



Appendix 12.8 – Visual Assessment Table

Baseline		Assessment								
Visual Receptor		Construction Phase		Construction Phase (Residual)		Operational Phase – Year 1		Operational Phase – Year 15 (Residual)		Description of Effects
Name	Sensitivity <i>(including Value and Susceptibility)</i>	Magnitude	Significance	Magnitude	Significance	Magnitude	Significance	Magnitude	Significance	
Residents										
Residents on Camer Road and Camer Street	Medium – Camer Road and Camer Street residents are generally visually separated from the Site by intervening land and roadside vegetation, allowing only limited or no direct views. The view obtained is from a location that is not designated, with no cultural associations and therefore of low value. As people at this location include those at their place of residence they are considered to be of high susceptibility to the type of development proposed.	Medium	Minor Adverse	Medium	Minor Adverse	Medium	Minor Adverse	Medium	Minor Adverse	During the construction phase the composition of available views from these properties will alter from a peri-urban farmed setting to one that features extensive construction works. Plant and machinery will be detracting visual elements, with their movement drawing the eye and further eroding the composition of the views, filtered by vegetation within the curtilage of the properties. Upon completion, at Year 1 the Parameter Plans indicate that the introduced residential built form will appear to gently step up in height as it recedes into the distance, and in effect foreshortening the view towards the settlement edge of Hook Green. At Year 15, the planting proposals along the course of Camer Road will be established and provide some softening of the introduced buildings. However, the inherent adverse change associated with the loss of openness will remain.
Residents on Nursery Road and Fairview Gardens	Medium – Residents along Nursery Road and Fairview Gardens generally have gardens that back directly onto the Site, where open views of the Site are available from rear gardens and upper floors. In some locations, intervening dwellings or garden vegetation provide partial screening, resulting in varying levels of visibility. The view obtained is from a location that is not designated, with no cultural associations and therefore of low value. As people at this location include those at their place of residence they are considered to be of high susceptibility to the type of development proposed.	Large	Moderate Adverse	Large	Moderate Adverse	Large	Moderate Adverse	Medium	Negligible Adverse	Plant and machinery introduced into the Site will dominate the views from rear gardens facing-east, with the grassland and cropland changed to a construction site across a wide horizontal extent of the views obtained. Upon completion, a generous area of open space – as indicated on the Land Use Parameter Plan – will separate the residences from the newly introduced built development, which will diminish the influence it has on the composition of the views. However, its composition will be altered from an open field to one featuring residential development against a wooded backdrop. In line with the Illustrative Masterplan, at Year 15 the main appreciation will be of allotments, that are framed by established vegetation. While this will be clearly a marked change from an open farmland setting, it will maintain a degree of openness being free of built form albeit of a more urbanised aesthetic.
Residents on Tradescant Drive	Medium – Residents on Tradescant Drive are set back behind an intervening field, and therefore do not experience direct visibility of the Site. The view obtained is from a location that is not designated, with no cultural associations and therefore of low value. As people at this location include those at their place of	Medium	Minor Adverse	Medium	Minor Adverse	Medium	Minor Adverse	Medium	Minor Adverse	During the construction phase the composition of available views from these properties will alter from a peri-urban farmed setting to one that features extensive construction works. Plant and machinery will be detracting visual elements, with their movement drawing the eye and further eroding the composition of the views.

