
**Project :** Stocking Lane, Shenington
**Title:** Photosheets - Type 1
**Figure Number:** Figure 6.1 - Viewpoint 1A
**Drawing Number:** IN8938.01.002 - Sheet 1 of 14

**Visualisation Type :** Type 1
**Time and Date:** 28/07/2021 Time: 10:36
**Camera and Lens Type:** Nikon D300s CFS Nikkor 16-85mm lens set to 35mm (equivalent to 50mm on full frame sensor)

**Display Size:** (Baseline) 96% @ A1 width
**Viewing Distance and Projection:** Comfortable arms length. Cylindrical

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Photograph Join Line

**Project :** Stocking Lane, Shenington
**Title:** Photosheets - Type 1
**Figure Number:** Figure 6.2 - Viewpoint 1B
**Drawing Number:** IN8938.01.002 - Sheet 2 of 14

**Visualisation Type :** Type 1
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**Camera and Lens Type:** Nikon D300s CFS Nikkor 16-85mm lens set to 35mm (equivalent to 50mm on full frame sensor)

**Display Size:** (Baseline) 96% @ A1 width
**Viewing Distance and Projection:** Comfortable arms length. Cylindrical

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**Project :** Stocking Lane, Shenington
**Title:** Photosheets - Type 1
**Figure Number:** Figure 6.3 - Viewpoint 2
**Drawing Number:** IN8938.01.002 - Sheet 3 of 14

**Visualisation Type :** Type 1
**Time and Date:** 28/07/2021 Time: 10:28
**Camera and Lens Type:** Nikon D300s CFS Nikkor 16-85mm lens set to 35mm (equivalent to 50mm on full frame sensor)

**Display Size:** (Baseline) 96% @ A1 width
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**Project :** Stocking Lane, Shenington
**Title:** Photosheets - Type 1
**Figure Number:** Figure 6.4 - Viewpoint 3
**Drawing Number:** IN8938.01.002 - Sheet 4 of 14

**Visualisation Type :** Type 1
**Time and Date:** 28/07/2021 Time: 10:07
**Camera and Lens Type:** Nikon D300s CFS Nikkor 16-85mm lens set to 35mm (equivalent to 50mm on full frame sensor)

**Display Size:** (Baseline) 96% @ A1 width
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**Project :** Stocking Lane, Shenington
**Title:** Photosheets - Type 1
**Figure Number:** Figure 6.5 - Viewpoint 4
**Drawing Number:** IN8938.01.002 - Sheet 5 of 14

**Visualisation Type :** Type 1
**Time and Date:** 28/07/2021 Time: 11:56
**Camera and Lens Type:** Nikon D300s CFS Nikkor 16-85mm lens set to 35mm (equivalent to 50mm on full frame sensor)

**Display Size:** (Baseline) 96% @ A1 width
**Viewing Distance and Projection:** Comfortable arms length. Cylindrical

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**Project :** Stocking Lane, Shenington
**Title:** Photosheets - Type 1
**Figure Number:** Figure 6.6 - Viewpoint 5
**Drawing Number:** IN8938.01.002 - Sheet 6 of 14

**Visualisation Type :** Type 1
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**Display Size:** (Baseline) 96% @ A1 width
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**Project :** Stocking Lane, Shenington
**Title:** Photosheets - Type 1
**Figure Number:** Figure 6.7 - Viewpoint 6
**Drawing Number:** IN8938.01.002 - Sheet 7 of 14

**Visualisation Type :** Type 1
**Time and Date:** 28/07/2021 Time: 15:05
**Camera and Lens Type:** Nikon D300s CFS Nikkor 16-85mm lens set to 35mm (equivalent to 50mm on full frame sensor)

**Display Size:** (Baseline) 96% @ A1 width
**Viewing Distance and Projection:** Comfortable arms length. Cylindrical

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**Project :** Stocking Lane, Shenington
**Title:** Photosheets - Type 1
**Figure Number:** Figure 6.8 - Viewpoint 7
**Drawing Number:** IN8938.01.002 - Sheet 8 of 14

**Visualisation Type :** Type 1
**Time and Date:** 28/07/2021 Time: 13:15
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**Display Size:** (Baseline) 96% @ A1 width
**Viewing Distance and Projection:** Comfortable arms length. Cylindrical

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**Project :** Stocking Lane, Shenington
**Title:** Photosheets - Type 1
**Figure Number:** Figure 6.9 - Viewpoint 8
**Drawing Number:** IN8938.01.002 - Sheet 9 of 14

