

Technical Appendix 9.2

Table of Effects: Visual Amenity

Notes:
Each viewpoint is attributed a degree of sensitivity using the thresholds in Technical Appendix 9.1 , Annex EDP 1, and takes into account the 'susceptibility' of the receptor to change to the type of development proposed.
Effects of moderate or greater are generally considered to be 'significant' in visual terms
Effects of moderate/minor or lesser, are generally 'not significant' in visual terms

Photoviewpoint No.	Photoviewpoint Name	Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Short-term: Magnitude. Effect. Nature.	Medium-Term & Beyond: Magnitude. Effect. Nature.
1	View from PRow 367/15/20 looking south	Footpath users	High	High. Major/Moderate. Adverse	Medium. Moderate. Adverse	Low. Moderate/Minor. Adverse
Sensitivity of Receptor Explanation		Description of View		Magnitude of Change		Summary
This view looks towards the site from a PRow. This is not a recorded or promoted view. Visual receptors are likely to be using the PRow as part of a local walk and not necessarily as part of enjoyment of a wider view. For example, some receptors are likely to be using this route for recreational uses which do not appreciate the scenic value of the view. Receptors at this location are considered to have a high sensitivity.		This viewpoint is located on a footpath, within a largely rural setting, to the north west of the site. The foreground comprises an open arable field. Views are limited to medium distance views which comprise arable land with mature vegetation and tree cover along field boundaries.		<p>Construction Phase: During construction, all low-level activities within the site would be screened from view. However, it is likely that construction activities within the site requiring taller machinery, largely relating to cranes, could be seen in medium-distance views. The magnitude of change would be high, and the duration of this impact (short-term, adverse and temporary) would only relate to the use of high-level machinery when required.</p> <p>Operation Year 1: At year 1, the proposed development is likely to be noticeable within the view as a recognisable element, through would be seen in the context of major road corridors, Baynard's Green and would be experienced within a landscape where there is an audible influence. The magnitude of change would be medium.</p> <p>Operation Year 15: At year 15, mitigation planting long the northern boundary would provide additional screening. However, the proposed development is likely to remain partially visible. Therefore, it is considered that the residual magnitude of change resulting from the proposed development would be low.</p>		The assessment has concluded that there are significant effects during construction but not on completion.

Photoviewpoint No.	Photoviewpoint Name	Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Short-term: Magnitude. Effect. Nature.	Medium-Term & Beyond: Magnitude. Effect. Nature.
2	View from PRow 404/15/10, looking south west	Footpath users	High	High. Major/Moderate. Adverse	High. Major/Moderate. Adverse	Medium. Moderate. Adverse
Sensitivity of Receptor Explanation		Description of View		Magnitude of Change		Summary
This is not a recorded or promoted view. Visual receptors are likely to be using the PRow as part of a local walk and not necessarily as part of enjoyment of a wider view. For example, some receptors are likely to be using this route for recreational uses which do not appreciate the scenic value of the view. Receptors at this location are considered to have a high sensitivity.		This viewpoint is located on a footpath, within an open agricultural setting, to the north of the site. Only medium distance views are achieved across arable land with a newly planted tree belt which forms part of the baseline conditions filtering views.		<p>Construction Phase: During construction, all low-level activities within the site would be screened from view. However, it is likely that construction activities within the site requiring taller machinery, largely relating to cranes, could be seen in short to medium-distance views. The magnitude of change would be high due the introduction of elements that contrast with the existing view, and the duration of this impact (short-term, adverse and temporary) would only relate to the use of high-level machinery when required.</p> <p>Operation Year 1: In year 1 proposals would become visible being partially screened by an adjacent existing tree belt. However, it is considered that the proposals would form a recognisable element within the view, differing from the character of existing rural context. Therefore, the residual magnitude of change resulting from the proposed development is considered to remain high.</p> <p>Operation Year 15: At year 15, the tree belt adjacent to the site's northern boundary would provide additional screening as the planting matures. However, the proposed development is likely to remain a new and recognisable element. Therefore, through the maturation of the landscape scheme, it is considered that the residual magnitude of change resulting from the proposed development would be medium.</p>		The assessment has concluded that there are significant effects during operation in the short term and on completion in the long term.
Photoviewpoint No.	Photoviewpoint Name	Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Short-term: Magnitude. Effect. Nature.	Medium-Term & Beyond: Magnitude. Effect. Nature.
