

Appendix 15.4

Visual Effects Table

APPENDIX 15.4: VISUAL EFFECTS TABLE (VET)												
Ref ¹	Receptor Type and Location	Judged Sensitivity of Visual Receptor		Judged Magnitude of Visual Effects				Description/ Notes	Overall Effect at Construction Phase	Overall Effect upon Completion	Overall Effect 15 Years post Completion	Is the effect Significant?
		Susceptibility to Change	Value	Distance from Site Boundary (or Built Development where stated) (approx. m/km)	Nature of View	Is the View Permanent or Transient?	Size/Scale of Visual Effect (incl. degree of contrast/ integration) (at Stages of Project)		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Yes No
		High Medium Low	High Medium Low		Full Partial Glimpse None		High Medium Low Negligible/ None		Adverse or Beneficial	Adverse or Beneficial	Adverse or Beneficial	
1	Public footpath leading to Great Wilsey Farm, on site boundary. • Users of Public Right of Way (PROW)	High	Medium	0m	Full (as the full view will be altered as a result of the development)	Permanent	Construction: High Completion: High Year 15: Medium	<ul style="list-style-type: none"> This view demonstrates the visibility of the north western part of the site from a public footpath which runs along a track leading to Great Wilsey Farm. Great Field Plantation is visible with residential development of Haverhill visible above the tree line to the left and mixed development of Haverhill to the right with Ladygate Wood and Poplar Wood visible on the horizon above. Industrial development to the south of Haverhill is visible between the two woodland blocks. Two storey residential development will be visible in the foreground at this location, but boundary planting is proposed around the development edge to help screen and soften the development edge. A small area of open fields will be retained to the south of the existing residential properties as visible to the right of the photograph. This view will therefore be greatly altered with high impacts especially during the construction phase. Once the boundary planting has established however, the view will be restricted ad less open, but the development will be softened. 	Major/Moderate Adverse	Moderate Adverse	Moderate Adverse (as the open view will be restricted by planting, however, the remaining views to the north and east, will remain open. Also, the condition of the footpath will be improved.)	Yes (during construction and at completion. Significance reduced at maturity).
2	Public footpath junction on site boundary, adjacent to Great Wilsey Farm. • Users of PROW	High	Medium	0m	Full (as the full view will be altered as a	Permanent	Construction: High Completion: High Year 15: Medium	<ul style="list-style-type: none"> This view is located further along the track and footpath from Viewpoint 1 and shows the view from a junction in the public footpath adjacent to residential properties by Great Wilsey Farm. Great Field Plantation is clearly visible in the centre of the view. This view will be greatly altered due to two storey residential development proposed in front of the woodland plantation. Boundary planting is proposed around the perimeter of the development adjacent to the footpath route. 	Major/Moderate Adverse	Moderate Adverse	Moderate Adverse	Yes (during construction and at completion.

¹ Viewpoint reference.

	<ul style="list-style-type: none"> Residents 	High	Medium	5m	result of the development) Full (as above)	Permanent	Construction: High Completion: High Year 15: Medium		Major/Moderate Adverse	Moderate Adverse	Moderate Adverse (as the open view will be restricted by planting, however, the remaining views to the east, will remain open. Also, the condition of the footpath will be improved.)	Significance reduced at maturity).
3	Public footpath on site boundary adjacent to Great Wilsey Farm. <ul style="list-style-type: none"> Users of PROW 	High	Medium	0m	Full (as the full view will be altered as a result of the development)	Permanent	Construction: High Completion: High Year 15: Medium	<ul style="list-style-type: none"> This view looks east across the north eastern part of the site and demonstrates how the ridgeline contains the site and restricts visibility to the north. The tree belt which screens housing off Shetland Road to east of Haverhill is visible to the right of the view, with trees and vegetation along watercourse visible in front. As with the previous two views, this area will be developed with housing which will severely limit the views along the footpath. Development will be softened however with the provision of boundary woodland planting. 	Major/Moderate Adverse	Moderate Adverse	Moderate Adverse (as the open view will be restricted by planting, however, the remaining views to the north and west, will remain unchanged. Also, the condition of the footpath will be improved.)	Yes (during construction and at completion. Significance reduced at maturity).
4	Public footpath from Kedington <ul style="list-style-type: none"> Users of PROW 	High	Medium (as an open panoramic view)	25m	Partial	Permanent	Construction: Medium Completion: Medium Year 15: Low	<ul style="list-style-type: none"> This viewpoint is located on a public footpath at a high point on the ridge line to the north east of the site looking towards the site boundary. The woodland at Mary Cole's Grove is visible to the left of the view with the substantial woodland belt along the south western site boundary visible at the centre. Industrial development of Haverhill is partially visible with Great Wilsey Farm visible through the trees. Properties along Haverhill Road (A143) are just visible toward the right of the view, which demonstrates the extent 	Moderate Adverse	Moderate Adverse (as some built elements will be visible)	Moderate/Minor Adverse (as view will be shortened slightly, but built elements	No

