APPENDIX 10.4: VISUAL EFFECTS TABLE (VET)

Ref	Receptor Type and Location (including approx no. of dwellings where applicable)	Judged Sensitivity of Visual Receptor		Judged Magnitude of Visual Effects				Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion	Overall Residual Effect at 15 Years Post Completion	Is the Overall Effect Significant?
		Susceptibility to Change High Medium Low	Value High Medium Low	Distance from Site Boundary (or Built Development where stated) (approx. m/km)	Nature of View Full Partial Glimpse None	Is the View Permanent or Transient?	Size/Scale of Visual Effect (including degree of contrast/ integration) at Stages of Project High Medium Low Negligible/ None		Major Moderate Minor Negligible None Adverse or Beneficial	Major Moderate Minor Negligible None Adverse or Beneficial	Major Moderate Minor Negligible None Adverse or Beneficial	Yes No
A VPs 5,6,7,8	Public Right of Way PROW SD50 9/1	High	Medium	Varies from 140m, within site and 5m	Full	Transient	Construction: High Completion: Med Year 15: Low/ Med	The proposals include the diversion of this footpath which presently crosses the site. Views from the realigned public footpath and its approach from Willington to the south will undergo significant change as a result of the proposed development. It is important however to bear in mind that existing views from this relatively short stretch of PROW encompass some major power and road infrastructure, including the nearby Power Station, Toyota Complex and A50 and A38 road corridors and junctions. Existing views are thus varied and encompass both rural and urbanising features and characteristics. The realigned PROW will extend around the southern and western perimeter of the site within a broad landscape corridor and to the south views towards the built development proposals will be effectively screened by the bunding and planting proposals. There will be a significant change to views for users of this PROW, though this will not all be adverse as the siting of the realigned route of the PROW through the perimeter landscape area will limit views towards the buildings and enable a suitable setting to be formed.	Major Adverse	Moderate Adverse	Minor/ Moderate Adverse	Yes (Construction stage only)
B VP2	Hill Farm	Medium/ High	Medium	24m	Partial	Permanent	Construction: Med/High Completion: Med Year 15: Low/ Med	The primary aspect from Hill Farm is understood to be to the south, a view which includes existing visual detractors such as the Willington Power Station and overhead pylons. The recent, James Clarke Road residential development is also visible directly to the south. There will be opportunities for filtered and partial views westwards and south westwards towards the nearest buildings within the proposed development from this property. Existing mature trees, hedgerows and planting around the property and along Etwall Rd will however restrict the extent of available views. Once proposed woodland planting has established and is maturing the views will be very effectively filtered and screened from this receptor.	Moderate/Major Adverse	Moderate Adverse	Minor/ Moderate Adverse	Yes (Construction stage only)
C VP4	Residential dwellings James Clarke Road (up to approx.	Medium/ High	Medium	80m	Partial	Permanent	Construction: Med/High Completion: Med Year 15: Low	Some properties largely on the edge of this recent development and nearby housing have views northwards and north westwards towards the site on gradually rising ground. Upon completion of the proposed development the perimeter bunding and associated planting will form an	Moderate/Major Adverse	Moderate Adverse	Minor/ Moderate Adverse	Yes (Construction stage only)

	25 no. north & west) Also dwellings on Derwent Close (approx. 10 - 15 no. north & west)							effective visual 'buffer' and filter to views from those properties with views in this direction. The higher parts of the built development proposals will be visible but much of the lower level activity within the development area will be effectively screened and hidden from view. Once woodland bund planting to the south and south east has established and is maturing it will form an effective visual buffer to the built development.				