3	View from country lane adjacent sites north eastern boundary	Vehicle users and pedestrians	Medium	High. Moderate. Adverse	High. Moderate. Adverse	High. Moderate. Adverse
Sensitivity of Receptor Explanation		Description of View		Magnitude of Change		Summary
This viewpoint is located on a rural country lane (B-road). Receptors are likely to be part of moving traffic, along with roadside pedestrians, and using the road for purposes other than to enjoy the view. However, this route passes through some areas that benefit from an overall rural character. On balance, receptors on this road are considered to have a medium sensitivity.		Views are well screened by boundary vegetation along this route with occasional views through field gate openings as shown in Photoviewpoint EDP 3 . Owing to the surrounding topography views are restricted with mature tree cover forming the horizon in the middle distance.		<p>Construction Phase: During construction, all low-level construction activities would largely be visible within the eastern sections of the site. Construction activities within all parts of the site requiring taller machinery, including cranes, would be visible, particularly within the eastern areas of the site. The duration of this impact (high magnitude, short-term, temporary) would last for the entire length of the construction phase.</p> <p>Operation Year 1: At year 1, the proposed development would be clearly noticeable, and the view would be fundamentally altered by its presence, albeit it with the proposed built form replacing existing views of major highway corridors seen in medium distance views, giving rise to a high magnitude of change.</p>		The assessment has concluded that there are significant effects during construction and operation in the short term and on completion in the long term.

				<p>Operation Year 15: At year 15, mitigation planting long the eastern boundary and the landscaped bund would provide additional screening. However, the proposed development is likely to be clearly noticeable due to proximity. Therefore, it is considered that the residual magnitude of change resulting from the proposed development would remain high, giving rise to a moderate adverse effect.</p>		
Photoviewpoint No.	Photoviewpoint Name	Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Short-term: Magnitude. Effect. Nature.	Medium-Term & Beyond: Magnitude. Effect. Nature.
4	View from PRow 367/26/10 to the east of the Site	Vehicle users and pedestrians on a minor road	Medium	High. Moderate. Adverse	High. Moderate. Adverse	Medium. Moderate/Minor. Adverse
		PRow users	High	High. Major/Moderate. Adverse	High. Major/Moderate. Adverse	Medium. Moderate. Adverse
Sensitivity of Receptor Explanation		Description of View		Magnitude of Change		Summary
<p>This is not a recorded or promoted view. Visual receptors are likely to be using the PRow as part of a local walk and not necessarily as part of enjoyment of a wider view. For example, some receptors are likely to be using this route for recreational uses which do not appreciate the scenic value of the view. Receptors at this location are considered to have a high sensitivity. Similar views are experienced by road users on a minor road in a rural setting. Road users are considered to have a medium sensitivity.</p>		<p>Views are partially filtered from the road by a hedgerow field boundary with longer distance views being screened by field boundary hedgerows and blocks of mature tree cover as shown in Photoviewpoint EDP4. A singular dwelling is glimpsed in the distance partially filtered by vegetation.</p>		<p>Construction Phase: During construction, low-level construction activities would largely be screened by mature field hedgerows with some glimpsed views remaining. However, there would be views of lower-level activities experienced by PRow users within the immediate vicinity of the view. Construction activities within all parts of the site requiring taller machinery, including cranes, would be visible in glimpsed views through mature vegetation, particularly within the eastern areas of the site. The duration of this impact (high magnitude, short-term, temporary) would last for the entire length of the construction phase.</p> <p>Operation Year 1: At year 1, the proposed development is likely to be partially visible, with new landscape features and bunding at the eastern boundary of the site which would serve to reduce the amount of built form seen within the view. The outlook would remain relatively simple due to any active frontages of new built form being orientated away from the eastern side of the site. However, the proposed development would remain clearly noticeable and would be considered as the addition of elements that may conflict with the key characteristics of the existing landscape, giving rise to a high magnitude of change.</p> <p>Operation Year 15: At year 15, mitigation planting long the eastern boundary and the landscaped bund would provide additional screening. The proposed development would only be partially visible, with the addition of new landscape features to contribute to the well-treed context of the immediate setting. However, the proposed development is likely to remain a new and recognisable element and therefore, it is considered that the residual magnitude of change resulting from the proposed development would be medium.</p>		<p>The assessment has concluded that there are significant effects during construction and operation in the short term and on completion in the long term.</p>

Photoviewpoint No.	Photoviewpoint Name	Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Short-term: Magnitude. Effect. Nature.	Medium-Term & Beyond: Magnitude. Effect. Nature.