**Visualisation Type :** Type 1
**Time and Date:** 28/07/2021 Time: 13:50
**Camera and Lens Type:** Nikon D300s CFS Nikkor 16-85mm lens set to 35mm (equivalent to 50mm on full frame sensor)

**Display Size:** (Baseline) 96% @ A1 width
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**Project :** Stocking Lane, Shenington
**Title:** Photosheets - Type 1
**Figure Number:** Figure 6.10 - Viewpoint 9
**Drawing Number:** IN8938.01.002 - Sheet10 of 14

**Visualisation Type :** Type 1
**Time and Date:** 28/07/2021 Time: 13:56
**Camera and Lens Type:** Nikon D300s CFS Nikkor 16-85mm lens set to 35mm (equivalent to 50mm on full frame sensor)

**Display Size:** (Baseline) 96% @ A1 width
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**Project :** Stocking Lane, Shenington
**Title:** Photosheets - Type 1
**Figure Number:** Figure 6.11 - Viewpoint 10
**Drawing Number:** IN8938.01.002 - Sheet 11 of 14

**Visualisation Type :** Type 1
**Time and Date:** 28/07/2021 Time: 13:03
**Camera and Lens Type:** Nikon D300s CFS Nikkor 16-85mm lens set to 35mm (equivalent to 50mm on full frame sensor)

**Display Size:** (Baseline) 96% @ A1 width
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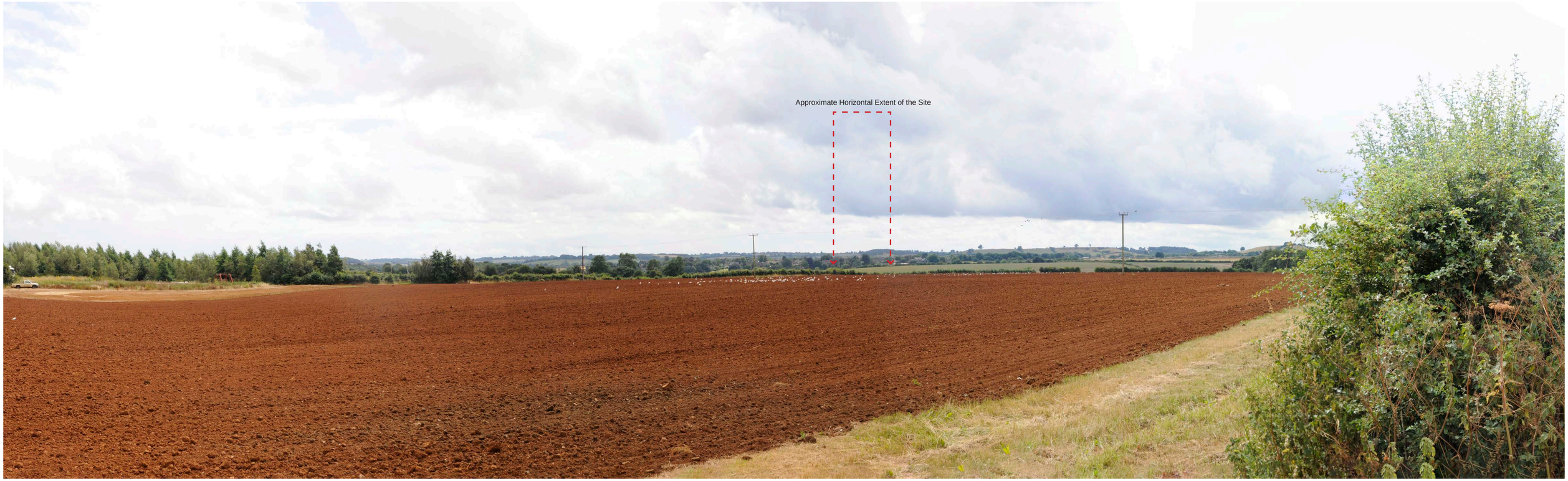


**Project :** Stocking Lane, Shenington
**Title:** Photosheets - Type 1
**Figure Number:** Figure 6.12 - Viewpoint 11
**Drawing Number:** IN8938.01.002 - Sheet12 of 14

**Visualisation Type :** Type 1
**Time and Date:** 28/07/2021 Time: 14:19
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**Display Size:** (Baseline) 96% @ A1 width
**Viewing Distance and Projection:** Comfortable arms length. Cylindrical