								<p>of the development site.</p> <ul style="list-style-type: none"> • Within the masterplan proposals, this view will be looking towards two storey residential development. Substantial structural woodland planting is proposed along this boundary which will ultimately screen the built development, however, this will shorten the view. The wide panorama will still however be possible. 			<p>will be screened by boundary woodland planting. Remaining views to north, east and south will remain open.)</p>	
5	<p>Public footpath leading to south of Kedington.</p> <ul style="list-style-type: none"> • Users of PROW 	High	Medium (as an open panoramic view)	15m	Partial	Permanent	<p>Construction: Medium Completion: Medium Year 15: Low</p>	<ul style="list-style-type: none"> • This viewpoint is located on a public footpath which links from the centre of the site to the Stour Valley Path below Kedington. The viewpoint location is on the high point on the north eastern ridge, to the south of Viewpoint 4. Mary Cole's Grove is visible above the hedge line to the left of the view with the substantial woodland planting to the south western site boundary visible on the horizon. Some residential development is visible in the distance while Great Wilsey Farm can be seen against the backdrop of Great Field Plantation. • According to the proposed masterplan, this view will be looking towards the edge of proposed two storey residential development. Substantial woodland structural planting is proposed around the development perimeter which will help to soften the development edge once established. • Additional tree and hedge planting is proposed along the route of a public footpath passing through the development. This planting will help to break up the development internally. 	Moderate Adverse	Moderate Adverse (as some built elements will be visible)	Moderate/Minor Adverse (as view will be shortened slightly, but built elements will be screened by boundary woodland planting. Remaining views to north, east and south will remain open.)	No
6	<p>Public footpath on site boundary, near to properties at Calford Green.</p> <ul style="list-style-type: none"> • Users of PROW • Residents 	High High	Medium (as wide open view) Medium (as wide open view)	0m 0m	Partial Partial	Permanent Permanent	<p>Construction: Medium Completion: Medium Year 15: Low</p> <p>Construction: Medium Completion: Medium Year 15: Low</p>	<ul style="list-style-type: none"> • This viewpoint shows views across the southern part of the site. Properties at Calford Green are visible through boundary trees with cars visible travelling along Coupals Road to the south of the site. The edge of Haverhill can be seen through trees but the town is then screened by the tree planting along the south western site boundary. Great Wilsey Farm is visible with Mary Coles Grove visible to the right of the view. • This view looks across an area of the site which is proposed as public open space in the form of a Country Park with grassland and tree planting. • Some two storey residential will be visible to the centre and right of the view. Some boundary planting will be provided around the development but not a woodland tree belt. Buildings are likely therefore to be partially visible although softened by tree and shrub planting. 	Moderate Adverse (due to distance to built development and mostly soft-works in close proximity of receptor)	Moderate Adverse (due to visibility of built elements to the north west).	Moderate/Minor Adverse (as views to the north west will be shortened, however, country park to the south should create attractive landscape and open views to the north will remain).	No