5	View from a B-road to the east of the site looking west	Vehicle users on a minor road	Medium	High. Moderate. Adverse	High. Moderate. Adverse	Medium. Moderate/Minor. Adverse
Sensitivity of Receptor Explanation		Description of View		Magnitude of Change		Summary
This view looks towards the site from rural country lane (B-road) to the east of the site. Receptors are likely to be part of moving traffic and using the road for purposes other than to enjoy the view or gaining access to local facilities. However, this route passes through some areas that benefit from an overall rural character. On balance, receptors on this road are considered to have a medium sensitivity.		This view looks out across agricultural fields from a field gate with the southern land parcel partially visible through boundary vegetation in the middle distance. Tree cover forms the low-lying horizon beyond with lighting columns and signage associated with the M40 junction partially glimpsed through the vegetation. The northern land parcel is partially screened from view by mature vegetation.		<p>Construction Phase: During construction, low-level construction activities would be partially screened by mature vegetation. However, construction activities within all parts of the site requiring taller machinery, including cranes, would be visible in glimpsed views through mature vegetation. The magnitude of change would be high and the duration of this impact (short-term, adverse and temporary) would last for the entire length of the construction phase.</p> <p>Operation Year 1: At year 1, the proposed development is likely to be clearly noticeable within the view, albeit seen only where a break in a roadside hedgerow occurs and with only a small part of the development visible, through the addition of elements that may conflict with the key characteristics of the existing landscape, giving rise to a high magnitude of change.</p> <p>Operation Year 15: At year 15, mitigation planting long the eastern boundary and the landscaped bunds would provide additional screening. However, the proposed development is likely to remain a new and recognisable element. Therefore, it is considered that the residual magnitude of change resulting from the proposed development would be medium.</p>		The assessment has concluded that there are significant effects during construction and operation in the short term, but not on completion in the long term.
Photoviewpoint No.	Photoviewpoint Name	Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Short-term: Magnitude. Effect. Nature.	Medium-Term & Beyond: Magnitude. Effect. Nature.
6	View from a minor road (B4100) to the south of the site, looking north	Vehicle users	Medium	High. Moderate. Adverse	High. Moderate. Adverse	Medium. Moderate/Minor. Adverse
Sensitivity of Receptor Explanation		Description of View		Magnitude of Change		Summary
This view looks towards the site from B-road (B4100) to the east of the site. Receptors are likely to be part of moving traffic, along with roadside pedestrians, and using the road for purposes other than to enjoy the view or gaining access to local facilities. Receptors at this location include pedestrians on a minor road route within a rural area. Therefore, receptors on this road are considered to have a medium sensitivity.		This view looks out across the B4100; a busy road that extends from Bicester towards the A43 junction. The view is dominated by the road in the foreground with roadside verges and hedgerow field boundaries to either side. Beyond the view is generally rural with agricultural fields broken up by hedgerow boundaries. Long distance views give the impression of a well wooded landscape and are limited owing to the rising topography to the west with mature tree cover lining the horizon.		<p>Construction Phase: During construction, some low-level construction activities would be screened by mature field hedgerows however, activities within the eastern areas of the site may remain visible. Construction activities within all parts of the site requiring taller machinery, including cranes, would be visible in glimpsed views through mature vegetation, particularly within the eastern areas of the site. The duration of this impact (high magnitude, short-term, temporary) would last for the entire length of the construction phase.</p> <p>Operation Year 1: At year 1, the proposed development is likely to be clearly noticeable within the view, through the addition of elements that may conflict with the key characteristics of the existing landscape, giving rise to a high magnitude of change.</p>		The assessment has concluded that there are significant effects during the temporary construction phase, at operation in the short term, but not on completion in the long term.

				<p>Operation Year 15: At year 15, mitigation planting long the eastern boundary, aided by landscaped bunds, would provide additional screening. However, the proposed development is likely to remain a new and recognisable element, albeit replacing views of existing highway infrastructure and services at Baynards Green. Therefore, it is considered that the residual magnitude of change resulting from the proposed development would be medium.</p>		
Photoviewpoint No.	Photoviewpoint Name	Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Short-term: Magnitude. Effect. Nature.	Medium-Term & Beyond: Magnitude. Effect. Nature.
