

Appendix 27: VISUAL IMPACT SCHEDULE

Viewpoint	Location	Photo ref	Prop ref	Type of Receptor	Existing view	Approx. distance from site centre	Magnitude of change	Receptor Sensitivity	Impact during implementation period (significance)	Impact after completion at year 0 (significance)	Impact after completion at year 40 (significance)
Views towards the site											
1	A2 and CTRL	1	N/A	Road and railway	<p>Most views screened by earth embankment particularly from A2. CTRL has views across the whole of the Jeskyns site for an approximate travelling distance of one kilometre. Views include electricity pylons in the foreground and extend across open arable land to tree belts that enclose Cobham and Round Street.</p> <p>New tree and shrub planting has been undertaken on the embankment which is likely to screen some of these long distance views once it becomes established.</p>		<p>Low – Implementation phase</p> <p>Low – year 0</p> <p>Low – year 40</p>	<p>Moderate (short term)</p> <p>Low (long term - when planting on CTRL embankment is established and screens long distance views from the CTRL)</p>	<p>Occasional views from CTRL of construction plant and activities especially for paths and car park</p> <p>NEUTRAL IMPACT (low-moderate significance)</p>	<p>Views from CTRL of new planting and paths. Arable character of views reduced but site maintains essentially open character.</p> <p>Until the planting is well-established (yr 5-8) young planting will appear insubstantial and may give the site a neglected appearance.</p> <p>NEUTRAL IMPACT (low-moderate significance)</p>	<p>Views of site screened by planting on embankment of CTRL</p> <p>NO SIGNIFICANT IMPACT</p> <p>NEUTRAL IMPACT (low-moderate significance)</p>
2	View from Church Road (north end)	3	N/A	Public road	<p>An open, long distance view over a roadside ditch, rabbit fencing and arable fields, interrupted to the right by New Cottages and the Poplar tree belts that screen the small settlement there. Electricity pylons provide a noticeable sense of perspective through the mid-back ground and the horizon comprises woodland cover and rolling hills.</p> <p>The Jeskyns site can be seen within the mid to background from this point. Distinguishable features are the Henhurst cottages the near-side of Ashenbank Wood and the buildings at Dabbs Place.</p>		<p>No significant change – Implementation phase</p> <p>No significant change – year 0</p> <p>Low – year 40</p>	Moderate	<p>Occasional, glimpsed distant views of construction plant and activities</p> <p>NO SIGNIFICANT IMPACT</p>	<p>Nothing visible. Site too distant for new planting and paths to be visible</p> <p>NO SIGNIFICANT IMPACT</p>	<p>Jeskyns Wood visible on horizon merged with Ashenbank Wood and Shorne Wood. No significant change to character or quality of view.</p> <p>POSITIVE IMPACT (Low-moderate significance)</p>

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3	View from Church road south of New Cottages	2	N/A	Public road	An open, long distance view across arable fields dominated by a line of electricity pylons but with few other features. The part of the site that lies to the west of Henhurst Road can be seen from this point. Winstead Hill forms a strong line on the horizon line with tops of Shorne Wood visible over this line. The vegetation surrounding the settlement at Dabbs Place projects north into the mid-ground behind which Ashenbank Wood can be seen on the horizon.	280-500m (Varies depending on tower)	Low – Implementation phase Low – year 0 Moderate – year 40	Moderate	Activities visible in middle distance associated with planting works in field to the west of Henhurst Road. No significant visual intrusion. NEUTRAL IMPACT (low-moderate significance)	New planting visible in middle distance but no significant change to character or quality of view NEUTRAL IMPACT (low-moderate significance)	Planting in field to west of Henhurst Road visible as a woodland block forming a continuation to planting around Dabbs Place Farm. Planting is likely to reduce dominance of electricity pylons within the view and enhance the view by providing additional features. POSITIVE IMPACT (Moderate significance)
4	Round Street	-	N/A	Public road	Occasional glimpsed views across paddocks and private gardens towards the site in the middle distance. Most views are restricted by the closely planted hedgerow and mature trees that follow the perimeter of the paddocks to the rear of properties along Round Street.		Low – Implementation phase Low – year 0 Low – year 40	Low	Possible occasional, glimpsed distant views of construction plant and activities No significant visual intrusion. NEUTRAL IMPACT (Low significance)	New planting occasionally visible in middle distance but no significant change to character or quality of view NEUTRAL IMPACT (Low significance)	Occasional glimpses of new woodland planting on the horizon of views. POSITIVE IMPACT (Low significance)
5	Sole Street	-	N/A	Public road	Most views to the site are restricted by the commercial orchards that lie to the east and west of the road. A small stretch of road between 'Burleigh' and 'The Rookery' has views towards the site from above the meter high road verge. The view is across open arable land with the edge of the adjacent orchard seen in the distance and two lines of electricity pylons crossing the landscape.		Low – Implementation phase Low – year 0 Low - year 40	Low	Possible occasional, glimpsed distant views of planting works No significant visual intrusion. NEUTRAL IMPACT (Low significance)	New planting glimpsed in middle distance but no significant change to character or quality of view NEUTRAL IMPACT (Low significance)	New orchard planting present in middle distance of view from stretch of road adjacent to 'Burleigh' . Use of strip of land in the foreground (now in private ownership) will determine whether new orchard will be visible. POSITIVE IMPACT (Low significance)
Views within the site											

