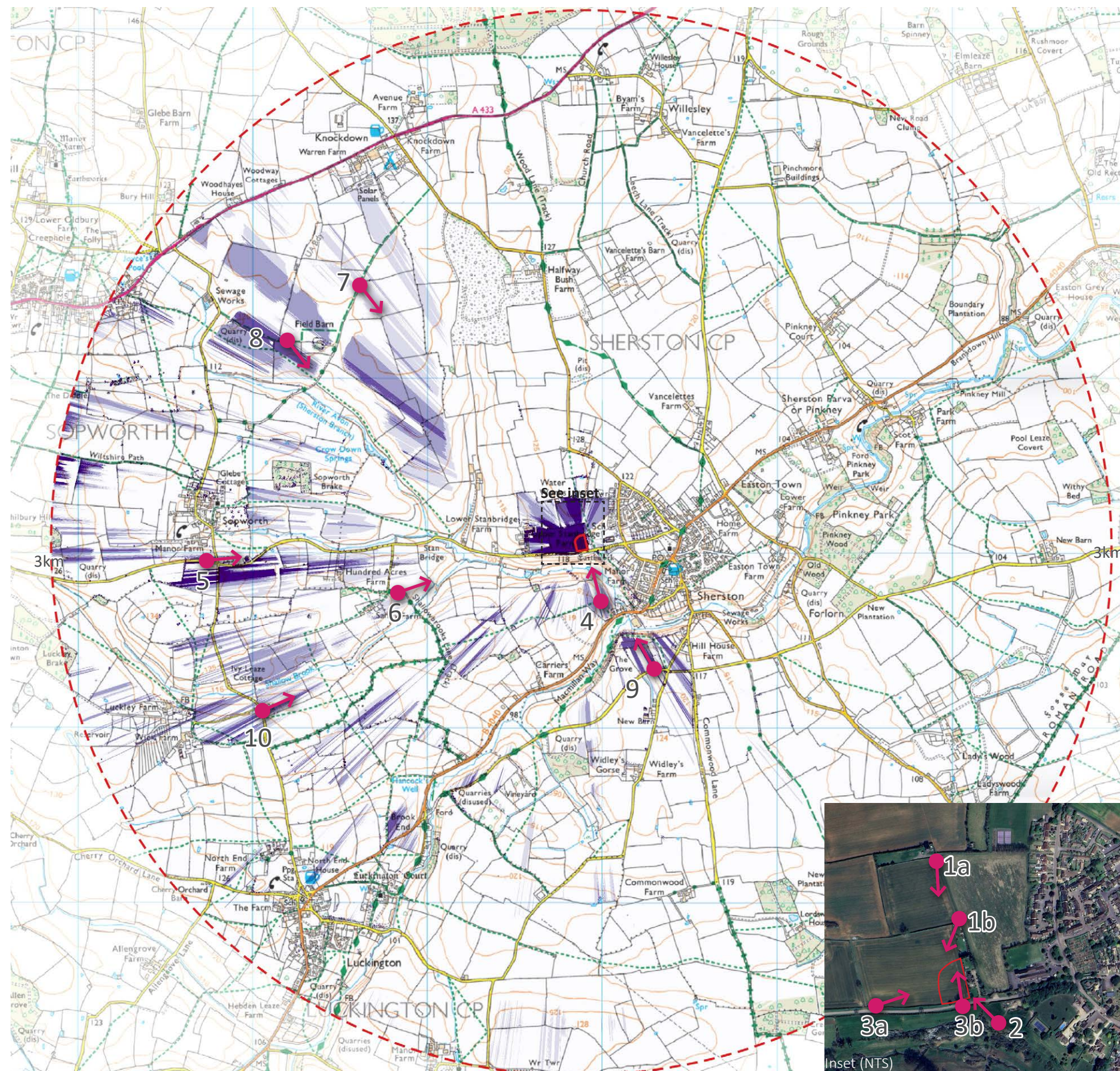
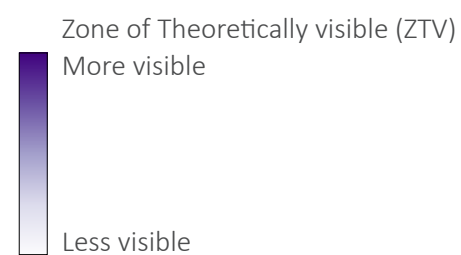
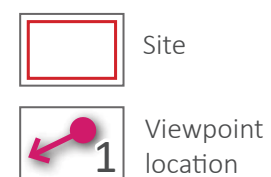


