusions



Recommendations and conclusions

Recommendations

There should be careful consideration of materiality and the colours of the car park surfacing. The materiality should reflect the local vernacular, especially the existing access drive to Hazelbury Manor, and blend in with its surroundings as closely as possible.

The extent and location of existing vegetation should be considered and reflected in the landscape proposals to ensure they blend and complement the natural rural setting and local vernacular. Consideration should be given to locally abundant species, especially those prevalent in the hedgerow and hedgerow trees that enclose the existing access drive to Hazelbury Manor.

Development proposals should avoid any dominant or tall elements or structures, particularly to those viewed from close-range views. If lighting is to be included, heights should be kept to a minimum, using bollards with lighting angled downwards and cowls installed to minimise light spill. Any lighting should be on timers to reduce disruption to nocturnal fauna and Receptors in the Study Area.

All existing boundary vegetation should be retained where possible and integrated within a new green infrastructure strategy for the Site.

Careful consideration should be given to any new green infrastructure to ensure it blends seamlessly with the wider, more established landscape setting. Avoiding non-native and ornamental plant species should help ensure the proposals enhance the setting of the Site while addressing either the screening or softening of views back towards the new built form. This approach to green infrastructure proposals will ensure that new development can be successfully integrated without establishing dominant adverse visual effects.

Detailed planting proposals should be developed. Consideration should be given to the heights of proposed tree planting. When fully mature, trees may allow visibility below their canopy to the Proposed Development. An extension to the existing hedgerow that bounds the adjacent access drive should be considered to the southeast and southwest of the car park surface to ensure long-term mitigation to views from the Study Area.

Conclusions

Close-range views

Views of new built form associated with the Proposed Development from the PRow within close range to the Site are predicted from only one Receptor (Receptor 4). By Year 15, the planting within the Proposed Development is anticipated to fully

screen the Site and the degraded nature of the Site will have been made good.

Hazelbury Manor is be visible from the Receptor and the Proposed Development is expected to remove degraded landscape features, replacing them with an extension of local habitats from Receptor 4. As a result, the Receptor is expected to experience Not Significant / Minor Beneficial effects.

Short-range views

Views of the Proposed Development from the PRow within short range to the Site (Receptors 12 and 16) are predicted but will be fully mitigated from views. The existing experience from the PRow is of a highly rural landscape with degraded features, including the existing condition of the Site. After the works, the degraded features on the Site will have been made good and the introduced car park will be fully screened from Year 15 by planting within the Proposed Development.

Overall, the screening effects of existing vegetation will be supplemented by the landscape proposals within the Proposed Development, screening the proposals and extending the existing character of the landscape. It is assessed that these receptors will experience Minor / Moderate to Moderate effects that are either Neutral or Beneficial.

Medium-range views

Views of the Proposed Development from the PRow within medium range to the Site (Receptors 20, 22, 26, and 28) are predicted but will be fully mitigated from views. The current experience from the PRow is of a rural, agricultural landscape, though it contains clear evidence of settlement with villages, hamlets, and overhead utilities. The characteristic elements in the landscape are often degraded, including parts of the Site, whose existing condition is poor.

Once planting proposals within the Proposed Development have matured, they will extend the existing vegetated character of the Site's immediate proximity, and that of the Study Area. Planting will screen the Proposed Development from medium-range views. Where the degraded nature of the Site is currently visible, it will be made good. As a result of the remedial works to the Site, along with the extensive planting proposals, it is assessed that, from Year 15, the Proposed Development will have a Not Significant / Minor to Minor level of Neutral to Beneficial effect.

Long-range views

No meaningful long-range views of the Proposed Development have been identified due to topography, settlement patterns, and existing vegetation. Accordingly, no significant effects are anticipated.

Overall conclusion

The existing topography of the Study Area, combined with the extensive existing vegetation in immediate proximity to the Site and within the wider landscape, heavily restrict the visibility of the Site from the Study Area.

The combined effects of existing intervening vegetation and new maturing green infrastructure will significantly reduce the intervisibility of the Proposed Development with the surrounding landscape and will help to accommodate the Proposed Development into its setting.

It is considered that, with the inclusion of a detailed landscape scheme and mitigation measures, the Proposed Development could have a low visual effect on the existing visual amenity of receptors surrounding the Site. Once mitigation measures, such as green infrastructure, have been implemented and matured, it is predicted that these elements could further reduce levels of visual effect. The nature of effect from Year 15 onwards is anticipated to generally be Beneficial or Neutral as the existing condition of the Site poor. The extensive green infrastructure proposals will improve the setting and screening of the Site from the wider landscape and augment it into the Study Area.

This Appraisal finds that, with appropriate mitigation, the Proposed Development will not result in unacceptable levels of harm to the visual amenity of its setting.