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**Project :** Stocking Lane, Shenington
**Title:** Photosheets - Type 1
**Figure Number:** Figure 6.13 - Viewpoint 12
**Drawing Number:** IN8938.01.002 - Sheet 13 of 14

**Visualisation Type :** Type 1
**Time and Date:** 28/07/2021 Time: 10:50
**Camera and Lens Type:** Nikon D300s CFS Nikkor 16-85mm lens set to 35mm (equivalent to 50mm on full frame sensor)

**Display Size:** (Baseline) 96% @ A1 width
**Viewing Distance and Projection:** Comfortable arms length. Cylindrical

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**Project :** Stocking Lane, Shenington
**Title:** Photosheets - Type 1
**Figure Number:** Figure 6.14 - Viewpoint 13
**Drawing Number:** IN8938.01.002 - Sheet 14 of 14

**Visualisation Type :** Type 1
**Time and Date:** 28/07/2021 Time: 15:22
**Camera and Lens Type:** Nikon D300s CFS Nikkor 16-85mm lens set to 35mm (equivalent to 50mm on full frame sensor)

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# APPENDIX A: Landscape and Visual Assessment Method

## Landscape and Visual Assessment Method

1.1 The method for this landscape and visual assessment is based on the assessment stages and guidance contained in the 'Guidelines for Landscape and Visual Impact Assessment - Third Edition', Landscape Institute/Institute of Environmental Management and Assessment, 2013 (GLVIA3).

### Landscape Character

1.2 This assessment has considered published landscape character assessments relevant to the area in which the development is proposed.

1.3 A site visit was undertaken by a Chartered Landscape Architect. During the site visit, notes were taken of aspects of landscape character, including features such as tree cover and type, slope, and built form, including vertical structures, such as telegraph poles and overhead electricity lines.

Landscape Sensitivity

1.4 The sensitivity of the landscape has been assessed with consideration to the landscape's susceptibility to change to the type of development proposed (i.e. the degree to which the landscape can accommodate the proposed change without suffering detrimental effects on its character), and the value attached to the landscape.

1.5 The value of the landscape potentially affected by the Proposed Development has been evaluated as part of establishing the landscape baseline.

1.6 Highly valued landscapes typically are identified by national level designations such as National Parks and Areas of Outstanding Natural Beauty (AONB). Landscapes of local value may be identified by designations in the local planning process such as Areas of Great Landscape Value and Special Landscape Areas.

1.7 Factors that can help in the identification of valued landscapes include; landscape quality (condition); scenic quality; rarity; representativeness; conservation interest; recreation value; perceptual aspects; and associations have been considered. Landscapes may be valued at the community, local, national or international levels.

1.8 Table 1 below provides typical criteria for judgements on landscape value.

*Table 1- Landscape Value*

| Landscape Value | Typical Example |
|---|---|
| **International** | Land within a World Heritage Site where the scenic qualities of the particular landscape in question contributes to the designation.<br>A landscape closely associated with an artist or writer of international renown (for example, Monet's garden at Giverny). |
| **National** | Land within a National Park or AONB where the scenic qualities of the particular landscape in question are consistent with the designation.<br>A landscape closely associated with an artist or writer of national renown (many such landscapes are also designated a National Park or AONB, for example Constable's connections with the Dedham Vale AONB or Wordsworth's connections with the Lake District National Park). |
| **Regional** | A landscape which has a scenic quality and rarity, or recreational or tourist offer, which results in its renown at a regional or county-level. |
| **Local** | A landscape which has scenic quality and rarity, or a recreational or tourist offer, which results in its renown at a borough or district-level.<br>A landscape with a local plan designation which relates to landscape quality, or a local plan designation which relates to a conservation interest (historic or wildlife) where the landscape contributes to the designation. |
| **Community** | Landscapes which are valued by residents and workers within the community, but for which there is no particular indication of a higher value. |

1.9 The landscape assessment has considered the susceptibility of the landscape to change, which is dependent on the characteristics of the receiving landscape and the type and nature of the development proposed. The judgement on the susceptibility of a landscape to the change proposed is recorded as high, medium or low. The susceptibility of the landscape to the proposed development has been assigned to the local landscape, where one or more of the typical criteria identified in Table 2 below applies.

