



Gravity

Smart Campus

Gravity LDO Environmental Statement
Volume 2 – Appendices
Appendix 14.3 Landscape and Visual
Impact Assessment Tables

APPENDIX 14.3: LANDSCAPE & VISUAL IMPACT ASSESSMENT TABLES

Appendix 14.3: LANDSCAPE IMPACT ASSESSMENT TABLES - Refer to section 14.8 for full descriptions

Character Area Ref to paragraphs in LVIA	Sensitivity	Magnitude of Effect	Construction	Effect on Completion (Year 1)	Residual Effect (Year 15)	Description	Significance of Residual Effect
Sedgemoor Landscape Assessment ‘Levels and Moors’	Medium	Medium	Moderate Adverse	Moderate Adverse	Moderate Adverse	Effects would include a physical change in the small area covered by the Site compared to this large scale character area. Much of the Site has been in industrial use for some seventy years; although, the scale and massing of the Proposed Development would be greater than that of the 2017 Planning Consent built form which would be present on the Site in 2032.	Significant
Sedgemoor Landscape Assessment ‘Lowland Hills’ (Polden Hills)	High	Low	Moderate Adverse	Moderate Adverse	Moderate Adverse	Effects would be limited to physical change on the southernmost part of the Site which would include new buildings between 9 and 15 m high and green infrastructure, and otherwise limited to those of setting due to intervisibility with the Site from the hills, which is limited to part of the north face of the ridge.	Significant
Sedgemoor Landscape Assessment ‘Lowland Hills’ (wider area)	High	Very Low	Minor Adverse	Minor Adverse	Minor Adverse	Given the distance and the existing context of views towards the Levels which contributes to character, effects would be limited to those of distant setting.	Not significant
Mendips AONB	Very High	Very Low	Negligible Adverse	Negligible Adverse	Negligible Adverse	Given the distance and the existing context of views towards the Levels which contributes to character, effects would be limited to those of distant setting.	Not significant
Quantocks AONB	Very High	Very Low	Negligible Adverse	Negligible Adverse	Negligible Adverse	Given the distance and the existing context of views towards the Levels which contributes to character, effects would be limited to those of distant setting.	Not significant
CA1 Former ROF Site	Low	Very High	Substantial Adverse	Substantial Adverse	Substantial Adverse	The removal of numerous trees and hedgerows during construction would be required to facilitate the Proposed Development, along with some young structure planting associated with the 2017 Planning Consent, and within this area very little vegetation or rhyme structure would be retained. However, the Proposed Development would bring forward a considerable amount of new planting.	Significant
CA2 Moors and Levels North of Woolavington	Medium	High (Construct) Medium (Operation)	Substantial Adverse	Moderate Adverse	Moderate Adverse	This character area would be physically affected by an area of new large scale built form on the eastern part of the Site, and the introduction of the footpath links to Woolavington. There would be a loss of vegetation along the eastern edge of the Site, and some of the ditch system in this area during construction. In addition, there is an intervisibility between this CA and the rest of the Site, on which the buildings of the 2017 Planning Consent would have been visible, along with maturing structure planting (much of which would be removed).	Significant
CA3 Moors and Levels adjacent to the M5	Low	Medium (Construct) Low (Operation)	Moderate Adverse	Minor Adverse	Minor Adverse	This character area would be physically affected within the railway corridor and the westernmost parts of the Site. There would be a loss of existing vegetation within the rail corridor and building footprints during construction, however, the precise extent of this is uncertain at present. In relation to the influence on character of views towards the Site, there are already a large number of man-made, Twentieth Century influences evident in this area and therefore additional built form would not appear as uncharacteristic of the area from this CA as it might from more rural character areas.	Not significant
CA4 Land to the south of the former ROF	Medium	Very High	Substantial Adverse	Substantial Adverse	Substantial Adverse	The scale and massing of the Proposed Development would be greater than that of the 2017 Planning Consent built form which would be present on the Site in 2032. The majority of this character area would be physically affected as it lies within the Site, with built form proposed across most of the CA between the villages, and a considerable loss of vegetation during construction. However, mitigation includes a gradual stepping up in height of buildings from the Woolavington Rd, and providing a green edge and breaks between built form including Gravity Park, and within the Arrival and Wellbeing Area.	Significant
CA5 Puriton	Medium	Medium	Moderate Adverse	Moderate Adverse	Moderate Adverse	The village would not be physically affected, however, there would be impacts on the setting of this character area, resulting from the scale and massing of the Proposed Development which would be greater than that of the 2017 Planning Consent built form present on the Site in 2032, and in addition, a slight decrease in tranquillity due to increased traffic accessing the Site. The built form proposed in the south western corner of the Site, close to Puriton, would have a maximum height of 11m ridge height, and only 50 percent of the zone would accommodate buildings. This built form would be separated physically and visually by existing, intervening vegetation.	Significant
CA6 Woolavington	Medium	Medium	Moderate Adverse	Moderate Adverse	Moderate Adverse	The village would not be physically affected by the Proposed Development. In 2032 the western and northern edge of the village would have an inter-visibility with the large scale built form of the 2017 Planning Consent. The Proposed Development, particularly the large scale commercial unit(s) and built form towards the eastern boundary would give the wider area a much more developed character resulting in impacts on the setting of the village, however, by year 15 structure planting would have matured to soften and assimilate the built form from some locations.	Significant
CA7 The Polden Hills	High	High	Substantial Adverse	Substantial Adverse	Substantial Adverse	This CA would receive no physical change but there would be impacts as a result of the influence of views towards the Proposed Development on its setting.	Significant