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Views from roads											
6	Henhurst Road	5, 6, 17	N/A	Public road	<p><i>North end:</i> Long distance view over open large arable fields towards Winstead Hill in the middle distance and Ashenbank and Shorne woods on the horizon. The mid-ground of this view is interspersed with clearly visible pylons. There are few features.</p> <p><i>Middle section:</i> Medium distance views to the west across medium scale fields with mature trees and broken hedgerows forming features in the mid-ground and background of the view. The wooded hilltop to the east of Hartley can be seen in the distance (approx 4.5km away). To the South, long distance views are restricted by topography and the trees and hedgerows that screen the settlements at Dabbs Place and Round Street.</p> <p>Views to the east mainly restricted by mature hedgerow adjacent to road.</p> <p><i>South end:</i> Low vegetation at corner allows clear, long distance views towards Henhurst Cottages and beyond across open arable fields. The horizon follows the highest points of the site which are formed by Winstead Hill and stretch east across similar agricultural fields.</p>		<p>Low - Implementation phase</p> <p>Low – year 0</p> <p>High – year 40</p>	Moderate	<p>Activities visible in close- and middle distance associated with planting works and construction of paths and car park. More activities and machinery on site than when site was in agricultural use creating limited visual intrusion but scale of activities and plant similar to agricultural work.</p> <p>NEGATIVE IMPACT (Low-moderate significance)</p>	<p>New planting, car park and paths visible. View is more varied with a range of elements and features. Openness of view is maintained and horizon features are unchanged.</p> <p>Until the planting is well-established (yr 5-8) young planting will appear insubstantial and may give the site a neglected appearance.</p> <p>Agricultural character of view is diminished.</p> <p>NEUTRAL IMPACT (Low-moderate significance)</p>	<p><i>North end:</i> Jeskyns Wood forms major new feature in close proximity to the road. Car park is visible in foreground of views. Long distance views over open arable land to the south replaced with narrower view over grassland.</p> <p><i>Middle section:</i> Close proximity views of area of mixed planting including woodland blocks, orchard and coppiced wood replaces views over arable fields. Occasional views through planting to the wider landscape.</p> <p><i>South end:</i> Views towards Henhurst Cottages replaced with close proximity views of new woodland</p> <p>Generally, long distance open views with agricultural character but few features would be lost and replaced with shorter views with greater structure and more features and character of an amenity</p>

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											landscape. NEUTRAL IMPACT (Moderate-high significance)
7	Jeskyns road	7, 8	N/A	Public road	<i>Between Sole Street and Jeskyns Cottages:</i> To the south, 1-1.5m high verge restricts views and very little can be seen above this. To the north, wide, open views across a gently undulating arable landscape with few features. A recently installed timber boundary		Low - Implementation phase Low – year 0 High – year 40	Moderate	Activities visible in close- and middle distance associated with planting works and construction of paths. More activities and machinery on site than when site was in agricultural use but scale of activities and plant similar to	New planting (trees, shrubs and hedgerows) and paths visible. View is more varied with a range of elements and features. Open character of view is maintained and horizon features are unchanged. Until the planting is well-established (yr 5-8) young planting will appear insubstantial and may give the site a neglected appearance. Agricultural character of view is diminished.	<i>Between Sole Street and Jeskyns Cottages:</i> Meadow retains open character of foreground and middleground. Jeskyns Wood provides significant new