*Table 2- Susceptibility to Change*

| Susceptibility to Change | Typical Criteria |
|---|---|
| **High** | There is no existing built development present in the landscape;<br>There is limited or no screening by trees, woodland, landform, and or built form; and or<br>The landscape cannot accommodate the proposed development without suffering substantial detrimental effects on its character. |
| **Medium** | There is some built development present in the landscape;<br>There is some screening by trees, woodland, landform, and or built form; and or<br>The landscape generally is able to accommodate the proposed development without suffering substantial detrimental effects on its character. |
| **Low** | There is built development present in the landscape;<br>There is screening by trees, woodland, landform, and or built form; and or<br>The landscape is able to accommodate the proposed development without suffering substantial detrimental effects on its character. |

1.10 The assessment of landscape sensitivity has been assigned to the landscape potentially affected by the Proposed Development, with consideration to the typical criteria identified in Table 3 below.

*Table 3- Landscape Sensitivity*

| Landscape Sensitivity | Typical Criteria |
|---|---|
| **High** | The landscape has a high susceptibility to change and has regional, national or international value; or<br>The landscape has a medium susceptibility to change and has national or international value. |

| Landscape Sensitivity | Typical Criteria |
|---|---|
| **Medium** | The landscape has a high susceptibility to change and has community or local value; or<br>The landscape has a medium susceptibility to change and has local or regional value; or<br>The landscape has a low susceptibility to change and has national or international value. |
| **Low** | The landscape has a medium susceptibility to change and has community value; or<br>The landscape has a low susceptibility to change and has community, local or regional value. |

Magnitude of Effect

1.11 An assessment has been made as to whether the Proposed Development would be in keeping with the existing character or to what extent it would be discordant or out of keeping with landscape character.

1.12 The forecast magnitude of effect on landscape character has been assessed. This assumes that where there would be little change in landscape character a low magnitude of effect would be forecast; where a pronounced difference would arise, a high magnitude of effect would be forecast; and that a moderate effect would be greater than low but not as great as high. The typical criteria is established below.

*Table 4 – Criteria for the Assessment of the Magnitude of Effect on Landscape Character*

| Magnitude of Effect | Typical Criteria |
|---|---|
| **High** | Major alteration to key features or characteristics in the existing landscape and, or the introduction of elements considered totally uncharacteristic.<br>Typically this would be where there would be a great scale of change to the character of the landscape for the long or medium-term. |
| **Moderate** | Partial alteration to key features or characteristics of the existing landscape and, or the introduction of prominent elements.<br>Typically this would be where there would be a notable scale of change to the character of the landscape for the medium and long- term; or where there would be a great scale of change on the landscape for the short-term. |

| Magnitude of Effect | Typical Criteria |
|---|---|
| **Low** | Minor alteration to key features and characteristics of the existing landscape and, or the introduction of features which may already be present in the landscape.<br><br>Typically this would be where there is a notable or low scale of change to the character of the landscape for the short-term; or where there would be a low scale of change on the landscape in the medium or long-term. |
| **Negligible** | A very minor alteration to key features or characteristics of the existing landscape.<br><br>Typically this would be where in the short, medium or long-term the scale of change on landscape character would be barely perceptible. |

Judging the Overall Landscape Effects

1.13 GLVIA3 paragraph 5.53 advises that: *"to draw final conclusions about significance the separate judgements about the sensitivity of the landscape receptors and the magnitude of the landscape effects need to be combined, to allow a final judgement about whether each different effect is significant or not."*

1.14 Whilst the proposed development subject to this landscape assessment is not EIA development, the separate magnitude and sensitivity judgements have been combined to reach an overall level of, or degree of effect. This accords with the guidance provided in the GLVIA3 Statement of Clarification 1/13. In this assessment, the overall level or degree of effect is referred to as the 'overall effect'.

1.15 The assessment of the overall effect of the proposed development on the landscape is not an absolute scale. GLVIA3 paragraph 3.23 states that the assessment of significance *"is an evidence-based process combined with professional judgement", and that the basis of these judgements "is transparent and understandable, so that the underlying assumptions and reasoning can be understood by others."*

1.16 Paragraph 5.56 of GLVIA3 advises that it is reasonable to say that the effects of the greatest significance are likely to be those which would result in *"major loss or irreversible negative (adverse) effects, over an extensive area, on elements and/or aesthetic and perceptual aspects that are key to the character of nationally valued landscapes."*

1.17 At the other end of the spectrum effects that could be determined as being less significant would relate to *"reversible negative (adverse) effects of short duration over a restricted area, on elements and/or aesthetic and perceptual aspects that contribute to but are not key characteristics of the character of landscapes of community value."*

1.18 The overall effect on landscape character is determined through the sequential combination of judgements on the landscape sensitivity and magnitude of effect. The overall effect on landscape character can be beneficial (enhance the landscape) or adverse (at odds with or harmful to the landscape's key features or character) and consider the typical criteria presented in Table 5.

