APPENDIX C: VISUAL EFFECTS TABLE (VET)												
Ref	**Receptor Type, Location and photographs** (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 Effect at 15 Years Post Completion**
		Susceptibility to Change **High** **Medium** **Low**	**Value** **High** **Medium** **Low**	**Overall Sensitivity** **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 Temporary or permanent?**	**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**
A	Residents Stamford Street, Ratby	High	Medium	High	Adjacent	Full	P	Construction: High-Medium Completion: High-Medium Year 15: Medium	Visual Receptor A: Stamford Street, Ratby The existing residential area of Ratby borders the northern part of the site and this includes properties at Stamford Street which are slightly elevated in the landscape. Given their proximity alongside the site, residents will afford close range views of the Proposed Development, which will principally comprise views of new housing, streets, and green space. For some residents, views of the development would be observed within the context and backdrop of housing buildings at Martinshaw Meadows which is a current feature of the view. Overall, the level of effects on these receptors would vary given their location and the extent of visibility. Taking into account their sensitivity (High) and magnitude of change. Effects are judged to be *Major Adverse* on completion, reducing to *Major-Moderate Adverse* in the longer term (year 15) on account of the maturing nature of the green infrastructure framework, which includes new planting along the northern boundaries of the site, to the back of Stamford Street, which would help to 'soften' and filter views of the built form for these receptors.	Major Adverse	Major Adverse	Major- Moderate Adverse
B	Residents Martinshaw Meadows, Ratby	High	Medium	High	Adjacent	Full	P	Construction: High-Medium Completion: High-Medium Year 15: Medium	Visual Receptor B: Martinshaw Meadows, Ratby It is expected that once these houses are occupied residents on the edge of this development will, given their proximity, have close range views of the Proposed Development, and primarily this will comprise views of new housing immediately to the south observed within the context of housing at Stamford Street and the wider built-up area of Ratby. There will be views to the west of the Proposed Development with housing observed beyond an area of intervening green space, part of the land that had outline planning permission. Given their sensitivity (High) and magnitude of change (varying between High-Medium, and Medium	Major-Moderate Adverse	Major-Moderate Adverse	Moderate Adverse

									depending on location), and the fact that existing built elements are apparent in the view - such as Stamford Street - effects are judged to be *Major-Moderate Adverse* on completion, reducing to *Moderate Adverse* in the longer term (year 15) on account of the maturing nature of the green infrastructure framework which would help to 'soften' and filter views of the built form for these receptors. The land to north west of the site has outline planning permission for housing and if this comes forward, then there will be additional built elements within proximity to these receptors and the Proposed Development would be seen within that context, as well as housing at Stamford Street			
C	Residents Markfield Road, Ratby	High	Medium	High	C230m	Glimpse-None	P	Construction: Negligible/None Completion: Negligible/None Year 15: Negligible/None	Visual Receptor C: Markfield Road, Ratby There are existing properties on Markfield Road. Views of the site are largely obscured by intervening elements of the buildings within Martinshaw Meadows, although there are some glimpsed views of the northern parts of the site. Any views of the Proposed Development are likely to be partial and glimpsed in nature and observed within the context of the intervening built up area of Martinshaw Meadows and the wider built-up area of Ratby. Given the limited visibility and the limited magnitude of change (Negligible) and the fact that existing built elements are apparent in the views, effects are judged to be *Negligible* on completion and in the longer term (year 15). The land to north west of the site has outline planning permission for housing and if this comes forward it is expected that visibility of the Proposed Development, which is likely to very limited in extent, would be further restricted by this intervening built-up area.	Negligible	Negligible	Negligible