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					<p>fence forms the foreground. The far eastern side of the panorama allows clear views of Jeskyns Court and Farm. To the west, the mature hedgerows, mature trees and garden vegetation provide a soft boundary to the village of Cobham.</p> <p>Prominent features on the horizon are Ashenbank and Shorne Woods, a solitary oak and a line electricity pylons.</p> <p><i>Between Jeskyns Cottages and Round Street:</i> View is restricted by high hedgerows and other residential boundaries at the junction between the Henhurst and Jeskyns Roads. Past Dabbs Place, the view opens over the fields that lie between Round Street and Dabbs Place. Roof tops and treetops of properties in Round Street are seen on the horizon.</p>				<p>agricultural work.</p> <p>NEUTRAL IMPACT (Low-moderate significance)</p>	<p>NEUTRAL IMPACT (Low-moderate significance)</p>	<p>woodland block on horizon and forms a continuation to Ashenbank Wood and Shorne Wood. Dominance of electricity pylons would be reduced by presence of woodland block.</p> <p><i>Between Jeskyns Cottages and Round Street:</i> Open views towards Round Street replaced with close-proximity views of woodland and more distant views of orchards.</p> <p>Generally, long distance open views with agricultural character but few features would be lost and replaced with shorter views with greater structure and more features and character of an amenity landscape.</p> <p>NEUTRAL IMPACT (Moderate-high significance)</p>
Views from public rights of way											
8	Public footpath adjacent to west side of Ashenbank Wood	9	N/A		An open view over the most eastern field of the site (designated as AONB). View spans from the Poplars that line the track to the west across to the commercial orchards on		<p>Low - Implementation phase</p> <p>Low – year 0</p> <p>Moderate – year 40</p>	High	Activities visible in close- and middle distance associated with planting and seeding works and construction of paths and pond. More activities and	<p>New planting (small blocks of trees and shrubs) visible. View is more varied with a range of elements and features. Open character of view is maintained by proposed meadows and horizon features are unchanged.</p> <p>Agricultural character of view is diminished.</p>	<p>Small new woodland blocks adjacent to Scotland Lane and Ashenbank Wood would provide new features and create a stronger</p>

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					<p>the east side. Landform is gently undulating.</p> <p>Horizon is formed by the tops of the trees growing along Scotland Lane and Ashenbank Wood.</p>				<p>machinery on site than when site was in agricultural use but scale of activities and plant similar to agricultural work.</p> <p>NEGATIVE IMPACT (Moderate significance)</p>	<p>Until the planting is well-established (yr 5-8) young planting will appear insubstantial and may give the site a neglected appearance.</p> <p>NEUTRAL IMPACT (Moderate significance)</p>	<p>horizon. Grassland and meadows in centre of site would allow open character of views to be maintained.</p> <p>Agricultural character of view is diminished.</p> <p>NEUTRAL IMPACT (Moderate-high significance)</p>
9	Scotland Lane	10	N/A	Byway open to all traffic	<p>Initially, the track is enclosed with mature trees and hedgerows. The view briefly opens out to allow a dramatic full panorama of the site with long distance views towards Gravesend, the Thames and Tilbury. Further north, the track becomes quickly sunken with a high verge to the east and mature native trees and shrubs on both sides of the hedgerow. To the west, occasional long views stretch approximately 7km north-east to the Thames. The CTRL is partially visible but mostly, the train line is hidden by the edge of Ashenbank Wood.</p>		<p>Low - Implementation phase</p> <p>Low – year 0</p> <p>Moderate – year 40</p>	High	<p>Glimpses of activities associated with planting and seeding works. Most views are obscured by the existing hedgerow planting.</p> <p>NEGATIVE IMPACT (Moderate significance)</p>	<p>Occasional glimpses of new planting (small blocks of trees and shrubs) and grassland areas and Jeskyns Wood beyond. Glimpsed long distance views are more varied with a range of elements and features in fore- and middle-ground. Agricultural character of view is diminished.</p> <p>Open character of occasional longer distance views is maintained by proposed meadows. At southern end, long distance views towards the Thames are retained.</p> <p>Until the planting is well-established (yr 5-8) young planting will appear insubstantial and may give the site a neglected appearance.</p> <p>NEUTRAL IMPACT (Moderate significance)</p>	<p>From southern end, Jeskyns Wood forms new horizon and long distance views towards the Thames would be obscured. Views to the west across the site largely retained.</p> <p>From central and northern section, occasional glimpses of new planting (small blocks of trees and shrubs) and grassland areas with Jeskyns Wood beyond. Glimpsed long distance views are more varied with a range of elements and features. Open character of occasional longer distance views is maintained by proposed meadows. Agricultural character of view is diminished.</p> <p>NEUTRAL IMPACT (Moderate-high significance)</p>