1.19 The typical criteria do not represent every assessment scenario which may be encountered. There always will be an element of professional judgement needed, which must be applied on a case-by-case basis. Generally each of the typical criteria in the table below, would not on their own result in the level of overall effect judgement attributed to it. Rather the overall effect judgement is more likely to be based on a combination of factors, which influence the magnitude of effect and landscape sensitivity.

*Table 5 – Criteria for the Assessment of Overall Effect on Landscape Character*

| Overall Effect | Typical Criteria |
|---|---|
| **Major adverse** | An effect of major adverse significance is generally recorded where a high adverse magnitude of effect occurs to a high or medium sensitivity landscape receptor.<br><br>For example, when the proposed development would:<br>• be at complete variance with the landform, scale and pattern of the landscape;<br>• would permanently degrade, diminish or destroy the integrity of valued characteristic features and/or their setting; or<br>• substantially damage a high quality part of a landscape of regional or greater value. |
| **Moderate adverse** | An effect of moderate adverse significance is generally recorded where a moderate adverse magnitude of effect is experienced by a landscape receptor of high or medium sensitivity.<br><br>For example, when the proposed development would:<br>• be at considerable variance with the landform, scale and pattern of the landscape;<br>• would degrade, diminish or destroy the integrity of some characteristic features and/or their setting; or<br>• cause damage to the character of a landscape of local or greater value. |
| **Minor adverse** | An effect of minor adverse significance generally relates to a low adverse magnitude of effect on the landscape.<br><br>For example, when the proposed development would:<br>• result in short-term landscape effects;<br>• not quite fit into the landform, scale and pattern of the landscape; or<br>• have an adverse effect on an area of recognised landscape character (of community or greater value). |

| Overall Effect | Typical Criteria |
|---|---|
| **Negligible** | An effect of negligible significance is recorded where a negligible magnitude of effect occurs.<br>For example, when the proposed development would:<br>• be in keeping with the scale, landform and pattern of the existing landscape; or<br>• maintain the existing landscape quality. |
| **Minor beneficial** | An effect of minor beneficial significance generally relates to a low beneficial magnitude of effect on the landscape.<br>For example, when the proposed development would:<br>• fit with the scale, landform and pattern of the landscape; or<br>• have a beneficial effect on an area of recognised landscape character (of community value or above), for example through the restoration of a characteristic feature partially lost through other land uses. |
| **Moderate beneficial** | An effect of moderate beneficial significance is generally recorded where a moderate beneficial magnitude of effect is experienced by a landscape receptor of high or medium sensitivity.<br>For example, when the proposed development would:<br>• fit well with the existing scale, landform and pattern of the landscape; or<br>• improve the quality of a landscape of local or greater value, for example through the removal of damage caused to landscape features and or their setting by previous or existing land uses. |
| **Major beneficial** | An effect of major beneficial significance generally is recorded where a high beneficial magnitude of effect occurs to a high or medium sensitivity landscape receptor.<br>For example, when the proposed development would:<br>• completely fit with the existing scale, landform and pattern of the landscape;<br>• enhance and redefine the landscape character in a beneficial manner; or<br>• substantially repair or restore a high quality part of a valued landscape (typically regional or greater value ), which was badly damaged or degraded through previous or existing land uses. |

## Visual Amenity and Views

1.20 The assessment of how visual amenity and views may be affected has been based on an initial desk study of Ordnance Survey mapping to establish from where the Proposed Development may be visible. This was undertaken with reference to contours, spot heights and trees and built form identified on maps.

1.21 During field survey, land with theoretical views of the proposed development was visited and visual receptors were identified where views of the Proposed Development were considered possible. The site visit considered how views towards the Site may change if the Proposed Development was constructed.

1.22 Where reference is made in the assessment to likely effects on views from private property, this has been judged from the nearest publically available viewpoints.

Receptor Sensitivity

1.23 Visual receptors are people who potentially would have a view of the Proposed Development. The sensitivity of a visual receptor depends on the susceptibility of the visual receptor to change and the value of the view.

