



Appendix D: Assessment of Potential Visual Effects

Error! No text of specified style in document.

Brinsham Lane- Gravel Hill Haul Road, Chipping Sodbury

Error! Not a valid bookmark self-reference.

Error! No text of specified style in document.

Introduction

The following tables set out the appraisal of the predicted visual effects on viewers around the Site at the viewpoints selected for inclusion in the LVA. The viewpoint locations selected represent the types of views that can be seen by a range of viewers and different distances and directions, focussing on publicly accessible viewpoints. The viewpoints are based on the previously undertaken LVS (2022). Additional viewpoints 2a and 2b, and 10 have been included to address comments received from Landscape Officer, as part of the previously submitted LVA and based on recent consultations with the Landscape Officer in June and August 2024. The likely visibility of the Proposed Development was verified during a site visit in March and June 2024.

This assessment is used to inform the anticipated visual effects on the various types of viewers likely to be present across the Study Area.

The sensitivity of visual receptors to the Site is comprised of two factors, firstly the value of views, and secondly the susceptibility of viewers to the type of development in question. The magnitude of visual effects is a combination three factors; the scale and size of change; the extent of the change; and the duration or timescale of the change. Details of how these factors are defined and combined using professional judgements are included in Appendix E.

This appendix should be read in conjunction with the LVA, which provides examination of the importance of the predicted effects. The viewpoint photographs (Figures PH-01 to PH-011) provide a useful reference in terms of the context of views and magnitude of potential change and should also be consulted. The viewpoint locations are identified on Drawing CHR-007 - Constraints and Opportunities.



Table D-1: Analysis of Sensitivity of Viewpoints/Visual Receptors

No.	Viewpoint Name	Potential Receptors	Value	Susceptibility	Overall Sensitivity	Notes
1	View from Gravel Hill, looking north towards the Site	Road users	Low	Low	Low	<p>This viewpoint is situated on Gravel Hill, a minor road connecting the northern end of Yate to the B4060, Wickwar Road, a busy vehicular corridor. The viewpoint lies on the south-west boundary of the Site. The foreground is dominated by a dense mature hedgerow that screens views into the Site and beyond.</p> <p>The viewpoint is not located within a landscape designation or on a locally promoted route and has no known cultural associations. Users are most likely to be motorists where the view is incidental to their journey. There are no pavements along this road, therefore no safe walking areas for pedestrians along the road with vehicles travelling at national speed limit, thereby limiting recreational users along this route.</p>
2	View from Gravel Hill, looking north-east towards the Site	Road users	Low	Low	Low	<p>This viewpoint is situated on Gravel Hill, a minor road connecting the northern end of Yate to the B4060, Wickwar Road, a busy vehicular corridor. The viewpoint lies on the south-west boundary of the Site. The foreground is dominated by a dense tall tree/vegetation that lies along the northern edge of Southfields Quarry that screens views into the quarry and beyond.</p> <p>The viewpoint is not located within a landscape designation or on a locally promoted route and has no known cultural associations. Users are most likely to be motorists where the view is incidental to their journey. There are no PRow connections to this road, and no pavements along this road, therefore no safe walking areas for pedestrians along the road with vehicles travelling at national speed limit, thereby limiting recreational users along this route.</p>
3	View adjacent to field gate by Little Brinsham	Road users	Low	Low	Low	<p>The foreground is dominated by the dense mature hedgerow. There are views of the land just east of</p>



No.	Viewpoint Name	Potential Receptors	Value	Susceptibility	Overall Sensitivity	Notes
	Farm (Grade II Listed Building), along Gravel Hill, looking west towards the site.					<p>the Site, along edge with the Little Brinsham Farm. The Site being in lower ground in the Holloway is screened by landform and overgrown vegetation in the foreground. Land rising up to the ridgeline (140m west of the Site) is visible in the horizon. Mature vegetation along Brinsham Lane frames the view. Overhead powerlines and wooden telegraph pole are also seen in view.</p> <p>The view is from a field gate along Gravel Hill, located along the edge of Little Brinsham Farm, Grade II Listed Building, noting that the view predominantly comprises pastoral land within and across the Site with no planning designation. Users are most likely to be motorists where the view is incidental to their journey. There are no pavements along this road, therefore no safe walking areas for pedestrians along the road with vehicles travelling at national speed limit, thereby limiting recreational users along this route.</p>
4	View along Brinsham Lane, looking south-west.	Road users	Low	Low	Low	<p>The viewpoint is located within the northern part of the Site, where it extends beyond north into the woodland area. There are views of Brinsham Lane that has a rural country lane character, bounded by dense tall mature vegetation on either side of the lane. Vegetation along the southern edge of Brinsham Lane (left in view) screens view of the Site. Woodland associated with Ladden Brook is seen to the right in view.</p> <p>Not located within a landscape designation or on a locally promoted route and has no known cultural associations. Users are most likely to be motorists where the view is incidental to their journey. There are no PRow connections to this road, and no pavements along this road, therefore no safe walking areas for pedestrians along the road with vehicles travelling at national speed limit, thereby limiting recreational users along this route.</p>