381_GLA_00_XX_RP_L_0001 LVIA
APPENDIX A - VISUAL BASELINE

REVISION P1 11.05.2026

Key:





Existing view	Receptor and Sensitivity	Description of view
Viewpoint 1a: PRoW footpath SHER22 heading south towards Sopworth Road	Walkers on the footpath High sensitivity.	Transient view looking towards the hedgerow surrounding Hillberry Lodge and field hedgerow north of the Site. Hillberry Lodge itself is screened by vegetation within its rear garden, however its garden buildings are partially visible. Longer-distance views extend across the site and the adjacent field towards woodland located on the opposite side of the river valley. The immediate context of the view would alter from agricultural to residential once 45 houses are constructed to the left of the footpath (planning ref. PL/2024/00865).

Photography data			
Date/ Time:	23.02.2026/ 09:06	Visibility and weather conditions:	Moderate- good visibility, cloudy.
Grid reference Lat, Long (WGS84):	51°34'31.56"N 2°13'11.69"W	Distance from Site:	202m
Direction of view:	S	Camera type:	Nikon D750
Field of view horizontal/ vertical:	80° / 27°	Focal length:	50mm
Elevation (AOD):	127m	Camera height:	1.60m



Existing view	Receptor and Sensitivity	Description of view
Viewpoint 1b: PRoW footpath SHER22 heading south towards Sopworth Road	Walkers on the footpath High sensitivity.	Transient view looking towards the hedgerow surrounding Hillberry Lodge. Hillberry Lodge itself is screened by the hedgerow and planting within its rear garden, which also screens longer distance views in the Site direction. The immediate context of the view would alter from agricultural to residential once 45 houses are constructed to the left of the footpath (planning ref. PL/2024/00865).

Photography data			
Date/ Time:	23.02.2026/ 09:00	Visibility and weather conditions:	Good/moderate visibility, cloudy.
Grid reference Lat, Long (WGS84):	51°34'27.98"N 2°13'9.43"W	Distance from Site:	91m
Direction of view:	SW	Camera type:	Nikon D750
Field of view horizontal/ vertical:	80° / 27°	Focal length:	50mm
Elevation (AOD):	125m	Camera height:	1.60m



Field has planning consent for 45 houses and a GP surgery
(planning ref. PL/2021/10696 & PL/2024/00865)

Site extents

Hillberry Lodge

Water Tower

Existing view	Receptor and Sensitivity	Description of view
Viewpoint 2: PRoW footpath SHER22 heading north towards Sopworth Road	Walkers on the footpath High sensitivity.	Hillberry Lodge is a notable feature in the view, with minimal screening of its main façade provided by vegetation within its curtilage. Views of the house, combined with the water tower, clutter the scene and create a settlement edge characteristic. To the left of the house, the field containing the Site rises to a localised high point, which screens longer-distance views. The field to the right of Hillberry Lodge has planning consent for 45 houses and a GP surgery (planning references PL/2021/10696 and PL/2024/00865). Once constructed, this development will extend the edge of Sherston to the Site boundary.