1.24 The susceptibility of different visual receptors to potential changes in views and visual amenity is mainly a function of:

- the occupation or activity of people experiencing the view at particular locations; and
- the extent to which their attention or interest may therefore be focused on the views and the visual amenity they experience at particular locations.

1.25 The land use planning system considers that public views are of greater value than views from private property. This visual assessment considers the effects on both public views and private views.

1.26 In visual assessment, lower storey views from residential properties are generally considered to be of greater susceptibility to change than upper storey views, as these are the rooms in which residents spend more time experiencing the view. There are exceptions to this as some residences have living rooms on upper storeys and this is taken into consideration if evident.

1.27 Susceptibility to change has been assigned to visual receptors as shown in Table 6 below.

*Table 6 - Susceptibility to Change*

| **Receptor** | **Susceptibility to Change** |
|---|---|
| Residential properties | High |
| Users of PRoW and other recreation routes | High |
| Public Open Space / attractions where surrounding are important to the experience | High |
| Motorists and passengers on main roads | Low-Medium |
| Motorists and passengers on rural lanes and tourist routes | Medium-High |

1.28 Judgements about the value attached to the views experienced is considered in the context of the value placed on a scene, alternatives available and the relative scenic quality of a view. Most views are appreciated by the person experiencing them as they are preferable to not having a view and they provide some interest. The judgement of the value of a view is subjective and in accordance with paragraph 6.37 of GLVIA3 takes account of:

- recognition of the value attached to particular views, for example in relation to heritage assets, or through planning designations; and
- indicators of the value attached to views by visitors, for example through reference to a view in a guidebook or on a tourist map, provision of facilities for their enjoyment (such as parking places, sign boards and interpretative material) and references to them in literature and art that indicates a highly valued view, which often can be experienced by many people.

1.29 In this assessment views have been ascribed a value using the scale set and typical examples set out in the Table 7 below.

*Table 7 - Value of View*

| Value of View | Typical Example |
|---|---|
| **International** | Public views experienced from a World Heritage Site, in recognition of the value likely to be placed on views, including by tourists. |
| **National** | Public views experienced from a National Park or AONB, in recognition of the scenic quality of views and the value likely to be placed on views, including by tourists, within a nationally designated landscape.<br>The views from national footpaths and cycle routes, in recognition of their wider recreational use (at a national level) and the value likely to be attached to views by visitors. |
| **Regional** | Views from walks, cycle routes or public open spaces publicised at a county or regional level, in recognition of their wider recreational use and the value likely to be attached to views by visitors from the county or wider region. |
| **Local** | Views from walks, cycle routes, or public open spaces publicised at a local or borough level, in recognition of their recreational use and the value likely to be attached to views experienced by visitors from the local area.<br>Public views from or within a local plan designation relating to landscape quality or a conservation interest (such as a Conservation Area or Local Nature Reserve). |
| **Community** | Public or private views which are valued by residents and workers within the community, but for which there is no particular indication of a higher value. |

1.30 Receptor sensitivity is assigned to receptors in accordance with Table 8 below.

*Table 8- Receptor Sensitivity*

| Receptor Sensitivity | Typical Criteria |
|---|---|
| **High** | The receptor view has a high susceptibility to change and has international, national, or regional; or<br>The receptor view has a medium susceptibility to change and has international or national value. |
| **Medium** | The receptor view has a high susceptibility to change and has community or local value; or<br>The receptor view has a medium susceptibility to change and has local or regional value; or<br>The receptor view has a low susceptibility to change and has international or national value. |
| **Low** | The receptor view has a medium susceptibility to change and has community value;<br>The receptor view has a low susceptibility to change and has community, local or regional value. |

Magnitude of Effect

1.31 A judgement on the likely magnitude of effect on views has been assessed, based on the proportion of the view that would change and the extent to which there would be an appreciable difference to the existing view. As for landscape character, a scale of low, moderate and high has been used to forecast anticipated effects.

