

Assessment of Visual Effects

The following terms and ratings are used within the assessment of visual effects:

Sensitivty of Receptor:

High, Medium, Low

Nature of View: (degree of visibility towards Proposed Development):

Open, Partial, None

Degree of Visual Intrusion (extent of the view that would be occupied by the Proposed Development):

Full, Partial, Glimpse, None

Proportion of Proposed Development that would be visible:

Full, Most, Partial, Small Amount, None

Temporal Exposure:

Fixed, Transient

Magnitude of Change:

Major, Moderate, Minor, Negligible

Significance of Effect:

Major, Moderate, Minor, Negligible

Type of Change/ Effect:

Adverse, Neutral, Beneficial

Temporal Nature of Effect:

Temporary, Permanent

This appendix details the assessment of visual effects. Reference has been made to **Appendix A** which shows the baseline views from each of the identified viewpoints, with photography captured to industry standard guidance including by use of a full frame sensor digital SLR camera with fixed 50mm lens. Consideration is also given to the extent of views beyond the frame of standard photography. This chiefly applies to close-range views where elements such as roofscape or tree canopies exist higher than the standard vertical field of view.

Visual Effects Table

Viewpoint	Receptor and Sensitivity	Characteristics of view					Completion Year 1		Completion Year 15	
		Distance from nearest extent of Site	Nature of view	Degree of visual intrusion	Proportion of Proposed Development visible	Temporal exposure	Magnitude of Change	Significance of Effect	Magnitude of Change	Significance of Effect
Viewpoint 1a & 1b: PRoW footpath SHER22 heading towards Sopworth Road	Walkers on the footpath Medium - High sensitivity.	Varies 202 - 91m	Partial (1a)	Glimpse (1a)	Small Amount (1a)	Transient	Negligible - Minor Adverse (1a)	Temporary Minor Adverse (1a)	Negligible (1a)	Neutral (1a)
			Partial (1b)	Glimpse (1b)	Small Amount (1b)		Negligible(1b)	Neutral (1b)	Negligible(1b)	Neutral (1b)
		Viewpoints 1a and 1b should be considered together, as they represent the sequential experience of walkers travelling along PRoW footpath SHER22 towards Sopworth Road. The visual experience is not defined by a single static view, but rather by the evolving, transient views encountered along the route. These viewpoints should therefore be read in sequence. The footpath is located along the western edge of the consented development of 45 dwellings (planning ref. PL/2024/00865), which will be situated to the left of the route. As a result, the sensitivity of receptors (walkers) to the proposed development is assessed as medium–high. At Year 1 (completion), partial and glimpsed views of the upper ridgelines may be possible over the intervening hedgerow when travelling south from the northern end of PRoW SHER22 (Viewpoint 1a). However, these views will occur at a distance and within the context of the adjacent newly constructed 45 dwellings, making them less perceptible to the casual observer. As walkers continue southwards, the footpath gently descends, and the combination of hedgerow and vegetation within Hill Berry Lodge will increasingly screen the proposed development (Viewpoint 1b). By Year 15, both on-site and off-site vegetation will have matured sufficiently to provide effective screening of the proposed housing. The development will then appear as a natural extension of the existing vegetation associated with Hillberry Lodge.								

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Viewpoint 2: View from PRow footpath SHER22 heading north towards Sopworth Road	Walkers on the footpath High sensitivity.	91m	Partial	Partial	Partial	Transient	Minor- Moderate Adverse	Temporary Minor- moderate Adverse	Negligible- Minor Adverse	Permanent Neutral - Minor Adverse
							Description of Effects			
							As walkers ascend the slope of PRow footpath SHER22 and approach Sopworth Road the view opens towards the Site, Hillberry Lodge and the field to the right which will have 45 new houses and a GP surgery (planning ref. PL/2021/10696 & PL/2024/00865) constructed on it. As a result, the sensitivity of receptors (walkers) to the proposed development is assessed as medium–high. From this location at year 1 partially filtered views of the proposed housing will be possible adjacent to Hillberry Lodge and seen as a continuation of development from the 45 houses and a GP surgery within the field to the right. The ridgeline would break the distant horizon, however this also occurs at Hillberry Lodge and within the recent housing. At year 15 trees within the Sites open spaces will have matured and provide additional filtering of the housing with views being restricted to glimpses through narrow gaps in vegetation. In comparison views of Hillberry Lodge facade will likely still be open and as a result the lodge will form the dominant feature in the view.			