Photography data			
Date/ Time:	23.02.2026/ 09:18	Visibility and weather conditions:	Good visibility, cloudy.
Grid reference Lat, Long (WGS84):	51°34'20.70"N 2°13'4.78"W	Distance from Site:	91m
Direction of view:	NW	Camera type:	Nikon D750
Field of view horizontal/ vertical:	80° / 27°	Focal length:	50mm
Elevation (AOD):	115m	Camera height:	1.60m



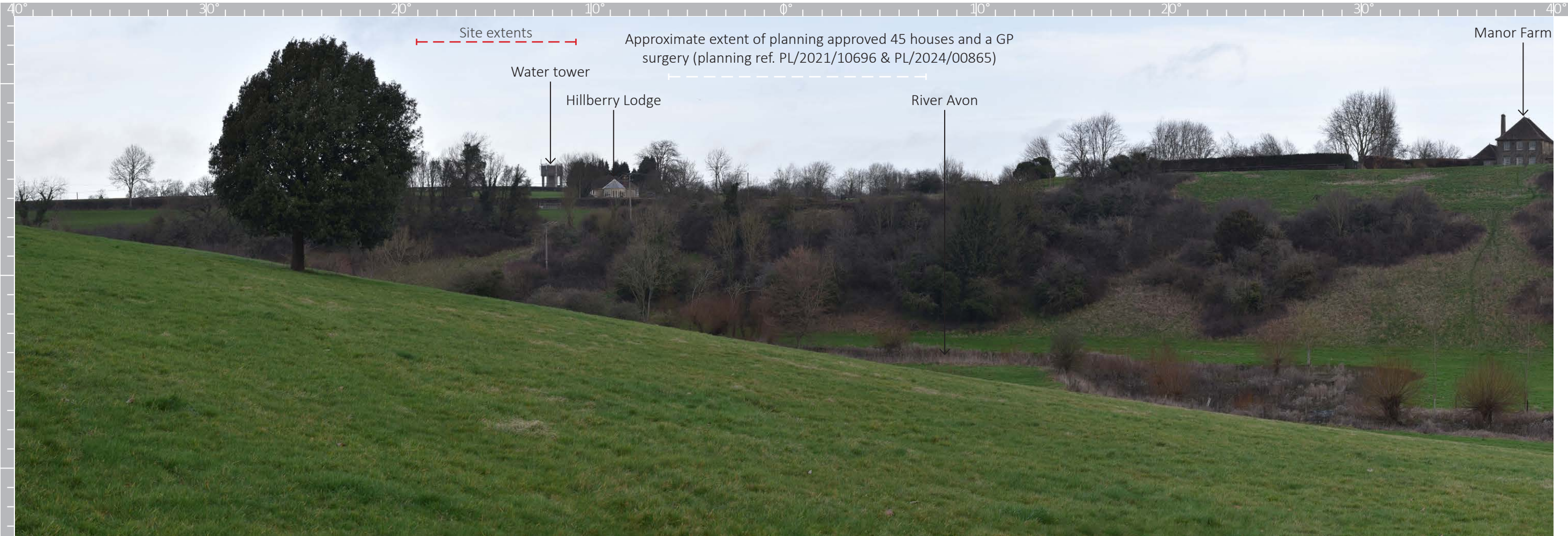
Existing view	Receptor and Sensitivity	Description of view
Viewpoint 3a: Sherston Road	Motorists on the road Medium sensitivity.	As motorists approach Sherston, oblique views are afforded over the roadside hedgerow towards the Site. A gentle rise in the field topography partially screens the Site's ground plane, as well as the ground floor of Hillberry Lodge and the hedgerow along its western boundary. In the wider view, the rooflines of buildings within the grounds of Hillberry Lodge, along with Sherston C of E Primary School, Manor Farm, and the spire of Holy Cross Church, become intermittently visible through gaps in the vegetation, signalling the transition into the village.

