

# Battleaxes, Bristol Road, Wraxall, BS48 1LQ

## Landscape and Visual Impact Assessment

Part 2 of 3

STUDIO  
**HIVE**  
ARCHITECTURE





## 8. Assessment of Landscape Character

### National

- 8.1 The Site is located within National Character Area 118 'Bristol, Avon Valleys and Ridges' and at Regional Level within Area J5, 'Land Yeo and Kenn Rolling Valley Farmland' of the North Somerset Region Landscape Character Assessment.

### Local

- 8.2 In accordance with the North Somerset Landscape Character Assessment the Site falls within the Land Yeo and Kenn Rolling Valley Farmland Character Area. The key characteristic visual features of this Character Assessment relevant to the Site are:

- Gently undulating land form based on Mercia Mudstone with Head and Alluvium.
- Rural pastoral landscape set in a wide valley framed by wooded ridges.
- Intact hedgerow network with hedgerow trees of oak.
- Areas of historic parkland with mature parkland trees rising up to the lower slopes of the ridges.
- Frequent large villages such as Long Ashton, Backwell and Claverham with historic stone buildings at centre and modern infill.
- Network of winding rural roads with major road and railway passing along the valley floor edge.
- Scattered stone farmsteads with stone outbuildings and walls.

With regards to Landscape sensitivity, the assessment notes that the landscape of the Land Yeo and Kenn Rolling Valley Farmland is medium and small in scale with predominantly grazed areas with irregular outlines of medieval enclosure. The rural, peaceful ambience is strongest to the south of the area below the site and is reinforced by the thick hedgerows, frequent mature hedgerow trees and the wooded backdrop of the Limestone ridges. Closer to the site the area is rather different in character with significant area of historic parkland belonging to Tyntesfield Estate sited on the rising ridge of the adjacent character area. Here there is open grassland and dense clusters of parkland trees.

- 8.3 The Land Yeo and Kenn Rolling Valley displays a moderate character due to the frequent villages with modern outskirts and ubiquitous ribbon development along major roads which weakens the rural character of the otherwise largely pastoral landscape.

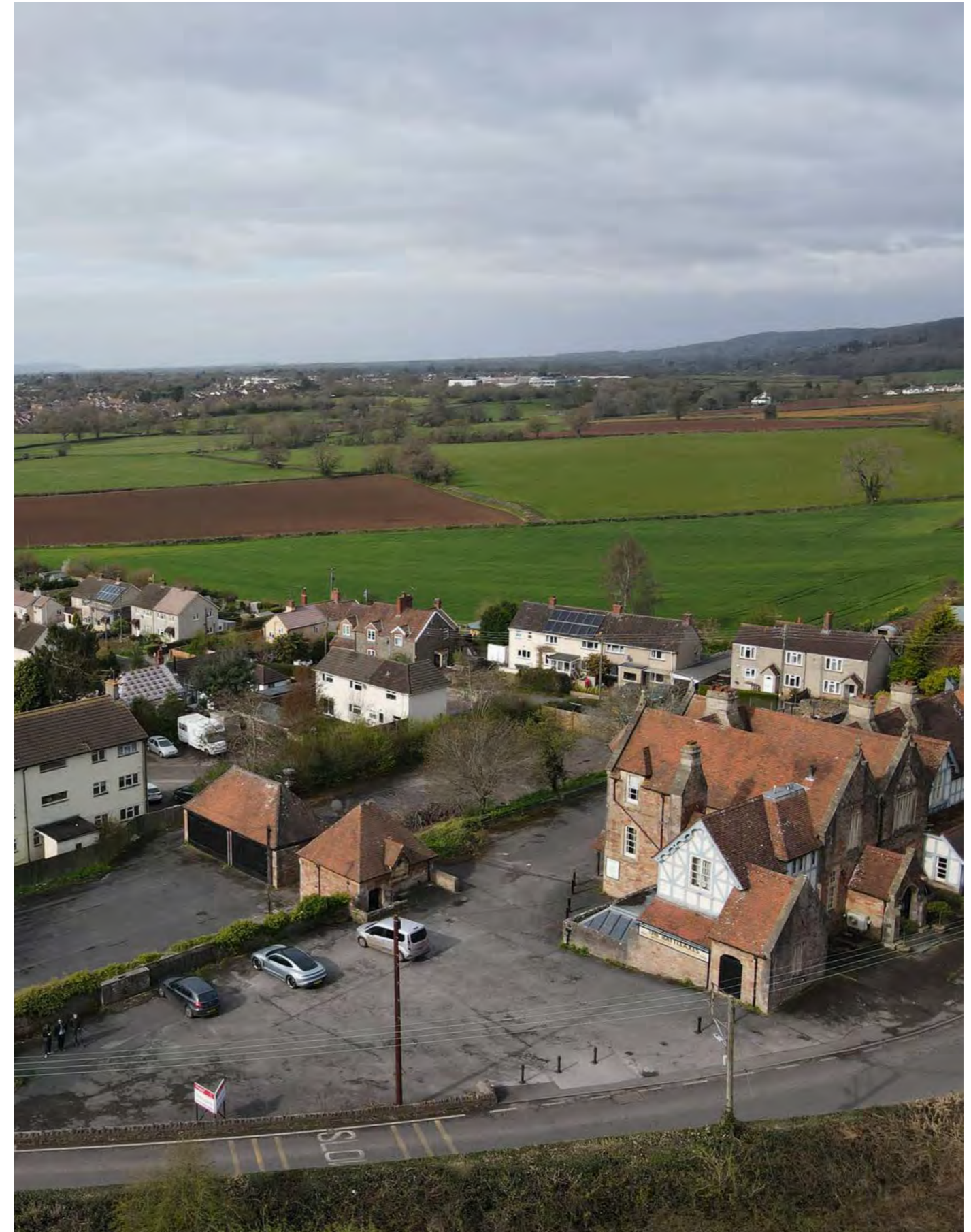
- 8.4 The landscape strategy for the Land Yeo and Kenn Rolling Valley is to:
- conserve the intact pastoral landscape with hedgerow network, winding rural roads and stone farmsteads;
  - strengthen the elements of weaker character such as the village edges and restoring elements of declining condition most notably the orchards.





Table 10: Assessment of Landscape Character Result

Criteria	Indicator Description	Assessed Result
<b>Quality</b>	Areas primarily of valued landscape components combined in an aesthetically pleasing composition with low levels of disruptive visual detractors, exhibiting a recognisable landscape structure. Such areas would generally be non-statutory locally designated areas such as Areas of Great Landscape Value	Medium
<b>Value</b>	Areas primarily of valued landscape components combined in an aesthetically pleasing composition with low levels of disruptive visual detractors, exhibiting a recognisable landscape structure. Such areas would generally be non-statutory locally designated areas such as Areas of Great Landscape Value	Medium
<b>Character Sensitivity</b>	Elements of the landscape of moderate susceptibility to change, semi-enclosed, some presence of man-made elements, evident but not dominant human activity, noise and development.	Medium
<b>Landscape visual Sensitivity</b>	Gently undulating topography, moderate density of population, settlements of medium moderate size with outward views.	Medium
<b>Magnitude of Change</b>	Very minor loss or alteration to one or more key elements, features, and characteristics of the baseline or introduction of elements that are not uncharacteristic when set within the attributes of the receiving landscape. Maintain existing landscape quality, and maybe slightly at odds to the scale, landform and pattern of the landscape.	Small
<b>Overall, Weighted Landscape Sensitivity.</b>		Medium
<b>Significance of Landscape Effects</b>		Minor





## 9. Assessment of Effects

- 9.1 This section aims to identify the issues relating to the impacts of the proposed development during construction and operation.
- 9.2 The characteristics of the proposed development that have been considered as part of this assessment are described below. The potential visual impact of the proposed development is assessed from the photographic viewpoints (See viewpoint locations, page 16).