7	View from PRow 367/21/10, looking north-east	Footpath users	High	Low. Moderate/Minor. Adverse	Low. Moderate/Minor. Adverse	Low. Moderate/Minor. Adverse
Sensitivity of Receptor Explanation		Description of View		Magnitude of Change		Summary
<p>This is not a recorded or promoted view. Visual receptors are likely to be using the PRow as part of a local walk and not necessarily as part of enjoyment of a wider view. For example, some receptors are likely to be using this route for recreational uses which do not appreciate the scenic value of the view. Receptors at this location are considered to have a high sensitivity.</p>		<p>This view looks out across an agricultural field through gaps in a boundary hedgerow. The view is restricted to the immediate context owing to the surrounding topography and boundary hedgerows.</p>		<p>Construction Phase: As can be seen in Photoviewpoint EDP 7, there is unlikely to be any notable change to this view. During construction, all low-level activities within the site would be screened from view. However, it is possible that construction activities within the site requiring taller machinery, largely relating to cranes, could be seen in long-distance views. The magnitude of change would be low and the duration of this impact (short-term, adverse and temporary) would only relate to the use of high-level machinery when required.</p> <p>Operation Year 1 and 15: At both year 1 and year 15, it is considered that the proposals would form a barely noticeable component of the view with only the roof structure partially glimpsed during the winter months. Therefore, the residual magnitude of change resulting from the proposed development is considered to be low.</p>		<p>There are not considered to be any significant effects arising from the proposed development during construction or during operation.</p>
Photoviewpoint No.	Photoviewpoint Name	Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Short-term: Magnitude. Effect. Nature.	Medium-Term & Beyond: Magnitude. Effect. Nature.
8	View from PRow 109/7/10 looking north	Footpath users	High	Very Low. Minor. Adverse	Very Low. Minor. Adverse	Very Low. Minor. Adverse
Sensitivity of Receptor Explanation		Description of View		Magnitude of Change		Summary
<p>This is not a recorded or promoted view. Visual receptors are likely to be using the PRow as part of a local walk and not necessarily as part of enjoyment of a wider view. For example, some receptors are likely to be using this route for recreational uses which do not appreciate the scenic value of the view. Receptors at this location are considered to have a high sensitivity.</p>		<p>Short distance views are possible of an access track and overhead power line within a grassland field. Views are of the immediate context due to mature trees which form the boundary with the M40 motorway corridor which screen views out.</p>		<p>Construction Phase: As can be seen in Photoviewpoint EDP 8, there is unlikely to be any notable change to this view. During construction, all low-level activities within the site would be screened from view. However, although unlikely, it is possible that construction activities within the site requiring taller machinery, largely relating to cranes, could be seen in long-distance views. The magnitude of change would be very low and the duration of this impact (short-term, adverse and temporary) would only relate to the use of high-level machinery when required.</p> <p>Operation Year 1 and 15: At both year 1 and year 15, it is considered that the proposals would form a barely noticeable component of the view, if seen at all. Therefore, the residual magnitude of change resulting from the proposed development is considered to be very low.</p>		<p>There are not considered to be any significant effects arising from the proposed development during construction or during operation.</p>

Photoviewpoint No.	Photoviewpoint Name	Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Short-term: Magnitude. Effect. Nature.	Medium-Term & Beyond: Magnitude. Effect. Nature.
9	View from minor road (Fritwell Road) looking east	Vehicle users on a minor road	Medium	Very low. Minor/Negligible. Adverse	Very low. Minor/Negligible. Adverse	Very low. Minor/Negligible. Adverse
Sensitivity of Receptor Explanation		Description of View		Magnitude of Change		Summary
This view looks towards the site from a minor road (Fritwell Road) to the west of the site looking . Receptors are likely to be travelling at slower speeds, however still using the road for purposes other than to enjoy the view or gaining access to local facilities		Views are of an agricultural field with residential dwellings glimpsed through boundary vegetation in the middle distance. Boundary vegetation in the distance screens long distance views.		<p>Construction Phase: As can be seen in Photoviewpoint EDP 9, there is unlikely to be any notable change to this view. During construction, all low-level activities within the site would be screened from view. However, although unlikely, it is possible that construction activities within the site requiring taller machinery, largely relating to cranes, could be seen in long-distance views. The magnitude of change would be very low and the duration of this impact (short-term, adverse and temporary) would only relate to the use of high-level machinery when required.</p> <p>Operation Year 1 and 15: At both year 1 and year 15, it is considered that the proposals would form a barely noticeable component of the view. Therefore, the residual magnitude of change resulting from the proposed development is considered to be very low.</p>		There are not considered to be any significant effects arising from the proposed development during construction or during operation.