Photography data			
Date/ Time:	23.02.2026/ 09:29	Visibility and weather conditions:	Good visibility, cloudy.
Grid reference Lat, Long (WGS84):	51°34'21.77"N 2°13'19.12"W	Distance from Site:	150m
Direction of view:	E	Camera type:	Nikon D750
Field of view horizontal/ vertical:	80° / 27°	Focal length:	50mm
Elevation (AOD):	118m	Camera height:	1.60m



Existing view	Receptor and Sensitivity	Description of view
Viewpoint 3b: Sherston Road	Motorists on the road Medium sensitivity.	As motorists approach Sherston, they have a brief and oblique view towards the Site over a dry stone wall, which is an attractive feature alongside the road. Hillberry Lodge is seen within this same context, including a garden shed, ornamental trees and hedgerow and close board fencing. In the middle distance, the top of Sherston water tower is visible above the field containing the Site.

Photography data			
Date/ Time:	23.02.2026/ 09:22	Visibility and weather conditions:	Good visibility, cloudy.
Grid reference Lat, Long (WGS84):	51°34'21.93"N 2°13'8.81"W	Distance from Site:	12m
Direction of view:	N	Camera type:	Nikon D750
Field of view horizontal/ vertical:	80° / 27°	Focal length:	50mm
Elevation (AOD):	117m	Camera height:	1.60m



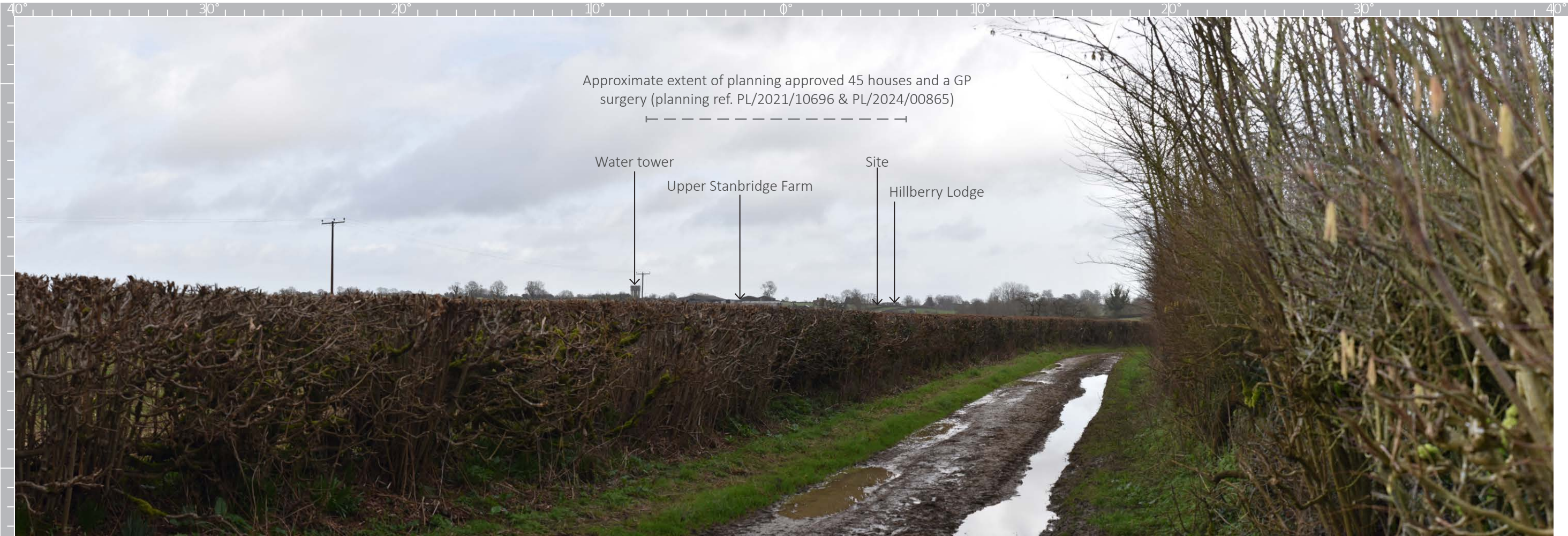
Existing view	Receptor and Sensitivity	Description of view
Viewpoint 4: PRoW footpath SHER21 heading south towards Sopworth Road	Walkers on the footpath Medium High sensitivity.	As users of the footpath ascend the valley slope, they experience middle-distance views across the valley towards the Site, Hillberry Lodge, and Manor Farm. Vegetation along the valley side provides partial filtering of views towards the Site. Once constructed, the proposed housing and GP surgery, located to the right of Hillberry Lodge, would be visible through and above the vegetation along Sopworth Road and would introduce a noticeable residential element to this edge of Sherston. 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.