### **Impacts during Construction**

#### Landscape Character Impacts

- 9.3 Whilst the surrounding landscape is mostly used as grazing and agricultural fields, the site itself and immediate surroundings are primarily given over to residential settlement and other development. The site contains few landscape features in the way of some trees and hedges largely at its perimeter to the South and East, whilst the busy B3130 runs along the northern boundary with no landscape features between. Existing Development reduces the potential openness at this location and forms the main focal point.
- 9.4 The phased and gradual removal of the existing hard-surfacing, to be replaced with the storage of spoil, laydown areas full of materials, construction compounds and buildings under construction will have little impact on the landscape character with its context of existing settlement and existing land state and use.
- 9.5 While the above description explains the changes to the localised site landscape features, the assessment of landscape character impacts must be seen in the wider context of landscape elements that contribute and make up the character areas within the study area.
- 9.6 Landscape quality, value, character sensitivity and visual sensitivity as it relates to the individual LCA's have been determined. Taking into account the perceived alteration to landscape character that the scheme will bring, it is assessed that the study area overall, will have a medium landscape character sensitivity to this form of development.
- 9.7 When seen as part of an essentially extended residential area, the character for this part of the study areas landscape character will continue to have medium sensitivity during the construction period.
- 9.8 In summary, both the proposed site itself and the local landscape in general, are assessed as having medium landscape sensitivity. However, for the proposed site itself, it is assessed to be subject to a small magnitude of change, due to the existing build up of the immediate surrounding settlement, as well as it not being considered uncharacteristic when set within the attributes of the receiving landscape. Consequently the significance of landscape effect for the construction period is assessed to be Minor. This assessment of landscape effect is not classified as 'significant'.

#### Visual Impacts

- 9.9 The potential for visual impact will fluctuate throughout the period of construction, particularly during specific construction operations relating to rooftops. As construction progresses on these elements there will be a gradual change in the visual 'environment' as the working height increases.
- 9.10 The intermittent but temporary introduction of prominent tall features such as cranes used during the

construction phases would have some short term, temporary visual effects on the visual amenity of both nearby and to a lesser degree longer distance sensitive receptors. In particular for short distance visual receptors, the taller cranes will be obvious, distinct and clearly visible (temporary) features within the landscape that may be readily noticed by the receptors.

- 9.11 Some additional temporary visual effects may be caused as a result of construction vehicle movements to and from the construction site and for general construction operations.
- 9.12 During the construction phases, some temporary lighting may be required. It is not anticipated that there will be any activities requiring work on a 24-hour basis, however, the use of lighting to ensure safe working may be required particularly during the winter months. Consequently, the greatest potential for visual impact from construction lighting for receptors will result primarily, (but not solely from), from the construction of these particular structures.
- 9.13 As part of the extended residential area for this part of Wraxall, the introduction of prominent construction features and facilities, construction lighting, together with general construction activities for large scale projects will not be unfamiliar or uncommon features in the local landscape.
- 9.14 With the introduction of all these construction activities, given that the scheme would occur over a relatively short period, it would result in a perceptible change in the existing view, and would form an apparent small element in the wider landscape that may be missed by the observer or receptor. This would result in a small magnitude of change.
- 9.15 The sensitivity of the large majority of visual receptors in closest proximity to the proposed construction activities can be classified as high (residents and users of PRoW, as well as ). Consequently, with a high receptor sensitivity set against a small magnitude of visual change, the temporary visual effect during the construction period would, as a worst case, result in a significance of effect that can be assessed as Moderate (i.e. 'Not significant').

### **Operation Stage Impacts**

#### Landscape Effects

- 9.16 The introduction of residential development within a substantial landscape framework will not be uncharacteristic when set within the existing attributes of the local receiving landscape. It can be determined that the introduction of features that are not in the local vernacular would be similar to more recent buildings found adjacent to the site. The magnitude of change on landscape character is determined to be small – (minor loss or alteration to one or more key elements, or introduction of elements that may be prominent but may not be uncharacteristic when set within the attributes of the receiving landscape).
- 9.17 Based on a medium landscape sensitivity of both the local and wider landscape rather than just of the site itself, the significance of effect on the landscape character resulting from the proposed development is therefore assessed to be minor.

#### Visual Effects

- 9.18 The introduction of residential development within the existing landscape framework would not be considered out of character when considered as part of the wider setting. This includes the road network, existing development and infrastructure.





## Key Characteristics



Footpath(s) to Tyntesfield Estate and Ridge Line(North/North-East)



Footpath(s) to Tyntesfield Estate and Ridge Line(East)



Yeo Valley Public Footpath(s) and Nailsea (South)



Wraxall Hill Jct, CofE Parish Church and Primary School (West)



## 20 Viewpoint Analysis

Human Eye Focal Length (22mm)



**Description** This is a view from the east-bound bus shelter, situated to the northern corner of the site and at the entrance to the PRow to Tyntesfield Estate. This view is representative of potential users of the PRow, Bus stop and Road.

The landscape has a suburban feel with numerous residential dwellings with hedgerow boundaries and trees.

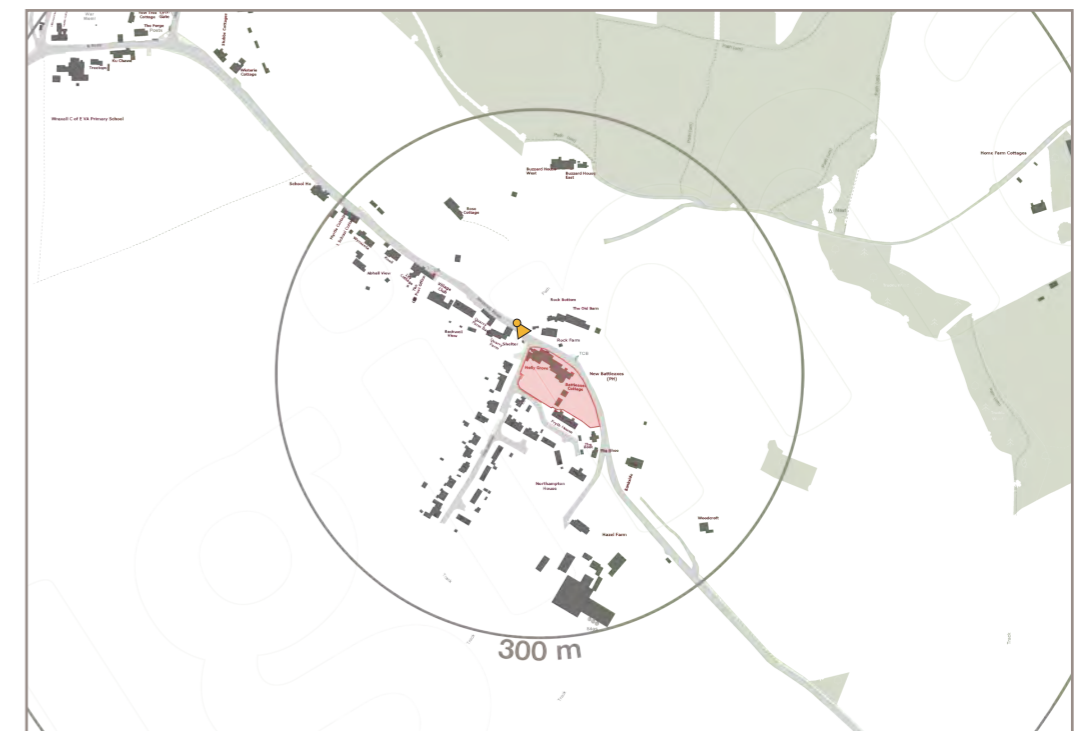
**Predicted Change** From this viewpoint the proposals will be set to the rear of the existing buildings. As such the scheme would not be visible from this point.

**Magnitude of Change** The development would not result in a legible change in the existing view.

**Type of Effect** The introduction of the proposed building types would not be legible in the view or interrupt the scale and balance of elements within the view from the village, road and bus shelters.