Photoviewpoint No.	Photoviewpoint Name	Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Short-term: Magnitude. Effect. Nature.	Medium-Term & Beyond: Magnitude. Effect. Nature.
10	View from PRow 109/2/40 looking south east	Footpath users	High	Medium. Moderate. Adverse	Very low. Minor. Adverse	Very Low. Minor. Adverse
Sensitivity of Receptor Explanation		Description of View		Magnitude of Change		Summary
This is not a recorded or promoted view. Visual receptors are likely to be using the PRow as part of a local walk and not necessarily as part of enjoyment of a wider view. For example, some receptors are likely to be using this route for recreational uses which do not appreciate the scenic value of the view. Receptors at this location are considered to have a high sensitivity and vehicle users a medium sensitivity.		The view comprises of an open agricultural field bounded by mature trees and hedgerows, beyond which lies the M40 junction and A43 road corridor. There are views of lighting columns and road signs associated with Junction 10 of the M40 and A43. Filtered views of passing traffic and existing infrastructure therefore forms part of the baseline conditions. Long distance views are not possible owing to well wooded nature of the view and gently rising topography.		<p>Construction Phase: During construction, low-level construction activities would largely be screened by mature vegetation in the foreground. Although the site is screened by mature vegetation, construction activities within the southern portion of the site requiring taller machinery, including cranes, would be visible from sections of the PRow and seen in the context of infrastructure associated with the M40, particularly during the winter months. The magnitude of change would be medium and the duration of this impact (short-term, adverse and temporary) would last for the entire length of the construction phase.</p> <p>Operation Year 1 At year 1 it is considered that the magnitude of change would be very low as the proposed developments roof structure would only be partially visible, screened by mature vegetation, and seen beyond existing major road infrastructure which is a large visual detractor.</p> <p>Operation Year 15 At year 15, although further mitigation planting would reduce views of the proposed development, views of the roof structure would remain. Therefore, it is considered that the residual magnitude of change would remain very low.</p>		The assessment has concluded that there are significant effects during construction but not on completion.

Photoviewpoint No.	Photoviewpoint Name	Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Short-term: Magnitude. Effect. Nature.	Medium-Term & Beyond: Magnitude. Effect. Nature.
11	View from PRow 367/13/10 looking east	Footpath users	High	High. Major/Moderate. Adverse	Medium. Moderate. Adverse	Low. Moderate/Minor. Adverse
Sensitivity of Receptor Explanation		Description of View		Magnitude of Change		Summary
This is not a recorded or promoted view. Visual receptors are likely to be using the PRow as part of a local walk and not necessarily as part of enjoyment of a wider view. For example, some receptors are likely to be using this route for recreational uses which do not appreciate the scenic value of the view. Receptors at this location are considered to have a high sensitivity and vehicle users a medium sensitivity.		This view comprises of an open agriculture field bounded by mature trees and hedgerows. The view is largely rural with low level agricultural buildings glimpsed through boundary vegetation. However, there is also some perception of built form associated with the services at Baynards Green also seen within the view. Long distance views are restricted by mature vegetation and tree canopies that form the horizon.		<p>Construction Phase: Similar to views from Photoviewpoint EDP 1, during construction, all low-level activities within the site would be screened from view. However, it is likely that construction activities within the site requiring taller machinery, largely relating to cranes, could be seen in medium-distance views. The magnitude of change would be medium, and the duration of this impact (short-term, adverse and temporary) would only relate to the use of high-level machinery when required.</p> <p>Operation Year 1: At year 1, the proposed development is likely to be noticeable within the view as a recognisable element, through would be seen in the context of major road corridors, Baynard's Green and would be experienced within a landscape where there is an audible influence. The magnitude of change would be medium.</p> <p>Operation Year 15: At year 15, mitigation planting long the northern boundary would provide additional screening. However, the proposed development is likely to remain partially visible. Therefore, it is considered that the residual magnitude of change resulting from the proposed development would be low.</p>		The assessment has concluded that there are significant effects during construction but not on completion.