No.	Viewpoint Name	Potential Receptors	Value	Susceptibility	Overall Sensitivity	Notes
5	View along Brinsham Lane, looking north-east.	Road users	Low	Low	Low	<p>The viewpoint is located within the northern part of the Site, where it extends beyond north into the woodland area. There are views of Brinsham Lane that has a rural country lane character, bounded by dense tall mature vegetation on either side of the lane. Brinsham Lane has a rural country lane character, bounded by dense tall mature vegetation on either side of the lane. Vegetation along the southern edge of Brinsham Lane (right in view) screens view of the Site. Woodland associated with Ladden Brook is seen to the left in view.</p> <p>Not located within a landscape designation or on a locally promoted route and has no known cultural associations. Users are most likely to be motorists where the view is incidental to their journey. There are no PRow connections to this road, and no pavements along this road, therefore no safe walking areas for pedestrians along the road with vehicles travelling at national speed limit, thereby limiting recreational users along this route.</p>
6	View along Brinsham Lane, looking north-east.	Road users	Low	Low	Low	<p>The viewpoint is located north-west of the Site. Similar to VP 5, there are views of Brinsham Lane that has a rural country lane character, bounded by dense tall mature vegetation on either side of the lane. Brinsham Lane has a rural country lane character, bounded by dense tall mature vegetation on either side of the lane. Vegetation along the southern edge of Brinsham Lane (right in view) screens view of the Site. Woodland associated with Ladden Brook is seen to the left in view.</p> <p>Not located within a landscape designation or on a locally promoted route and has no known cultural associations. Users are most likely to be motorists where the view is incidental to their journey. There are no PRow connections to this road, and no pavements along this road, therefore no safe walking areas for pedestrians along the road with vehicles</p>



No.	Viewpoint Name	Potential Receptors	Value	Susceptibility	Overall Sensitivity	Notes
						travelling at national speed limit, thereby limiting recreational users along this route.
7	View from PRoW (LYA/37/10) north of Brinsham Farm, looking south towards the site.	Users of PRoW	Medium	High	High/Medium	Site is screened by intervening development and vegetation along Wickwar Ridge ¹ which is seen in view. Brinsham Farm, Grade II Listed Building, is seen in view. Overhead powerlines extending out from a wooden telegraph pole are also seen in view. Viewpoint is located 500m north of the Site, along PRoW - not located within a landscape designation and has no known cultural associations. Viewers are likely to be engaged in outdoor recreation.
8	View from Jubilee Way, long distance footpath and PRoW LYA/42/30, south of Tanhouse Lane, looking south-east towards the Site.	Users of PRoW	High	High	High	Site is screened by intervening landform and vegetation associated with Wickwar Ridge ¹ which is seen in view. Development within Yate Rocks is visible located along the ridgeline. Viewpoint is located 850m northwest of the Site, along Jubilee Way - long-distance footpath - not located within a landscape designation. Viewers are likely to be engaged in outdoor recreation.
9	View from Sodbury Common, looking north-west towards the Site.	Recreational users	High	High	High	Site is screened by intervening landform and vegetation. The viewpoint is located within Common Land.
10	View from Little Brinsham Farm entrance on Gravel Hill, looking south-east towards to the Site.	Road Users Residents (accessing drive)	Low Medium	Low High	Low High/Medium	The viewpoint is located on the edge of the access drive into Little Brinsham Farm. Roadside hedgerow vegetation is visible flanking Gravel hill. Tall mature vegetation along the northern edge of Southfields Quarry (left in view) frames the view. The extent of Site crossing Gravel hill is seen. The rest of the Site is screened by intervening development and vegetation. There are no pavements along this road, therefore no safe walking areas for pedestrians along the road with vehicles travelling at national speed

¹ Wickwar Ridge - Visually Important Hillside, South Gloucestershire Council, Landscape Character Assessment Supplementary Planning Document, Draft Report November 2023.



No.	Viewpoint Name	Potential Receptors	Value	Susceptibility	Overall Sensitivity	Notes
						limit, thereby limiting recreational users along this route. Not located within a landscape designation and has no known cultural associations.