Viewpoint	Receptor and Sensitivity	Characteristics of view					Completion Year 1		Completion Year 15	
		Distance from nearest extent of Site	Nature of view	Degree of visual intrusion	Proportion of Proposed Development visible	Temporal exposure	Magnitude of Change	Significance of Effect	Magnitude of Change	Significance of Effect
Viewpoint 3a & 3b: : Views from Sherston Road.	Motorists on the road Medium sensitivity.	12- 150m	Partial (3a)	Glimpse (3a)	Partial (3a)	Transient	Minor Adverse (3a)	Temporary minor adverse (3a)	Minor Beneficial	Permanent Minor Beneficial
			Partial (3b)	Glimpse (3b)	Partial (3b)		Minor- Moderate Adverse (3b)	Temporary minor- moderate adverse (3b)	Minor Beneficial	Permanent Minor Beneficial
							Description of Effects			
							As road users approach Sherston along Sopworth Road, wider views towards the Site are generally restricted by a combination of agricultural structures, topography, hedgerows, and dry stone walling. After passing Upper Stanbridge Farm, the gradient levels out and the final approach into the village becomes relatively flat. Along this stretch, glimpsed views of the Site are possible over lower sections of hedge and wall, where it is seen within the context of Hillberry Lodge and the rooflines of housing associated with the neighbouring 45-dwelling development, which will protrude above vegetation within the lodge’s rear garden. At Year 1, as road users approach Sherston (Viewpoint 3a), they will experience short, glimpsed views of the proposed ridgelines. These will appear at a similar height to Hillberry Lodge but will extend slightly further to the left. While this change will be perceptible, it will not appear out of character with the existing situation, particularly with the rigelines of the 45 units visible beyond. As users continue towards Sherston, hedge heights subtly increase in sections, providing some additional screening until they approach the Site boundary (Viewpoint 3a). From here, the lower elevations of the proposed housing would be visible to a similar extent as Hillberry Lodge. As road users pass the Site, they would experience brief, glimpsed, and oblique views of the Site entrance and, through the gateway, partial views of the proposed housing. These views would be short-lived and followed by a sequence of similar views into Hillberry Lodge and the adjacent 45-dwelling development and GP surgery. At 15 years post-completion, proposed tree planting along the Site’s western boundary, and additional off-site planting to the north, will have matured. This vegetation will help to heavily filter views of the proposed housing, enclosing it within a woodland copse structure. It will also soften views of Sherston’s development edge including the ridge lines of the 45 new houses as road users approach the village (Viewpoint 3a). Closer to the Site (Viewpoint 3b), new planting at the entrance and within the southern open space will further filter views of the on-site housing, while also softening and partially screening views of Hillberry Lodge’s western boundary. Overall, the introduction of this copse-like framework will soften and enhance the transitional experience into the village.			

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Viewpoint 4: View from PRow footpath SHER21 heading south towards Sopworth Road.	Walkers on the footpath Medium High sensitivity.	280m	Open	Partial	Partial	Transient	Minor adverse	Temporary minor adverse	Negligible- Minor adverse	Permanent Neutral - Minor adverse
							Description of Effects			
							As walkers ascend the slope of PRow footpath SHER21 towards the top of the valley a short section of the footpath points towards the Site. From this location the 45 new houses and GP surgery will be visible above and through vegetation to the right of Hillberry Lodge. As a result of this being seen with the Sites context, the sensitivity of receptors (walkers) to the type of development proposed development is assessed as medium-high. From this location at year 1 mid range partially filtered views of the proposed housing would be possible, the ridge lines reaching a similar height to Hillberry Lodge and as a result the water tower would still be visible. The proposed ridgelines would be seen within the context of the recently constructed 45 houses whose ridges would appear higher due to their position higher up the hillside and two storey construction . At year 15 trees within the Sites open spaces will have matured and provide additional filtering of the housing with views being restricted to glimpses through narrow gaps in vegetation. In comparison views of Hillberry Lodge facade will likely still be open and as a result the lodge will form the dominant feature in the view.			