Sensitivity of Receptor Explanation		Description of View		Magnitude of Change		Summary
12	View from PRow 367/24/10 looking south	Footpath users	High	Very High. Major. Adverse	High. Major/Moderate. Adverse	High. Major/Moderate. Adverse
Sensitivity of Receptor Explanation		Description of View		Magnitude of Change		Summary
This is not a recorded or promoted view. Visual receptors are likely to be using the PRow as part of a local walk and not necessarily as part of enjoyment of a wider view. For example, some receptors are likely to be using this route for recreational uses which do not appreciate the scenic value of the view. Receptors at this location are considered to have a high sensitivity.		This view is recorded from a metalled PRow (Bridleway) which provides access between a minor rural road and the A43. Views to the north are contained by new plantation woodland and views to the south are generally only possible where breaks in the Site's boundary hedgerow occurs. Where views across the Site are possible, immediate context is rural, though views of major road corridors are possible.		<p>Construction Phase: As this view is recorded from the site boundary, it is inevitable that views of construction activity would be possible, particularly where breaks in boundary vegetation occur during winter months, such that most of the northern areas of the site can be seen. It is likely that all construction activities would be seen from this viewpoint in short distance views. Although construction hoarding would screen the majority of low-level views, higher level activity would be clearly visible. The Proposed Scheme is likely to create a new focus and give rise to a very high magnitude of change.</p> <p>Operation Year 1 and 15: In the short-term, the immediate context of the view would benefit from new landscape planting. However, the character of the view would change to become part of the built settlement, such that built form would be clearly noticeable in short-distance views. Although the planting of new hedgerows, hedgerow trees at the site boundary would provide some softening to the view, it is unlikely that the landscape scheme would have matured sufficiently to provide a visual screen. The Proposed Development would be clearly noticeable, having a defining influence on the view, giving rise to a high</p>		The assessment has concluded that there are significant effects during construction and operation in the short term and on completion in the long term.

				magnitude of change. In the medium to long-term, newly planted landscape features within the site would bring about some positive change to the immediate context, largely due to the disconnect between the immediate context and major road corridors. However, views of built form would remain and would result in an overall adverse effect due to the loss of a wider view. In the long-term, it is considered that the Proposed Scheme would fundamentally change the character of view, giving rise to a high magnitude of change.		
Photoviewpoint No.	Photoviewpoint Name	Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Short-term: Magnitude. Effect. Nature.	Medium-Term & Beyond: Magnitude. Effect. Nature.
13	View from PRow 109/5/10 looking east	Footpath users	High	High. Major/Moderate. Adverse	Medium. Moderate. Adverse	Medium. Moderate. Adverse
Sensitivity of Receptor Explanation		Description of View		Magnitude of Change		Summary
This is not a recorded or promoted view. Visual receptors are likely to be using the PRow as part of a local walk and not necessarily as part of enjoyment of a wider view. For example, some receptors are likely to be using this route for recreational uses which do not appreciate the scenic value of the view. Receptors at this location are considered to have a high sensitivity.		This view comprises of an open agriculture field bounded by mature trees and hedgerows. Internal field boundaries are broken with few hedgerow trees. There is an audible influence by major road corridors, though mature trees provide a level of visual screening to road infrastructure, including the units at Baynard's Green. Long distance views are restricted by mature vegetation and tree canopies that form the horizon.		<p>Construction Phase: During construction, low-level construction activities will largely be screened by mature vegetation in the foreground. Although the site is partly screened by mature vegetation, construction activities within all parts of the site requiring taller machinery, including cranes, will be visible from sections of the PRow, although seen in the context of built form at Baynard's Green. The duration of this impact (short-term, adverse and temporary) will last for the entire length of the construction phase.</p> <p>Operation Year 1 and 15: On completion, it is considered that the magnitude of change would be worst-case high as the upper sections of the northern parts of the proposed development would be clearly noticeable in winter months, although partly filtered by intervening vegetation. At year 15, existing mature vegetation in combination with the proposed mitigation will provide increased visual screening, particularly during summer months. The proposed development is likely to remain a new and recognisable element. Therefore, it is considered that the residual magnitude of change resulting from the proposed development will be medium.</p>		The assessment has concluded that there are significant effects during construction and operation in the short term and on completion in the long term.