D (no viewpoint -within private grounds)	Properties north of the site -The Bungalow, Etwall Road -haulage & commercial recycling businesses -Danes Lodge (unclear but assumed to be commercial premises) -Auto services -Mobile home/ caravan park storage	Medium/ High (Residential use) Low/ Medium (Other/ commercial use)	Low/ Medium Low/ Medium	50m 20m	Partial	Permanent	Construction: Med/High Completion: Med Year 15: Low/ Med Construction: High Completion: Med/High Year 15: Med	Premises/ properties immediately to the north of the site will experience some potentially notable visual change as a result of the proposed development. These premises/ properties do appear to be varied in terms of their use and relationship to the site. Residential parts to these premises do exist but are relatively more removed than some other parts of the premises which appear to encompass commercial activities. At the Bungalow, Etwall Road, it is believed that there are commercial activities associated with or located adjacent this dwelling. The upper elevations and roofs of new development units will be visible beyond the intervening hedgerows and hedgerow trees which lie to the south of the property. Danes Lodge lies to the north east of the site and it is believed that this includes both residential and commercial uses (unconfirmed). It should be noted that for both of these receptors, there are existing visual detractors at close range including the A50 junction and connecting roads. Thus the susceptibility to change of these properties/ premises does appear to vary and this has an effect upon the consequential significance of the visual effect.	Moderate/ Major Adverse Moderate Adverse	Moderate Adverse Minor/ Moderate Adverse	Minor/ Moderate Adverse Minor Adverse	Yes (Construction stage only) No
E VPs 12,13,11	Willington (northern settlement edge) (18 no. adjacent southern towpath of canal incl. pre-school nursery)	Medium/ High	Medium	Varies from 350-495m	Partial	Permanent	Construction: Med Completion: Low/Med Year 15:Low	A relatively limited number of properties close to and alongside the canal on the northern edge of Willington have views northwards towards the site on gradually rising ground. Upon completion of the proposed development the perimeter bunding and associated planting will form an effective visual 'buffer' and filter to views from those properties with views in this direction. The higher parts of the built development proposals will be visible; nevertheless much of the lower level activity within the development area will be effectively screened and hidden from the outset. Once woodland bund planting to the south and south has established and is maturing it will form an effective visual buffer to the built development.	Moderate Adverse	Minor/ Moderate Adverse	Minor Adverse	No
F VP 10	Residential -The Castle Way Approx. 20no.dwellings) -No. 54 The Castle Way	Medium/ High Medium/ High	Medium Medium	Varies from 480-525m Varies from 480-525m	Partial Partial	Permanent Permanent	Construction: Med Completion: Low/Med Year 15:Neg/ Low Construction: Med/High Completion: Med Year 15:Low	Residential dwellings along the north western settlement edge have varying views but typically these are more restricted towards the site and the north/ north east. Where views are possible these are generally more oblique. One large modern residence with main windows generally orientated towards the south east will potentially have angled views towards the southern and south eastern part of the proposed development. From this property, significance of the visual effect will be potentially Moderate Adverse upon completion. From other properties in this general location the significance of the visual effects will be up to Minor/ Moderate Adverse.	Moderate Adverse Moderate/Major Adverse	Minor/ Moderate Adverse Moderate Adverse	Minor Adverse Minor/ Moderate Adverse	No Yes (Construction stage only)

G VPs 1,2,3,4,13	Etwall Road	Low/ Medium	Medium	Varies from 5m to 180m	Partial Glimpses	Transient	Construction: Up to High Completion: Med/ High Year 15: Low/ Med	The existing road is predominantly enclosed towards its northern end approaching Burnaston Cross with tall hedgerows and hedgerow trees limiting views outwards. These road users will have close and clear views towards the eastern edge of the proposed development and the nearest buildings will be visible beyond the proposed bunding and the conserved and new planting. Travelling along the eastern site boundary there will be filtered views of the proposed development comprising predominantly the upper parts of the nearest buildings. Lower level activity surrounding the buildings (eg service yards and car parks) will be largely screened from these road views. A section of hedgerow will be removed to towards the north to facilitate construction of the new roundabout and access into the site. After the bund woodland planting has established and is maturing it will form an effective visual buffer to these close views towards the built development.	Moderate/Major Adverse	Moderate Adverse	Minor Adverse	Yes (Construction stage only)
