



HIF Banwell Bypass and Highways Improvements Project

ES Appendix 7.C - Visual Affects Schedule

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Revision History

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Appendix C Visual Effects - Properties

C.1 Visual Effects Schedules- Properties (VES)

- C.1.1.1 To be read in conjunction with the Visual Effects Drawings (VED) shown on Figures 7.7a, b, c and d.
- C.1.1.2 Visual Effects. Where appropriate properties have been grouped together by location, or where their impacts are the same to simplify the VES. The VES records the following information.
- a) Unique identifier (UID) cross referenced with the VED
 - b) Location by address and property name/number (where available)
 - c) Number of properties at that location, where grouped
 - d) Type of property – residential, industrial, agricultural, commercial
 - e) Distance of the location from the nearest visible portion of the Scheme, in this case the centre line of road.
 - f) Nature of existing view towards the Scheme
 - g) Quality of the existing view
 - h) Magnitude of visual effects (construction, Winter Year 1 and Summer Year 15)
- C.1.1.3 Notes. Including nature or angle of the view (e.g. oblique), whether views are screened or filtered by intervening vegetation, or marred by the presence of existing intrusive features (including roads and traffic). Note is also made of whether the view would be of part or whole of the Scheme or just an element.
- C.1.1.4 Each location is cross referenced to the VED by means of a unique reference number colour coded to show graphically the difference across the Scheme for construction, Winter Year 1 and Summer Year 15 scenarios.
- C.1.1.5 A five point scale is applied describing the visual quality of the view from each property. This is a best approximation assessed from a close as possible on publicly accessible land and assumes a view taken from ground floor level.

Table C-1: Visual Quality

Quality	Definition
Very Attractive	The view comprises harmonious elements, in a balanced composition, with a degree of

Quality	Definition
	visual interest or contrast and no significant detracting elements.
Attractive	The view comprises harmonious elements, in a balanced composition, with very few detracting elements.
Moderate	The view mainly comprises harmonious elements, with some detracting components
Poor	The view comprises unrelated elements with little composition and a number of detracting factors.
Very Poor	The view is dominated by discordant and detracting elements.

C.1.1.6 For visual effects the impact is derived from identifying a Magnitude of Effect affecting each property or property group. This magnitude measure takes account of scale, extent and reversibility and uses a four point scale defined as follows, being adverse or beneficial:

Table C-2 Magnitude of Landscape/Townscape Effect

Magnitude	Definition
Substantial	Total loss or major alteration of/enhancement to key elements, features, or characteristics of the landscape/townscape.
Moderate	Partial loss/enhancement of or alteration to one or more key elements/features/characteristics of the landscape/townscape.
Slight	Minor loss/enhancement or alteration, or short term major change, to one or more key elements/features/ characteristics of the landscape /townscape
Negligible/ No Change	No loss or alteration to one or more key elements/ features/ characteristics of the landscape or townscape and/or no introduction of new elements/features/ characteristics.

Table C - 1 - Visual Effects Schedules (Properties)

UID	Property	Approx. no. of houses	Distance (centre line of Scheme)	Nature (existing view)	Quality (existing view)	Magnitude of Visual effects (Adverse)			Notes
						Construction	Winter (Year 1)	Summer (Year 15)	
WEST OF MAIN SCHEME									
W0 ₁	Summer Lane Bungalow	1	292m	Urban/rural fringe, edge of Summer Lane Park Homes. Main focus to the north over the homes.	Moderate	Moderate	Moderate	Slight	An oblique view of the Scheme, largely screened by existing mature vegetation. Some effects generated by local road improvements to Summer Lane junction
W0 ₂	Summer Lane Park Homes Reception	1	307m	Urban/rural fringe, reception for Summer Lane Park Homes. Main focus to the north over the homes.	Moderate	Slight	No Change	No Change	Views from the property are northerly and largely at low/ground floor level with no direct view of the Scheme
W0 ₃	Cave View	1	479m	Rural, limited by existing mature roadside/hedgerow boundaries	Moderate	Slight	No Change	No Change	Views are southerly across pasture land with good field boundary enclosure. Views to the east and Scheme are blocked by Summer Lane Park Homes
W0 ₄	Tall Timbers	1	561m	As above	Attractive	Slight	Slight	Negligible	Views from the main house are in an easterly direction but heavily screened by intervening mature tree vegetation.
W0 ₅	Lower Laurel Farm	1	606m	As above	Attractive	Slight	Slight	Negligible	Views are southerly across pasture land with good field boundary enclosure. Views to the east and Scheme are oblique and low level. Main impacts would be of construction stage activity rapidly moderating as mitigation matures
W0 ₆	Summer Barn	1	725m	As above	Attractive	Slight	Slight	Negligible	As above
W0 ₇	Laurel Farmhouse	1	793m	As above	Attractive	Slight	No Change	No Change	As above
W0 ₈	Rosedale Lodge	1	764m	As above	Attractive	Slight	No Change	No Change	As above
W0 ₉	Windyridge	1	764m	As above	Attractive	Slight	No Change	No Change	As above
W1 ₀	Myrtle Farm	1	714m	As above	Attractive	Slight	No Change	No Change	As above
W1 ₁	The Coach House	1	395m	As above	Attractive	Slight	Slight	Negligible	Views are southerly and largely blocked by buildings of Park Farm and intervening vegetation with good field boundary enclosure. Main impacts would be of construction stage activity rapidly moderating as mitigation matures
W1 ₂	Park Farm	1	391m	As above	Attractive	Moderate	Moderate	Slight	Southerly views are clear across open pasture that would contain the Scheme on embankment. Construction activity and early years traffic movements would be visible although these would be moderated as mitigation matures