**Assessment** Sensitivity: Users of PRow and Road - High  
Magnitude: Negligible

**Significance of Effect** Negligible – Not significant



**Viewpoint 01: Bus Shelter - Distance 0.04km looking South-East**



Human Eye Focal Length (22mm)



**Description** This is a view from the Public Right of Way, rising above the site to the north. The PRoW connects The Battleaxes Inn and The Grove to the Tyntesfield Estate. The route of the PRoW follows the edge of a densely wooded area with mixed native vegetation. Partial views of the development area are possible from either over the vegetation or through natural gaps in the vegetation as well as breaks in surrounding buildings or over roofscapes. This view is representative of potential users of the PRoW and the areas panoramic quality. The landscape has a semi-rural feel with outwardly looking views over the surrounding agricultural landscape whilst human activity is evident at this location.

**Predicted Change** From this viewpoint the proposals will be set beyond the foreground buildings and tree belt and in the car park behind the existing Battleaxes Inn. There exists the potential for users of the PRoW and residents to see aspects of the proposals.

**Magnitude of Change** The introduction of the proposed would be comparable to the type of development that already exists in the local landscape and will reinforce its residential character without obstructing views of the valley.

**Type of Effect** The development would result in a barely perceptible change in the existing view, and/or without affecting the overall quality and/or would form an inconspicuous minor element in the wider landscape that may be missed by the observer or receptor.

**Assessment** Sensitivity: Users of PRoW - High  
Magnitude: Very small

**Significance of Effect** Minor – Not significant



Viewpoint 02: PRoW to Tyntesfield - Distance 0.12km looking South





**Description** This is a view from the Public Right of Way, above the site to the north. The PRoW connects The Battleaxes Inn and The Grove to the Tyntesfield Estate. The route of the PRoW follows the edge of a densely wooded area with mixed native vegetation. Partial views of the development area are possible from either over the vegetation or through natural gaps in the vegetation as well as breaks in surrounding buildings or over roofscapes. This view is representative of potential users of the PRoW and the areas panoramic quality. The landscape has a semi-rural feel with outwardly looking views over the surrounding agricultural landscape whilst human activity is evident at this location.

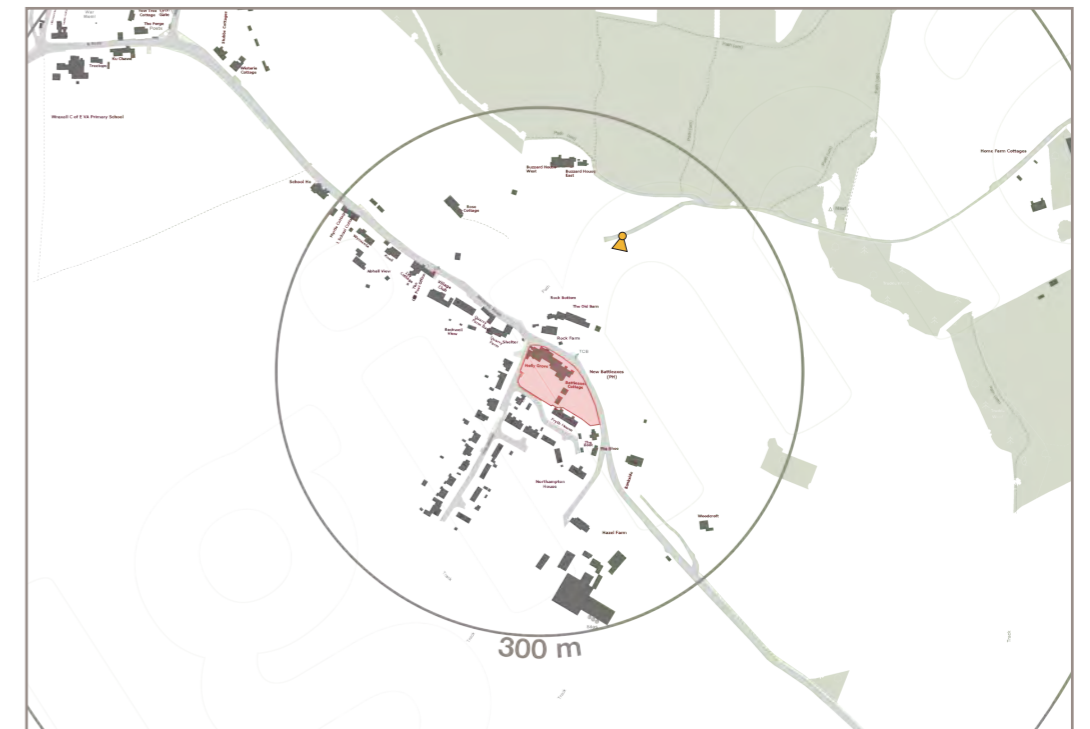
**Predicted Change** From this viewpoint the proposals will be set to the rear of the existing buildings and mature vegetation. As such the scheme would not be clearly visible from this point on the PRoW.

**Magnitude of Change** The introduction of the proposed would be comparable to the type of development that already exists in the local landscape and will reinforce its residential character without obstructing views of the valley

**Type of Effect** The development would result in a barely perceptible change in the existing view, and/or without affecting the overall quality and/or would form an inconspicuous minor element in the wider landscape that may be missed by the observer or receptor.

**Assessment** Sensitivity: Users of PRoW - High  
Magnitude: Very Small

**Significance of Effect** Minor – Not significant



Viewpoint 03: PRoW to Tyntesfield - Distance 0.17km looking South



Human Eye Focal Length (22mm)



**Description** This is a view from the Public Right of Way, above the site to the north. The PRoW connects The Battleaxes Inn and The Grove to the Tyntesfield Estate. The route of the PRoW follows the edge of a densely wooded area with mixed native vegetation. Partial views of the development area are possible from either over the vegetation or through natural gaps in the vegetation as well as breaks in surrounding buildings or over roofscapes. This view is representative of potential users of the PRoW and the areas panoramic quality. The landscape has a semi-rural feel with outwardly looking views over the surrounding agricultural landscape whilst human activity is evident at this location.

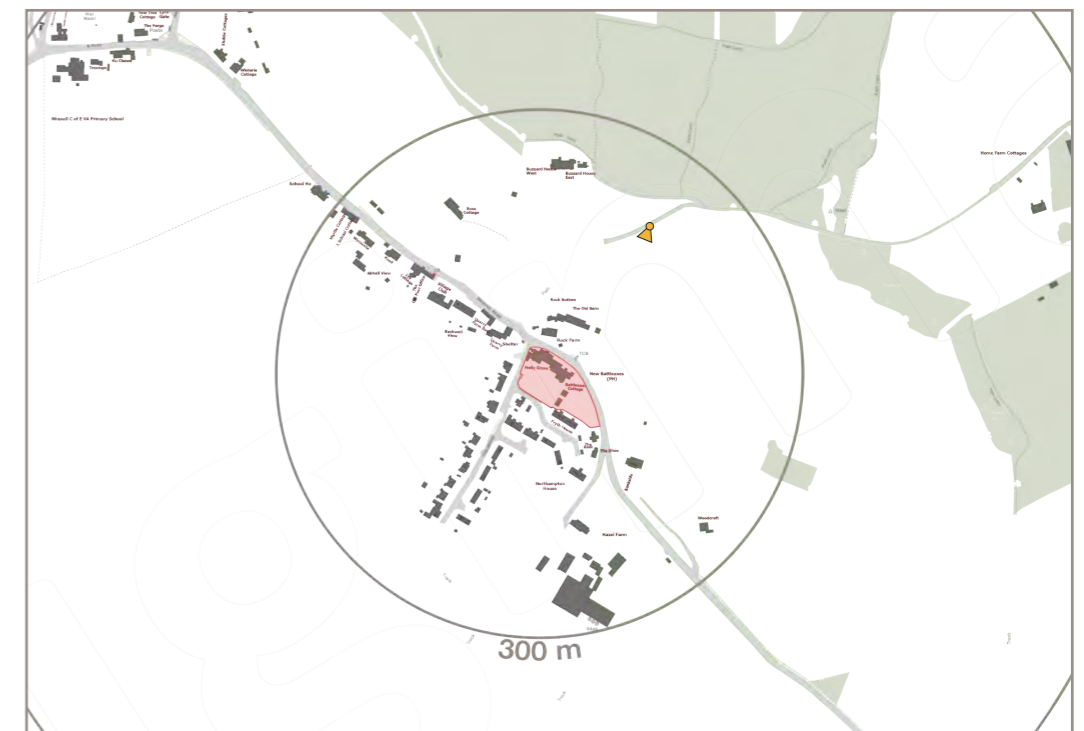
**Predicted Change** From this viewpoint the proposals will be set amongst the existing buildings and behind low vegetation. There exists the potential for PRoW users to see the proposals from this location but would appear in the same context as the existing buildings which sit around the site.