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	residence they are considered to be of high susceptibility to the type of development proposed.									Upon completion, at Year 1 the Parameter Plans indicate that the introduced residential built form will appear to gently step up in height as it recedes into the distance, whereby the wider setting to the residences will be further residential development, filtered by vegetation within the curtilage of the properties. At Year 15, the planting proposals along the course of Norwood Lane in the middle ground will be established and provide some softening of the introduced buildings. However, the inherent adverse change associated with the loss of openness will remain.
Residents on Norwood Lane	Medium – Residents along Norwood Lane would experience near-distance views of the Site over garden boundary vegetation, which generally comprises low to moderate-height fences, hedges and trees. The downward-sloping topography towards the north allows visibility across the open fields within the Site, particularly from upper floors and garden areas of properties. The view obtained is from a location that is not designated, with no cultural associations and therefore of low value. As people at this location include those at their place of residence they are considered to be of high susceptibility to the type of development proposed.	Large	Moderate Adverse	Large	Moderate Adverse	Large	Moderate Adverse	Medium	Minor Adverse	During the construction phase the composition of available views from these properties will alter from a peri-urban farmed setting to one that features extensive construction works. Plant and machinery will be detracting visual elements, with their movement drawing the eye and further eroding the composition of the views. Upon completion, at Year 1 the Parameter Plans indicate that the character of the streetscape will be altered, with the lane instead framed by residential built form. At Year 15, the planting proposals along the course of Norwood Lane will be established and provide some softening of the introduced buildings, with the latter also offering the ability to appreciate detailing. With the built form reflecting the local vernacular, this will assist in counterbalancing the inherent adverse change associated with the loss of openness.
Residents on Manor Road	Medium - Residents along Manor Road, to the east of the Site, generally experience no clear views due to intervening boundary and railway vegetation. Occasional filtered glimpses may occur from first floors over intervening vegetation, but the Site remains largely screened. The view obtained is from a location that is not designated, with no cultural associations and therefore of low value. As people at this location include those at their place of residence they are considered to be of high susceptibility to the type of development proposed.	None	Neutral	None	Neutral	None	Neutral	None	Neutral	The construction works and subsequent introduced built development will be screened from view by successive bands of vegetation. Over time there is the potential to gain visibility of the parkland landscape within the eastern part of the Site through the maturation of planting proposals, although this will not be readily appreciated and instead seen to blend in with the existing bands of vegetation.

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Residents on Melliker Hill	Medium – Residents currently do not benefit from any discernible views of the Site, which is screened by intervening vegetation and landform. The view obtained is from a location that is not designated, with no cultural associations and therefore of low value. As people at this location include those at their place of residence they are considered to be of high susceptibility to the type of development proposed.	None	Neutral	None	Neutral	None	Neutral	None	Neutral	The Proposed Development will be screened from view by a combination of intervening built form, vegetation and landform.
Motorists and cyclists										
Users of Camer Road / Green Lane	Low - The view obtained is from a location that is not designated, with no cultural associations and therefore of low value. As people at this location include motorists travelling along a partially derestricted road they are considered to be of low susceptibility to the type of development proposed.	Large	Minor Adverse	Large	Minor Adverse	Large	Minor Adverse	Medium	Negligible Adverse	During the construction phase the character and visual amenity experience when travelling along this route will be altered, from a peri-urban farmed setting to one that features extensive construction works. Plant and machinery will be detracting visual elements, with their movement drawing the eye and further eroding the composition of the views. The Proposed Development will also require highway amendments to this road. Upon completion, at Year 1 the Parameter Plans indicate that the character of the streetscape will be altered, with the road instead framed by residential built form for an approximately 370m stretch. At Year 15, the planting proposals along the course of Camer Road will be established and provide some softening of the introduced buildings, with the latter also offering the ability to appreciate detailing. With the built form reflecting the local vernacular, this will assist in counterbalancing the inherent adverse change associated with the loss of openness. At the eastern edge of Camer Road, the matured woodland planting and parkland landscape will provide a softened edge to development that improves the visual amenity experience when travelling along this stretch of the road for approximately 450m distance.
Users of Camer Street	Low - The view obtained is from a location that is not designated, with no cultural associations and therefore of low value. As people at this location include motorists travelling along a partially derestricted road they are considered to	Medium	Negligible Adverse	Medium	Negligible Adverse	Medium	Negligible Adverse	Medium	Negligible Adverse	For the most part the majority of the Proposed Development will not be visible for users of this road, with the exception of the highway alterations at its northernmost point whereby the highway interventions have the potential to alter the connection with Camer Road.