7	<p>Sturmer Road (B1061), on site boundary.</p> <ul style="list-style-type: none"> Road users Residents 	<p>Low</p> <p>High/Medium</p>	<p>Low</p> <p>Low</p>	<p>0m</p> <p>5m</p>	<p>Minimal</p> <p>Minimal</p>	<p>Transient</p> <p>Permanent</p>	<p>Construction: Low Completion: Low Year 15: Low</p> <p>Construction: Low Completion: Low Year 15: Low</p>	<ul style="list-style-type: none"> This viewpoint is located on Sturmer Road at the entrance to Eagles Farm. The site is just visible through trees along the roadside. This part of the site is proposed as public open space in the form of a Country Park with grassland, habitats and tree planting. 	<p>Moderate/Minor Adverse (due to works required to create Country Park and distance of built development).</p>	<p>Minor Adverse (as country park and not built development)</p>	<p>Negligible Adverse</p>	<p>No</p>
8	<p>Public footpath near junction with Coupals Road, adjacent to entrance to golf club.</p> <ul style="list-style-type: none"> Users of PROW Road users Recreation 	<p>High</p> <p>Low</p> <p>Medium/Low</p>	<p>Medium</p> <p>Low</p> <p>Low</p>	<p>5m</p> <p>0m</p> <p>5m</p>	<p>Partial</p> <p>Partial</p> <p>Partial</p>	<p>Permanent</p> <p>Transient</p> <p>Permanent</p>	<p>Construction: Low Completion: Low Year 15: Low</p> <p>Construction: Low Completion: Low Year 15: Low</p> <p>Construction: Low Completion: Low Year 15: Low</p>	<ul style="list-style-type: none"> This viewpoint is located on the public footpath leading south off Coupals Road, adjacent to Haverhill Golf Course. The southern part of the site is visible over the open field boundary but is partially screened by the existing hedge which runs along the roadside. This area is to be designed as public open space in the form of a Country Park. A small car park is to be provided for the Country Park which will be accessed off Coupals Road and located beyond the hedgerow field boundary. Additional planting is proposed along the open site boundary with tree planting around the proposed car park. As the new access, road and car park are to be located beyond the existing hedgerow, cars parked in the car park may be glimpsed on completion, but the boundary planting will provide an effective screen once mature. 	<p>Minor Adverse</p>	<p>Minor Adverse</p>	<p>Minor Adverse</p>	<p>No</p>
9	<p>Footpath through tree belt near site boundary.</p> <ul style="list-style-type: none"> Users of PROW 	<p>High</p>	<p>Medium</p>	<p>5m</p>	<p>Partial</p>	<p>Permanent</p>	<p>Construction: Medium Completion: Medium Year 15: Medium</p>	<ul style="list-style-type: none"> This view shows visibility of the site from a public footpath as it emerges through the tree belt on the south western site boundary. Great Wilsey Farm is visible on the ridge to the left of the view with trees along the watercourse flowing through the site visible on the lower levels. The woodland block to the right of the view provides screening to the rest of the site to the north. This public footpath route will be retained and incorporated into the masterplan design and will pass through an area of two storey residential development then three storey residential development. The footpath route will be retained and improved with surfacing and tree planting, however the view from this location will be greatly altered. 	<p>Major/Moderate Adverse</p>	<p>Moderate Adverse</p>	<p>Moderate Adverse (as open view will be restricted by built development but public route will be improved as part of the scheme).</p>	<p>Yes (during construction and at completion. Significance reduced at maturity).</p>
10	<p>Footpath adjacent to tree belt on site</p>							<ul style="list-style-type: none"> This viewpoint is located on a public footpath where it emerges from the tree belt along the south west boundary 				

	boundary. • Users of PROW	High	Medium	0m	Partial	Permanent	Construction: High Completion: High Year 15: Medium	of the site. Residential properties at Great Wilsey Farm are visible on the higher ground to the right of the view, with trees along the watercourse flowing through the site visible below. To the left is a block of new planting. • A block of two storey residential development is proposed in the field in the centre of the view with the land around the watercourse and on the rising land to be public open space. The young tree planting will be retained as part of the development proposals.	Major/Moderate Adverse	Moderate Adverse	Moderate Adverse (as view will be enclosed by development but footpath route will be improved).	Yes (during construction and at completion. Significance reduced at maturity).
11	Chalkstone Way on site boundary. • Road users	Low	Low	0m	Partial	Transient	Construction: High Completion: High Year 15: Medium	<ul style="list-style-type: none"> This location on Chalkstone Way shows the visibility of the site on the south western boundary adjacent to existing residential development. Housing off Green Road can be seen through trees to the right of the view with the new Westfield Community Primary School visible to the left. Great Field Plantation is visible towards the centre of the view. The existing residential properties to the south of Chalkstone Way generally face each other with only some windows facing towards the site. This area is to be developed as two storey housing. The site will be developed to the site boundary with some tree planting along the road. 	Moderate Adverse	Moderate Adverse	Moderate/Minor Adverse	No
	• Residents	High/Medium	Medium	10m	Partial	Permanent	Construction: High Completion: High Year 15: Medium		Major/Moderate Adverse	Moderate Adverse	Moderate/Minor Adverse	
12	Site boundary adjacent to Samuel Ward Academy playing fields. • School	Low	Low	0m	Full	Permanent	Construction: High Completion: High Year 15: Medium	<ul style="list-style-type: none"> Samuel Ward Academy is located adjacent to the Westfield Community Primary School to the west of the site with playing fields adjacent to the site boundary. Public rights of way pass along the boundary and link to an additional path leading adjacent to the tree belt. Great Field Plantation is prominent in the view with properties along the A143 Haverhill Road visible in the distance. This area is to be predominantly incorporated into the central Green Spine with habitat creation and some allotments. Two storey residential development will be provided beyond the footpath and field boundary to the south. 	Moderate Adverse	Moderate Adverse	Minor Adverse	No
	• Users of PROW	High	Medium	0m	Full	Permanent	Construction: High Completion: High Year 15: Medium		Moderate Adverse	Moderate Adverse	Minor Adverse	
13	Footpath junction with Chalkstone Way. • Users of PROW	High	Low	30m	Minimal	Permanent	Construction: Medium Completion: Medium Year 15: Low	<ul style="list-style-type: none"> A public footpath/cycleway leads from the new Westfield Community Primary School development and links to a route through a residential area off Chalkstone Way. The new school buildings effectively screen views of the proposal site beyond but some development would be visible to the right of the view as two storey residential development is proposed up to the site boundary along Chalkstone Way. 	Minor Adverse	Minor Adverse	Minor Adverse	No
	• Road Users	Low	Low	30m	Minimal	Transient	Construction: Medium Completion:		Minor Adverse	Minor Adverse	Minor Adverse	