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10	Public footpath between Battle Street and Hollybush Corner	15,20	N/A	Public footpath	Open views across arable fields to east and west with no features other than a line of electricity pylons. Ashenbank Wood forms horizon to the north and east in middle distance. From some points eg Hollybush Corner, views are long distance towards the Thames from others, the landform of Winstead Hill obscures more distant views.		Low - Implementation phase Low – year 0 Moderate – year 40	High	Activities visible in close- and middle distance associated with planting and seeding works and construction of paths. More activities and machinery on site than when site was in agricultural use but scale of activities and plant similar to agricultural work. NEGATIVE IMPACT (Moderate significance)	New planting of Jeskyns Wood visible from higher points on path. View is more varied with a range of elements and features. Open character of view is maintained by proposed meadows and horizon features are unchanged. Agricultural character of foreground of view is diminished. Until the planting is well-established (yr 5-8) young planting will appear insubstantial and may give the site a neglected appearance. NEUTRAL IMPACT (Moderate significance)	Established woodland of Jeskyns Wood forms new feature in middle-distance and reduces dominance of electricity pylons within the view. Longer distance views towards the edge of Cobham are retained by the open grassland forming Jeskyns Meadows. Views to the Thames no longer available and agricultural character of view is diminished. NEUTRAL IMPACT (Moderate-high significance)
11	Public footpath to north of Round Street	13	N/A	Public footpath	Panoramic view over a flat, arable landscape. The southern most edge is marked by a post a wire fence separating the arable fields and private paddocks. Beyond the cottages, the wooded shaws to the East of Sole Street form the horizon. Further west, there is a glimpsed long distance view before canopies of the tree line adjacent to Copt Hall Lane forma closer horizon. In winter, Dabbs Place and Dabbs Place Farm are visible through the planting that follows the boundaries. The view to the north-east opens up and extends to Ashenbank Wood. The electrical pylons are a		Low - Implementation phase Low – year 0 Moderate – year 40	High	Activities visible in close- and middle distance associated with planting and seeding works and construction of paths. More activities and machinery on site than when site was in agricultural use but scale of activities and plant similar to agricultural work. NEGATIVE IMPACT (Moderate significance)	New planting of Jeskyns Orchard with associated grassland and areas of shrub planting adds interest to view and reduces dominance of electricity pylons. Long distance views and horizon are unchanged. POSITIVE IMPACT (Moderate significance)	Mature planting of Jeskyns Orchard with associated grassland and areas of shrub planting adds interest to view and reduces dominance of the electricity pylons. Most long distance views obscured by orchard and woodland planting but sense of openness retained by large areas of wildflower meadows. POSITIVE IMPACT (Moderate-high significance)