Photoviewpoint No.	Photoviewpoint Name	Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Short-term: Magnitude. Effect. Nature.	Medium-Term & Beyond: Magnitude. Effect. Nature.
14	View from PRow 219/11/10 looking east	Footpath users	High	Low. Moderate/Minor. Adverse	Very Low. Minor. Adverse	Very Low. Minor. Adverse
Sensitivity of Receptor Explanation		Description of View		Magnitude of Change		Summary
This is not a recorded or promoted view. Visual receptors are likely to be using the PRow as part of a local walk and not necessarily as part of enjoyment of a wider view. For example, some receptors are likely to be using this route for recreational uses which do not appreciate the scenic value of the view. Receptors at this location are considered to have a high sensitivity.		This open view comprises of an agriculture field bounded by gappy hedgerows with some mature trees. There is an audible influence by major road corridors, though mature trees provide a level of visual screening to road infrastructure, though low-level utility cables exert some urban influence over the immediate setting. Long distance views are restricted by mature vegetation and tree canopies that form the horizon.		<p>Construction Phase: During construction, all low-level activities within the site will be screened from view. However, although unlikely, it is possible that construction activities within the site requiring taller machinery, largely relating to cranes, could be seen in long-distance views. The duration of this impact, being low in magnitude (short-term, adverse and temporary) will only relate to the use of high-level machinery when required.</p> <p>Operation Year 1 and 15:</p>		There are not considered to be any significant effects arising from the proposed development during construction or during operation.

				At both year 1 and year 15, it is considered that the proposals would form a barely noticeable component of the view. Therefore, the residual magnitude of change resulting from the proposed development is considered to be very low .		
Photoviewpoint No.	Photoviewpoint Name	Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Short-term: Magnitude. Effect. Nature.	Medium-Term & Beyond: Magnitude. Effect. Nature.
15	View from a minor road, close to Tower Farm, looking south-east	Vehicle users on a minor road	Medium	Medium. Moderate/Minor. Adverse	Low. Minor. Adverse	Low. Minor. Adverse
Sensitivity of Receptor Explanation		Description of View		Magnitude of Change		Summary
This view looks towards the site on a rural country lane. Receptors are likely to be part of moving traffic, along with roadside pedestrians, and using the road for purposes other than to enjoy the view or gaining access to local facilities. However, this route passes through some areas that benefit from an overall rural character. On balance, receptors on this road are considered to have a medium sensitivity.		This view is taken from a minor road corridor on higher ground. Views towards the site are largely screened by a mature hedgerow in the middle distance. The immediate context is rural and, although there remains an audible influence of major road corridors, little road infrastructure can be seen. Longer distance views are possible to a wooded skyline.		<p>Construction Phase: During construction, all low-level activities within the site would be screened from view. However, it is possible that construction activities within the site requiring taller machinery, largely relating to cranes, could be seen in medium-distance views. The magnitude of change would be medium and the duration of this impact (short-term, adverse and temporary) would only relate to the use of high-level machinery when required.</p> <p>Operation Year 1 and 15: At both year 1 and year 15, it is considered that the proposals would form a minor constituent of the view. Therefore, the residual magnitude of change resulting from the proposed development is considered to be low.</p>		There are not considered to be any significant effects arising from the proposed development during construction or during operation.
Photoviewpoint No.	Photoviewpoint Name	Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Short-term: Magnitude. Effect. Nature.	Medium-Term & Beyond: Magnitude. Effect. Nature.