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	be of low susceptibility to the type of development proposed.									
Users of Norwood Lane	Low - The view obtained is from a location that is not designated, with no cultural associations and therefore of low value. As people at this location include motorists travelling along a partially derestricted road they are considered to be of low susceptibility to the type of development proposed.	Large	Minor Adverse	Large	Minor Adverse	Large	Minor Adverse	Medium	Negligible Adverse	During the construction phase the character and visual amenity experience when travelling along this route will be altered, from a peri-urban farmed setting to one that features extensive construction works. Plant and machinery will be detracting visual elements, with their movement drawing the eye and further eroding the composition of the views. The Proposed Development will also require highway amendments to this lane. Upon completion, at Year 1 the Parameter Plans indicate that the character of the streetscape will be altered, with the lane instead framed by residential built form. At Year 15, the planting proposals along the course of Norwood Lane will be established and provide some softening of the introduced buildings, with the latter also offering the ability to appreciate detailing. With the built form reflecting the local vernacular, this will assist in counterbalancing the inherent adverse change associated with the loss of openness.
Recreationists										
Users of Camer Park	High - Recreational users of Camer Park largely experience no visibility of the Site from within the park, owing to the intervening mature parkland trees and vegetation, which provide a high level of visual enclosure during both summer and winter (Photographs 3 and 23). However, there are limited and filtered glimpses available from the north-eastern extent of the park, along the avenue of trees towards Camer Road, where the Site becomes partly visible adjacent to The Railway Inn car park (Photographs 4 and 5). From these locations, the rooflines of existing houses along Camer Road, close to the Railway Inn car park, are also perceptible in the distance. Given the country park status it is considered to be of high value, while those people in the pursuit of outdoor recreation are similarly considered to be of high susceptibility to the type of development proposed.	Very Small	Negligible Adverse	Very Small	Negligible Adverse	Very Small	Negligible Adverse	Very Small	Neutral	Views of the Site from Camer Park are very limited, with no open visibility in summer and only slight heavily filtered winter views. As a result, visibility of the ongoing construction works will be fleeting in nature and will not alter the overriding visual amenity experience. Upon completion, visibility of the introduced built form at Year 1 will be restricted to distant glimpses of rooflines beyond dwellings on Camer Road, and adjacent to the Railway Inn car park. The new built form will be seen within the context of the existing properties on Camer Road and will not appear out of character. By Year 15, establishment of planting measures will serve to further help integrate the built development into the composition of available views.

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Users of the PRow NS250	High - Users of Footpath NS250 experience open near-distance views across the Site, where the land slopes down to the north. At this point, the Site is visible immediately beyond an unmaintained hedgerow and broken post-and-rail fencing, with open views across the grassed field contained by sparse boundary vegetation (Photograph 6). Further west along Footpath NS250 towards Hook Green, the Site remains visible through large breaks in the intervening field boundary vegetation, with the rising topography revealing the interior of the Site (Photograph 7). Pylons located within the Site are also perceptible in these views. The view obtained is likely to be of medium value, due to its importance to the community as a recreational resource. Receptors using this PRow are likely to have their attention focussed on the landscape and therefore are of high susceptibility to the type of development proposed.	Medium	Moderate Adverse	Medium	Moderate Adverse	Medium	Moderate Adverse	Small	Minor Adverse	During the construction phase plant and machinery will be visible across the breadth of the view in the middle ground, partially filtered by intervening vegetation and built form along Norwood Lane. For the most part it will not draw the viewers’ eye, although taller built form will disrupt the wooded horizon backdrop. Upon completion, at Year 1 the Land Use Parameters illustrate that newly introduced built form will be visible in the middle ground, stepping up in height from 2 storeys to 3 storeys as it recedes into the background. The composition of the view will be altered from one that features a largely farmed setting with intermittent built form to one that is enclosed by built development. At Year 15, the planting proposals will be established and provide some softening of the introduced buildings, with the latter also offering the ability to appreciate detailing at this distance. With the built form reflecting the local vernacular, this will assist in counterbalancing the inherent adverse change associated with the loss of openness.
Users of the PRow NS252	High - Recreational users of Footpath NS252, west of Camer Park Road, experience no clear visibility of the Site due to intervening vegetation and field boundaries (Photograph 1 in Appendix 13.4). In winter, views remain heavily screened, with only occasional filtered glimpses possible through hedgerow gaps. The view obtained is likely to be of medium value, due to its importance to the community as a recreational resource. Receptors using this PRow are likely to have their attention focussed on the landscape and therefore are of high susceptibility to the type of development proposed.	None	Neutral	None	Neutral	None	Neutral	None	Neutral	The Proposed Development will be screened from view by the intervening vegetation.
Users of the PRow NS192	High - Recreational users of Footpath NS192 experience a range of views as the route runs from Judson’s Recreation Ground, across Norwood Lane, and through fields into the Site. Within the north-western part of the Site, the footpath affords open views across the Site’s interior towards Camer Farm, the listed buildings, and Blundell’s Shaw woodland (Photographs 9a–9b and 14	Large	Major Adverse	Large	Major Adverse	Medium	Moderate Adverse	Medium	Moderate Adverse	Evidnetly there will close range intervisibility with the construction works that will fundamentally alter the visual amenity experience when travelling along this route from a farmed landscape to a construction site. However, upon completion where the footpath crosses through the existing arable field, the land use will change from arable to residential with a green corridor of open space along the length of the footpath. The Proposed Development will be seen