Table D-2: Analysis of Magnitude of Visual Change

No.	Viewpoint Name	Size and Scale of Change	Geographical Extent	Duration and Reversibility	Magnitude	Notes
1	View from Gravel Hill, looking north towards the Site.	Construction Phase				<p>Construction: Construction activities associated with the Proposed Development would be seen in the foreground and result in the vegetation in the foreground (on both sides of the road) to be removed, allowing open views into the Site. This would cause a complete change in view.</p> <p>Operation: Vehicular activity associated with haul road would be visible. Some hedgerow planting along the road would be reinstated along the road after cessation of construction activities. Landform modifications associated with the haul road, with mature planting proposals along elevated screening landform profile would be visible through gaps in boundary hedgerow planting to the north. This would substantially alter the composition of the view.</p> <p>Restoration: The restoration phase is likely to have a similar effect as the construction phase in the short-term. However, the landform reinstated to baseline condition, and translocated established landscape planting will reinstate the visual amenity permanently, after 5-10 years.</p>
		Large	Small	Temporary/ Short term reversible	Medium	
		Operation Phase				
		Large	Small	Long term reversible	Medium	
		Restoration Phase				
		Large/Medium	Small	Temporary/ Short term reversible	Medium/Slight (reducing to Negligible in the long term after 5-10 years)	
2	View from Gravel Hill, looking north-east towards the Site	Construction Phase				<p>Construction: Construction activities associated with the Proposed Development would be seen in the foreground and result in the vegetation in the foreground to be removed, allowing open views into the Site. This would cause a complete change in view.</p> <p>Operation: Vehicular activity associated with haul road would be visible. Some hedgerow planting along the road would be reinstated along the road after cessation of construction activities. However, the presence of the haul road seen in the foreground would substantially alter the composition of the view.</p> <p>Restoration: The restoration phase is likely to have a similar effect as the construction phase in the</p>
		Large	Small	Temporary/ Short term reversible	Medium	
		Operation Phase				
		Large	Small	Long term reversible	Medium	
		Restoration Phase				
		Large/Medium	Small	Temporary/ Short term reversible	Medium/Slight (reducing to Negligible in the long term after 5-10 years)	



No.	Viewpoint Name	Size and Scale of Change	Geographical Extent	Duration and Reversibility	Magnitude	Notes	
						short-term. However, the landscape reinstated to baseline condition, and translocated established landscape planting will reinstate the visual amenity permanently after 5-10 years.	
3	View adjacent to field gate by Little Brinsham Farm, along Gravel Hill, looking west towards the site.	Construction Phase					<p>Construction: Vehicular movement associated with the construction activities would be seen over the field gate, and partially filtered through the hedgerow vegetation from this location.</p> <p>Operation: Mitigation planting would be introduced along the elevated screening landform. At Year 0 such planting would not be mature enough to provide a visual screen. However, upon establishment along with the elevated landform profile in this location, views of the Proposed Development would be completely screened.</p> <p>Restoration: The restoration phase is likely to have a similar effect as the construction phase in the short-term. However, the reseeded landform reinstated to baseline condition will reinstate the visual amenity permanently, after 5-10 years.</p>
		Medium	Small	Temporary/ Short term reversible	Medium/Slight		
		Operation					
		Small	Small	Long term reversible	Slight		
		Restoration					
		Medium/Small	Small	Temporary/ Short term reversible	Slight (reducing to Negligible in the long term after 5-10 years)		
4	View along Brinsham Lane, looking south-west.	Construction Phase					<p>Construction: Vehicular movement associated with the construction activities would be seen over the field gate, and partially filtered through the hedgerow vegetation from this location.</p> <p>Operation: Vehicular activity associated with haul road would be visible. The presence of the haul road would alter the composition of the view.</p> <p>Restoration: The restoration phase is likely to have a similar effect as the construction phase in the short-term. However, the landscape reinstated to baseline condition, and translocated established landscape planting and new restored planting proposals, upon maturity, will reinstate the visual amenity permanently, after 5-10 years.</p>
		Medium	Small	Temporary/ Short term reversible	Medium/Slight		
		Operation Phase					
		Medium/Small	Small	Long term reversible	Slight		
		Restoration					
		Medium/Small	Small	Temporary/ Short term reversible	Slight (reducing to Negligible in the long term after 5-10 years)		
5		Construction Phase					