D	Residents Holly Well Farm Cottage, Desford Lane, Ratby	High	Medium	High	C70m	Full-Partial	P	Construction: Medium Completion: Medium Year 15: Medium-Low	Visual Receptor D: Holly Well Farm Cottage, Desford Lane, Ratby Residents have views of the southern parts of the site (the two southernmost grassland fields) with the experience comprising gently sloping grazing land, hedgerows and trees. There are some views of built elements in Ratby and views of Desford Lane. There would be full/partial views of the Proposed Development, and this includes views of drainage features, the proposed road heading into the site from Desford Road and new housing in the southern part of the site. The green infrastructure framework of new woodland and tree planting will create a wooded edge to the development. Planting will strengthen boundary hedgerows and will assimilate the drainage basins and the road into the landscape and will 'soften' and filter views of new housing Given their sensitivity (High) and magnitude of change (Medium) effects are judged to be *Major-Moderate Adverse* on completion, reducing to *Moderate Adverse* in the longer term (year 15) on	Major- Moderate Adverse	Major- Moderate Adverse	Moderate Adverse

									account of the maturing nature of the green infrastructure framework, which would integrate the Proposed Development into the landscape 'soften' and filter views of the built form. These effects are restricted to that of a single property			
E	Residents Desford Road Kirby Muxloe	High	Medium	High	C1.2km	Glimpse	P	Construction: Low-Negligible Completion: Low-Negligible Year 15: Negligible	Visual Receptor E: Desford Road, Kirby Muxloe The landform rises to the south of Ratby, beyond Rothley Brook, to a local ridge on the residential edge of Kirby Muxloe at Desford Road. Residents on Desford Road have wide views across the landscape to the north and this includes views of farmland, hedges, trees, woodland, pylons and the built-up area of Ratby. There would be some partial-glimpsed views of the Proposed Development with new housing and buildings discernible but forming a comparatively minor addition to the wider view with the built form observed within the context of the built-area of Ratby. New woodland planting, alongside established areas of woodland, would assist in further containing and integrating the development into the landscape. Given their sensitivity (High) and magnitude of change (Low-Negligible) - which takes into account the built elements are already apparent in the view and the limited visibility of the Proposed Development given distance and screening elements in the landscape - effects are judged to be *Minor Adverse-Negligible* on completion, reducing to *Negligible* in the longer term (year 15) on account of the maturing nature of the green infrastructure framework that would be assimilating development into the landscape.	Minor Adverse- Negligible	Minor Adverse- Negligible	Negligible
F	Right of Way Users Public Footpath R50, Stamford Street – Markfield Road	High	Medium	High	Within the site	Full	P	Construction: Medium Completion: Medium Year 15: Medium-Low	Visual Receptor F: Public Footpath R50, Stamford Street – Markfield Road Heading out from Stamford Street footpath users will experience close range views of the Proposed Development in its very eastern field and this will be observed with the context of the nearby built-up area of Martinshaw Meadows and housing at Stamford Street, which forms part of the experience in this location. The route extends through agricultural fields to the north west and there would be views southwards of the Proposed Development-albeit the route runs through land that has outline planning permission for new housing such that if this land comes forward for development, much of the western section of route will be located within a built-up environment, such that views of the Proposed Development to the south would be prevented. The Footpath is retained within the Proposed Development and located within a dedicated green corridor and an area of green space. There would continue to be access across from Ratby into Martinshaw Wood, which includes access to the National Forest Way. Whilst the Proposed Development of new housing would be a noticeable feature for these receptors it would not be an	Moderate Adverse	Moderate Adverse	Moderate- Minor Adverse

									uncharacteristic element in this context as users have views of the built edge and housing at Ratby, which includes housing at Martinshaw Meadows. Given their sensitivity (High) and magnitude of change (High-Medium) - which takes into account built elements that are already apparent in the view - effects are judged to be Major-Moderate Adverse on completion, reducing to Moderate Adverse in the longer term (year 15) on account of the maturing nature of the GI framework that would assist in 'softening' and filtering views of the Proposed Development. It is considered that these year 1 effects would reduce in degree to Moderate Adverse if development comes forward on the land to the north west as users will, for the most part, be moving through a built up area, such that there would be a more limited degree of change on their experience with the Proposed Development in place.			
