

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 2, Table EDP A2.3 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 Northampton Road, looking east	Vehicle users and pedestrians	Low	Very Low. Negligible. Adverse	Very Low. Negligible. Adverse	Very Low. Negligible. Adverse
Sensitivity of Receptor Explanation		Description of View		Magnitude of Change		Summary
This view looks towards the site from the relatively busy Northampton Road (B430). 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. Therefore, receptors on this road are considered to have a low sensitivity.		This viewpoint is located on Northampton Road where there are views of an open agricultural setting to the east. Limited roadside vegetation and low-cut hedgerows facilitate this largely rural view over arable land and towards the site. Existing views in the direction of the site, in this medium-distance view, are categorised by open arable land with mature vegetation and tree cover along field boundaries. However, visual detractors within the view include medium-distance views of farm outbuildings and a caravan site. The horizon beyond is wooded and the flat landform does not offer any longer distance views.		Construction Phase: As can be seen in Photoviewpoint EDP 1 , 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. 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 but would appear behind existing agricultural outbuildings. The magnitude of change would be very low and the duration of this impact (short-term, adverse and temporary) will only relate to the use of high-level machinery when required. 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 , giving rise to a negligible adverse effect which is not significant .		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.
2	View from PRoW 404/15/10, looking east	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
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 west of the site. Medium distance views comprise arable land with mature vegetation, woodland and tree cover along field boundaries. Long-distance views are possible through gaps in the tree line.		<p>Construction Phase: During construction, all low-level activities within the site will be screened from view. Construction activities within the site requiring taller machinery are likely to also be screened by existing trees and woodland on the horizon, and barely perceptible when viewed from this distance.</p> <p>Operation Year 1 and 15: Similarly, 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, giving rise to a minor adverse effect which is not significant.</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.
3	View from B430, looking west	Vehicle users and pedestrians	Low	Very Low. Negligible. Adverse	Very Low. Negligible. Adverse	Very Low. Negligible. Adverse
Sensitivity of Receptor Explanation		Description of View		Magnitude of Change		Summary
This viewpoint is located on a relatively busy B-road (the B430). 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. Therefore, receptors on this road are considered to have a low sensitivity.		This view looks towards the site from the B430; a busy road that extends north from Weston-on-the-Green towards the airfield. 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. Therefore, receptors on this road are considered to have a low sensitivity.		<p>Construction Phase: During construction, all low-level activities within the site will be screened from view. Construction activities within the site requiring taller machinery are likely to also be screened by existing trees and woodland on the horizon and barely perceptible when viewed from this distance.</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, giving rise to a negligible adverse effect which is not significant.</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.
4	View from a B-road (Green Lane) to the north of the site, looking south-east	Vehicle users on B-road	Medium	Very Low. Negligible. Adverse	Very Low. Negligible. Adverse	Very Low. Negligible. Adverse
Sensitivity of Receptor Explanation		Description of View		Magnitude of Change		Summary
This view looks towards the site from a local road (Green 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		Views are open and enclosed along this route as shown in Photoviewpoint EDP 4 . Mature vegetation encloses views along part of the route in the direction of the site, whilst there are gaps in the vegetation which allow long distance views to be gained across adjacent open fields and towards a wooded 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 but would appear behind existing agricultural outbuildings. The duration of this impact, being very low in magnitude (short-term, adverse and temporary) will only relate to the use of high-level machinery when required.</p>		There are not considered to be any significant effects arising from the proposed development during construction or during operation.

on this road are considered to have a medium sensitivity.				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 experienced by receptors travelling at speed and oblique to their direction of travel. Therefore, the residual magnitude of change resulting from the proposed development is considered to be very low , giving rise to a negligible adverse effect which is not significant .		
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 motorway bridge on Green Lane to the north of the site, looking south-east	Vehicle users on B-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 from a relatively busy local road (Green 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, away from areas in close proximity to the M40, 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 from Green Lane bridge overpass as the road crosses over the M40 motorway (taken from the pavement). The view comprises passing traffic on the busy motorway corridor, which is contained on each side by mature tree planting. Beyond the motorway, there are views of open fields either side and long-distance views of the low-lying wooded horizon.		Construction Phase: During construction, low-level construction activities will be screened by mature vegetation. However, construction activities within all parts of the site requiring taller machinery, including cranes, will be visible in glimpsed views through mature vegetation. The magnitude of change would be medium and the duration of this impact (short-term, adverse and temporary) will last for the entire length of the construction phase. Operation Year 1 At year 1, as shown in Photoviewpoint EDP 5 , it is considered that the magnitude of change would be low as the proposed development will only be partially visible, screened by mature vegetation, and seen beyond a large visual detractor, the M40 motorway corridor. Operation Year 15 At year 15, although further mitigation planting will reduce views of the proposed development, views of the roof structure will remain. Therefore, it is considered that the residual magnitude of change will remain low , giving rise to a minor adverse effect which is not significant .		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.
6	View from a minor road to the north of the site, looking south	Vehicle users on a minor road	Medium	High. Moderate. Adverse	High. Moderate. Adverse	Medium. Moderate/Minor. Adverse
		Roadside pedestrians	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 a minor road to the north of the site looking south. 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. Receptors at		The immediate setting to this view is largely rural. The foreground comprises of open arable fields, with medium distance views of mature vegetation, woodland and field boundary hedgerows containing the fields. There are some long-		Construction Phase: During construction, low-level construction activities will largely be screened by mature field hedgerows with some glimpsed views remaining. Construction activities within all parts of the site requiring taller machinery, including cranes, will be visible in glimpsed views through mature vegetation, particularly within the		The assessment has concluded that there are significant effects during the temporary construction phase, at operation in the short term and on completion on the long term.