		Approx.	Distance		Quality	Magnitude of Visual effects (Adverse)			
WG0 1	Summer Lane Park Home No 5,6,7 Ash Road	3	281m	Urban/rural fringe, edge of Summer Lane Park Homes.	Moderate	Slight	Slight	Slight	Views largely focused within Summer lane park but proximity to the Scheme and changes in southerly views would be a permanent alteration to the landscape
WG0 2	Summer Lane Parkhomes	c.130	196m	Urban/rural fringe, edge of Summer Lane Park Homes.	Moderate	No Change	No Change	No Change	Views are contained within Summer Lane park and there would be no or very limited heavily screened views of any construction or operational activity
WG0 3	Summer Lane Park Homes No 18,19,20 Ash Road and 2,3,4,5,6 Park End	8	196m	Urban/rural fringe, edge of Summer Lane Park Homes.	Moderate	Slight	Slight	Slight	Views largely focused within Summer Lane park but proximity to the Scheme and changes in southerly views would be a permanent alteration to the landscape
WG0 4	Properties at Wolvershill Batch	c.14	c.1km	Rural, limited by existing mature roadside/hedgerow boundaries	Attractive	No Change	No Change	No Change	Views are in easterly/westerly direction away from the Scheme. No or very limited oblique views heavily screened by intervening vegetation and topography
NORTH OF MAIN SCHEME									
N01	Wolvershill Court	1	387m	Rural, limited by existing mature roadside/hedgerow boundaries	Attractive	Moderate	Moderate	Slight	Southerly views are clear across open pasture that would contain the Scheme on embankment. Construction activity and early years traffic movements would be visible although these would be moderated as mitigation matures
N02	Cottage Farm	1	404m	As above	Attractive	No Change	No Change	No Change	Limited views heavily screened by intervening vegetation and built development at adjacent property of Wolvershill Court
N03	Court Farm	1	186m	As above	Attractive	Substantial	Substantial	Moderate	Direct but middle distance views of the Scheme at all stages of construction and operation. These would be moderated over time with maturing mitigation but would remain a permanent change to the landscape and views from the property.
N04	Moor Piece Farm	1	349m	As above	Attractive	No Change	No Change	No Change	No or very limited oblique views heavily screened by intervening vegetation and topography
N05	Moorland Farm (Caravanning and Camping)	1	523m	As above	Attractive	No Change	No Change	No Change	No or very limited southerly views heavily screened by intervening vegetation and topography
N06	Nursery (commercial)	1	641m	As above	Attractive	No Change	No Change	No Change	No or very limited southerly views heavily screened by intervening vegetation and topography
N07	Court Farm, Moorland Rd	1	757m	As above	Attractive	No Change	No Change	No Change	Southerly views heavily screened by intervening vegetation
N08	Four Jays Cottage	1	781m	As above	Attractive	No Change	No Change	No Change	Southerly views heavily screened by intervening vegetation adjacent buildings at Court Farm and topography

		Approx.	Distance		Quality	Magnitude of Visual effects (Adverse)			
N09	Moor Dairy	1	1.03km	As above	Attractive	No Change	No Change	No Change	Southerly views heavily screened by intervening vegetation and topography
N10	Downend Farm (Banwell Equestrian Centre)	1	1.03km	As above	Attractive	No Change	No Change	No Change	Southerly views heavily screened by intervening vegetation and topography
N11	Heron's Rest	1	990m	As above	Moderate	No Change	No Change	No Change	Southerly views heavily screened by intervening vegetation and topography
N12	Pumphouse Farm	1	950m	As above	Moderate	No Change	No Change	No Change	Southerly views heavily screened by intervening vegetation and topography
N13	Banwell Breakers (commercial)	1	835m	As above	Moderate	No Change	No Change	No Change	Southerly views heavily screened by intervening vegetation and topography
N14	River Lea	1	546m	As above	Moderate	No Change	No Change	No Change	Views from the property are easterly/westerly in direction and heavily screened by intervening vegetation along Riverside
N15	Withyhurst	1	193m	As above	Attractive	Moderate	Moderate	Slight	Direct and medium proximity views of the Scheme at all stages of construction and operation. These would be moderated over time with maturing mitigation but would remain a permanent change to the landscape and views from the property.
N16	The Paddock	1	155m	As above	Attractive	Moderate	Moderate	Slight	As above
N17	The Withies	1	99m	As above	Attractive	Substantial	Substantial	Substantial	As above
N18	Muddle End	1	44m	As above	Attractive	Substantial	Substantial	Substantial	As above
NG01	Home Farm	1	747m	As above	Attractive	No Change	No Change	No Change	Views are in southerly direction but at distance from the Scheme. Very limited distant views well screened by intervening vegetation and development at Court Farm Country Park
EAST OF MAIN SCHEME									
E01	The Haybarn	1	374m	Rural far reaching views across the lower lying open pasture to the North and West framed by existing mature field boundaries	Attractive	Moderate	Moderate	Slight	Clear and direct views over the easterly extent of the Scheme with Towerhead Solar Farm dominant in the foreground of the view.
E02	Towerhead Farm	1	415m	Rural edge, views largely to the west but screened by intervening tree plantations for the Christmas Tree farm, Road traffic movements and noise along the A368 to the south evident	Attractive	Slight	Slight	Negligible	Indirect and oblique views rapidly moderating with mitigation maturing
E03	No. 7 Catwithy Cottage	1	229m	Set back slightly from roadside and within well vegetated gardens. Frontages face onto the	Moderate	Slight	Slight	Negligible	Road traffic movements and noise along the A368 to the south evident. Very limited or no