	<ul style="list-style-type: none"> Residents 	High/Medium	Low	30m	Minimal	Permanent	<p>Medium Year 15: Low</p> <p>Construction: Medium Completion: Medium Year 15: Low</p>		Minor Adverse	Minor Adverse	Minor Adverse	
14	<p>Haverhill Road (A143) on site boundary adjacent to residential properties and public footpath.</p> <ul style="list-style-type: none"> Road Users Residents Users of PROW 	<p>Medium</p> <p>High</p> <p>High</p>	<p>Medium</p> <p>Medium</p> <p>Medium</p>	<p>0m</p> <p>5m</p> <p>5m</p>	<p>Partial</p> <p>Partial</p> <p>Partial</p>	<p>Transient</p> <p>Permanent</p> <p>Permanent</p>	<p>Construction: High Completion: High Year 15: Medium</p> <p>Construction: High Completion: High Year 15: Medium</p> <p>Construction: High Completion: High Year 15: Medium</p>	<ul style="list-style-type: none"> This viewpoint along the A143 Haverhill Road shows the visibility of the site where a public footpath meets the road. A number of residential properties are also located along the road facing the proposed site. Buildings and mature trees around Hill Farm can be seen to the left of the view with Great Wilsey Farm and Great Field Plantation visible towards the centre which provides a screen to the rest of the site beyond. The new Westfield Community Primary School can be seen with the flood lights around the associated sports pitches. To the right of the view a woodland block off Haverhill Road is visible adjacent to the site boundary. At this approximate location a new road junction is proposed which will provide the main access into the new development. The junction will be set back from the existing road alignment with a landscaped bund between the houses and a roundabout, with the access road leading south between the Green Spine/public open space and two storey residential development. The junction will be lit with pedestrian crossing points. Woodland planting is proposed around the built development and a new hedgerow and woodland planting is proposed at the northern end of the open space to screen development from the existing properties on Haverhill Road. 	<p>Moderate Adverse</p> <p>Major/Moderate Adverse</p> <p>Major/Moderate Adverse</p>	<p>Moderate Adverse</p> <p>Moderate Adverse</p> <p>Moderate Adverse</p>	<p>Moderate Adverse</p> <p>Moderate Adverse</p> <p>Moderate Adverse (as although approximately half of the view will be built development, this will be screened by woodland planting, and the country park will form the rest of the view).</p>	No
15	<p>Public footpath leading towards Burton Ley Plantation.</p> <ul style="list-style-type: none"> Users of PROW 	High	Medium	50m	Minimal	Permanent	<p>Construction: Negligible Completion: Negligible Year 15: None</p>	<ul style="list-style-type: none"> To the north west of the northern site boundary, a public footpath leads through fields on rising ground towards Burton Ley Plantation and a water tower and reservoir. The site is screened by existing trees around the properties on Haverhill Road. 	Negligible	Negligible	None	No

<p>16</p>	<p>Public footpath junction on site boundary.</p> <ul style="list-style-type: none"> • Users of PROW 	<p>High</p>	<p>Medium</p>	<p>0m</p>	<p>Full</p>	<p>Permanent</p>	<p>Construction: High Completion: High Year 15: Medium</p>	<ul style="list-style-type: none"> • At the centre of the site to the south of Great Wilsey Farm, public footpaths cross. The existing woodland belt along the south western boundary is visible and mostly screens residential development beyond. • Three storey residential development is proposed through this southern part of the site adjacent to a central green spine of public open space. 	<p>Major/Moderate Adverse</p>	<p>Moderate Adverse (as development will be visible through new linear park as planting will be immature).</p>	<p>Moderate Adverse (as view will be shortened but development will be softened by planting associated with linear park)</p>	<p>No</p>
------------------	---	-------------	---------------	-----------	-------------	------------------	--	---	-------------------------------	--	--	-----------