**Magnitude of Change** The development would result in little change in the existing view and would not be out of place with the surrounding setting of the Grove, with other residential properties surrounding it

**Type of Effect** The development would result in a perceptible change in the existing view without effecting the overall character. The development would form an apparent small element in the wider landscape that may be missed by the observer due to the scale of the view, context of existing buildings and mature vegetation.

**Assessment** Sensitivity: Users of PRoW - High  
Magnitude: Small

**Significance of Effect** Moderate – Not significant



Viewpoint 04: PRoW to Tyntesfield - Distance 0.21km looking South-West



Human Eye Focal Length (22mm)



Close-up (56mm)



**Description** This is a view from the Public Right of Way, on the valley ridge, north of the site. The PRow runs through the Tyntesfield Estate. The route of the PRow follows the edge of a densely wooded area with mixed native vegetation. Partial views of the development area are possible from either over the vegetation or through natural gaps in the vegetation as well as breaks in surrounding buildings or over roofscapes. This view is representative of potential users of the PRow and the areas panoramic quality. The landscape has a semi-rural feel with outwardly looking views over the surrounding agricultural landscape whilst human activity is evident at this location.

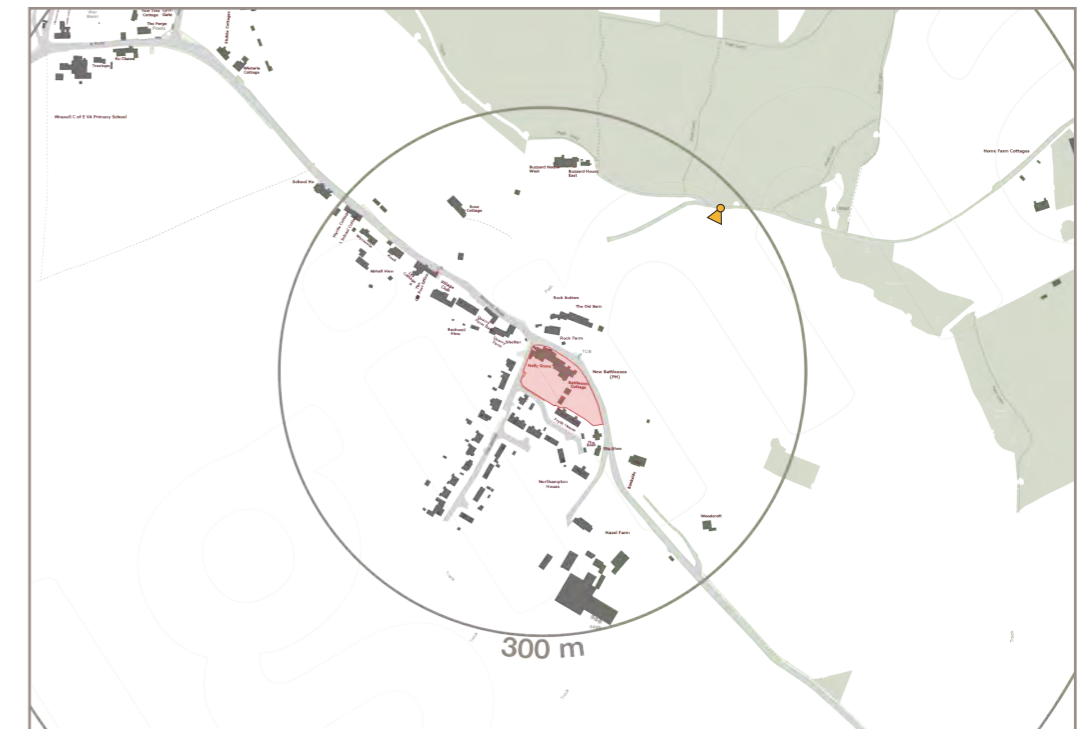
**Predicted Change** From this viewpoint the proposals will be set amongst the existing buildings. There exists the potential for PRow users to see the proposals from this location but would appear in the same context as the existing buildings which sit around the site.

**Magnitude of Change** The development would result in little change in the existing view and would not be out of place with the surrounding setting of the Grove, with other residential properties surrounding it.

**Type of Effect** The development would result in a perceptible change in the existing view without effecting the overall character. The development would form an apparent small element in the wider landscape that may be missed by the observer due to the scale of the view, context of existing buildings and mature vegetation.

**Assessment** Sensitivity: Users of PRow - High  
Magnitude: Small

**Significance of Effect** Moderate – Not significant



Viewpoint 05: Valley Ridge North - Distance 0.27km looking South-West



Human Eye Focal Length (22mm)



Close-up (41mm)



**Description** This is a view from the Public Right of Way, on the valley ridge, north of the site. The PRow runs through the Tyntesfield Estate along the edge of a densely wooded area with mixed native vegetation. Partial views of the development area are possible through natural gaps in the vegetation as well as breaks in surrounding buildings or over roofscapes. This view is representative of potential users of the PRow. The landscape has a semi-rural feel with glimpse views over the surrounding agricultural landscape whilst human activity is evident at this location.

**Predicted Change** From this viewpoint, the proposals will be set to the rear of the tree belt and at a lower point in the wider view. As such the scheme would not be that evident from this point. During winter (as seen) there is some potential for views of the development, but these would be in heavily filtered views and would appear in the same context as the existing buildings which sit around the site.

**Magnitude of Change** The development would result in a barely perceptible change in the existing view due to the existing surrounding buildings and may be missed by the observer.

**Type of Effect** The introduction of the proposed building types would be barely perceptible in the view and would not interrupt the scale and balance of elements within the view.

**Assessment** Sensitivity: Users of PRow - High  
 Magnitude: Very Small

**Significance of Effect** Minor – Not significant



Viewpoint 06: Valley Ridge North - Distance 0.30km looking South-West



Human Eye Focal Length (22mm)



**Description** This is a view from the Public Right of Way, on the valley ridge, north-east of the site. The PRoW on the edge of Tyntesfield Estate through Tuckle Wood. Obstructed views outward from trees mean little can be seen of the proposal. This view is representative of potential users of the PRoW and visitors to Tyntesfield Estate (National Trust).  
The landscape is rural feel with few building and dense vegetation but with nearby roads audible.