G	Right of Way Users Public Footpath R48, Stamford Street – Burroughs Road -willow plantation	High	Medium	High	Within the site	Full	P	Construction: High Completion: High Year 15: High-Medium	Visual Receptor G: Public Footpath R48, Stamford Street – Burroughs Road -willow plantation There will be a marked change in the view as receptors head south from Stamford Street. Users will experience full views of the Proposed Development as they move through the site. This will comprise close range and open views of new buildings, streets and green space within the fields to the north of Burroughs Road and generally more filtered views of new built elements within the southern part of the site. Heading into Stamford Street via Burroughs Road the Proposed Development would be observed within the context and back drop of the existing built edge which is a feature of the view. The Proposed Development retains the Public Footpath within the layout. There would continue to be access into the wider landscape and the routes in Pear Tree Wood (to include the National Forest Way). Within the Proposed Development the Footpath will be located within a new green corridor of public open space, which will include the planting of new hedges and trees to create an attractive route as users move through the site. In the western part of the site, near the willow coppice, the route will be located within a broad area of accessible green space together with new woodland and tree planting. Whilst the experience and nature of the route would be markedly different, it is concluded that as a result of the design response the experience would not, however, be unpleasant in nature. Given their sensitivity (High) and magnitude of change (which varies between High, and High-Medium), which takes into account built elements that are apparent in the viewing experience, effects are judged to be *Major Adverse* on completion, reducing to *Major-Moderate Adverse* in the longer	Major Adverse	Major Adverse	Major- Moderate Adverse

									term (year 15) on account of the maturing nature of the green infrastructure framework that would assist in integrating the route into the Proposed Development with woodland and tree planting 'softening' views of the built development and creating an attractive 'green' route.			
H	Rights of Way Users Public Footpath R48, Pear Tree Wood- willow plantation	High	Medium	High	Within the site	Glimpse	P	Construction: Negligible Completion: Negligible Year 15: Negligible	Visual Receptors H: Public Footpath R48, Pear Tree Wood- willow plantation The Public Footpath runs through Pear Tree Wood and alongside the willow coppice which lies within the site. Views out from the route are restricted by the screening effects of vegetation – even in the winter months- such that views of the Proposed Development would be restricted to filtered and glimpsed views of the site's western most field, adjacent to Burroughs Road. This field is designed for green infrastructure uses in the form of new grassland habitats such that there would be no discernible change in the view and the experience on this part of the route. Given their sensitivity (High) and magnitude of change (Negligible), effects are judged to be *Negligible* and on completion and in the longer term (year 15).	Negligible	Negligible	Negligible
I	Rights of Way Users Public Footpath R44, Burroughs Road - Wirlybones Wood	High	Medium	High	Within the site	Full	P	Construction: High Completion: High Year 15: High-Medium	Visual Receptors I: Public Footpath R44, Burroughs Road -Wirlybones Wood The route runs between Burroughs Road and Wirlybones Wood and crosses the southern part of the site. Receptors will have full and close-range views of the Proposed Development. This will include views of new housing, buildings, streets, greenspace, planting and drainage basins. The Proposed Development retains the Public Footpath within the layout and there would continue to be access into Wirlybones Wood and the wider landscape to the south and west. There would be a high degree of change. Within the Proposed Development the Footpath will be located within a new green corridor of public open space, which will include the planting of new hedges and trees to create an attractive route as users move through the site. Whilst the experience and nature of the route would be markedly different, it is concluded that as a result of the design response the experience would not, however, be unpleasant in nature. Given their sensitivity (High) and magnitude of change (High) effects are judged to be *Major Adverse* on completion, reducing to *Major-Moderate Adverse* in the longer term (year 15) on account of the maturing nature of the green infrastructure framework that would assist in integrating the route into the Proposed Development with woodland and	Major Adverse	Major Adverse	Major-Moderate Adverse

									tree planting 'softening views of the built development and creating an attractive 'green' route			
J	Rights of Way Users Public Footpath R55, The Stattie-Burroughs Road	High	Medium	High	Adjacent	Full (of eastern edge)	P	Construction: Medium-Low Completion: Medium-Low Year 15: Low	Visual Receptors J: Public Footpath R55, The Stattie-Burroughs Road This is short Public Footpath from Stamford Steet to Burroughs Road through the built-up area and along the settlement edge. Users would experience views of the eastern part of the Proposed Development, which would include new housing and the school land overlooking part of the retained recreation area. New planting of trees and hedges is proposed around the edges of the layout, and this will 'soften' views of the built form. Users currently observe built features, which includes views of properties at Stamford Street together with Ratby Primary School and The Pough Inn, such that whilst the Proposed Development would be noticeable and would add further built elements into the view, it would not be an uncharacteristic feature within this context, and the current experience encountered on the route. Given their sensitivity (High) and magnitude of change (Medium-Low) – which takes into account existing built features in the view and that there would be no significant change in the overall experience - effects are judged to be *Minor Adverse* on completion, reducing to *Minor Adverse-Negligible* in the longer term (year 15) on account of the maturing nature of the green infrastructure framework that would assist in integrating the built development into this context.			