No.	Viewpoint Name	Size and Scale of Change	Geographical Extent	Duration and Reversibility	Magnitude	Notes	
	View along Brinsham Lane, looking north-east. boundary looking north across the Site	Large	Small	Temporary/ Short term reversible	Medium	<p>Construction: Construction activities associated with the Proposed Development would be seen in the foreground and result in the vegetation in the foreground to be removed, allowing more open views into the Site. This would cause a complete change in view.</p> <p>Operation: Vehicular activity associated with haul road would be seen in the foreground. The presence of the haul road alter the composition of the view.</p> <p>Restoration: The restoration phase is likely to have a similar effect as the construction phase in the short-term. However, the landscape reinstated to baseline condition, and translocated established landscape planting and new restored planting proposals, upon maturity, will reinstate the visual amenity permanently, after 5-10 years.</p>	
		Operation Phase					
		Large/Medium	Small	Long term reversible	Medium/Slight		
		Restoration					
6	View along Brinsham Lane, looking north-east.	Construction Phase					
		Small	Small	Temporary/ Short term reversible	Slight		
		Operation					
		Small/Negligible	Small	Long term reversible	Slight/Negligible		
		Restoration					
Small/Negligible	Negligible	Temporary/ Short term reversible	Negligible (Negligible in the long term after 5-10 years)				



No.	Viewpoint Name	Size and Scale of Change	Geographical Extent	Duration and Reversibility	Magnitude	Notes	
7	View from PRow (LYA/37/10) north of Brinsham Farm, looking south towards the site.	Construction Phase				No change	All Phases: Due to the intervening development and vegetation along Wickwar Ridge ² which is seen in view, construction and operational activities would not be visible.
		No change	-	-			
		Operation					
		No change	-	-	No change		
8	View from Jubilee Way, long distance footpath and PRow LYA/42/30, south of Tanhouse Lane, looking south-east towards the Site.	Construction Phase				No change	All Phases: Due to the intervening landform and vegetation along Wickwar Ridge ³ which is seen in view, construction and operational activities would not be visible.
		No change	-	-			
		Operation					
		No change	-	-	No change		
9	View from Sodbury Common, looking north-west towards the Site.	Construction Phase				No change	All Phases: Due to the intervening landform and vegetation, construction and operational activities would not be visible.
		No change	-	-			
		Operation					
		No change	-	-	No change		
		Restoration					

² Wickwar Ridge - Visually Important Hillside, South Gloucestershire Council, Landscape Character Assessment Supplementary Planning Document, Draft Report November 2023.

³ Wickwar Ridge - Visually Important Hillside, South Gloucestershire Council, Landscape Character Assessment Supplementary Planning Document, Draft Report November 2023.



No.	Viewpoint Name	Size and Scale of Change	Geographical Extent	Duration and Reversibility	Magnitude	Notes	
		No change	-	-	No change		
10	View from Little Brinsham Farm entrance on Gravel Hill, looking south-east towards to the Site.	Construction Phase					<p>Construction: A small proportion of the Site would be visible during construction, with the majority of the Site screened by intervening vegetation and the building in the foreground along the road. Vehicular movement associated with the construction activities would be seen.</p> <p>Operation: Vehicular activity associated with haul road would be seen. Some planting along the road would be reinstated along the road after cessation of construction activities. The Site is largely screened and the Proposed Development is barely visible.</p> <p>Restoration: The restoration phase is likely to have a similar effect as the construction phase in the short-term. However, the landscape reinstated to baseline condition, and translocated established landscape planting and new restored planting proposals, upon maturity, will reinstate the visual amenity permanently, after 5-10 years.</p>
		Medium	Negligible	Temporary/ Short term reversible	Slight		
		Operation					
		Small	Negligible	Long term reversible	Slight/Negligible		
		Restoration					
		Small/Negligible	Negligible	Temporary/ Short term reversible	Negligible (Negligible in the long term after 5-10 years)		



Table D-3: Assessment of Visual Effects

No.	Viewpoint Name	Receptor	Sensitivity	Magnitude of Change	Visual Effect	Nature of Effect (Negative, Positive, Neutral)
1	View from Gravel Hill, looking north towards the Site	Road users	Low	Construction Phase		There would be a negative effect for visual receptors during the construction phase and Operation phase. This will decrease as planting would have matured. During the restoration phase, there would be negative effect to begin with which will become neutral, as the landscape will be returned to baseline condition.
				Medium	Moderate/Minor	
				Operation Phase		
				Medium	Moderate/Minor	
2	View from Gravel Hill, looking north-east towards the Site	Road users	Low	Construction Phase		There would be a negative effect for visual receptors during the construction phase and Operation phase. This will decrease as planting matured. During the restoration phase, there would be negative effect to begin with which will become neutral, as the landscape will be returned to baseline condition.
				Medium	Moderate/Minor	
				Operation Phase		
				Medium	Moderate/Minor	
3	View adjacent to field gate by Little Brinsham Farm, along Gravel Hill, looking west towards the site.	Road users	Low	Construction Phase		There would be a negative effect for visual receptors during the construction phase and Operation phase. This will decrease as planting matured. During the restoration phase, there would be negative effect to begin with which will become neutral, as the landscape will be returned to baseline condition.
				Medium/Slight	Minor	
				Operation		
				Slight	Minor	
		Restoration				
		Slight		Minor		