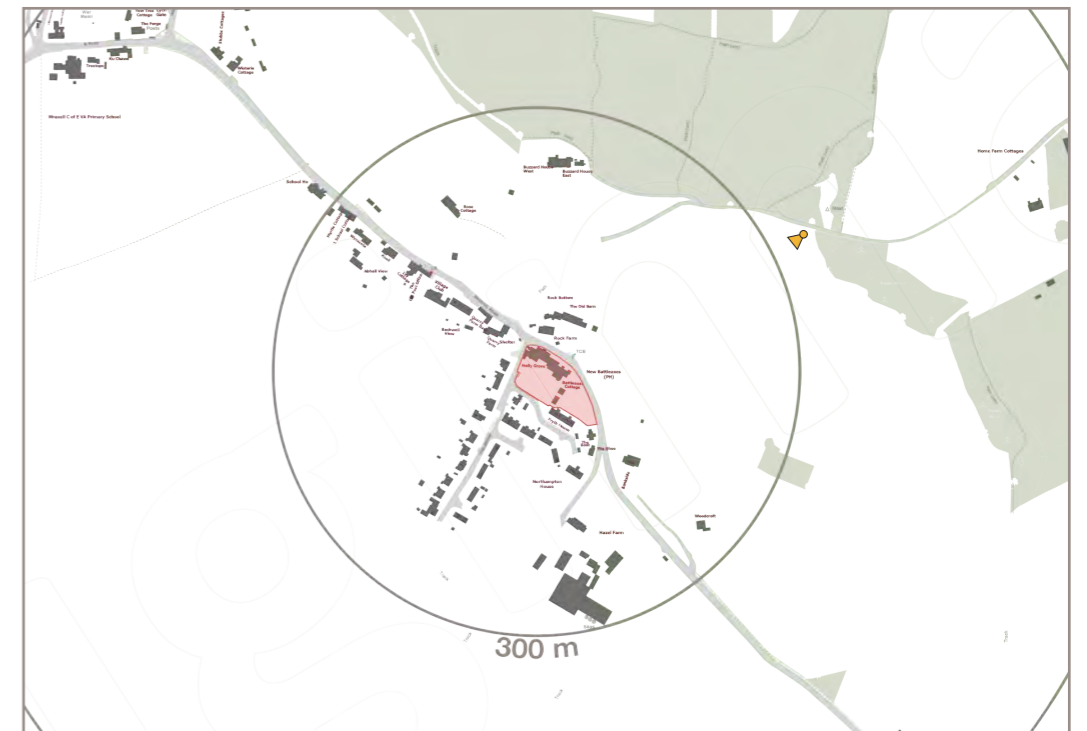
**Predicted Change** From this viewpoint the proposals will be set beyond the trees. Due to the density of trees along with the scale and distance from the development site, no change would be appreciated.

**Magnitude of Change** The introduction of the proposed would be comparable to the type and scale of development that already exists in the local landscape and will reinforce its residential character.

**Type of Effect** The development would cause no change in the existing view.

**Assessment** Sensitivity: Users of PRoW & Tyntesfield Estate Visitors - High  
Magnitude: Negligible

**Significance of Effect** Negligible – Not significant



Viewpoint 07: Valley Ridge North - Distance 0.34km looking South-West



Human Eye Focal Length (22mm)



Close-up (63mm)



**Description** This is a view from the Public Right of Way, on the valley ridge, North-East of the site. The PRoW on the edge of Tyntesfield Estate and on the ecotone of Tuckle Wood. This view is representative of potential users of the PRoW and visitors to Tyntesfield Estate (National Trust). The landscape is defined by agricultural fields and boundary tree planting with existing residential properties in the distance, the topography gently rises from the footpath obscuring the views of the site. The landscape is rural feel with few buildings and dense vegetation but with nearby roads audible.

**Predicted Change** From this viewpoint the proposals will be set beyond and below the hedgerow and visual line from the topography. Therefore, the scheme would not be visible from this point

**Magnitude of Change** The development would not result in a legible change in the existing view.

**Type of Effect** The development would not cause any change in the existing view.

**Assessment** Sensitivity: Users of PRoW & Tyntesfield Estate Visitors - High  
 Magnitude: Negligible

**Significance of Effect** Negligible – Not significant



Viewpoint 08: Valley Ridge North- Distance 0.36km looking South-West



Human Eye Focal Length (22mm)



Close-up (55mm)



**Description** This is a view just off the tack of the Public Right of Way, on the valley ridge, East of the site. The agricultural field sits below the Tyntesfield Estate, separated by woodland . This view is representative of potential users of the PRoW and visitors to Tyntesfield Estate (National Trust). The landscape is defined by agricultural fields and boundary tree planting with existing residential properties in the distance and roofscapes in-between with the topography obscuring views to the site. The landscape is rural feel with few buildings and dense vegetation but with nearby roads audible.

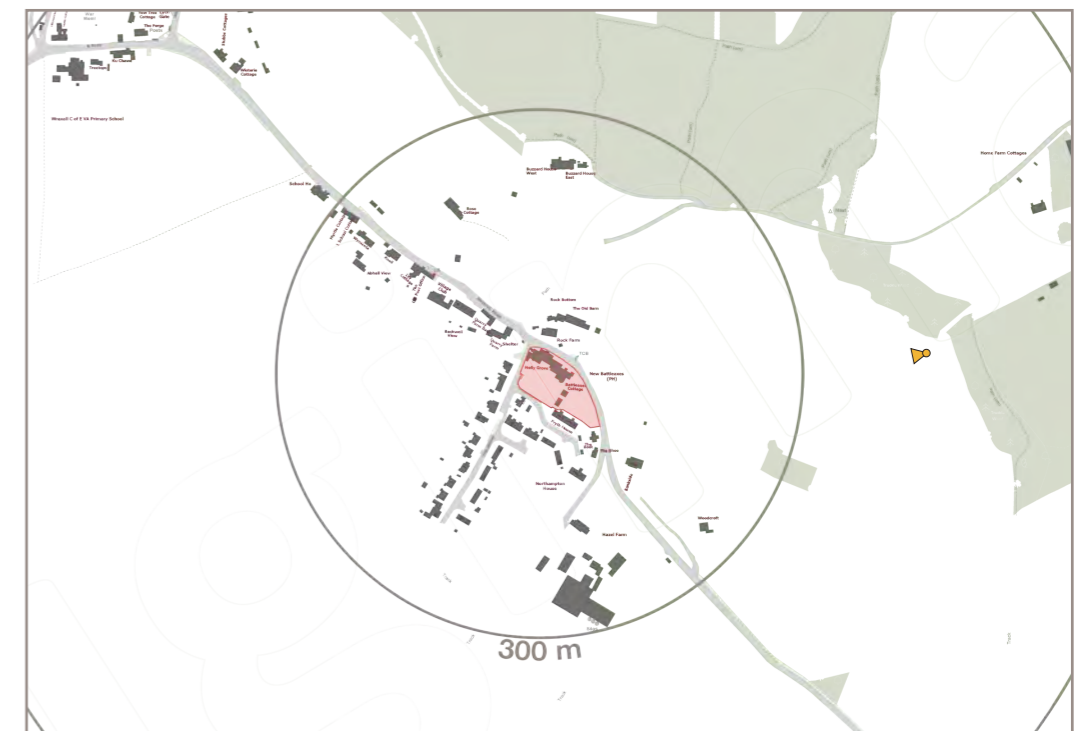
**Predicted Change** From this viewpoint the proposals will be set beyond and below the hedgerow and visual line from the topography. Therefore, the scheme would not be visible from this point

**Magnitude of Change** The development would not result in a legible change in the existing view.

**Type of Effect** The development would not cause any change in the existing view.

**Assessment** Sensitivity: Users of PRoW & Tyntesfield Estate Visitors - High  
Magnitude: Negligible

**Significance of Effect** Negligible – Not significant



Viewpoint 09: Valley Ridge North - Distance 0.40km looking West



Human Eye Focal Length (22mm)



**Description** This is a view from a Public Right of Way, on the Tyntesfield Estate, east of the site. Agricultural fields lie below, bordered by woodland containing several pockets of mature vegetation. This view is representative of potential users of the PRow and visitors to Tyntesfield Estate (National Trust). From this view, the topography of the field in-between rises creating a visual barrier to the site. The landscape has a rural feel with some buildings visible in the distance only.