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					distinctive feature of this otherwise empty and open landscape, criss-crossing fields from two directions.						
Views from properties											
12	1-4 Henhurst Cottages Henhurst Cottage Forge Cottage Old Forge Yard 1 Henhurst Farm Cottage Rowan Cottage	-	1-9	Private residences	Likely views east from the first storey over Henhurst Road, hedgerows to Winstead Hill. Partial views southwest over gardens to western field of the site and probable long distance views from upper stories to Meopham.	Ref. 1.4 = 660m Ref. 5-9 = 580m	Low - Implementation phase Low – year 0 Moderate – year 40	High	Activities visible in close- and middle distance associated with planting, seeding works and construction of paths. Glimpses of the construction of the car park and the digging out of the pond to the north and south. Construction traffic will not pass the fronts of the cottages but will be visible to the north-west. NEGATIVE IMPACT (Moderate significance)	Views will retain open character similar to existing however the car park is likely to be prominent in the middleground to the north until planting becomes more established. Until the planting is well-established (yr 5-8) young planting will appear insubstantial and may give the site a neglected appearance. NEGATIVE IMPACT (Moderate significance)	Close views will remain similar to existing with more planting features and detail to be seen. Mature woodland and coppice is likely to restrict views immediately west. The established woodland blocks at Jeskyns Wood will screen any views to the A2 corridor and will merge into the existing horizon of Shorne woods Generally, agricultural character of views will be diminished and views to the south and east will include more features but will retain some openness and views to the north and north-east will be more wooded. NEUTRAL IMPACT (Moderate-high significance)
13	1-2 Longcroft Cottages	16	10-12	Private residences	Clear, long distance views over the back garden boundary fence and hedge over arable	Ref.10-11 = 640m Ref 12. = 740m	Low - Implementation phase	High	Activities partially visible in close- and middle distance associated with	New planting visible in middle distance but no significant change to character or quality of view	The woodland planted in the field north of the property will

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	Dabbs Place Farm				fields towards Henhurst cottages. Ashenbank wood visible to the north-east forming the horizon.		Low – year 0 Moderate – year 40		planting, seeding works. NEGATIVE IMPACT (Moderate significance)	NEUTRAL IMPACT (Moderate significance)	provide variety and a sense of structure to the north-easterly view but will obscure long distance views to Henhurst and beyond. Views south and west will remain largely unchanged in terms of character and quality of view. NEUTRAL IMPACT (Moderate-high significance)
14	Dalginross Cottage Micawber Cottage Dabbs Place House	-	13-15	Private residences	Partial views in winter through mature trees towards the fields south of Jeskyns Road .	Ref.13-14 = 800m Ref. 15 = 750m	Low - Implementation phase Low – year 0 Low – year 40	High	Activities partially visible in close- and middle distance associated with planting, seeding works. NEGATIVE IMPACT (Moderate significance)	New planting glimpsed in middle distance but no significant change to character or quality of view. Until the planting is well-established (yr 5-8) young planting will appear insubstantial and may give the site a neglected appearance. NEUTRAL IMPACT (Moderate significance)	Most views unchanged due to presence of existing vegetation around properties screening long distance views. Existing woodland to the south-west of the properties will appear denser. To the south, woodland will restrict views but will provide visual interest at a closer proximity than currently afforded from the properties. POSITIVE IMPACT (Moderate significance)
15	Jeskyns Court	-	16	Private residence	Views into the farm and onto the site largely concealed by vegetation. A long	55m	Low - Implementation phase	High	Activities partly visible in close- and middle distance associated with planting, seeding	New planting and pathways will be visible and agricultural character of views will be diminished.	Most views of the site obscured by existing vegetation. Where