No.	Viewpoint Name	Receptor	Sensitivity	Magnitude of Change	Visual Effect	Nature of Effect (Negative, Positive, Neutral)
				(reducing to Negligible in the long term after 5-10 years)	(reducing to Minor/Negligible in the long term after 5-10 years)	
4	View along Brinsham Lane, looking south-west.	Road users	Low	Construction Phase		There would be a negative effect for visual receptors during the construction phase and Operation phase. This will decrease as planting matured. During the restoration phase, there would be negative effect to begin with which will become neutral, as the landscape will be returned to baseline condition.
				Medium/Slight	Minor	
				Operation Phase		
				Slight	Minor	
				Restoration		
				Slight (reducing to Negligible in the long term after 5-10 years)	Minor (reducing to Minor/Negligible in the long term after 5-10 years)	
5	View along Brinsham Lane, looking north-east.	Road users	Low	Construction Phase		There would be a negative effect for visual receptors during the construction phase and Operation phase. This will decrease as planting matured. During the restoration phase, there would be negative effect to begin with which will become neutral, as the landscape will be returned to baseline condition.
				Medium	Moderate/Minor	
				Operation Phase		
				Medium/Slight	Minor	
				Restoration		
				Medium/Slight (reducing to Negligible in the long term after 5-10 years)	Minor (reducing to Minor/Negligible in the long term after 5-10 years)	
6	View along Brinsham Lane, looking north-east.	Road users	Low	Construction Phase		
				Slight	Minor	
				Operation		
				Slight/Negligible	Minor	
				Restoration		



No.	Viewpoint Name	Receptor	Sensitivity	Magnitude of Change	Visual Effect	Nature of Effect (Negative, Positive, Neutral)	
				Negligible (Negligible in the long term after 5-10 years)	Minor/Negligible (Minor/Negligible in the long term after 5-10 years)	There would be a negative effect for visual receptors during the construction phase and Operation phase. This will decrease as planting matured. During the restoration phase, there would be negative effect to begin with which will become neutral, as the landscape will be returned to baseline condition.	
7	View from PRoW (LYA/37/10) north of Brinsham Farm, looking south towards the site.	Users of PRoW	High/medium	Construction Phase		There would be no discernible change (neutral) for visual receptors during the construction phase and for operational phase.	
				No change	None		
				Operation			
				No change	None		
				Restoration			
No change		None					
8	View from Jubilee Way, long distance footpath and PRoW LYA/42/30, south of Tanhouse Lane, looking south-east towards the Site.	Users of PRoW	High	Construction Phase		There would be no discernible change (neutral) for visual receptors during the construction phase and for operational phase.	
				No change	None		
				Operation			
				No change	None		
				Restoration			
No change		None					
9	View from Sodbury Common, looking north-west towards the Site.	Recreational users	High	Construction Phase		There would be no discernible change (neutral) for visual receptors during the construction phase and for operational phase.	
				Construction Phase			None
				No change			
				Operation			None
				No change			



No.	Viewpoint Name	Receptor	Sensitivity	Magnitude of Change	Visual Effect	Nature of Effect (Negative, Positive, Neutral)
				Restoration	None	
10	View from Little Brinsham Farm entrance on Gravel Hill, looking south-east towards to the Site.	Road Users Residents (accessing drive)	Low High/Medium	Construction Phase		There would be a negative effect for visual receptors during the construction phase and Operation phase. This will decrease as planting has matured. During the restoration phase, there would be negative effect to begin with which will become neutral, as the landscape will be returned to baseline condition.
				Slight	Minor (Road users) Moderate (Residents accessing drive)	
				Operation		
				Slight/Negligible	Minor (Road users) Moderate/Minor (Residents accessing drive)	
				Restoration		
				Negligible (Negligible in the long term after 5-10 years)	Moderate/Minor (Road users) Minor (Residents accessing drive) (reducing to Minor/Negligible in the long term after 5-10 years)	