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	Beyond the northern Site boundary, where the footpath crosses the railway, views become fully enclosed by boundary planting and vegetation, and the Site is no longer visible (Photograph 13). Similarly, in Judson’s Recreation Ground, the Site is fully screened by housing and trees (Photograph 10). The view obtained is likely to be of medium value, due to its importance to the community as a recreational resource. Receptors using this PRow are likely to have their attention focussed on the landscape and therefore are of high susceptibility to the type of development proposed.									within the context of the existing adjoining development of Hook Green and will not appear out of character. As the proposed planting along the green corridor open space matures, the development will become more assimilated into its context, although the inherent loss of openness and change from a farmed landscape will remain.
Users of the PRow NS308	High – The footpath forms a short link between Rowan Close and Norwood Lane, and is enclosed on both sides by built form and views are terminated by established vegetation, obscuring visibility of the Site. The view obtained is likely to be of medium value, due to its importance to the community as a recreational resource. Receptors using this PRow are likely to have their attention focussed on the landscape and therefore are of high susceptibility to the type of development proposed.	None	Neutral	None	Neutral	None	Neutral	None	Neutral	The Proposed Development will be screened from view by the intervening built form and vegetation.
Users of the PRow NS242	High - Recreational users of the Wealdway (Footpath NS242) at Camer Road experience near open views across the Site, looking over the low roadside hedgerow. There are clear views across the Site towards the western boundary, with Blundell’s Shaw woodland and existing pylons visible in the distance. The view obtained is likely to be of medium value, due to its importance to the community as a recreational resource. Receptors using this PRow are likely to have their attention focussed on the landscape and therefore are of high susceptibility to the type of development proposed.	Small	Minor Adverse	Small	Minor Adverse	Very Small	Negligible Adverse	Very Small	Negligible Beneficial	During the construction phase plant and machinery will be visible in the background of views to the west when travelling along this route, particularly where the footpath meets Camer Road. The construction works will be seen in the context of the existing settlement edge and the pylon towers and will not be prominent elements nor draw the viewers’ eye. At Year 1, as indicated in the Land Use Parameter Plan the introduced built form will be restricted in height and to the western part of the Site, such that the effect is that the view towards built development is foreshortened. As demonstrated in the Illustrative Masterplan, by Year 15 and in conjunction with the establishment and maturation of planting proposals, the composition will be changed from a slightly degraded farmed field to an attractive parkland setting, providing a sympathetic transition to the built-up edge.