Appendix 14.3: VISUAL IMPACT ASSESSMENT TABLES - Refer to section 14.8 for full descriptions

Viewpoint Ref	Location of Visual Receptor	Distance to Site	Sensitivity of Visual Receptor	Magnitude of Effect	Construction	Effect on Completion (Year 1)	Residual Effect (Year 15)	Description	Significance of Residual Effect
A (VR 12)	View looking south east from the M5 adjacent to the Huntspill River (receptors: Motorists)	1.2 km	Medium	High	Substantial Adverse	Substantial Adverse	Substantial Adverse	Photomontage viewpoint. In the event of a requirement for 25m stacks (as opposed to the more likely 10 m), this would result in an increase in the proportion of the stacks visible above the commercial unit(s) from this location. However, further change to the assessment outcome would not be anticipated as a result.	Significant
B (VR 13)	View looking east towards the Site from Batch Road (receptors: Motorists Pedestrians)	500m	Low (motorists) Medium (pedestrians)	High	Moderate Adverse	Moderate Adverse	Moderate Adverse	In the event of a requirement for 25m stacks (as opposed to the more likely 10 m), this would result in an increase in the proportion of the stacks visible above the commercial unit(s) from this location. However, further change to the assessment outcome would not be anticipated as a result.	Significant
C (VR 14)	View looking north-east across the Site from the Woolavington Road (receptors: Motorists)	On site	Medium	Very High	Substantial Adverse	Substantial Adverse	Substantial Adverse	In the event of a requirement for 25m stacks (as opposed to the more likely 10 m), this would result in an increase in the proportion of the stacks visible above the commercial unit(s) from this location. However, further change to the assessment outcome would not be anticipated as a result.	Significant
D (VR 15)	View looking north towards the Site from Woolavington Road adjacent to Martlands Farm (receptors: Motorists)	On site	Medium	Very High	Substantial Adverse	Substantial Adverse	Substantial Adverse	In the event of a requirement for 25m stacks (as opposed to the more likely 10 m), this would result in an increase in the proportion of the stacks visible above the commercial unit(s) from this location. However, further change to the assessment outcome would not be anticipated as a result.	Significant
E (VR 16)	View looking south west from the car park adjacent to The Causeway immediately to the south of the Huntspill River (receptors: Walkers, Motorists and anglers)	800m	Medium (Anglers and motorists) High (walkers)	High	Substantial Adverse	Substantial Adverse	Substantial Adverse	Photomontage viewpoint. In the event of a requirement for 25m stacks (as opposed to the more likely 10 m), this would result in an increase in the proportion of the stacks visible above the commercial unit(s) from this location. However, further change to the assessment outcome would not be anticipated as a result.	Significant

Viewpoint Ref	Location of Visual Receptor	Distance to Site	Sensitivity of Visual Receptor	Magnitude of Effect	Construction	Effect on Completion (Year 1)	Residual Effect (Year 15)	Description	Significance of Residual Effect
F (VR 17)	View looking west from the Causeway towards the Site. (receptors: Motorists)	560m from main Site	Medium	High	Substantial Adverse	Substantial Adverse	Substantial Adverse	In the event of a requirement for 25m stacks (as opposed to the more likely 10 m), this would result in an increase in the proportion of the stacks visible above the commercial unit(s) from this location. However, further change to the assessment outcome would not be anticipated as a result.	Significant
G	View looking south from Withy Road approaching East Huntspill (receptors: Motorists Residents)	1.9 km	Medium (motorists) High (residents)	Medium	Moderate Adverse	Moderate Adverse	Moderate Adverse	Photomontage viewpoint. This is an additional viewpoint, not previously considered in the 2013 ES, 2013 ES Update or 2017 ES Addendum. In the event of a requirement for 25m stacks (as opposed to the more likely 10 m), this would result in an increase in the proportion of the stacks visible above the commercial unit(s) from this location. However, further change to the assessment outcome would not be anticipated as a result.	Significant
H (VR 18)	View looking north from footpath to the east of Puriton (receptors: walkers and residents)	200m from main Site	Medium	Low	Moderate Adverse	Moderate Adverse	Minor Adverse	In the event of a requirement for 25m stacks (as opposed to the more likely 10 m), this would result in an increase in the proportion of the stacks visible above the commercial unit(s) from this location. However, further change to the assessment outcome would not be anticipated as a result.	Not significant
I (VR 19)	View looking north from Bridleway adjacent to Home Covert (receptors: walkers and horse riders)	750m from main Site	High	Very High	Substantial Adverse	Substantial Adverse	Substantial Adverse	Photomontage viewpoint. In the event of a requirement for 25m stacks (as opposed to the more likely 10 m), this would result in an increase in the proportion of the stacks visible above the commercial unit(s) from this location. However, further change to the assessment outcome would not be anticipated as a result.	Significant
J (VR 20)	View looking north from Hillside as it enters Puriton from the south (Receptors: Motorists and Walkers)	750m from main Site	Medium	Low	Moderate Adverse	Moderate Adverse	Moderate Adverse	In the event of a requirement for 25m stacks (as opposed to the more likely 10 m), this would result in an increase in the proportion of the stacks visible above the commercial unit(s) from this location. However, further change to the assessment outcome would not be anticipated as a result.	Significant
K (VR 21)	View looking north west from Crancombe Lane as it passes/enters Woolavington (receptors: Motorists Walkers and Residents)	440m	Medium	Very High	Substantial Adverse	Substantial Adverse	Substantial Adverse	Photomontage viewpoint. In the event of a requirement for 25m stacks (as opposed to the more likely 10 m), this would result in an increase in the proportion of the stacks visible above the commercial unit(s) from this location. However, further change to the assessment outcome would not be anticipated as a result.	Significant

