

APPENDIX 8.3

VISUAL IMPACT TABLES

APPENDIX 8.3: VISUAL IMPACT TABLE

Receptor	Distance from Assessment Site/ (metres)	Nature of View (1)	Degree of Visual Intrusion (2)	Proportion of Development Visible (3)	Transient / Fixed	Sensitivity of receptor (4)	Magnitude of Effect / Effect Classification		Significance of Effect Before Mitigation	Mitigation	Residual Effect (after mitigation)	Notes
							Time (Year)	Magnitude				
RESIDENTIAL PROPERTIES												
Eberston Common Farm	240m	Open - Partial	Partial	Small Amount	Fixed	High	Construction	Low	Minor adverse	Tree protection measures and careful management of stockpiles to reduce visibility to surrounding receptors	Minor Adverse	Views of the Assessment Site from Eberston Common Farm, located approximately. 240m from the site are screened due to dense intervening vegetation and the orientation of the property away from the Assessment Site (southeast) which reduces the influence of the Proposed Development on the property. Visual effects relating to the construction phase will generally be limited to areas surrounding the property and access road where glimpsed views of the Assessment Site are afforded through vegetation. Movement of plant and construction activity may be afforded through vegetation but this will be limited in its extent.
							Completion Yr.1	Low	Minor adverse	Existing and proposed vegetation along eastern boundary of the Assessment Site.	Minor Adverse	Views of the loss of landscape features (woodland) surrounding the flare may be afforded through dense vegetation surrounding the property. Reinstatement planting will also be partially visible.
							Restoration & Decommission Scenario 1	Very Low	Minor Adverse	Continued growth of landscape proposals	Negligible	Glimpsed views of decommissioning within the Assessment Site may be afforded through gaps in vegetation although due to distance, the extent to which any activity will be evident is limited. Landscape proposals will also have begun to mature further screening views of the Assessment Site.
							Restoration & Decommission Scenario 2	Very Low	Minor Adverse		Negligible	
South Moor Farm	660m	Open	None	None	Fixed	High	Construction	Very Low - Neutral	Negligible	Tree protection measures and careful management of stockpiles to reduce visibility to surrounding receptors	Negligible	Construction activities are unlikely to be visible due to distance, changes in topography and screening by stone walls and woodland.
							Completion Yr.1	Very Low - Neutral	Negligible	Existing and proposed vegetation along eastern boundary of the Assessment Site.	Negligible	The Proposed Development is unlikely to be visible due to distance, changes in topography and screening by stone walls and woodland.
							Restoration & Decommission Scenario 1	Very Low - Neutral	Negligible	Continued growth of landscape proposals	Negligible	Restoration and decommissioning activities are unlikely to be visible due to distance, changes in topography and screening by stone walls and woodland.
							Restoration & Decommission Scenario 2	Very Low - Neutral	Negligible		Negligible	
ROADS												
Dalby Forest Drive, providing access through the Dalby Forest	30m	Partial - None	Small Amount - None	Small Amount - None	Transient	High	Construction	Low	Minor Adverse	Tree protection measures and careful management of stockpiles to reduce visibility to surrounding receptors	Minor Adverse	Primary road through Dalby Forest which provides access through the National Park for walkers, cyclists and residents of nearby properties. Views immediately adjacent to the Assessment Site are filtered through mature woodland vegetation and partially curtailed by bunding although there are glimpsed views into the Assessment Site. Elsewhere along the route, views into the Assessment Site are curtailed. Glimpsed views of construction activity will therefore be limited to areas immediately adjacent to the eastern boundary.

Notes:

- 1 Nature of View (degree of visibility): Open, Partial, None
- 2 Degree of Visual Intrusion (extent of the view that would be occupied by the development): Full, Partial, Small Amount, None
- 3 Proportion of Development Visible: Full, Most, Partial, Small Amount, None
- 4 Level of sensitivity of receptor accounting for nature of receptor (e.g. residential/PROW)

							Completion Yr.1	Low	Minor Adverse	Existing vegetation on western boundary maturing to screen views from Dalby Forest Drive.	Minor Adverse	Glimpsed views of existing and proposed planting and partial but limited visibility of the lower parts of the Gas Conditioning Building.
							Restoration & Decommission Scenario 1	Very Low	Minor Adverse	Continued growth of landscape proposals	Minor Adverse	Glimpsed views of decommissioning within the Assessment Site may be afforded through gaps in vegetation although due to distance, the extent to which any activity will be evident is limited. Landscape proposals will also have begun to mature further screening views of the Assessment Site.
							Restoration & Decommission Scenario 2	Very Low	Minor Adverse		Minor Adverse	