Photography data			
Date/ Time:	23.02.2026/ 09:56	Visibility and weather conditions:	Good visibility, cloudy.
Grid reference Lat, Long (WGS84):	51°34'13.65"N 2°13'4.91"W	Distance from site:	280m
Direction of view:	N	Camera type:	Nikon D750
Field of view horizontal/ vertical:	80° / 27°	Focal length:	50mm
Elevation (AOD):	110m	Camera height:	1.60m



Existing view	Receptor and Sensitivity	Description of view
Viewpoint 5: Un named road	Motorists on the road Medium sensitivity.	This is a tranient view from a rural road which is bordered on both sides by earth banks and field hedgerows. The hedgerows restrict views either side of the road and focus the gaze forward where occasional filtered glimpses are possible through vegetation and farm structures towards Sherston. However due to the viewing distance and filtration of these views the Site is not discernible.

Photography data			
Date/ Time:	23.02.2026/ 10:29	Visibility and weather conditions:	Moderate / good visibility, cloudy.
Grid reference Lat, Long (WGS84):	51°34'19.97"N 2°15'1.61"W	Distance from Site:	2,130m
Direction of view:	E	Camera type:	Nikon D750
Field of view horizontal/ vertical:	80° / 27°	Focal length:	50mm
Elevation (AOD):	126m	Camera height:	1.60m



Existing view	Receptor and Sensitivity	Description of view
Viewpoint 6: PRoW byeway SHER36 heading east	- Walkers on the footpath High sensitivity. - Motorists on the byeway High sensitivity.	Users of PRoW byeway SHER36 are generally enclosed on both sides by mature field hedgerows, which restrict longer-distance views towards Sherston and the wider countryside. Where there are lower sections of hedge, or where the byeway ahead drops in level, views become less restricted. In these locations, features such as Sherston water tower and Upper Stanbridge Farm can be seen, set within what is currently an agricultural foreground. The ground plane of the Site is largely screened by the surrounding landform within the wider field and is perceived against the backdrop of Hillberry Lodge. Once constructed, the rooflines of the proposed housing—located beyond and to the left of Hillberry Lodge and associated with planning reference PL/2021/10696—would become visible above the adjacent ridgeline hedge. This development would define the perceived edge of Sherston from this location.

Photography data			
Date/ Time:	23.02.2026/ 10:40	Visibility and weather conditions:	Moderate / good visibility, cloudy.
Grid reference Lat, Long (WGS84):	51°34'14.57"N 2°14'7.63"W	Distance from Site:	1,090m
Direction of view:	NE	Camera type:	Nikon D750
Field of view horizontal/ vertical:	80° / 27°	Focal length:	50mm
Elevation (AOD):	111m	Camera height:	1.60m



Existing view	Receptor and Sensitivity	Description of view
Viewpoint 7: PRoW footpath SOPW6 heading south	Walkers on the footpath High sensitivity.	Footpath SOPW6 crosses agricultural land within a gently rolling rural landscape. Field boundaries consist of a mix of hedgerows and dry stone walls, which provide a degree of enclosure. However, due to the elevated nature of the viewpoint, long-distance views are possible through gaps in field boundaries and over localized dips in the topography. Within these wider views, Sherston water tower is a recognisable feature on the horizon. Nevertheless, the layering provided by hedgerows and groups of trees offers screening of development within Sherston and the site itself.