K	Rights of Way Users Public Bridleway, Wirlybones Wood- Desford Lane	High	Medium	High	C40m	Full-Partial	P	Construction: Completion: Year 15:	Visual Receptors K: Public Bridleway, Wirlybones Wood- Desford Lane A Public Bridleway runs to the south of the site within the vicinity of Burroughs Brook and connects with Desford Lane. Views of the Proposed Development would be prevented and obscured by the intervening vegetation at Wirlybones Wood. As users head towards Desford Lane, there would be views of the southern part of the Proposed Development and this would include views of new planting, drainage features, and new housing on the southern part of the site. The proposed green infrastructure of new blocks of broadleaved woodland and tree planting will strengthen the existing boundary and field hedgerows and will integrate the drainage basins into the landscape, and, in the longer term, planting will 'soften' and filter views of the built form. Given their sensitivity (High) and magnitude of change (High-Medium) effects are judged to be *Major-Moderate Adverse* on completion, reducing to *Moderate Adverse* in the longer term (year 15) on account of the maturing nature of the green infrastructure framework that would create a wooded edge to the Proposed Development, and	Major- Moderate Adverse	Major-Moderate Adverse	Moderate Adverse

									which will sensitively integrate the built form into the landscape			
L	Highway Users Desford Lane	Medium-Low	Medium-Low	Medium-Low	Adjacent	Glimpse		Construction: Low-Negligible Completion: Low-Negligible Year 15: Negligible	Visual Receptors L: Desford Lane There would be some glimpsed views of the Proposed Development on the immediate approach to the village, albeit these will be restricted and heavily filtered by existing roadside hedgerows and trees, with views seen within the context of other filtered views of buildings and Ratby. These views would all be transient and fleeting in nature. Users will experience views of the new road junction on Desford Lane, which will be of limited change to the experience and observed as a modest alteration to the existing junction. Given their sensitivity (Medium-Low) and magnitude of change (Low-Negligible) effects are judged to be *Minor Adverse-Negligible* on completion, reducing to *Negligible* in the longer term (year 15) on account of the maturing nature of the green infrastructure framework that would create a wooded edge to the Proposed Development, and which would assist in integrating and 'softening' views of the built development.	Minor Adverse-Negligible	Minor Adverse – Negligible	Negligible
M	Other Receptors Users of Burroughs Road	High	Medium	High	Within the site	Full		Construction: High Completion: High Year 15: High-Medium	Visual Receptors M: Burroughs Road Although the route provides highway access for local users to the farms to the west of the site, the majority of receptors are pedestrians and cyclists. Part of Burroughs Road is defined as a Public Footpath. As a consequence of its proximity to the site and there would be open and close-range views of the Proposed Development on either side of the road as users move along Burroughs Road. There are opportunities for views of the built-up area of Ratby, which includes housing at Stamford Street and Martinshaw Meadows, such that views new housing north of Burroughs Road would be observed within that context. Burroughs Road is retained within the development and there would continue to be access into the wider landscape from Ratby. The route would be set within a broad green corridor with existing roadside hedges -which are fragmented in places - and mature trees retained and strengthened with new hedgerows and planting to form a tree-lined vegetated route. Housing is set back form the road and in the eastern section the proposed school and the retained recreation ground will border the route. Although the overall experience and nature of the route would be different, it is concluded that as a result of the design response the experience would not be unpleasant in nature. In the longer-term new planting will 'filter' and soften the built form.	Major Adverse	Major Adverse	Major-Moderate Adverse

									From its western section, near Burroughs Wood, where the route is elevated, there would continue to be distant views across the landscape to the east and south. There would be clear views of the Proposed Development observed on the lower slopes with the established edge of Ratby on the skyline. New woodland planting around the western part of the site, which would be observed within the context of Pear Tree Wood and Wirlybones Wood, would assist in assimilating the new built edge into the landscape. Effects would vary depending on location and visibility of the development with the Proposed Development observed, in places, against the backdrop of the built edge of Raby. Overall, given their sensitivity (High) and magnitude of change (High-Medium) effects for these receptors are judged to be *Major Adverse* on completion, reducing to *Major-Moderate Adverse* in the longer term (year 15) on account of the maturing nature of the green infrastructure framework that would assist in integrating the route within the development and would assist in 'softening' views of the built form.			