		Approx.	Distance		Quality	Magnitude of Visual effects (Adverse)			
				A368					views of the Scheme
E04	No.9 Walnut Tree Cottage	1	269m	Set back slightly from roadside and within well vegetated gardens. Frontages face onto the A368	Moderate	No Change	No Change	No Change	Road traffic movements and noise along the A368 to the south evident. Very limited or no views of the Scheme
E05	No.11 Towerhead	1	389m	Set back slightly from roadside and within well vegetated gardens. Frontages face onto the A368	Moderate	No Change	No Change	No Change	As above
E06	Oak Lodge	1	462m	Set back from the A368 within well vegetated mature grounds.	Moderate	No Change	No Change	No Change	As above
E07	No.13	1	487m	Set back from the A368 within well vegetated mature grounds	Moderate	No Change	No Change	No Change	As above
E08	No.15	1	517m	Set back slightly from roadside and within well vegetated gardens. Frontages face onto the A368	Moderate	No Change	No Change	No Change	No views of the Scheme
E09	No.17	1	544m	Set back slightly from roadside and within well vegetated gardens. Frontages face onto the A368	Moderate	No Change	No Change	No Change	No views of the Scheme
E10	Towerhead House	1	632m	Set back from the road with no view of the Scheme	Attractive	No Change	No Change	No Change	No views of the Scheme
SOUTH OF MAIN SCHEME (Including Banwell)									
S01	The Caves and Coach House	2	523m	Rural, elevated location with good northerly views. Potential oblique distant views of the main scheme	Attractive	Slight	Slight	Negligible	Set within mature gardens with vegetation screening and filtering views and at distance from the Scheme. The Scheme forming a minor part of the wider panorama
S02	Longcroft	1	167m	Rural location with westerly views. Potential oblique distant views of the main scheme	Attractive	Slight	Negligible	No Change	Set within mature gardens with vegetation filtering views
S03	Unnamed	1	73m	Urban/built development. Workshops	Poor	No Change	No Change	No Change	No direct views of the Scheme
S04	No.25	1	42m	Urban/Rural edge. Close proximity to the A371	Moderate	Substantial	No Change	No Change	Indirect/oblique views onto the Scheme but in close proximity with construction stage effects likely to be greatest
S05	No 23a & b Oyster Cottage	2	21m	Urban/Rural edge. Close proximity to the A371	Moderate	Substantial	No Change	No Change	As above
S06	No 21	1	12m	Urban/Rural edge. Adjacent to the A371	Moderate	Substantial	No Change	No Change	No direct views onto the Scheme but in close proximity with construction stage effects likely to be greatest
S07	Knightcott Motors	1	12m	Urban/Rural edge. Adjacent to the A371	Moderate	Substantial	Slight	Slight	Direct views of construction stage works, rapidly moderating on opening of the Scheme

		Approx.	Distance		Quality	Magnitude of Visual effects (Adverse)			
S08	Archers Wyck	1	61m	Urban/Rural edge. Adjacent to the A371	Moderate	No Change	No Change	No Change	No direct views of the Scheme
S09	Bowman's Batch	1	39m	Urban/Rural edge. Adjacent to the A371	Moderate	Substantial	No Change	No Change	Direct views of construction stage works, rapidly moderating on opening of the Scheme
S10	Orchard Bungalow	1	62m	Urban/Rural edge. Adjacent to the A371	Moderate	Substantial	No Change	No Change	Direct views of construction stage works, rapidly moderating on opening of the Scheme
S11	No.15 (Unnamed)	1	44m	Urban/Rural edge. Adjacent to the A371	Poor	Substantial	Slight beneficial	Slight beneficial	Direct views of construction stage works, rapidly moderating on opening of the Scheme
S12	Ian Studley Cars	1	60m	Urban/Rural edge. Adjacent to the A371	Poor	Substantial	Slight beneficial	Slight beneficial	Direct views of construction stage works, rapidly moderating and improving on opening of the Scheme and establishment of mitigation
S13	No 13 (Commercial Unit)	1	62m	Urban/Rural edge. Adjacent to the A371	Poor	Substantial	Slight beneficial	Slight beneficial	As above
S14	No 12 (Commercial Unit)	1	62m	Urban/Rural edge. Adjacent to the A371	Moderate	Substantial	Slight beneficial	Slight beneficial	As above
S15	No 11 Waits Cottage	2	71m	Urban/Rural edge. Adjacent to the A371	Moderate	Substantial	Slight beneficial	Moderate beneficial	As above
S16	Chestnut House	1	33m	Urban/Rural edge. Adjacent to the A371	Moderate	Substantial	Slight beneficial	Slight beneficial	As above
S17	The Coach House	1	206m	Rural/village edge	Attractive	No Change	No Change	No Change	No direct views of the Scheme
S18	Roughmoor	1	243m	Rural/village edge	Attractive	No Change	No Change	No Change	No direct views of the Scheme
S19	No. 117 Orchard Cottage	1	370m	Rural, slightly elevated position with direct views to the north over the Scheme	Attractive	Moderate	Moderate	Slight	Indirect and middle distance views over Banwell West roundabout. Construction stage impacts likely to be greatest but Scheme introduces a new infrastructure element into the overall distant view
S20	Highfields Kennels and Cattery	1	381m	Rural, slightly elevated position with direct views to the north over the Scheme	Attractive	Moderate	Moderate	Slight	As above
S21	No 115 High Street	1	477m	Rural, slightly elevated position with direct views to the north over the Scheme	Attractive	Slight	Slight	Slight	As above
S22	Hatherleigh	1	478m	Rural, slightly elevated position with direct views to the north over the Scheme	Attractive	Slight	Slight	Slight	As above
S2	No 6 Chesterfield Close			Rural/Urban edge. Filtered and					As above