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.		distance views beyond of slightly rising landform which forms the horizon.		northern areas of the site. The duration of this impact (high magnitude, short-term, temporary) will last for the entire length of the construction phase. Operation Year 1: At year 1, the proposed development is likely to be clearly noticeable within the view, albeit 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. Operation Year 15: At year 15, mitigation planting long the northern boundary and the landscaped bund will 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 will be medium , giving rise to a moderate/minor adverse effect. As this route is used by pedestrians within a rural and scenic area, it is considered that this moderate/minor effect is significant .		
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 161/4/10, looking south-west	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.		This largely rural view looks west over arable land towards the site with existing residential dwellings in the foreground of the view. Longer distance views are not possible due to the mature intervening vegetation and low-lying landform. Existing dwellings form the focus of the view.		Construction Phase: During construction, low-level construction activities will be screened by mature vegetation and intervening dwellings. However, construction activities within all parts of the site requiring taller machinery, including cranes, will be visible in glimpsed views through mature vegetation. The magnitude of change would be high (short-term, adverse and temporary) giving rise to significant adverse effects, will last for the entire length of the construction phase. Operation Year 1: At year 1, it is considered that during the winter months the magnitude of change would be worst-case medium as the proposed development sits behind existing built form and only the upper sections will be partially visible, which will not increase the horizontal mass of built form. Operation Year 15: At year 15, proposed mitigation planting will reduce views of the proposed development, with only glimpsed views of the roof structure remaining. Therefore, it is considered that the residual magnitude of change would reduce to low , giving rise to a moderate/minor . However, given the character of local views, it is considered that this effect is significant on these high sensitivity receptors.		The assessment has concluded that there are significant effects during the temporary construction phase, at operation in the short term and on completion on the long term.

Photoviewpoint No.	Photoviewpoint Name	Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Short-term: Magnitude. Effect. Nature.	Medium-Term & Beyond: Magnitude. Effect. Nature.
8	View from a minor road Grange Farm, looking east	Vehicle users on a minor road	Medium	Medium. Moderate/Minor. Adverse	Medium. Moderate/Minor. Adverse	Low. Minor. Adverse
Sensitivity of Receptor Explanation		Description of View		Magnitude of Change		Summary
This view looks towards the site from a minor road at Grange Farm looking east. 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. Therefore, receptors on this road are considered to have a medium sensitivity.		The view comprises of an access drive which leads down to Grange Farm. The track is fenced and adjacent to several open fields which are bounded by mature vegetation. Mature trees in the medium distance restrict any long-distance views. The industrial units of Grange Farm can be seen between the existing vegetation.		<p>Construction Phase:</p> <p>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. However, it is possible that construction activities within the site requiring taller machinery, including cranes, could be seen. The magnitude of change would be medium and 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 site.</p> <p>Operation Year 1:</p> <p>At year 1, it is considered that during the winter months the magnitude of change would be worst-case medium as upper sections of the proposed development form a new and recognisable element.</p> <p>Operation Year 15:</p> <p>However, at year 15, the proposed mitigation and landscaped bund would reduce the magnitude of change to low as it is considered the proposals would form a minor constituent of the view. Therefore, a low magnitude of change gives rise to a minor adverse effect which is not significant.</p>		The assessment has concluded that there are significant effects during the temporary construction phase and at operation in the short term. However, long term effects are not considered to be significant.
Photoviewpoint No.	Photoviewpoint Name	Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Short-term: Magnitude. Effect. Nature.	Medium-Term & Beyond: Magnitude. Effect. Nature.
9	View from PRow 161/14/20, looking west	Footpath users	High	Medium. 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.		Short-distance views are possible of an open grassland field and mown grass path. The field is enclosed by existing mature vegetation and trees, with glimpsed views of a dwelling and vehicle.		<p>Construction Phase:</p> <p>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. 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 site.</p> <p>Operation Year 1:</p> <p>At year 1, during the winter months it is possible that the proposed development will form a new and recognisable element within the view, albeit for a very limited time, in filtered views and for a limited section of the overall route, giving rise to a medium magnitude of change.</p> <p>Operation Year 15:</p> <p>At year 15, proposed mitigation planting and the landscaped bund will further filter views of the proposed development which will become only partially visible and heavily filtered with any views largely limited to winter months only. Therefore, the residual magnitude of change will reduce to low, giving rise to a moderate/minor adverse effect which is not significant.</p>		The assessment has concluded that there are significant effects during the temporary construction phase and at operation in the short term. However, long term effects are not considered to be significant.