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					distance view from the property across the farm and arable fields to Ashenbank wood exists from this point.		Low – year 0 Moderate – year 40		works and the construction of pathways and pond. NEGATIVE IMPACT (Moderate significance)	Until the planting is well-established (yr 5-8) young planting will appear insubstantial and may give the site a neglected appearance. The pond will add a landscape feature to the view north. NEUTRAL IMPACT (Moderate significance)	present, long distance views over agricultural landscape will be replaced with views of woodland, shrub blocks and grassland. NEUTRAL IMPACT (Moderate-high significance)
16	Nos 1 - 4 Jeskyns Cottages	-	17-20	Private residences	Partial views to arable fields to the rear of Jeskyns Farm mostly obscured by vegetation. Partial views to the north east possible from upper storey. Views south are available over the grass verge to the higher areas of the arable fields between Round Street and Dabbs Place. Pylons cross the landscape and are prominent features within the landscape.	500m	Low - Implementation phase Low – year 0 Moderate – year 40	High	Construction of pathways and the planting of vegetation will occur immediately opposite the fronts of these properties however there is unlikely to be more activities and machinery on site than when site was in agricultural use. NEGATIVE IMPACT (Moderate significance)	New planting of Jeskyns Orchard visible to the south. View is more varied with a range of elements and features. Open character of view is maintained and horizon features are unchanged. Views to the north include new shrub planting in foreground with new pond and woodland planting behind. NEUTRAL IMPACT (Moderate significance)	The growth of new tree and orchard planting to the south of Jeskyns road will dominate the foreground reducing prominence of the pylons. Views of agricultural land to the north replaced with close proximity views of shrub planting. NEUTRAL IMPACT (Moderate-high significance)
17	Nos 1 -2 Orchard Cottages	7	21-22	Private residences	Clear, panoramic views across the whole site from the front and back of the house. Winstead hill and further east, Ashenbank wood together form the northern horizon and to the south, views extend to the orchards and rise in topography to the north of Round Street. View form the rear of the properties slightly obscured by the verge and retaining wall which is approximately 1m	520m	Moderate - Implementation phase Low – year 0 Moderate – year 40	High	Activities visible in close and middle distance associated with planting, seeding works and the construction of paths with more activity to the south and rear of the properties. More activities and machinery on site than when site was in agricultural use but scale of activities and plant similar to agricultural work. NEGATIVE IMPACT	New planting to the south and north visible but the openness of views remains largely unchanged. Until the planting is well-established (yr 5-8) young planting will appear insubstantial and may give the site a neglected appearance. NEUTRAL IMPACT (Moderate significance)	View to the north of Jeskyns Meadows in the foreground with Jeskyns Wood and woodland encroachment areas in the middle and background. This retains an open foreground with more varied background. To the south established, tree, shrub and orchard planting will

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					high.				(Moderate-high significance)		provide denser plant communities at a closer proximity to the property boundary and will provide a more enclosed feel than currently experienced by residents. Agricultural character of views is diminished and replaced with views of an amenity landscape. NEUTRAL IMPACT (Moderate-high significance)
18	Owletts	-	23	Private residence	Partial views of site through vegetation in Winter. Long distance views largely restricted by intervening vegetation.	520m	No significant change - Implementation phase Low – year 0 Low – year 40	High	Few activities visible in the close-middle ground. Works associated with planting, seeding and pathway construction glimpsed in the mid-back ground. NO SIGNIFICANT IMPACT	New planting visible through gaps in existing vegetation although the extent, quality and character of the view remains largely unchanged. NEUTRAL IMPACT (Moderate significance)	Views remain largely unchanged in character and quality. Increased landscape features add visual interest in mid-background. POSITIVE IMPACT (Moderate significance)
19	3-5 Owletts Cottages	-	24-26	Private residence	2m high hedge restricts views from lower storeys and gardens however it is possible that clear views to the north of the site and Ashenbank woods are available from upper stories.	500m	No significant change - Implementation phase Low – year 0 Low– year 40	High	It is possible the construction, planting and seeding would be visible from upper stories however existing vegetation prevents views from back gardens. It is unlikely that machinery present on site will cause any more disturbance than experienced under agricultural use. NO SIGNIFICANT IMPACT	New planting possibly visible from upper storeys but the quality and the character of the views remain largely unchanged. NEUTRAL IMPACT (Moderate significance)	Possible views from upper floors across Jeskyns Meadows towards Jeskyns Woods in the distance. Agricultural character of view is diminished and replaced with views of an amenity landscape. NEUTRAL IMPACT (Moderate significance)