*Table 9 - Criteria for Assessment of Magnitude of Effect on Views*

| Magnitude of Effect | Typical Criteria |
|---|---|
| **High** | Major alteration to the existing view and or the introduction of elements considered totally uncharacteristic in the view.<br>Typically this would be where a development would be seen in close proximity with a large proportion of the view affected with little or no filtering and there would be a great scale of change from the present situation for the long or medium-term. |

| Magnitude of Effect | Typical Criteria |
|---|---|
| **Moderate** | Partial alteration to the existing view and or the introduction of prominent elements in the view.<br><br>Typically this would be where a development would be seen in views for the long or medium-term where a moderate proportion of the view is affected. There may be some screening, which would minimise the scale of change from the present situation.<br><br>This would also be where a development would be seen in close proximity with a large proportion of the view affected for the short-term. |
| **Low** | Low alteration to the existing view and or the introduction of features, which may already be present in views.<br><br>Typically this would be where a moderate or small proportion of the view would be affected for the short-term or the development would be visible for the long-term in distant views; where only a small proportion of the view is affected in the medium-term or long-term; where the medium-term or long-term effect is reduced due to a high degree of filtering and or screening or where there is a low scale of change from the existing view. |
| **Negligible** | Very low alteration to the existing view.<br><br>Typically this would be where, in the short, medium or long-term, a development would be barely perceptible within a long distance panoramic view and or where a very small proportion of the view is affected. The scale of change from the existing view would be barely perceptible. |

Judging the Overall Significance of Visual Effects

1.32 In accordance with paragraph 6.42 of GLVIA3 "*to draw final conclusions about significance the separate judgements about the sensitivity of the visual receptors and the magnitude of the visual effects need to be combined, to allow a final judgement about whether each different effect is significant or not". "Significance of visual effects is not absolute and can only be defined in relation to each development and its specific location."*

1.33 Whilst the proposed development subject to this visual assessment is not EIA development, the separate magnitude and sensitivity judgements have been combined to reach an overall level of, or degree of effect. This accords with the guidance provided in the GLVIA3 Statement of Clarification 1/13. In this assessment, the overall level or degree of effect is referred to as the 'overall effect'.

1.34 Large-scale changes which introduce new, discordant or intrusive elements into the view of a sensitive receptor are considered to be more likely to result in greater overall effects than small changes or changes involving features already present in the view or changes in the views of less sensitive receptors. Changes in views from recognised and important viewpoints, such as scheduled monuments or outdoor tourist attractions, or from important amenity routes, such as long distance footpaths or national cycle routes, are likely to result in greater overall effects.

1.35 The overall effect on views is determined through the sequential combination of judgements on visual receptor sensitivity and the magnitude of effect. The overall effect can be either adverse or beneficial or be recorded as 'no effect'. The typical criteria shown in Table 10 are used to judge overall effect.

*Table 10 – Criteria for the Assessment of Overall Effect on Visual Amenity and Views*

| Overall effect | Typical Criteria |
|---|---|
| **Major** | An effect of major significance generally is recorded where a high magnitude of effect occurs to a high or medium sensitivity receptor. For example where an unobstructed view of development would represent a large part of the view from a recreational footpath where views are presently open and of high scenic quality. |
| **Moderate** | An effect of moderate significance generally is recorded where a moderate magnitude of effect is experienced by a receptor of high or medium sensitivity. For example where part of a development is visible in a view from a private property for the long or medium-term, but where it does not comprise the whole view; or where an unobstructed view of development is visible for the short-term. |
| **Minor** | An effect of minor significance generally relates to a low magnitude of effect experienced by a receptor of high, medium or low sensitivity. A minor significance of effect often relates to a change in a view for the short-term; to a change in a distant view or a change in only a small part of a view, possibly because the view is already screened to a large extent. |
| **Negligible** | An effect of negligible significance is where the change to a view will be barely perceptible from the view presently experienced by a receptor of high, medium or low sensitivity. |

# APPENDIX B: Planning Layout

# STOCKING LANE
## SHENINGTON

## KEY

- Site Boundary.
- 1800mm high brickwork screen wall.
- 1800mm high timber closeboarded fencing. Plot Divide.
- 1800mm high timber closeboarded fencing.
- 600mm high timber knee rail.
- Reinstatement of Ironstone Wall to Rattlecombe Road.
- 1800mm high timber gate.
- Indicates concrete flag paved path/ patio area.
- Indicates shared private driveway.
- Service strip.
- Indicative ground modelling.
- Front / rear door position.
- Patio / french door position.
- AS/ OPP — Denotes AS/ OPPOSITE hand to working drawings.
- Existing planting to be retained.
- Indicative proposed tree and shrub planting.
- Indicative proposed turf planting.
- SUDS Feature planting.
- Shared ownership HA units
- Social rent HA units
- Bin storage areas
- Wall mounted / Garage electric vehicle charging point
- Bollard type overnight electric vehicle charging point

elan


## NOTES:

Do not scale from this drawing as liable to distort.