PROW												
Tabular Hills Walk, a long distance route adjacent to existing Ebberston Moor 'A' Wellsite along associated access road	0m	Open - Partial	Partial	Partial	Transient	High	Construction	Medium	Moderate Adverse	Tree protection measures and careful management of stockpiles to reduce visibility to surrounding receptors	Moderate Adverse	Partial views of Ebberston Moor 'A' Wellsite to the immediate east of the route which is partly screened by planting along Ebberston Common Lane and existing planting and vegetation within Dalby Forest. Views of construction activity will however be clearly visible due to the close proximity.
							Completion Yr.1	Medium	Moderate Adverse	Existing and new planting on eastern boundary maturing to screen views from PROW's.	Moderate Adverse	Partial views of permanent built form, particularly the Gas Conditioning Building within the wellsite and infill planting along the Assessment Site's eastern boundary.
							Restoration & Decommission Scenario 1	Medium	Moderate Adverse	Continued growth of landscape proposals	Minor Adverse	Partial views of the plant and machinery will be visible from close proximity; however proposed planting will have begun to mature along Ebberston Common Lane. Once decommissioning takes place the landscape will be restored surrounding the flare and landscape proposals will continue to mature returning the area to its original state.
							Restoration & Decommission Scenario 2	Medium	Moderate Adverse		Minor Adverse	
510509 PROW crossing north to south through Ebberston Low Moor	135m	Open - Partial	Small Amount	Small Amount	Transient	High	Construction	Medium	Moderate Adverse	Tree protection measures and careful management of stockpiles to reduce visibility to surrounding receptors	Moderate Adverse	Recreational users of PROW No. 510509 are considered to experience transient views of the Assessment Site immediately to the east, between South Moor Farm and Ebberston Common Farm. The construction of the Proposed Development will be apparent in views immediately adjacent to the Assessment Site.
							Completion Yr.1	Medium	Moderate Adverse	Existing and new planting on eastern boundary maturing to screen views from PROW's.	Moderate Adverse	Partial views of built form, specifically the Gas Conditioning Building which will be partially screened by existing planting and viewed against the backdrop of mature woodland.
							Restoration & Decommission Scenario 1	Low - Medium	Minor Adverse	Continued growth of landscape proposals	Minor Averse	Glimpsed views of decommissioning within the Assessment Site will be afforded through gaps in vegetation although due to distance and the maturing boundary vegetation, the extent to which any activity will be evident is limited.
							Restoration & Decommission Scenario 2	Low - Medium	Minor Adverse		Minor Averse	
510202 PROW crossing east to west through Ebberston Low Moor	405m	Open	Small amount - None	Small amount - None	Transient	High	Construction	Low	Minor Adverse	Tree protection measures and careful management of stockpiles to reduce visibility to surrounding receptors	Minor Adverse	Glimpsed views of construction activity/ movement along the access road although the Assessment Site is not visible.
							Completion Yr.1	Low	Minor Adverse	Existing and new planting on eastern boundary maturing to screen views from PROW's.	Minor Adverse	The proposed development is unlikely to be visible due to a combination of topographic variation and screening from low stone walls and woodland.
							Restoration & Decommission Scenario 1	Very Low	Negligible	Continued growth of landscape proposals	Negligible	Glimpsed views of decommissioning activity along the access road, however it is unlikely that any decommissioning activity within the Assessment Site will be visible.

Notes:

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- 3 Proportion of Development Visible: Full, Most, Partial, Small Amount, None
- 4 Level of sensitivity of receptor accounting for nature of receptor (e.g. residential/PROW)

							Restoration & Decommission Scenario 2	Very Low	Negligible	Continued growth of landscape proposals	Negligible	
PROW 500208 running from the north western edge of Ebberston Low Moor along Dalby Forest Drive	910m	Open - Partial	None	Small Amount	Transient	High	Construction	Neutral	Neutral	NA	NA	No visibility of the proposed development.
							Completion Yr.1	Neutral	Neutral	NA	NA	No visibility of the proposed development.
							Restoration & Decommission Scenario 1	Neutral	Neutral	NA	NA	No visibility of the proposed development.
							Restoration & Decommission Scenario 2	Neutral	Neutral	NA	NA	No visibility of the proposed development.

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- 4 Level of sensitivity of receptor accounting for nature of receptor (e.g. residential/PROW)