		Approx.	Distance		Quality	Magnitude of Visual effects (Adverse)			
3		1	233m	oblique views over adjacent housing towards the Scheme	Moderate	Slight	Negligible	No Change	
S2 4	No 87 Knightcott Road	1	188m	Urban edge with direct views onto the A371. Oblique views over adjacent countryside	Poor	Substantial	No Change	No Change	Indirect/oblique views onto the Scheme but in close proximity with construction stage effects likely to be greatest
S2 5	No 85 Knightcott Road	1	201m	Urban edge with direct views onto the A371.	Poor	Moderate	No Change	No Change	As above
S2 6	No 83 Knightcott Road	1	205m	Urban edge with direct views onto the A371.	Poor	Moderate	No Change	No Change	As above
S2 7	No 76 Knightcott Road	1	187m	Urban edge with direct views onto the A371. Views available from rear of properties over the western Scheme extents	Moderate	Substantial	Moderate	Moderate	Largely filtered through existing mature garden and field boundary vegetation but views remain permanent of the Scheme through construction and early years after opening moderating as mitigation establishes
S2 8	No 74 Knightcott Road	1	198m	As above	Moderate	Substantial	Moderate	Moderate	As above
S2 9	No 72 Knightcott Road	1	208m	As above	Moderate	Substantial	Moderate	Moderate	As above
S3 0	No 70 Knightcott Road	1	219m	As above	Moderate	Substantial	Moderate	Moderate	As above
S3 1	No 68 Knightcott Road	1	223m	Urban edge with direct views onto the A371. Views available from rear of properties over the western Scheme extents	Moderate	Moderate	Moderate	Slight	Largely filtered through existing mature garden and field boundary vegetation but views remain permanent of the Scheme through construction and early years after opening. Moderating as mitigation establishes
S3 2	No 66 Knightcott Road	1	237m	As above	Moderate	Moderate	Moderate	Slight	As above
S3 3	No 64 Knightcott Road	1	253m	As above	Moderate	Substantial	Moderate	Slight	As above
S3 4	Westering	1	265m	Urban edge with direct filtered views from side or rear of property over the Scheme in the middle distance	Attractive	Substantial	Moderate	Slight	As above
S3 5	The Peppers	1	300m	As above	Attractive	Substantial	Moderate	Slight	As above
S3 6	No 3 Hillmer Rise	1	327m	As above	Attractive	Moderate	Slight	Negligible	As above

		Approx.	Distance		Quality	Magnitude of Visual effects (Adverse)			
S3 7	Hunter's Lodge	1	256m	Set within well vegetated established gardens with external views screened by adjacent properties	Attractive	No Change	No Change	No Change	No direct or indirect views of Scheme
S3 8	Quarry Lea	1	201m	Open and direct views over adjacent farmland. Existing fields boundary vegetation provides some low level screening	Attractive	Substantial	Substantial	Moderate	The Scheme would introduce a permanent change in the view. Impacts would be moderated as mitigation establishes
S3 9	Stonebridge Farm	1	208m	Open and direct views over adjacent farmland. Adjacent farm buildings/built development provides some screening	Moderate	Moderate	Moderate	Slight	The Scheme would introduce a permanent change in the view. Impacts would be moderated as mitigation establishes
S4 0	Elmbridge Cottage	1	112m	Open and direct views over adjacent farmland from rear of properties. Established garden vegetation and adjacent buildings provide filtering of direct views	Attractive	Substantial	Substantial	Moderate	As above
S4 1	Stonebridge House	1	112m	As above	Attractive	Substantial	Substantial	Moderate	As above
S4 2	Summer Court	1	166m	As above	Attractive	Moderate	Slight	Slight	As above
S4 3	Stonebridge Cottage	1	225m	As above	Attractive	Moderate	Slight	Slight	As above
S4 4	The Ranch	1	276m	As above	Attractive	Moderate	Slight	Slight	As above
S4 5	Clearways	1	298m	As above	Attractive	Moderate	Slight	Slight	As above
S4 6	Belvedere	1	315m	As above	Attractive	Slight	Negligible	No Change	As above
S4 7	Wolverclose	1	357m	As above	Attractive	Moderate	Slight	Slight	As above
S4 8	The Poplars	1	326m	Set within well vegetated established gardens	Attractive	Negligible	Negligible	No Change	Some indirect filtered views of the Scheme in the middle distance. Visual impacts would moderate rapidly on Scheme opening and as mitigation establishes but the Scheme creates a permanent change to the existing view
S4 9	Eastmead	1	287m	As above	Attractive	Negligible	Negligible	No Change	As above
S5 0	Stonebridge	1	269m	Set within well vegetated established gardens with external views screened by adjacent properties	Attractive	No Change	No Change	No Change	No direct or indirect views of Scheme
S5 1	Little Vaust	1	139m	Set within well vegetated established gardens. Filtered, direct and indirect views at middle distance over adjacent fields	Attractive	Slight	Slight	Negligible	Some indirect filtered views of the Scheme in the middle distance. Visual impacts would moderate rapidly on opening and as mitigation establishes but the Scheme creates a permanent change to the existing view