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 161/14/20 and a minor road, looking west	Vehicle users on a minor road	Medium	High. Moderate. Adverse	High. Moderate. Adverse	Medium. Moderate/Minor. Adverse
		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 and vehicle users a medium sensitivity.		The view is largely rural and is taken from an access track within an agricultural setting. The view looks across a pasture field which is bounded by mature vegetation.		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, particularly where breaks in field boundary vegetation occur. The duration of this impact (short-term, adverse and temporary) will last for the entire length of the construction phase. Operation Year 1: At year 1, as shown in Photoviewpoint EDP 10 , it is considered that the magnitude of change would be worst-case high as the upper sections of the southern parts of the proposed development would be clearly noticeable in winter months, although partly filtered by intervening vegetation. Operation Year 15: 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 , giving rise to a moderate adverse effect on PRow users and moderate/minor adverse effect on vehicle users which is significant .		The assessment has concluded that there are significant effects during the temporary construction phase, at operation in the short term and on completion on the long term.
Photoviewpoint No.	Photoviewpoint Name	Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Short-term: Magnitude. Effect. Nature.	Medium-Term & Beyond: Magnitude. Effect. Nature.
11	View from Langford Lane, on a bridge of the railway, looking west	Vehicle users on a minor road	Medium	Low. 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 from a Langford Lane. Receptors are likely to be using the road for purposes other than to enjoy the view or gaining access to local facilities. Therefore, receptors on this road are considered to have a medium sensitivity.		This view is taken from a bridge crossing over the railway line and therefore is on slightly elevated landform and looks across a predominately rural landscape. Elm Tree Farm is visible in the centre of the view in addition to other farm outbuildings and some telegraph poles. The landform is predominately low-lying and the horizon is formed by mature vegetation.		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. 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. Operation Year 1 and 15:		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 minor constituent of the view. Therefore, the residual magnitude of change resulting from the proposed development is considered to be low , giving rise to a minor adverse effect which is not significant .		
Photoviewpoint No.	Photoviewpoint Name	Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Short-term: Magnitude. Effect. Nature.	Medium-Term & Beyond: Magnitude. Effect. Nature.
12	View from PRow 398/1/20, adjacent to Oxford Road, looking north-west	Footpath users walking towards the Church yard at Wendlebury (high sensitivity)	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.		The view comprises of an open agricultural field bounded by mature trees and hedgerows, beyond which lies the A41 road corridor. There are views of lighting columns and road signs on the A41 and filtered views of passing traffic therefore existing infrastructure forms part of the baseline conditions. Long distance views are not possible owing to the enclosing boundary vegetation and low-lying landform.		<p>Construction Phase: During construction, low-level construction activities will be screened by mature vegetation and intervening visual detractors. However, construction activities within all parts of the site requiring taller machinery, including cranes, will be visible over mature vegetation. 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: At both year 1 and year 15, it is considered that the proposals would form a recognisable element within the view, differing from the character of existing residential properties seen in the foreground. New built form would be recognised by the receptor, although being seen in the context of lighting infrastructure associated with the M40 and A41. Therefore, the residual magnitude of change resulting from the proposed development is considered to be Medium, giving rise to a moderate adverse effect which is significant.</p>		The assessment has concluded that there are significant effects during the temporary construction phase, at operation in the short term and on completion on the long term.
Photoviewpoint No.	Photoviewpoint Name	Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Short-term: Magnitude. Effect. Nature.	Medium-Term & Beyond: Magnitude. Effect. Nature.
13	View from the A41 to the south of the site, looking north	Vehicle users on main road	Low	High. Moderate/Minor. Adverse	High. Moderate/Minor. Adverse	Medium. Minor. Adverse
Sensitivity of Receptor Explanation		Description of View		Magnitude of Change		Summary
This view looks towards the site from the A41, a busy vehicular route. Receptors are likely to be part of fast-moving traffic and using the road for purposes other than to enjoy the view. Therefore, receptors on this road are considered to have a low sensitivity.		This largely rural view from the A41 road corridor looks west over arable land towards the site. Views along the road are open to the adjacent fields which are contained by existing mature vegetation with views of agricultural outbuildings and dispersed dwellings. Medium distance views are possible along the road of the wooded horizon on low-lying landform. Views become less extensive when vegetation is in leaf.		<p>Construction Phase: During construction, all elements of construction activities, including vehicle movements which will access the site, will be seen. The duration of this impact (short-term, temporary) will 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, giving rise to a high magnitude of change. Receptors travelling along the A41 will view the proposed development in the context of existing infrastructure along this busy route.</p>		The assessment has concluded that there are significant effects during the temporary construction phase and at operation in the short term. However, long term effects are not considered to be significant.