0 5 10 15 20 25 50m

| Date: 05.01.2022 | | | Project: STOCKING LN, SHENINGTON | | | |
|---|---|---|---|---|---|---|
| CODE | FLOOR AREA (SQ.FT.) | UNIT NAME | BEDS | GARAGE (NB-CHECK WITH SITE SPECIFIC LAYOUT) | No. OF UNITS | TOTAL FLOOR AREA (SQ.FT) |
| | **HA-SR - BARONIAL COLLECTION** | | | | | |
| BAN-GF | 586 | BANBURY SPECIAL-GROUND FLOOR | 1 | N/A | 2 | 1,172 |
| BAN-FF | 670 | BANBURY SPECIAL-FIRST FLOOR | 1 | N/A | 2 | 1,340 |
| HYW | 657 | HAYWARD SPECIAL | 2 | N/A | 1 | 657 |
| SUT | 761 | SUTTON SPECIAL | 2 | N/A | 3 | 2,283 |
| BRC | 904 | BROCTON HA | 3 | N/A | 4 | 3,616 |
| | **HA-SO - BARONIAL COLLECTION** | | | | | |
| SUT | 761 | SUTTON SPECIAL | 2 | N/A | 3 | 2,283 |
| BRC | 904 | BROCTON HA | 3 | N/A | 2 | 1,808 |
| | **REGENCY COLLECTION** | | | | | |
| BAN-GF | 586 | BANBURY SPECIAL-GROUND FLOOR | 1 | N/A | 1 | 586 |
| BAN-FF | 670 | BANBURY SPECIAL-FIRST FLOOR | 1 | N/A | 1 | 670 |
| MAH | 825 | MALHAM SPECIAL | 2 | N/A | 7 | 5,775 |
| TAT | 916 | TATTON SPECIAL | 3 | N/A | 2 | 1,832 |
| BRC | 930 | BROCTON (BAY) | 3 | N/A | 4 | 3,720 |
| FIN-SP | 946 | FINHAM SPECIAL (DUAL ASPECT) | 3 | DET-SGL | 1 | 946 |
| MAR | 975 | MARFORD | 3 | INT-SGL | 2 | 1,950 |
| WYT | 1249 | WYTHALL SPECIAL | 3 | DET-SGL | 2 | 2,498 |
| COR | 1320 | CORTLAND | 4 | DET-SGL | 1 | 1,320 |
| | **SOVEREIGN COLLECTION** | | | | | |
| BOR | 1497 | BORDESLEY | 4 | INT-SGL | 5 | 7,485 |
| BLE | 1655 | BLENHEIM | 4 | DET-DBL | 3 | 4,965 |
| | **IMPERIAL COLLECTION** | | | | | |
| KEL | 2014 | KELSALL | 5 | INT-DBL | 3 | 6,042 |
| | | | | **TOTALS** | 49 | 50,948 |
| | | | | **SITE AREA (ACRES)** | | 6.97 |
| | | | | **NET DEVELOPABLE AREA (ACRES)** | | 4.50 |
| | | | | **POS AREA (SQ.M.)** | | 8000.00 |
| | | | | **HOUSING AREA / SITE AREA (SQ.FT. / ACRE)** | | 11,318.61 |

PARKING PROVISIONS:

CAR PARKING SPACES ON SITE : 104no. PLOT PARKING
CYCLE STORES SPACES (GARAGE / SHED) : 130no. TOTAL.

NOTE: CYCLE SHED PROVIDE 2no. CYCLE SPACES & SGL / DBL GARAGES PROVIDE 4no. CYCLE SPACES. ONLY DOUBLE GARAGES COUNT TOWARDS CAR PARKING PROVISION AS 1no. SPACE.

| Rev | Date | Amendment | By |
|---|---|---|---|
| C | 11.01.2022 | AMENDED TO SUIT COMMENTS. | TA |
| B | 06.01.2022 | AMENDED TO COMMENTS. | TA |
| A | 20.12.2021 | ISSUED FOR COMMENT | TA |


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DEVELOPMENT: LAND OFF STOCKING LANE, SHENINGTON.

TITLE: PLANNING LAYOUT

| DATE: | SCALE: | DRAWN: |
|---|---|---|
| 20.12.2021 | 1:500 @ A1 | TA |

DRAWING NO: SHN-PL-001 REV: C

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