



Viewpoint Location	Corballis Cottages south and east of the farm complex.
Height AOD (approx)	
Distance from Route	40m

LANDSCAPE AND VISUAL ASSESSMENT

VIEWPOINT 9

View Description	Corballis Cottages road winds southwards towards the residential property adjacent to the railway embankment. The hills to the south of the estuary are visible on the skyline. At the apex of the second bend, the route would leave the road to strike westwards across the fields, resulting in the loss of a short length of hedgerow.
View during Construction	Being adjacent to the road, construction works would be readily visible, but not overlooked by residential properties. The loss of hedgerows would be negligible.
View on Completion	Users of the greenway would be visible from the road and would introduce new movement crossing the fields. The proposed lighting would extend the urban character of the residential properties, however the effects of the lighting would be greatly reduced with the establishment of the new hedgerow vegetation.
Mitigation Measures	The establishment of hedgerow planting alongside the greenway would quickly integrate the greenway into the receiving landscape.
Status of Effects	With the exception of the short length of hedgerow that would be lost, construction effects would be short-term and temporary. Operational effects would be long-term and permanent.
Magnitude of Effects	Low - the construction of the greenway would not be considered uncharacteristic when set within the context of the receiving landscape.

Viewpoint Sensitivity	High - the receptors would be users of the greenway, focussed on the landscape and quality of the views, but also people using the road for travel and transport, who may not be focussed on the landscape. The landscape to the north of the estuary, however, is designated a Highly Sensitive Landscape.
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Visual Impact Assessment

Short term during Construction	Slight negative
Residual during Operation	Slight beneficial