Viewpoint Ref	Location of Visual Receptor	Distance to Site	Sensitivity of Visual Receptor	Magnitude of Effect	Construction	Effect on Completion (Year 1)	Residual Effect (Year 15)	Description	Significance of Residual Effect
L (VR 22)	View looking east along the A39 to the south of Puriton (receptors: Residents and Motorists)	850m from main Site	Medium	Low (At year 1) Very Low (At year 15 for motorists only)	Minor Adverse	Minor Adverse	Minor Adverse (residents) Negligible (motorists)	Photomontage viewpoint. In the event of a requirement for 25m stacks (as opposed to the more likely 10 m), this would result in an increase in the proportion of the stacks visible above the commercial unit(s) from this location. However, further change to the assessment outcome would not be anticipated as a result.	Not significant
VR 23	Scoped out								
M (VR 24)	View looking east from Pawlett (receptors: Motorists Residents)	2.4km	Medium	Low	Moderate Adverse	Moderate Adverse	Moderate Adverse	In the event of a requirement for 25m stacks (as opposed to the more likely 10 m), this would result in an increase in the proportion of the stacks visible above the commercial unit(s) from this location. However, further change to the assessment outcome would not be anticipated as a result.	Significant
N (VR 25)	View looking east from Steart Drove (receptors: walkers)	5.7 km	High	Very Low	Minor Adverse	Minor Adverse	Minor Adverse	In the event of a requirement for 25m stacks (as opposed to the more likely 10 m), this would result in an increase in the proportion of the stacks visible above the commercial unit(s) from this location. However, further change to the assessment outcome would not be anticipated as a result.	Not significant
O (VR 26)	View looking north east from the Quantock Hills (AONB) (receptors: Walkers)	17km	Very High	Very Low	Minor Adverse	Minor Adverse	Minor Adverse	In the event of a requirement for 25m stacks (as opposed to the more likely 10 m), given the distance, and the elevation of the location, it is unlikely that the changes would be perceptible and there would be no further change to the assessment outcome as a result.	Not significant
P (VR 27)	View looking north from the bridge above the M5 (receptors: Motorists)	5km	Low	None	No change	No change	No change	Photomontage viewpoint. This viewpoint was included to illustrate the screening effect of the Polden Hills, and provided a means by which to test the emerging parameters, agreed in liaison with SDC landscape officer. In the event of a requirement for 25 m stacks (as opposed to the more likely 10 m), no further change to the assessment outcome would be anticipated as a result, as although the 25m stack height would just break the ridge, vegetation along the ridge top would mean that the stacks would be unlikely to be perceptible.	Not significant
VR 28	Scoped out								
Q (VR 29)	View looking south from the Mendip Hills (AONB) (receptors: Walkers)	15km	Very High	Very Low	Minor Adverse	Minor Adverse	Minor Adverse	In the event of a requirement for 25m stacks (as opposed to the more likely 10 m), given the distance, and the elevation of the location, it is unlikely that the changes would be perceptible and there would be no further change to the assessment outcome as a result.	Not significant
R (VR 30)	View looking south east from Brent Knoll	8.5km	Very High	Low	Moderate Adverse	Moderate Adverse	Moderate Adverse	In the event of a requirement for 25m stacks (as opposed to the more likely 10 m), given the distance, and the elevation of the location, it is unlikely that the changes would be perceptible and there would be no further change to the assessment outcome as a result.	Significant