Photography data			
Date/ Time:	23.02.2026/ 11:04	Visibility and weather conditions:	Good visibility, cloudy.
Grid reference Lat, Long (WGS84):	51°35'17.35"N 2°14'11.72"W	Distance from Site:	2,015m
Direction of view:	SE	Camera type:	Nikon D750
Field of view horizontal/ vertical:	80° / 27°	Focal length:	50mm
Elevation (AOD):	130m	Camera height:	1.60m



Existing view	Receptor and Sensitivity	Description of view
Viewpoint 8: PRoW bridleway SOPW8 heading east	Walkers on the footpath High sensitivity.	Footpath SOPW8 crosses agricultural land within a gently rolling rural landscape. Field boundaries consist of a mix of hedgerows and dry stone walls. Due to the elevated nature of the viewpoint, long-distance views are possible over field boundaries and localized dips in the topography. Within these wider views, Sherston water tower is a recognisable feature on the horizon. Upper and Lower Stanbridge Farm are visible in the mid distance nestled amongst and mature framework of trees and hedgerows. This vegetation combined with the farm structures and viewing distance, screens views of the Site and urban edge Sherston.

Photography data			
Date/ Time:	23.02.2026/ 11:47	Visibility and weather conditions:	Good visibility, cloudy.
Grid reference Lat, Long (WGS84):	51°35'0.98"N 2°14'40.25"W	Distance from Site:	2,040m
Direction of view:	SE	Camera type:	Nikon D750
Field of view horizontal/ vertical:	80° / 27°	Focal length:	50mm
Elevation (AOD):	123m	Camera height:	1.60m



Existing view	Receptor and Sensitivity	Description of view
Viewpoint 9: Un-named road near the Church Road/Thompsons Hill junction	Motorists on the road Medium sensitivity.	Users of the road travel along a relatively high point locally which enables momentary long distance views through field gates and over low hedgerow towards the River Avon valley and slopes containg the Site, Hillberry Lodge and the water tower. The Site is partially visible through a gap in vegetation, however as the motorist continues down the road this gap quickly closes. Once constructed, the proposed housing and GP surgery, located to the right of Hillberry Lodge, would be visible and would bridge the development gap between Sherston and Hillberry Lodge.

Photography data			
Date/ Time:	23.02.2026/ 11:57	Visibility and weather conditions:	Good visibility, cloudy.
Grid reference Lat, Long (WGS84):	51°34'0.12"N 2°12'49.15"W	Distance from Site:	815m
Direction of view:	NW	Camera type:	Nikon D750
Field of view horizontal/ vertical:	80° / 27°	Focal length:	50mm
Elevation (AOD):	122m	Camera height:	1.60m



Existing view	Receptor and Sensitivity	Description of view
Viewpoint 10: Un-named road	Motorists on the road Medium sensitivity.	Users of the road travel along a relatively high point locally which enables momentary long distance views through field gates down the River Avon valley. Sherston water tower is visible in the distance due to its height above the hoizon, however layers of vegetation screen views of the edge of Sherson village and the Site.

Photography data			
Date/ Time:	23.02.2026/ 13:39	Visibility and weather conditions:	Good visibility, cloudy.
Grid reference Lat, Long (WGS84):	51°33'53.00"N 2°14'45.57"W	Distance from Site:	2,030m
Direction of view:	NE	Camera type:	Nikon D750
Field of view horizontal/ vertical:	80° / 27°	Focal length:	50mm
Elevation (AOD):	124m	Camera height:	1.60m

GREENHALGH LANDSCAPE ARCHITECTURE

7 Sydney Wharf,

Bath,

BA2 4EF

Registered in England

Company number 09118428