				<p>Operation Year 15:</p> <p>At year 15, although mitigation planting along the southern boundary of the site will reduce visibility of the proposed development to an extent, winter views are likely to remain. Proposed planting in the foreground on highways land has the potential to screen the proposals, however as this is outside the applicant's control, the residual magnitude of change resulting from the proposed development is considered to be medium, giving rise to a minor adverse effect which is not significant.</p>		
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 No. 161/4/10, adjacent to a minor road, looking south-west	Footpath users walking towards Little Chesterton from Chesterton	High	Medium. Moderate. Adverse	Low. Minor. Adverse	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 necessarily appreciate the scenic value of the view. Receptors at this location are considered to have a high sensitivity.		This rural view is taken on a PRow the runs south-west a minor road to the south-west of Chesterton. The PRow runs along the south-eastern side of a mature field boundary hedgerow and scrub, with occasional mature trees, such that local views are largely oriented to the south. While there is an audible influence from the A41 and M40, views of major road corridors are generally limited by mature field boundaries and tree cover, particularly so during the summer months. As such, there is a sense of tranquillity within local views which are contained to the immediate agricultural setting.		<p>Construction Phase:</p> <p>There is unlikely to be any notable change to this view. However, during construction, although low-level activities within the site would be screened from view, it is possible that construction activities within the site requiring taller machinery, including cranes, could be seen in glimpsed medium-distance views. The duration of this impact, being medium in magnitude (short-term, adverse and temporary) will last for the entire length of the construction phase.</p> <p>Operation Year 1 and 15:</p> <p>At both year 1 and year 15, it is considered that the proposals would form a minor constituent of the view during winter months, and if seen at all during summer months. Therefore, the worst-case residual magnitude of change resulting from the proposed development is considered to be low, giving rise to a minor adverse effect which is not significant.</p>		The assessment has concluded that there are significant effects during the temporary construction phase. However, effects at operation in the short term and in the long term are not considered to be significant.
Photoviewpoint No.	Photoviewpoint Name	Receptor	Sensitivity	Construction: Magnitude. Effect. Nature.	Short-term: Magnitude. Effect. Nature.	Medium-Term & Beyond: Magnitude. Effect. Nature.
15	View from PRow 398/1/20, looking north-west	Footpath users walking towards the Church yard at Wendlebury (high sensitivity)	High	Medium. 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		This largely rural view is recorded immediately to the south of the A41 within an agricultural field parcel. Here, footpath users travel west from Wendlebury (with users often observed using the route for the purpose of dog walking). Although there is little built form seen within the view, lighting infrastructure associated with major vehicular routes can be seen, as well as a heavy		<p>Construction Phase:</p> <p>During construction, low-level construction activities will largely be screened by mature field hedgerows that align the A41. Construction activities within all parts of the site requiring taller machinery, including cranes, will be visible in glimpsed views through mature vegetation during winter months, particularly within the southern areas of the site. The duration of this impact (medium magnitude, short-term, temporary) will last for the entire length of the construction phase.</p>		The assessment has concluded that there are significant effects during the temporary construction phase, at operation in the short term and on completion on the long term.

view. Receptors at this location are considered to have a high sensitivity.	audible influence from vehicle movements, which serve to reduce tranquillity in this location. A mature roadside hedgerow that aligns the A41 provides a dense visual buffer during summer months, with views through to the A41 possible during winter months. The site is set beyond the A41 on lower ground.	<p>Operation Year 1:</p> <p>At year 1, as the site is set on lower ground, views of the proposed development are likely to be limited, particularly during summer months. However, as there may be some views possible, with the proposed development increased the perceived massing of built form within the local context, the magnitude of change is considered to remain medium, as the receptor is likely to recognise the proposed development during winter months.</p> <p>Operation Year 15:</p> <p>In the long-term, although mitigation planting is proposed at the southern boundary, ground levels are such that any winter views would be likely to remain. Therefore, it is considered that the residual magnitude of change resulting from the proposed development will be medium, giving rise to a moderate adverse effect which is significant.</p>	
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