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20	Meadow House	-	27	Private residence	Views to the north restricted by avenue of Poplars. Glimpses through the shelter belt allow partial views over the eastern most field to Ashenbank wood	780m	Low – Implementation phase Low – year 0 Low – year 40	High	Partial glimpsed views of construction work related to planting, seeding and pathway construction. Works occur within the mid-far distance and are similar in nature and scale to those experienced within the commercial orchards and during agricultural use. NEGATIVE IMPACT (Moderate significance)	Partial glimpsed views available across open fields as experienced currently although new planting may be slightly visible. Wildflower meadows will be similar to the landscape experienced recently. NEUTRAL IMPACT (Moderate significance)	The woodland encroachment of Ashenbank wood will bring the woodland edge slightly closer and planting within the mid-ground will structure the long view over the meadow towards it. Agricultural character of view is diminished and replaced with views of an amenity landscape. NEUTRAL IMPACT (Moderate significance)
21	Mulberry Oast 5 Battle Street	-	28-29	Private residence	Views across the site are likely from upper storeys of both properties. Views to Ashenbank Wood over the sites' most Eastern field. Scotland Lane partially visible. Scotland Lane is more visible from 5 Battle Street	700m	Low – Implementation phase Low – year 0 Moderate – year 40	High	Views of construction work related to planting, seeding and pathway construction likely to be visible from upper stories. Works similar in nature and scale to those experienced within the commercial orchards and during agricultural use. NEGATIVE IMPACT (Moderate significance)	Views likely from upper storeys of properties will change from agricultural character to an amenity landscape. New planting visible in foreground and middle ground of view. NEUTRAL IMPACT (Moderate significance)	Wildflower meadow with mature shrub planting will replace open arable fields in the foreground however the mid-far distance remains largely unchanged. Woodland encroachment from Ashenbank wood will increase the proximity of the woodland edge. Agricultural character of view is diminished and replaced with views of an amenity landscape. NEUTRAL IMPACT (Moderate-high significance)

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22	1-3 Rookery Farm Barn The Stables	18	30-33	Private residence	Views over the verge (approximately 1.5m high) to the arable fields that lie to the south of Jeskyns Road and to the orchards around Round Street in the distance. Clear views from the north sides of some of the properties further north to Ashenbank wood	Ref. 30-32 = 530m Ref. 33 = 580m	Low – Implementation phase Low – year 0 Moderate – year 40	High	Views of construction work related to planting, seeding and pathway construction likely to be visible from upper stories. Works similar in nature and scale to those experienced during agricultural use. NEGATIVE IMPACT (Moderate significance)	New planting will be visible within the mid-back ground. Character of views will change from agricultural to amenity. NEUTRAL IMPACT (Moderate significance)	Mature shrub planting that wraps around the property boundaries will largely prevent views into the site unless access onto the top of the fields is gained. Here, open fields are replaced by shrub, orchard and tree planting and serve to screen the electrical pylons that are currently a dominant feature within the landscape. NEUTRAL IMPACT (Moderate-high significance)
23	Burleigh	-	34	Private residence	Clear views west and north-west over arable land towards Round Street and Dabbs Place. Views North-west to Winstead Hill.	670m	Low - Implementation phase Low – year 0 Moderate – year 40	High	Views of construction work related to planting, seeding and pathway construction likely to be visible from upper stories. Works similar in nature and scale to those experienced during agricultural use. NEGATIVE IMPACT (Moderate significance)	New planting visible within the fore and back ground however the open nature, quality and character of the views will be maintained until planting becomes more established. Character of views will change from agricultural to amenity NEUTRAL IMPACT (Moderate significance)	New established planting will provide a greater sense of enclosure to the property than currently experienced. Open views to Winstead Hill will be replaced by partial views over vegetation. The dominance of the power lines will be largely reduced. Character of views will change from agricultural to amenity NEUTRAL IMPACT (Moderate-high significance)