		Approx.	Distance		Quality	Magnitude of Visual effects (Adverse)			
				towards the Scheme to the north east					
S5 2	Whitecross Cottage	1	135m	Set within well vegetated established gardens. Filtered, direct and indirect views at middle distance over adjacent fields towards the Scheme to the north east	Attractive	Moderate	Slight	Slight	Some indirect filtered views of the Scheme in the middle distance. Visual impacts would moderate rapidly on opening and as mitigation establishes but the Scheme creates a permanent change to the existing view
S5 3	Homefield	1	353m	Set within well vegetated established gardens with external views screened by adjacent properties	Attractive	No Change	No Change	No Change	No direct or indirect views of Scheme
S5 4	Unnamed	1	395m	Set within well vegetated established gardens with external views heavily filtered by existing garden and field boundary vegetation	Attractive	Slight	Slight	Negligible	Some direct views of the Scheme in the middle distance. Effects would be rapidly moderated by establishing vegetation and filtered by intervening field boundary vegetation
S5 5	Lilac House	1	389m	As above	Attractive	Slight	Slight	Negligible	As above
S5 6	No 4 Whitecross Lane	1	402m	As above	Attractive	Slight	Slight	Negligible	As above
S5 7	Tardiz	1	308m	Set within well vegetated established gardens with external views screened by adjacent properties	Attractive	No Change	No Change	No Change	No direct or indirect views of Scheme
S5 8	Halcyon	1	247m	Set within well vegetated established gardens. Filtered, direct and indirect views at middle distance over adjacent fields towards the Scheme to the north east	Attractive	Slight	Slight	Negligible	Some indirect filtered views of the Scheme in the middle distance. The Scheme would not form the main focus of the view and effects would be rapidly moderated by establishing vegetation
S5 9	Courtyard Cottage	1	264m	Set within well vegetated established gardens with external views screened by adjacent properties	Attractive	No Change	No Change	No Change	No direct or indirect views of Scheme
S6 0	The Homestead	1	282m	Set within well vegetated established gardens with external views screened by adjacent properties	Attractive	No Change	No Change	No Change	No direct or indirect views of Scheme
S6 1	The Stables	1	272m	Set within well vegetated established gardens	Moderate	Slight	Slight	Negligible	Some indirect filtered views of the Scheme in the middle distance. The Scheme would not form the main focus of the view and effects would be rapidly moderated by establishing vegetation
S6	The Coach House	1	288m	Set within well vegetated established gardens with external	Moderate	No Change	No Change	No Change	No direct or indirect views of Scheme

		Approx.	Distance		Quality	Magnitude of Visual effects (Adverse)			
2				views screened by adjacent properties					
S6 3	Willows	1	309m	Set within well vegetated established gardens with external views screened by adjacent properties	Moderate	No Change	No Change	No Change	No direct or indirect views of Scheme
S6 4	1 to 6 The Elms	6	294m	Set within well vegetated established gardens with external views screened by adjacent properties	Moderate	No Change	No Change	No Change	No direct or indirect views of Scheme
S6 5	Walnut Tree Cottage	1	321m	Set within well vegetated established gardens with external views screened by adjacent properties	Moderate	No Change	No Change	No Change	No direct or indirect views of Scheme
S6 6	Elmcroft Farm	1	222m	Settlement edge with views over adjacent open farmland	Attractive	Moderate	Moderate	Slight	Some direct views of the Scheme in the middle distance. Effects would be rapidly moderated by establishing vegetation and filtered by intervening field boundary vegetation
S6 7	Copthorne	1	334m	Set within well vegetated established gardens with external views screened by adjacent properties	Attractive	No Change	No Change	No Change	No direct views of the scheme
S6 8	Trails End	1	343m	Set within well vegetated established gardens with external views screened by adjacent properties	Attractive	No Change	No Change	No Change	No direct views of the scheme
S6 9	Jana	1	355m	Set within well vegetated established gardens	Attractive	Moderate	Slight	Slight	Some direct views of the Scheme in the middle distance. Effects would be rapidly moderated by establishing vegetation and filtered by intervening field boundary vegetation
S7 0	Dimora	1	362m	Set within well vegetated established gardens	Attractive	Moderate	Slight	Slight	Some direct views of the Scheme in the middle distance. Effects would be rapidly moderated by establishing vegetation and filtered by intervening field boundary vegetation
S7 1	El Gedida	1	367m	Set within well vegetated established gardens	Attractive	Moderate	Slight	Slight	Some direct views of the Scheme in the middle distance. Effects would be rapidly moderated by establishing vegetation and filtered by intervening field boundary vegetation
S7 2	Mansfield House	1	372m	Set within well vegetated established gardens	Attractive	Moderate	Slight	Slight	Some direct views of the Scheme in the middle distance. Effects would be rapidly moderated by establishing vegetation and filtered by intervening field boundary vegetation

		Approx.	Distance		Quality	Magnitude of Visual effects (Adverse)			
S7 3	Belmont	1	378m	Set within well vegetated established gardens with external views screened by adjacent properties	Attractive	No Change	No Change	No Change	No direct views of the scheme
S7 4	Oaklands	1	395m	As above	Attractive	No Change	No Change	No Change	No direct views of the scheme
S7 5	Epworth	1	399m	As above	Attractive	No Change	No Change	No Change	No direct views of the scheme
S7 6	The Stables	1	407m	As above	Attractive	No Change	No Change	No Change	No direct views of the scheme
S7 7	The Croft	1	407m	Set within well vegetated established gardens	Attractive	Moderate	Moderate	Slight	Indirect and filtered views from rear of property. The Scheme would introduce a permanent change in the view. Impacts would be moderated as mitigation establishes
S7 8	Rowtech Engineering	1	27m	Commercial works in rural setting	Moderate	Substantial	Substantial	Substantial	Direct views of the Scheme in close proximity. The Scheme would introduce a permanent and significant change to the existing view
S7 9	No 44 Moor Road	1	189m	Rural fringe clear views over adjacent fields towards the Scheme	Attractive	Substantial	Substantial	Moderate	The Scheme would introduce a permanent change in the view. Impacts would be moderated as mitigation establishes
S8 0	No 43 Moor Road	1	211m	Rural fringe, views westerly over adjacent fields. Set within well vegetated garden	Attractive	Slight	Slight	Negligible	Views of the scheme would be oblique and heavily filtered by existing vegetation
S8 1	Bow Farm	1	247m	Rural/ Village fringe. No direct views of the Scheme	Attractive	No Change	No Change	No Change	No direct views of the scheme
S8 2	No 42 Moor Road	1	229m	Rural fringe, views westerly over adjacent fields. Set within well vegetated garden	Attractive	Slight	Slight	Negligible	Views of the scheme would be oblique and heavily filtered by existing vegetation
S8 3	No 41 Moor Road	1	235m	Rural/ Village fringe. No direct views of the Scheme	Attractive	No Change	No Change	No Change	No direct views of the scheme
S8 4	No 40 Moor Road	1	244m	Rural/ Village fringe. No direct views of the Scheme	Attractive	No Change	No Change	No Change	As above
S8 5	No 39 Moor Road	1	264m	Rural/ Village fringe. No direct views of the Scheme	Attractive	No Change	No Change	No Change	As above
S8 6	No 38 Moor Road	1	282m	Rural/ Village fringe. No direct views of the Scheme	Attractive	No Change	No Change	No Change	As above
S8 7	No 37 Moor Road	1	297m	Rural/ Village fringe. No direct views of the Scheme	Attractive	No Change	No Change	No Change	As above
S8 8	No 36 Hope Cottage	1	328m	Rural/ Village fringe. No direct views of the Scheme	Attractive	No Change	No Change	No Change	As above
S8	No 35 Bowbridge Cottage	1	338m	Rural/ Village fringe. No direct views of	Attractive	No Change	No Change	No Change	As above