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Users of the PRoW NS223	High - Recreational users of Footpath NS223, west of the Site, experience contained and heavily filtered views due to woodland and boundary vegetation along the path (Photograph 18). In winter, limited glimpses may occur through treeline gaps. The view obtained is likely to be of medium value, due to its importance to the community as a recreational resource. Receptors using this PRoW are likely to have their attention focussed on the landscape and therefore are of high susceptibility to the type of development proposed.	Very Small	Negligible Adverse	Very Small	Negligible Adverse	Very Small	Neutral	Very Small	Neutral	Intermittent visibility of tall plant and machinery will be visible in the backdrop of the eastward views during the construction phase. Upon completion there will be no appreciation of the built aspects of the Proposed Development, with the Land Use Parameter Plan illustrating that built form will be consolidated to the west of the Site. Where intervisibility with proposed planting within the eastern part of the Site is visible, it will be perceived as forming part of the existing vegetation cover along Camer Road.
Users of the PRoW NS304	High - Recreational users of Footpath NS304, north of the Site, experience no visibility due to intervening woodland at Broadfield Shaw. In winter, the Site remains heavily screened, with the vegetation providing complete containment in summer. The view obtained is likely to be of medium value, due to its importance to the community as a recreational resource. Receptors using this PRoW are likely to have their attention focussed on the landscape and therefore are of high susceptibility to the type of development proposed.	None	Neutral	None	Neutral	None	Neutral	None	Neutral	The Proposed Development will be screened from view by the intervening woodland at Broadfield Shaw.
Users of the PRoW NS191	High - Recreational users of Public Footpath NS191, located in the National Landscape, experience limited and filtered views towards the north-western boundary of the Site, as visibility is obstructed by intervening field boundary vegetation and dwellings along Sole Street. However, where the footpath reaches Sole Street, clearer views are available across the Site adjacent to The Railway Inn and its car park, looking over the low hedgerow and timber post-and-rail fence that define the roadside boundary. From this point, Blundell's Shaw woodland within the Site is visible, and views extend across the open field to the western boundary. The view obtained is likely to be of medium value, due to its importance to the community as a recreational resource. Receptors using this PRoW are likely to have their attention focussed on the landscape and	Very Small	Negligible Adverse	Very Small	Negligible Adverse	Very Small	Neutral	Very Small	Neutral	Intermittent visibility of tall plant and machinery will be visible in the backdrop of the westward views during the construction phase. Upon completion there will be no appreciation of the built aspects of the Proposed Development, with the Land Use Parameter Plan illustrating that built form will be consolidated to the west of the Site. Where intervisibility with proposed planting within the eastern part of the Site is visible, it will be perceived as forming part of the existing vegetation cover along Camer Road.

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	therefore are of high susceptibility to the type of development proposed.									
Users of the PRow NS190	High - Recreational users of Footpath NS190, located in the National Landscape south of the Site, experience heavily filtered views due to intervening woodland and landform. The Site lies beyond Camer Park, with no open visibility of the Site. The view obtained is likely to be of medium value, due to its importance to the community as a recreational resource. Receptors using this PRow are likely to have their attention focussed on the landscape and therefore are of high susceptibility to the type of development proposed.	Small	Minor Adverse	Small	Minor Adverse	Very Small	Negligible Adverse	Very Small	Neutral	During the construction phase plant and machinery will be barely visible in the background of views to the west when travelling along this route, and seen in the context of the existing settlement edge and the pylon towers. They will not be prominent elements nor draw the viewers’ eye. At Year 1 there will be fleeting intervisibility with the introduced built form, in effect foreshortening the view towards built development. However, it will not break the skyline. By Year 15, the maturation of planting proposals on the settlement edge will help to assimilate the built form into the landscape, such that it is barely discernible.
Users of the PRow NS173	High - Recreational users of Footpath NS173, which runs to the south of Camer Park, experience no direct views of the Site due to the dense intervening parkland trees and vegetation within Camer Park, which provide strong year-round screening. Pylons extending northwards into the Site are visible above the treeline; however, the interior of the Site itself remains obscured by intervening trees and topography. The view obtained is likely to be of medium value, due to its importance to the community as a recreational resource. Receptors using this PRow are likely to have their attention focussed on the landscape and therefore are of high susceptibility to the type of development proposed.	None	Neutral	None	Neutral	None	Neutral	None	Neutral	The Proposed Development will be screened from view by the intervening vegetation within Camer Park.

Notes:

Sensitivity: Based on professional judgement, value and susceptibility. Defined as Very High, High, Medium or Low.

Magnitude: Based on professional judgement, scale, extent, duration and reversibility. Defined as Large, Medium, Small, Very Small or None.

Significance: Based on professional judgement, sensitivity and magnitude. Defined as Major, Moderate, Minor, Negligible or Neutral. The nature of the significance is expressed as Adverse or Beneficial.