H VP 8, 9	A38 Burton Road	Low	Low/ Medium	10m	Partial Glimpses	Transient	Construction: Low /Med Completion: Low Year 15: Low/Neg	Views towards the proposed development will be possible for users of this major road. However, these views will generally be relatively brief and filtered and seen within a context of other sequential roadside views of the A50, the major road junction and the Toyota Complex.	Minor Adverse	Minor Adverse	Minor Adverse/ Negligible	No
I VP 10	A5132 The Castle Way	Medium/ Low	Medium	550m	Partial Glimpses	Transient	Construction: Low Completion: Low Year 15: Neg	Brief glimpsed views northwards towards the site where the carriageway rises to bridge the canal at the Castle Way are possible and views to the north from further west on the approach into Willington are generally contained by roadside hedgerows and residential properties. Visual effects afforded from the canal bridge are considered to be similar to receptor F.	Minor Adverse	Minor Adverse	Negligible	No
J VPs 6	Railway Passengers	Medium	Medium	5m	Full	Transient	Construction: Med Completion: Low/ Med Year 15: Low/ Neg	It is believed this rail corridor is used primarily for freight, however should passenger services also pass the site, then the proposed development will be briefly visible over a very short stretch of this line. Due to the close proximity of the rail line to the site boundary, the proposed bunding will be effective in screening much of the built development including the lower level activities and services yards/ car parking around the buildings.	Moderate Adverse	Minor/ Moderate Adverse	Minor Adverse	No
K VPs 11,12	Canal Users Trent & Mersey Boats and walkers (Along northern edge of Willington)	High	Medium	300-540m	Partial Glimpse	Transient	Construction: Med Completion: Low/ Med Year 15: Low	There will be views towards the proposed development from a short stretch of the canal between the Etwall Rd and Castle Way bridges. The upper elevations and roofs of the proposed buildings will be visible beyond the perimeter bunding and planting on the southern edge of the site. Once mitigation planting has established in year 15, it is considered the bund woodland structure will afford full visual containment of the development, albeit with some heavily filtered winter views. Once woodland bund planting to the south and south east has established and is maturing it will form an effective visual buffer to the built development.	Moderate / Major Adverse	Minor/ Moderate Adverse	Minor Adverse	Yes (Construction stage only)

L VP 14	Mercia Marina	High/ Medium	Medium	825m	Partial Glimpse	Transient/ Permanent	Construction: Low/ Neg Completion: Low/ Neg Year 15: Low/ Neg	It is predicted that there will be limited opportunities to see the proposed development from Mercia Marina, largely as a result of the mature woodland enclosing the western side of the marina and the changes in the landform. It is likely that from some positions within the marina it will be possible to see the very highest parts of the building(s) closest to the eastern side of the site.	Minor Adverse	Minor Adverse	Minor Adverse / Negligible	No
M VP 15	Public Right of Way PROW SD37 29/1 Askew Hill @70m AOD	High	Medium	2.7km	Partial Glimpse	Transient	Construction: Low/ Neg Completion: Low/Neg Year 15: Neg	Distant and elevated views towards the proposed development will be possible from limited stretches of this PROW and potentially a small number of other nearby PROW. The visual effects of the proposed development upon users of this PROW will be limited, largely given the distance involved and the expansive and varied nature of the existing cross valley views, which encompass settlement and major transport and power infrastructure.	Minor Adverse	Minor Adverse /Negligible	Minor Adverse /Negligible	No
N VP 19	Public Right of Way PROW SD50 9/1 off Knight's Lane @115m AOD	High	Medium	4.6km	Glimpse at distance	Transient	Construction: Low/ Neg Completion: Low/Neg Year 15: Neg	Distant and elevated views towards the proposed development will be possible from stretches of this PROW and potentially a small number of other nearby PROW. The visual effects of the proposed development upon users of this PROW will be limited, largely given the distance involved and the expansive and varied nature of the existing cross valley views, which encompass settlement and major transport and power infrastructure.	Minor Adverse	Minor Adverse /Negligible	Minor Adverse /Negligible	No