		Approx.	Distance		Quality	Magnitude of Visual effects (Adverse)			
9				the Scheme					
S90	No 34 Riverside	1	349m	Rural/ Village fringe. No direct views of the Scheme	Attractive	No Change	No Change	No Change	As above
S91	No 33 Willowbank	1	363m	Rural/ Village fringe. No direct views of the Scheme	Attractive	No Change	No Change	No Change	As above
S92	No 3 Riverside	1	365m	Urban/Rural fringe, attractive riverside setting with good views westerly over open farmland	Attractive	No Change	No Change	No Change	Southern end of the block of housing at Riverside, set back from the road. Views Westerly and Easterly well screened by established vegetation
S93	No 4 Riverside	1	359m	Urban/Rural fringe, attractive riverside setting with good views westerly over open farmland	Attractive	No Change	No Change	No Change	As above
S94	No 1 Riverside	1	321m	Urban/Rural fringe, attractive riverside setting with good views westerly over open farmland	Attractive	No Change	No Change	No Change	As above
S95	No 2 Riverside	1	317m	Urban/Rural fringe, attractive riverside setting with good views westerly over open farmland	Attractive	No Change	No Change	No Change	As above
S96	Eastermead Cottage	1	215m	Urban fringe with direct views over undeveloped open farmland and towards urban edge of Banwell	Attractive	Substantial	Substantial	Moderate	Significant disturbance during construction stage with potential loss of roadside vegetation, proximity to working compounds and views from property over construction and operation of the eastern section of the main line. Visual impacts would moderate rapidly on Scheme opening and as mitigation establishes but the Scheme creates a permanent change to the existing view
S97	Bonnie Doone	1	150m	Urban fringe with direct views over undeveloped open farmland and towards urban edge of Banwell	Attractive	Substantial	Substantial	Moderate	As above
S98	Abbey Farm	1	125m	Urban fringe with direct views over undeveloped open farmland and towards urban edge of Banwell	Attractive	Substantial	Substantial	Moderate	As above
S99	East Meadow	1	109m	Urban fringe with direct views over undeveloped open farmland and towards urban edge of Banwell	Attractive	Substantial	Substantial	Moderate	As above
S100	Police House	1	26m	Urban fringe with direct views onto the A368 East Street. Views from rear of property over undeveloped open farmland	Moderate	Substantial	Substantial	Moderate	Significant disturbance during construction stage with potential loss of roadside vegetation, proximity to working compounds and views from rear of property over construction and operation of the eastern section of the main line. Visual impacts would moderate rapidly on Scheme opening and as mitigation establishes but the Scheme creates a permanent change to the existing view

		Approx.	Distance		Quality	Magnitude of Visual effects (Adverse)			
S10 1	Eastermead Farm	1	44m	As above	Moderate	Substantial	Substantial	Moderate	Significant disturbance during construction stage with potential loss of roadside vegetation, proximity to working compounds and views from rear of property over construction and operation of the eastern section of the main line and southern link road tie in. Visual impacts would moderate rapidly on Scheme opening and as mitigation establishes but the Scheme creates a permanent change to the existing view
S10 2	Corner House	1	34m	Urban fringe with direct views onto the A368 East Street	Moderate	Substantial	Substantial	Moderate	Significant disturbance during construction stage with potential loss of roadside vegetation, proximity to working compounds and views from rear of property over construction and operation of the southern link road and tie in. Visual impacts would moderate rapidly on Scheme opening and as mitigation establishes but the Scheme creates a permanent change to the existing view
S10 3	Eversleigh	1	14m	As above	Moderate	Substantial	Moderate	Slight	Disturbance during construction stage undertaking junction improvements and alterations for the southern link road. Impacts would moderate rapidly on Scheme opening replicating the existing situation
S10 4	Pennyard House	1	28m	As above	Moderate	Moderate	Slight	Negligible	As above
S10 5	Abbey Lodge	1	12m	As above	Moderate	Slight	Negligible	No Change	As above
S10 6	24A Woodland View	1	22m	As above	Moderate	Substantial	Substantial	Moderate	Significant disturbance during construction stage with proximity to works for attenuation basin immediately adjacent property boundary. Views from front of property over construction and operation of the southern link road and tie in. Visual impacts would moderate as mitigation establishes but the Scheme creates a permanent change to the existing view
S10 7	24 Park Meadow	1	117m	Urban fringe with direct views over open farmland to the east of Banwell	Attractive	Substantial	Substantial	Moderate	Significant disturbance during construction stage with proximity to works for attenuation basin immediately adjacent property boundary. Views from front of property over construction and operation of the southern link road and tie in. Visual impacts would moderate as mitigation establishes but the Scheme creates a permanent change to the existing view
S10 8	1 Park House	1	117m	As above	Attractive	Substantial	Substantial	Moderate	As above
S10 9	Park House	1	115m	As above	Attractive	Substantial	Substantial	Moderate	As above