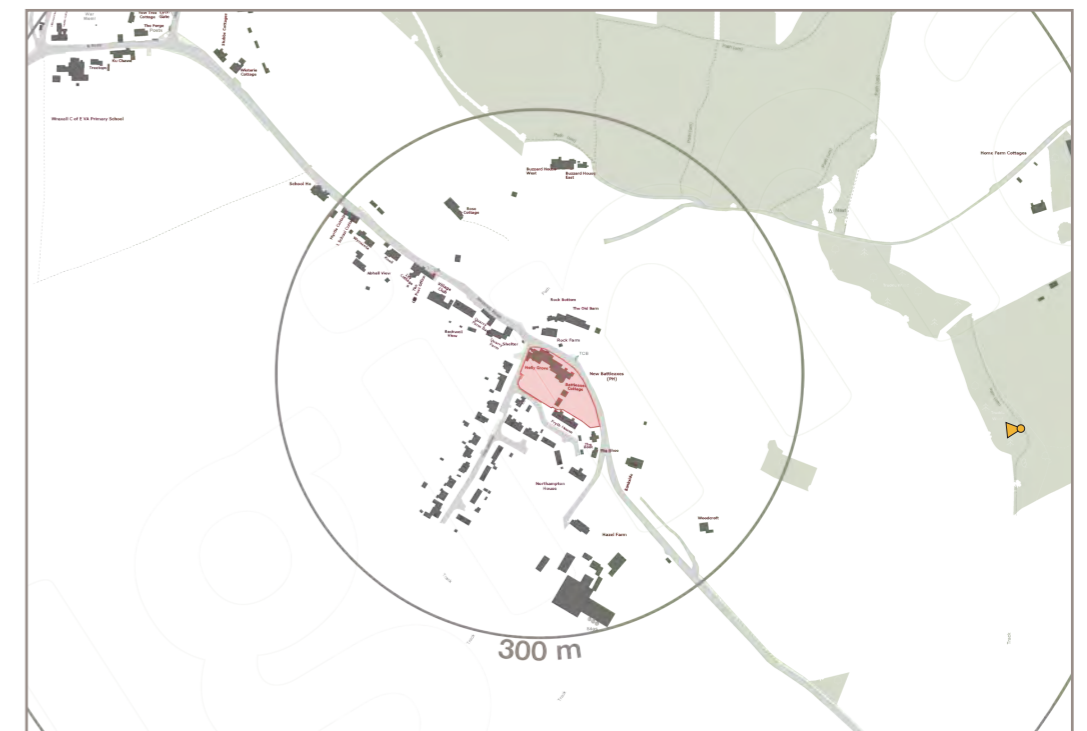
**Predicted Change** From this viewpoint the proposals will be set beyond and below the line of the topography. Therefore, the scheme would not be visible from this point.

**Magnitude of Change** The development would not result in a legible change in the existing view.

**Type of Effect** The development would not cause any change in the existing view.

**Assessment** Sensitivity: Users of PRow & Tyntesfield Estate Visitors - High  
 Magnitude: Negligible

**Significance of Effect** Negligible – Not significant



Viewpoint 10: Truckle Wood PRow - Distance 0.53km looking West



Human Eye Focal Length (22mm)



**Description** This is a view from a Public Right of Way, on the Tyntesfield Estate, east of the site. This view is representative of potential users of the PRow and/or visitors to Tyntesfield Estate (National Trust). From this view, the topography of the field in-between rises to conceal the site with the proposed. The landscape has a rural feel with some buildings visible in the distance only.

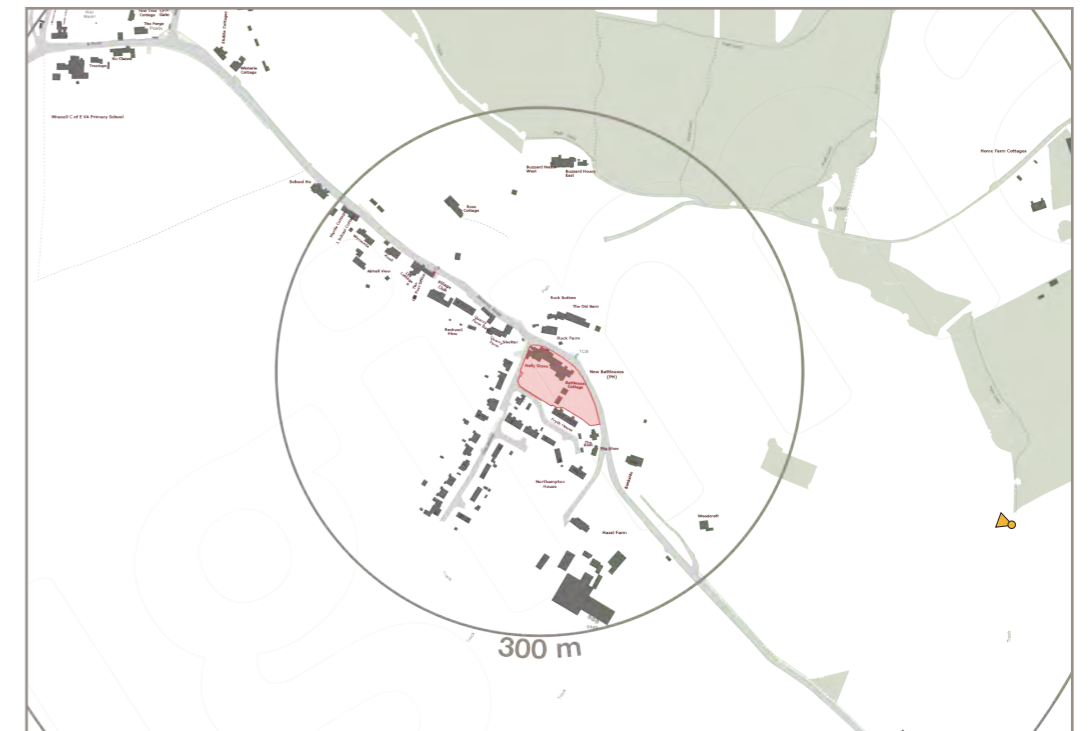
**Predicted Change** From this viewpoint the proposals will be set beyond and below the line of the topography. Therefore, the scheme would not be visible from this point

**Magnitude of Change** The development would not result in a legible change in the existing view.

**Type of Effect** The development would not cause any change in the existing view.

**Assessment** Sensitivity: Users of PRow & Tyntesfield Estate Visitors - High  
Magnitude: Negligible

**Significance of Effect** Negligible – Not significant



Viewpoint 11: Off-Road Track PRow - *Distance 0.54km looking West*



Human Eye Focal Length (22mm)



Close-up (105mm)



**Description** This is a view from the Public Right of Way along an off-road track connecting the Tyntesfield Estate and B3130 lying south-east of the site. This view is representative of potential users of the PRow and/or visitors to Tyntesfield Estate (National Trust). From this view, the gradient of the topography rises to hide the site with the proposed. The landscape has a rural feel with a single rooftop and parish church visible in the distance only.