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24	Stone High	-	35	Private residence	Partial views over back gardens and boundary planting from paddocks. Views from the house are mostly restricted by boundary and garden vegetation.	1250m	No significant change - Implementation phase No significant change – year 0 Low – year 40	High	Occurrence of construction works (involving the planting of new vegetation and the laying of paths) glimpsed in the mid-back ground of partial views. NO SIGNIFICANT IMPACT	Views will remain unchanged and planting will not have a noticeable impact from the property. NO SIGNIFICANT IMPACT	Established shrub, orchard and tree planting will restrict any partial views to the northern part of the site and provide a sense of depth to boundary planting. POSITIVE IMPACT (Moderate significance)
25	Eden Cottages Black horse cottage	-	36-37	Private residences	Restricted views to the north from upper stories over paddocks and private land towards agricultural land.	Ref.36 = 1250m Ref. 37 = 1260m	No significant change - Implementation phase No significant change – year 0 Moderate– year 40	High	It is possible that construction works including the laying of pathways, planting and seeding could be glimpsed from upper stories however the nature and scale of the works are not significantly different to agricultural practices recently experienced upon the site. NO SIGNIFICANT IMPACT	The impact of the scheme at this stage will be negligible due to partial views and unestablished vegetation. The quality and character of the views will remain largely unchanged. NO SIGNIFICANT IMPACT	The established vegetation is likely to provide a greater sense of depth to the boundary treatment and sense of enclosure. Partial views through tall planting will be possible across wildflower meadows. In addition, electrical pylons are unlikely to dominate the landscape to the same extent POSITIVE IMPACT (Moderate significance)
26	Orchard cottage Homeside	-	38-39	Private residences	Clear views across agricultural land to Ashenbank Wood and Dabbs Place from the field to the north of the property. Occasionally, the view is broken by mature shrubs. Electrical pylons cross the landscape and are dominating features.	1240m	Low - Implementation phase Low – year 0 Moderate – year 40	High	The planting of vegetation and the construction of paths will occur in the mid-far distances however the scale and nature of works will not be significantly different to that experienced under agricultural use. NEGATIVE IMPACT (Moderate	New orchard and coppice planting will be visible as will the newly laid pathway to the north of the property. Character of views will change from agricultural to amenity NEUTRAL IMPACT (Moderate significance)	The views north from the property boundary will be largely restricted by mature woodland planting, coppice and orchard planting. In turn, the dominance of electrical pylons will be largely reduced.

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Viewpoint	Location	Photo ref	Prop ref	Type of Receptor	Existing view	Approx. distance from site centre	Magnitude of change	Receptor Sensitivity	Impact during implementation period (significance)	Impact after completion at year 0 (significance)	Impact after completion at year 40 (significance)
									significance)		The open arable character of the view will be replaced by a more varied, wooded amenity landscape. NEUTRAL IMPACT (Moderate-high significance)
27	Broadview Sunnyside Heros cottage Small-holding	-	40-43	Private residences	Partial views over back gardens and boundary planting across arable fields.	Ref. 40-41 = 1250m Ref. 42-43 = 1290m	No significant change - Implementation phase Low – year 0 Moderate – year 40	High	The planting of the proposed vegetation and the construction of pathways will be partially visible (likely to be more so from upper storeys). It is unlikely that machinery present on site will cause any more disturbance than experienced under agricultural use. NO SIGNIFICANT IMPACT	New pathways and planting are likely to be glimpsed beyond boundary planting particularly from upper storeys Openness of views will be unchanged but character will change from agricultural to amenity. NEUTRAL IMPACT (Moderate significance)	Established coppice and orchard planting will replace arable fields creating a sense of enclosure and restricting long distance views. The presence of the electrical pylons will be further screened by planting. Character of view will change from agricultural to amenity. NEUTRAL IMPACT (Moderate-high significance)
29	Scalers Hill House		44	Private residence	View across arable land towards the Oak tree on Winstead Hill and beyond framed by existing woodland.	700m	No significant change - Implementation phase No significant change – year 0 Moderate – year 40	High	The property is of significant distance away from construction works and is not likely to be disturbed. It is possible that glimpses through existing vegetation allow for construction works to be viewed in the mid-far distances. NO SIGNIFICANT IMPACT	The distance from the site and the nature of the view together mean that new planting will be indistinguishable. pathways may be visible at times and it may be possible to see the pond to the south of Winstead Hill. NO SIGNIFICANT IMPACT	Following the establishment of Jeskyns Wood, the view from the property will change significantly and become much more wooded. The elevation of the property may allow views over the tops of trees towards the landscape to the west of the site. NEUTRAL IMPACT

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											(Moderate-high significance)