		Approx.	Distance		Quality	Magnitude of Visual effects (Adverse)			
S11 0	2 Lambourne Cottage	1	132m	Urban/Village core, Dark Lane. Set within well vegetated and established gardens	Attractive	Slight	Negligible	No Change	Minimal disturbance during construction but oblique views potentially available over neighbouring properties of construction and early years operation of the southern link road
S11 1	4, Dark Lane (Cherry Mead)	1	125m	As above	Attractive	Moderate	Moderate	Slight	Limited views over the southern link road filtered by intervening garden vegetation and over adjacent houses. Limited impacts at construction stage but construction and operation introduces a new infrastructure element into a previously undeveloped view. Mitigation would moderate impacts on establishment Beneficial effects on Scheme opening form reduction of traffic following Dark Lane closure
S11 2	6, Rosebank	1	108m	As above	Attractive	Substantial	Substantial	Moderate	As above
S11 3	8, Woodhouse Eaves	1	95m	As above	Attractive	Substantial	Substantial	Moderate	As above
S11 4	10, Woodfield	1	67m	As above	Attractive	Substantial	Substantial	Moderate	As above
S11 5	9, Briar Patch	1	69m	Urban/Village core, slightly elevated views on east side of Dark Lane. Set within well vegetated and established gardens. Properties are located between well trafficked Castle Hill (A371) and Dark Lane	Moderate	Moderate	Slight	Negligible	Limited views over the southern link road filtered by intervening garden vegetation and over adjacent houses. Limited impacts at construction stage but unlikely to form the direct focus of the view. Beneficial effects on Scheme opening form reduction of traffic following Dark Lane closure
S11 6	7, Eddisburn	1	86m	As above	Moderate	Slight	Negligible	No Change	As above
S11 7	5, Dark Lane	1	116m	As above	Moderate	Slight	Negligible	No Change	As above
S11 8	3, Dark Lane	1	137m	As above	Moderate	Slight	Negligible	No Change	As above
S11 9	12a Treetops	1	604m	Urban/Village core, slightly elevated views on east side of Castle Hill. Views are orientated north easterly direction towards the eastern extent of the Main Scheme.	Attractive	No Change	No Change	No Change	Main Scheme is at distance and very limited views available over/through adjacent built development. Southern link road is approx.215m to the SE, only very limited and oblique views
S12 0	Quarry Cottage	1	183m	Well wooded setting on detached edge of village. No direct views of the Scheme	Attractive	No Change	No Change	No Change	No direct or indirect views of Scheme
S12 1	22 Yew Tree Cottage	1	30m	Direct views onto the A371	Moderate	Substantial	Negligible	Slight beneficial	Indirect impacts at construction stage with impacts rapidly moderating on opening of Scheme to return to similar situation as existing situation. Some slight benefits as mitigation establishes through the removal of traffic in

		Approx.	Distance		Quality	Magnitude of Visual effects (Adverse)			
									close proximity to the property following closure of Castle Hill
S12 2	24 Jasmine Cottage	1	13m	Direct views onto the A371	Moderate	Substantial	Negligible	No Change	Indirect impacts at construction stage with impacts rapidly moderating on opening of Scheme to return to similar situation as existing situation
S12 3	26 Castle Hill	1	13m	Direct views onto the A371	Moderate	Substantial	Negligible	No Change	Indirect impacts at construction stage with impacts rapidly moderating on opening of Scheme to return to similar situation as existing situation
S12 4	28 Three Ways	1	13m	Direct views onto the A371	Moderate	Substantial	Negligible	No Change	Indirect impacts at construction stage with impacts rapidly moderating on opening of Scheme to return to similar situation as existing situation
S12 5	30 Castle Hill	1	30m	Direct views onto the A371	Moderate	Substantial	Negligible	No Change	Indirect impacts at construction stage with impacts rapidly moderating on opening of Scheme to return to similar situation as existing situation
S12 6	East Lodge	1	64m	Well wooded setting on detached edge of village. No direct views of the Scheme	Attractive	No Change	No Change	No Change	Views blocked by adjacent buildings. Very limited if any views of southern link road tie in at construction stage
S12 7	The Bungalow	1	90m	Well wooded setting on detached edge of village. No direct views of the Scheme	Attractive	No Change	No Change	No Change	No direct or indirect views of Scheme
S12 8	Banwell Castle	1	81m	Set within well established gardens and with stone boundary walling.	Attractive	Slight	No Change	No Change	Indirect impacts at construction stage with impacts rapidly moderating on opening of Scheme to return to similar situation as existing situation
S12 9	29 Castle Hill	1	16m	Direct views onto the A371 and towards Banwell Castle walls	Moderate	Moderate	No Change	No Change	Indirect impacts at construction stage with impacts rapidly moderating on opening of Scheme to return to similar situation as existing situation
S13 0	27 Castle Gate	1	22m	Direct views onto the A371 and across the road to S124	Moderate	Substantial	Negligible	No Change	Indirect impacts at construction stage with impacts rapidly moderating on opening of Scheme to return to similar situation as existing situation
S13 1	25 Banwell Cross	1	56m	An elevated view over the eastern settlement edge of Banwell. Views along and downslope from the main focus of views from the terrace and outer areas of the property.	Attractive	Moderate	Moderate	Slight	Indirect impacts at construction stage with impacts rapidly moderating on opening of Scheme to return to similar situation as existing situation. However, the southern link road introduces a new infrastructure element into the foreground of the north easterly view that would be a permanent change