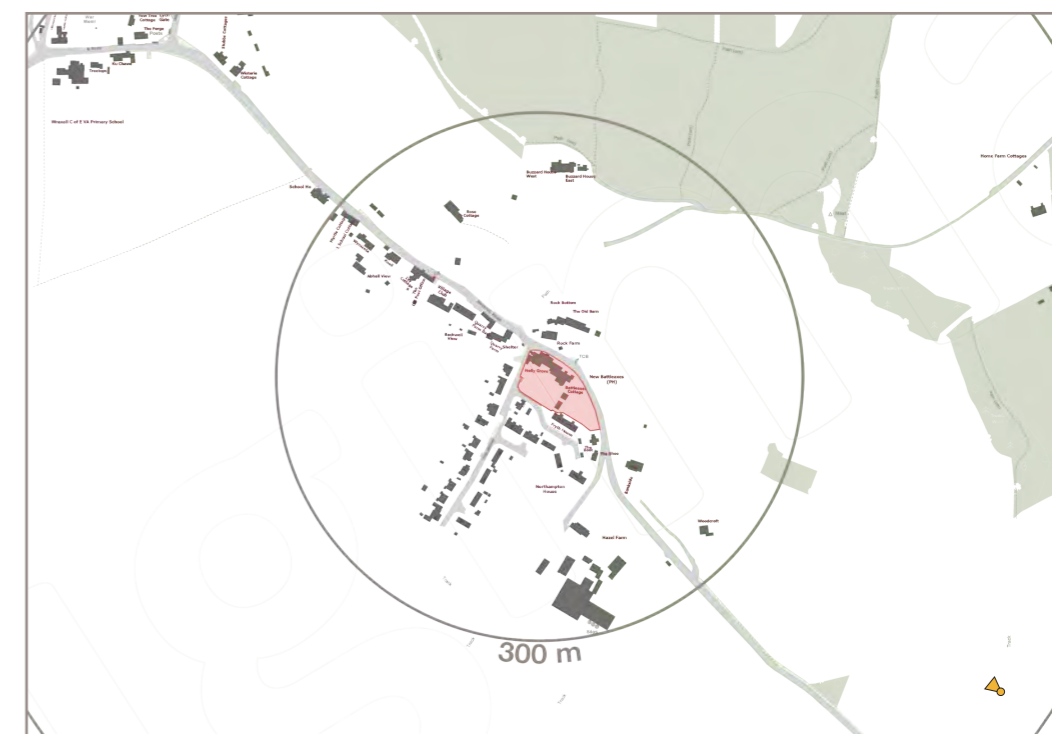
**Predicted Change** From this viewpoint the proposals will be set beyond and below the line of the topography. Therefore, the scheme would not be visible from this point

**Magnitude of Change** The development would not result in a legible change in the existing view.

**Type of Effect** The development would not cause any change in the existing view.

**Assessment** Sensitivity: Users of PRow & Tyntesfield Estate Visitors - High  
 Magnitude: Negligible

**Significance of Effect** Negligible – Not significant



Viewpoint 12: Off-Road Track PRow - Distance 0.65km looking North-West





**Description** This is a view from the Public Right of Way south of the B3130 on the Belmont Estate in the Land Yeo. This view is representative of potential users of the PRoW and residents. From this view, the gradient of the valleys topography rises to conceal the Grove and the proposed site with far views to the school in the very distance.

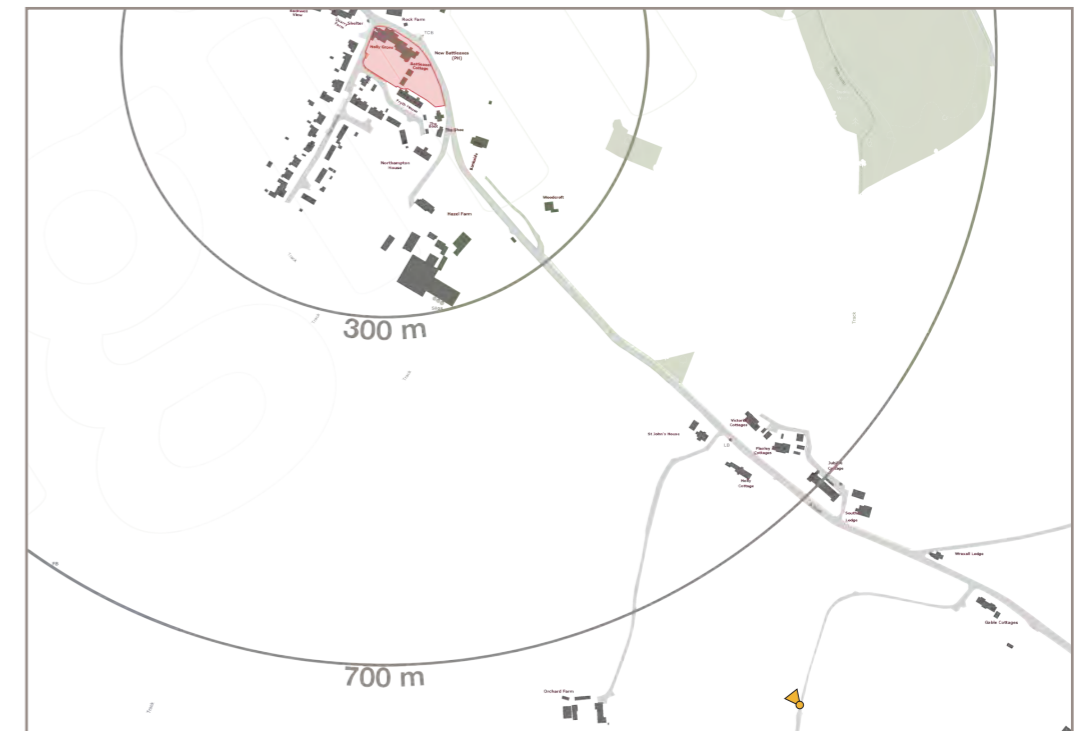
**Predicted Change** From this viewpoint topography rises in-between. Therefore, the scheme would not be visible from this point

**Magnitude of Change** The development would not result in a legible change in the existing view.

**Type of Effect** The development would not cause any change in the existing view.

**Assessment** Sensitivity: Users of PRoW & Residents - High  
Magnitude: Negligible

**Significance of Effect** Negligible – Not significant



Viewpoint 13: PRoW Belmont Estate - **Distance 0.78km looking North-West**



Human Eye Focal Length (22mm)



**Description** This is a view from the Public Right of Way along the agricultural/grazing fields of the Belmont Estate to the south-east of the site. This view is representative of potential users of the PRoW. From this view, a small but dense grove of trees masks the development site. The landscape has a rural feel with a single rooftop and parish church visible in the distance only.

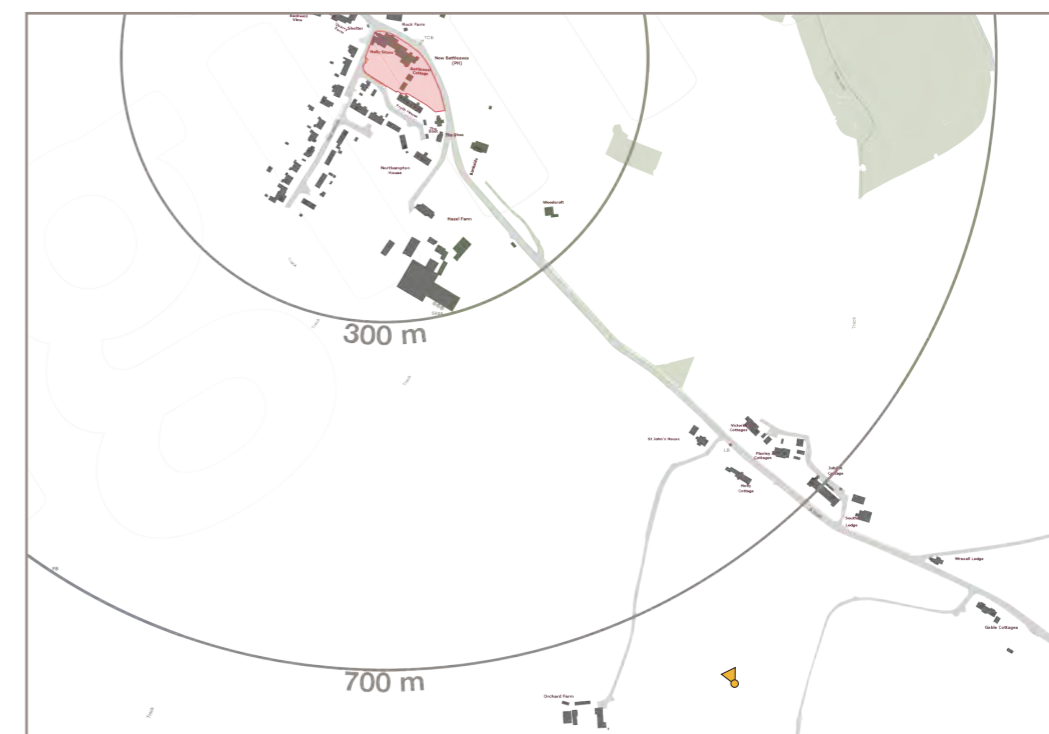
**Predicted Change** From this viewpoint the proposals will be set beyond the tree-line. As such the scheme would not be evident from this point

**Magnitude of Change** The development would not be perceptible from this view.

**Type of Effect** The development would not result in any change in the existing view, and therefore not affecting the overall quality of the wider landscape.