N	Other Receptors Users of Wirlybones Wood	High	Medium	High	C20M	P	Partial-Glimpse	Construction: Medium Completion: Medium Year 15: Low	Visual Receptors N: Wirlybones Wood Whilst these are not formally designated routes there are informal walking routes within Wirlybones Wood. In combining susceptibility to change (High) and value of views (Medium) alongside professional judgment it is concluded that these receptors are High sensitivity. From the path on the edge of Wirlybones Wood there would be some filtered views of the Proposed Development's western part, and this would comprise views of a broad area of green space and new woodland with views of new housing beyond. Visibility would, however, be restricted and obscured by intervening vegetation within Wirlybones Wood, although there would be more open views where the route leaves the northern part of the wood and connects with Burroughs Road. During the summer months, when vegetation is in full leaf, views out from the wood would be heavily restricted. Visibility and effects would vary depending on location. Overall, given their sensitivity (High) and magnitude of change (Medium), together with the limited visibility of the Proposed Development, effects for these receptors are judged to be *Moderate -Minor Adverse* on completion, reducing to *Minor Adverse* in the longer term (year 15) on account of the maturing nature of the green infrastructure framework which includes new woodland planting that would combine with Wirlybones Wood to create a wooded edge to the Proposed Development.	Moderate- Minor Adverse	Moderate- Minor Adverse	Minor - Adverse

O	Other Receptors Users of Recreation Area, Burroughs Road	Low	Medium-Low	Low	Within the site	P	Full (eastern part)	Construction: Low Completion: Low Year 15: Low-Negligible	Visual Receptors O: Recreation Area, Burroughs Road In combining susceptibility to change (Low) and value of views (Medium-Low) alongside professional judgment it is concluded that these receptors are Low sensitivity. It is considered that the main focus for these receptors is the play and open space facility rather than an appreciation of the wider landscape. Receptors would, however, experience close range views of the Proposed Development which would include views of new housing and the school land. Users currently experience views of the built edge of Ratby which includes views of housing at Stamford Steet as well as views of Ratby Primary School and The Plough Inn Views of the Proposed Development's housing would be a noticeable additional built feature, but would not be a completely uncharacteristic element given the current viewing experience. Overall, given their limited sensitivity (Low) and magnitude of change (Low), which reflects built components that are already apparent in their view, the effects for these receptors are judged to be *Minor Adverse-Negligible* on completion. In the longer term (year 15) effects are judged to be *Negligible* as new tree planting around the edge of the built development will 'soften' views of the built form.	Minor Adverse- Negligible	Minor Adverse- Negligible	Negligible
	Other Receptors Users of Ratby Allotments	Low	Medium-Low	Low	Adjacent	P	Full (southern part)	Construction: Medium Completion: Medium Year 15: Medium-Low	Visual Receptors P: Ratby Allotments In combining susceptibility to change (Low) and value of views (Medium-Low) alongside professional judgment it is concluded that these receptors are Low sensitivity. It is considered that the main focus for these receptors is being engaged in the facility itself rather than an appreciation of the wider landscape. Allotment users will have views the southern parts of the Proposed Development which will include views of the new road heading into the site, drainage features, woodland planting and new housing. Overall, given their sensitivity (Low) and magnitude of change (Medium), effects for these receptors are judged to be *Minor Adverse-Negligible* on completion, reducing to *Negligible* in the longer term (year 15) on account of the new woodland planting and tree planting within the southern part of the development which will soften views of the Proposed Development.	Minor Adverse – Negligible	Minor Adverse – Negligible	Negligible