		Approx.	Distance		Quality	Magnitude of Visual effects (Adverse)			
S13 2	5, Hill Path	1	903m	An elevate view over Banwell from the lower slopes of Banwell Hill. Far distant views over the lower lying levels to the north	Attractive	Slight	Negligible	Negligible	Views of the Main Scheme would be partially visible within the wider panorama of the view. Visual effects would be most evident at construction stage and on opening and would rapidly moderate with mitigation establishment. Views are at a distance but would be a permanent change to the panorama
S13 3	7, Hill Path	1	906m	As above	Attractive	Slight	Negligible	Negligible	As above
S13 4	8, Hill Path	1	905m	As above	Attractive	Slight	Negligible	Negligible	As above
S13 5	10, Hill Path	1	943m	As above	Attractive	Slight	Negligible	Negligible	As above
S13 6	Trails End	1	985m	As above	Attractive	Slight	Negligible	Negligible	As above
S13 7	The Coach House	1	136m	Direct views onto the A368 East Street	Moderate	Substantial	Moderate	Slight	Disturbance during construction stage undertaking junction improvements and alterations for the southern link road. Impacts would moderate rapidly on Scheme opening replicating the existing situation
S13 8	The Long House	1	149m	Direct views onto the A368 East Street	Attractive	No Change	No Change	No Change	No views of the Scheme
SG0 1	Knightcott Industrial Estate	1	331m	Heavily screened with vegetation and views focused internally within the estate on other units. M5 traffic noise evident	Poor	No Change	No Change	No Change	No views of the Scheme
SG0 2	Nos 1 to 8 North View Drive	8	c.532m	Rural, slightly elevated position with direct views to the north over the Scheme	Attractive	Slight	Slight	Slight	Indirect and middle distance views over Banwell West roundabout. Construction stage impacts likely to be greatest but Scheme introduces a new infrastructure element into the overall distant view
SG0 3	Properties along High Street, Banwell	60	907m	Southern Banwell, built development with no direct views of the Scheme	Moderate	No Change	No Change	No Change	No direct or indirect views of the Scheme.
SG0 4	Housing at south west of Knightcott Road	c.300	600-900m	South/West Banwell, built development with no direct views of the Scheme	Moderate	No Change	No Change	No Change	No direct or indirect views of the Scheme.
SG0 5	Housing north of Knightcott Road	c 108	650-750m	South/West Banwell, built development with no direct views of the Scheme	Moderate	No Change	No Change	No Change	No direct views of the Scheme, some indirect views from northern extent but heavily filtered by intervening field boundary vegetation
SG0 6	Properties west of Wolvershill Road	7	c. 570m	Wolvershill Road built development with no direct views of the Scheme	Moderate	No Change	No Change	No Change	No direct views of the Scheme, some indirect views from northern extent but heavily filtered by intervening field boundary vegetation
SG0 7	1 Whitecross Lane and Silver Birches	2	c. 435m	Wolvershill Road built development with no direct views of the Scheme	Moderate	No Change	No Change	No Change	As above

		Approx.	Distance		Quality	Magnitude of Visual effects (Adverse)			
SG08	Properties at Whitecross Lane	11	c.480m	Wolvershill Road built development with no direct views of the Scheme	Moderate	No Change	No Change	No Change	As above
SG09	58,60,62 Knightcott Road	3	c. 270m	Urban edge with direct filtered views from rear of properties over the Scheme in the middle distance. Views limited by adjacent property and garden vegetation at S34 Westering	Attractive	Moderate	Slight	Negligible	Largely filtered through existing mature garden and field boundary vegetation but views remain permanent of the Scheme through construction and early years after opening moderating as mitigation establishes
SG10	Properties at Hillmer Rise	4	c.326m	Urban edge with direct filtered views from rear of properties over the Scheme in the middle distance. Views limited by adjacent property and garden vegetation at S35 and S36	Attractive	Slight	Negligible	No Change	As above
SG11	Central Banwell, including Banwell Primary School	c.150	c.800m	Central Banwell, built development with no direct views of the Scheme	Moderate	No Change	No Change	No Change	No direct or indirect views of the Scheme. Some beneficial effects from reduced traffic flow through Banwell and placemaking improvements
SG12	Properties between West Street and Wolvershill Road including Banwell Conservation Area	c.175	c. 160m	Central Banwell, built development with no direct views of the Scheme., including St Andrews Church	Moderate	No Change	No Change	No Change	As above
SG13	Properties at Riverside	28	c. 300m	North of Banwell, housing estate with attractive views east and west of properties over open farmland	Attractive	Slight	Slight	Negligible	Views to the east over adjacent open farmland would include the eastern extent of the Scheme visible over intervening field boundary vegetation. The Scheme would introduce a permanent change in the view. Impacts would be moderated as mitigation establishes
SG14	Properties facing onto A368 East Street	5	c.168m	Eastern Banwell, built development including Banwell Conservation Area. No direct or indirect views of the Scheme.	Moderate	No Change	No Change	No Change	No direct or indirect views of the Scheme. Some beneficial effects from reduced traffic flow through Banwell and placemaking improvements
SG15	Properties between Dark Lane and East Street	2	c.88m	Eastern Banwell, built development including Banwell Conservation Area. No direct or indirect views of the Scheme.	Moderate	No Change	No Change	No Change	As above