O VP 18	Public Right of Way PROW SD33 5/2 Off Newton Lane @ 70m AOD	High	Medium	4.0km	Glimpse at distance	Transient	Construction: Low/ Neg Completion: Low/Neg Year 15: Neg	Distant and elevated views towards the proposed development will be possible from limited stretches of this PROW and potential a small number of other nearby PROW. The visual effects of the proposed development upon users of this PROW will be limited, largely given the distance involved and the expansive and varied nature of the existing cross valley views, which encompass settlement and major transport and power infrastructure.	Minor Adverse	Minor Adverse /Negligible	Minor Adverse /Negligible	No
P VP 20	Public Right of Way PROW SD6 13/1 Bretby Mount @120m AOD	High	Medium	5.5km	Glimpse at distance	Transient	Construction: Low/ Neg Completion: Low/Neg Year 15: Neg	Distant and elevated views towards the proposed development will be possible from limited stretches of this PROW and potential a small number of other nearby PROW. The visual effects of the proposed development upon users of this PROW will be limited, largely given the distance involved and the expansive and varied nature of the existing cross valley views, which encompass settlement and major transport and power infrastructure.	Minor Adverse	Minor Adverse /Negligible	Minor Adverse /Negligible	No
Q VP 16	Newton Solney settlement edge (approx. 10 - 20 no. dwellings)	Medium/ High	Medium	2.7km	Glimpse at distance	Permanent	Construction: Low/ Neg Completion: Low/ Neg Year 15: Neg	From the edges of a few of the settlements situated on the more elevated southern slopes of the Trent Valley, distant views of the proposed development will be possible. These will be from limited locations and properties largely situated on the norther edge of the respective settlement. Where visible the proposed development will be seen distantly as a minor element with an expansive and varied valley landscape and will not constitute a significant change.	Minor Adverse /Negligible	Minor Adverse /Negligible	Negligible	No
R VP 15	Repton settlement edge (approx. 10 - 15 no. dwellings)	Medium/ High	Medium	3.2km	None to partial Glimpse at distance	Permanent	Construction: Low/Neg Completion: Low/ Neg Year 15: Neg	From the edges of a few of the settlements situated on the more elevated southern slopes of the Trent Valley, distant views of the proposed development will be possible. These will be from limited locations and properties largely situated on the norther edge of the respective settlement. Where visible the proposed development will be seen	Minor Adverse /Negligible	Minor Adverse /Negligible	Negligible	No

								distantly as a minor element with an expansive and varied valley landscape and will not constitute a significant change.				
S VP 21	Winshill settlement edge (approx. 10 - 15 no. dwellings) @110m AOD	Medium/ High	Medium	6.1km	Glimpse at distance	Permanent	Construction: Low/ Neg Completion: Low/ Neg Year 15: Neg	From the edges of a few of the settlements situated on the more elevated southern slopes of the Trent Valley, distant views of the proposed development will be possible. These will be from limited locations and properties largely situated on the norther edge of the respective settlement. Where visible the proposed development will be seen distantly as a minor element with an expansive and varied valley landscape and will not constitute a significant change.	Minor Adverse /Negligible	Minor Adverse /Negligible	Negligible	No
T VP 19	Knight's Lane	Medium	Medium	4.6km	Glimpse at distance	Transient	Construction: Low/ Neg Completion: Negligible Year 15: Negligible	This road will offer the opportunity for distant glimpsed views at certain points. From most stretches of this road, no views towards the proposed development will however be possible.	Minor Adverse /Negligible	Minor Adverse /Negligible	Negligible	No
U VP 16	B5008 Repton Road	Medium	Medium	3.2km	Glimpse at distance	Transient	Construction: Low/ Neg Completion: Low/ Neg Year 15: Neg	This road will offer the opportunity for distant glimpsed views at certain points. From most stretches of this road, no views towards the proposed development will however be possible.	Minor Adverse /Negligible	Minor Adverse /Negligible	Negligible	No
V VP 18	Newton Lane	Medium	Medium	4.0km	Glimpse at distance	Transient	Construction: Low/ Neg Completion: Low/ Neg Year 15: Neg	This road will offer the opportunity for distant glimpsed views at certain points. From most stretches of this road, no views towards the proposed development will however be possible.	Minor Adverse /Negligible	Minor Adverse /Negligible	Negligible	No
W VP 17	B5008 Newton Road @ 80m AOD	Medium	Medium	4.1km	Glimpse at distance	Transient	Construction: Low/ Neg Completion: Low/ Neg Year 15: Neg	This road will offer the opportunity for distant glimpsed views at certain points. From most stretches of this road, no views towards the proposed development will however be possible.	Minor Adverse /Negligible	Minor Adverse /Negligible	Negligible	No