16	View from a minor road to the north of the site, looking south	Vehicle users on a minor road	Medium	Medium. Moderate/Minor. Adverse	Low. Minor. Adverse	Low. Minor. Adverse
Sensitivity of Receptor Explanation		Description of View		Magnitude of Change		Summary
This view looks towards the site on a rural country lane. Receptors are likely to be part of moving traffic, along with roadside pedestrians, and using the road for purposes other than to enjoy the view or gaining access to local facilities. However, this route passes through some areas that benefit from an overall rural character. On balance, receptors on this road are considered to have a medium sensitivity.		This view is taken from a minor road corridor on higher ground which forms a plateau within the landscape. The result is that open views are possible in most directions. Looking towards the site, built form around Baynard's Green can be seen, as can infrastructure associated with major road corridors. In the vicinity of the site, woodland cover defines a well-wooded skyline.		<p>Construction Phase: During construction, built form and construction activity would be seen beyond elements associated with services at Baynards Green. All low-level activities within the site would be screened from view. However, it is possible that construction activities within the site requiring taller machinery, largely relating to cranes, could be seen in medium-distance views. The magnitude of change would be medium and the duration of this impact (short-term, adverse and temporary) would only relate to the use of high-level machinery when required.</p> <p>Operation Year 1 and 15: At both year 1 and year 15, it is considered that the proposals would form a minor constituent of the view, though would be barely perceptible when trees are in leaf. Therefore, the residual magnitude of change resulting from the proposed development is considered to be low.</p>		There are not considered to be any significant effects arising from the proposed development during construction or during operation

Photoviewpoint No.	Photoviewpoint Name	Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Short-term: Magnitude. Effect. Nature.	Medium-Term & Beyond: Magnitude. Effect. Nature.
17	View from PRow 367/8/10 looking north-west	Footpath users	High	Medium. Moderate. Adverse	Low. Moderate/Minor. Adverse	Low. Moderate/Minor. Adverse
Sensitivity of Receptor Explanation		Description of View		Magnitude of Change		Summary
This is not a recorded or promoted view. Visual receptors are likely to be using the PRow as part of a local walk and not necessarily as part of enjoyment of a wider view. For example, some receptors are likely to be using this route for recreational uses which do not appreciate the scenic value of the view. Receptors at this location are considered to have a high sensitivity.		This view comprises of an open agriculture field bounded by mature trees and hedgerows. Although the view is taken from elevated ground to the south-east of Stoke Lyne, mature trees and hedgerows serve to prevent any clear views towards the site. However, there is an open character in views looking over the village.		<p>Construction Phase: During construction, all low-level activities within the site will be screened from view. However, it is possible that construction activities within the site requiring taller machinery, including cranes, could be seen in glimpsed transient views. The duration of this impact (short-term, adverse and temporary) will last for the entire length of the construction phase and largely relate to activities within the development areas of the site.</p> <p>Operation Year 1 and 15: At both year 1 and year 15, it is considered that the proposals would only form a minor constituent of the view. Therefore, the residual magnitude of change resulting from the proposed development is considered to be low.</p>		The assessment has concluded that there are significant effects during construction but not on completion.
Photoviewpoint No.	Photoviewpoint Name	Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Short-term: Magnitude. Effect. Nature.	Medium-Term & Beyond: Magnitude. Effect. Nature.
18	View from PRow 367/14/10 looking south	Footpath users	High	Medium. Moderate. Adverse	Low. Moderate/Minor. Adverse	Low. Moderate/Minor. Adverse
Sensitivity of Receptor Explanation		Description of View		Magnitude of Change		Summary
This is not a recorded or promoted view. Visual receptors are likely to be using the PRow as part of a local walk and not necessarily as part of enjoyment of a wider view. For example, some receptors are likely to be using this route for recreational uses which do not appreciate the scenic value of the view. Receptors at this location are considered to have a high sensitivity.		This view is recorded from a PRow where the view is enclosed by mature, well-maintained hedgerows which provide a dense visual screen in views towards the site. In the middle-distance, mature tree cover (which includes plantation woodland at the boundary of the site) provide a further layer of visual screening. The immediate context is rural and, although there remains an audible influence of major road corridors, little road infrastructure can be seen.		<p>Construction Phase: There is unlikely to be any notable change to this view. During construction, all low-level activities within the site will be screened from view but woodland planting within the landscape to the north of the Site, including the plantation immediately to the north of the Site. However, it is possible that construction activities within the site requiring taller machinery, including cranes, could be seen in glimpsed transient views. The duration of this impact (short-term, adverse and temporary) will last for the entire length of the construction phase and largely relate to activities within the development areas of the site.</p> <p>Operation Year 1 and 15: At both year 1 and year 15, it is considered that the proposals would only form a minor constituent of the view, if seen at all. Therefore, the residual magnitude of change resulting from the proposed development is considered to be no higher than low.</p>		The assessment has concluded that there are significant effects during construction but not on completion.