Viewpoint	Receptor and Sensitivity	Characteristics of view					Completion Year 1		Completion Year 15	
		Distance from nearest extent of Site	Nature of view	Degree of visual intrusion	Proportion of Proposed Development visible	Temporal exposure	Magnitude of Change	Significance of Effect	Magnitude of Change	Significance of Effect
Viewpoint 5: View from Un named road.	Motorists on the road Medium sensitivity.	2,130m	Partial	None	None	Transient	Negligible	Neutral	Negligible	Neutral
							Description of Effects			
							The Proposed Development would not be visible from this location. The new buildings would sit at a lower level than the vegetation and agricultural buildings in the foreground. The proposed vegetation would not be perceptible within the wider view context at this distance.			
Viewpoint 6: View from PRow byeway SHER36 heading east.	- Walkers on the footpath High sensitivity. - Motorists on the byeway High sensitivity.	1,090m	Partial	Glimpse	Partial	Transient	Negligible - Minor Adverse	Temporary Minor Adverse	Minor Beneficial	Permanent Minor Beneficial
							Description of Effects			
							PRow byeway SHER36 is enclosed on both sides by mature hedgerows. From the highest section of the byway, views are available over the hedge towards Sherston. At Year 1, the proposed housing would be perceptible in the foreground of Hillberry Lodge, appearing at approximately the same height. The ridgelines of the neighbouring 45 houses would also be visible, extending alongside and rising towards the vicinity of the water tower. Given that the proposed housing would be seen in front of Hillberry Lodge and within the immediate context of the adjacent 45 new houses, the magnitude of change is considered to be minor. By Year 15, the maturation of new tree planting both within the Site and on land to the north would provide heavily filter views of the proposed housing, as well as partially screening the neighbouring 45 houses. This effect would help to soften and further integrate the village’s development edge into the surrounding landscape.			

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Viewpoint 7: View from PRow footpath SOPW6 heading south	Walkers on the footpath High sensitivity..	2,015m	Open	None	None	Transient	Negligible	Neutral	Negligible	Neutral
							Description of Effects			
							The Proposed Development would not be visible. It would be screened by existing layers of intervening vegetation.			
Viewpoint 8: View from PRow byeway SOPW8 heading east .	Walkers on the footpath High sensitivity..	2,040m	None	None	None	Transient	Negligible	Neutral	Negligible	Neutral
							Description of Effects			
							The Proposed Development would not be visible. It would be screened by existing layers of intervening vegetation and agricultural buildings.			

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		Distance from nearest extent of Site	Nature of view	Degree of visual intrusion	Proportion of Proposed Development visible	Temporal exposure	Magnitude of Change	Significance of Effect	Magnitude of Change	Significance of Effect
Viewpoint 9: View from un-named road near the Church Road/Thompsons Hill junction	Motorists on the road Medium sensitivity.	815m	Partial	Partial	Partial	Transient	Negligible- Slight	Temporary Neutral - Minor Adverse	Negligible	Neutral
							Description of Effects			
							The road is lined on both sides by mature hedgerows, which largely restrict views towards the Site. The only exception is a short stretch adjacent to the horse paddock, where the hedge has been maintained at a slightly lower height. From this point, the proposed 45 new houses and GP surgery would be visible, ascending the open field to the right of Hillberry Lodge. At Year 1, mid-range and partially filtered views of the proposed housing would be possible. The ridgelines would reach a similar height to Hillberry Lodge and would be seen in the context of the recently constructed 45-house development, whose ridgelines will breach the mid-distance hedgeline and rise to approximately one-third of the height of the water tower. At this distance, the Proposed Scheme would resemble an agricultural farmstead of a type and character typical of the area around Sherston, and as a result, the visual change would be less noticeable. By Year 15, trees within the Site’s open spaces will have matured, significantly filtering views of the proposed housing. Narrow gaps between planting would render the development barely perceptible. This additional vegetation in the wider view would help to further reinforce the village edge and improve the transition from the built environment to the rural landscape to the left of the view. On balance these changes are considered a negligible change.			

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		Distance from nearest extent of Site	Nature of view	Degree of visual intrusion	Proportion of Proposed Development visible	Temporal exposure	Magnitude of Change	Significance of Effect	Magnitude of Change	Significance of Effect
Viewpoint 10: View from Un-named road.	Motorists on the road Medium sensitivity.	2,030m	Open	None	None	Transient	Negligible	Neutral	Negligible	Neutral
							Description of Effects			
							The Proposed Development would not be visible. It would be screened by existing vegetation and minimised by the long distance, breadth of view and that the Site is a very small component of the deep and wide view.			