**Assessment** Sensitivity: Users of PRoW - High  
Magnitude: Negligible

**Significance of Effect** Negligible – Not significant



Viewpoint 14: Belmont Estate Grazing Field PRoW - *Distance 0.88km looking North-West*



Human Eye Focal Length (22mm)



Close-up (90mm)



**Description** This is a view from the Public Right of Way along the agricultural/grazing fields of the Belmont Estate to the south-east of the site. Between the viewer and the site are the barns of Hazel Farm. This view is representative of potential users of the PRow. The landscape has a semi-rural feel with the farm and tree-lines blocking a view to the development site.

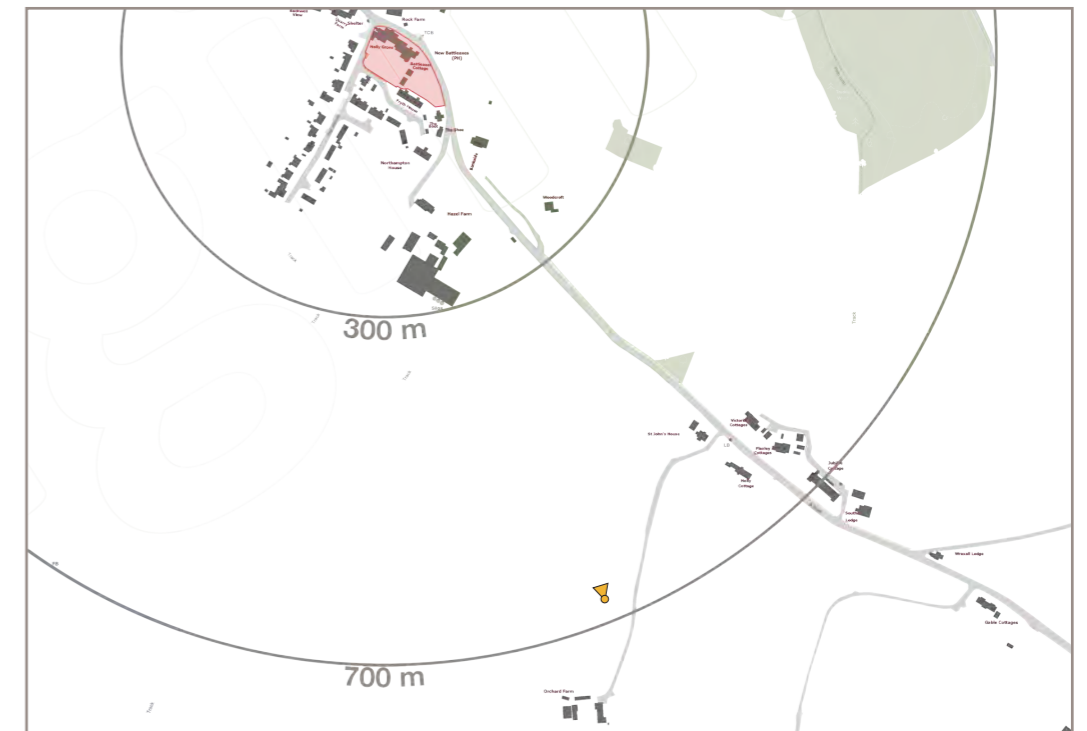
**Predicted Change** From this viewpoint the proposals will be set beyond the existing agricultural buildings. Due to this, the proposed would not be visible from this point

**Magnitude of Change** The development would not be able to be seen from this view.

**Type of Effect** The development would not result in any change in the existing view, and therefore not affecting the overall quality of the wider landscape.

**Assessment** Sensitivity: Users of PRow - High  
Magnitude: Negligible

**Significance of Effect** Negligible – Not significant



Viewpoint 15: Belmont Estate Grazing Field PRow - Distance 0.69km looking Northward



Human Eye Focal Length (22mm)



**Description** This is a view from the Public Right of Way along the agricultural/grazing fields of the Belmont Estate to the south-east of the site. Between the viewer and the site are the barns of Hazel Farm. This view is representative of potential users of the PRoW. The landscape has a semi-rural feel with the farm and tree-lines block a view to the development site.

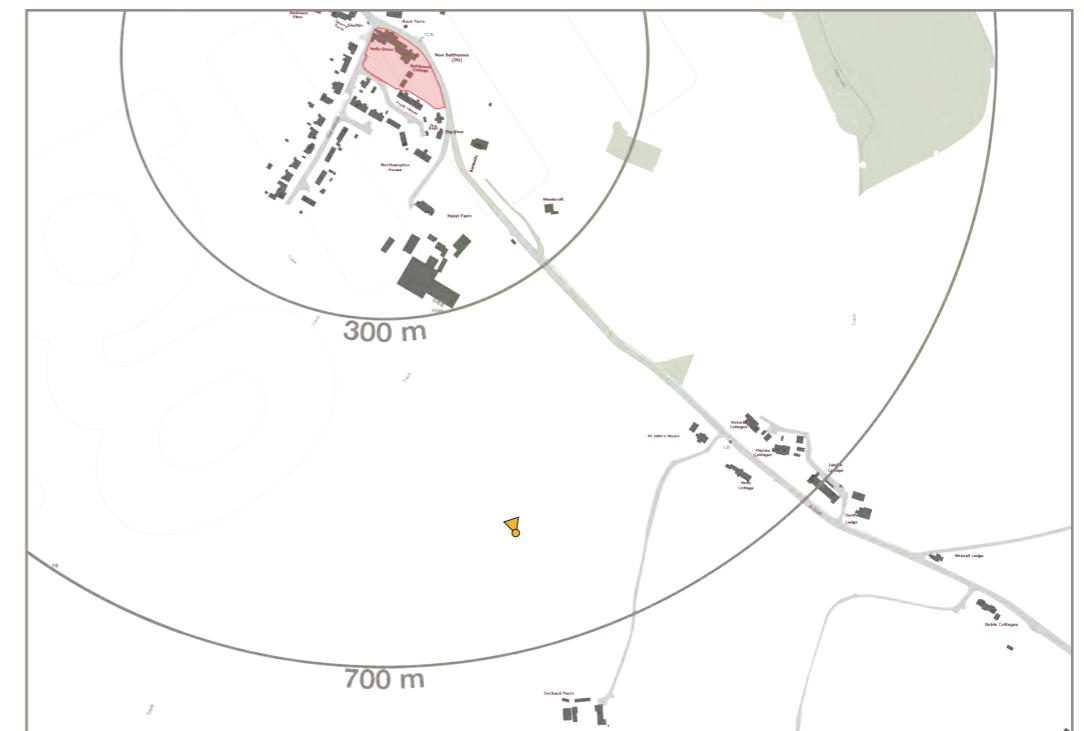
**Predicted Change** From this viewpoint the proposals will be set beyond the existing agricultural buildings. Due to this, the proposed would not be visible from this point

**Magnitude of Change** The development would not be able to be seen from this view.

**Type of Effect** The development would not result in any change in the existing view, and therefore not affecting the overall quality of the wider landscape.

**Assessment** Sensitivity: Users of PRoW - High  
Magnitude: Negligible

**Significance of Effect** Negligible – Not significant



Viewpoint 16: Belmont Estate Grazing Field PRoW - Distance 0.69km looking Northward