

Appendix 1 - Updated Environmental Statement Table 14.5 Summary of Effects on View Points

Receptor	Location	Type	Distance metres (approx)	Direction of View	Sensitivity	Existing view	Impacts	Construction effect	Operation effect – Year one	Operation effect Year 15
8	Bridleway 123	Bridleway	0m from within the Site	West looking down a gentle slope	Low	There are filtered views from an elevated position looking west. The view is dominated by the large pylons crossing the Site over arable fields sloping gently away to the west, towards the heavily vegetated A3(M).	Due to being located within the Site and the elevated position there would be clear views across the Site. These views would be contained by the mature wooded belt along the A3(M) to the west and partly screened by the hedgerow alongside the bridleway. Minor adverse impact as the Proposed Development would be clearly visible. The presence of the existing large pylons detract from the Site.	Slight adverse as the construction works would be fully visible from this elevated position within close proximity to the Site.	Slight adverse as the Proposed Development would be visible from this elevated position within the Site but would be partially screened by the proposed planting and would fit with urban influence of the large pylons.	Slight adverse as the Proposed Development would be visible from this elevated position within the Site but would be screened by the proposed planting and would fit with urban influence of the large pylons.
November 2017 update and commentary:							No change Proposed development would remain clearly visible although proximity of view to buildings means increase in height unlikely to be discernible	No change Although early planting alongside bridleway will help to mitigate impact of views as later development plots come forward	No change Additional planting proposed, some already in place	No change Urban influence of development plots. Increase in height within site not discernible. Additional tree planting inside and outside of plots will mitigate impact
9	Bridleway 123	Bridleway	0m from within the Site	West looking down a gentle slope	Low	There are filtered views from an elevated position looking west. The view is across large arable fields sloping gently away to the west, towards the heavily vegetated A3(M). There are large overhead pylons and hedgerows that run across the Site.	Due to being located within the Site and the elevated position there would be clear views across a large part of the Site. These views would be contained by the mature wooded belt along the A3(M) to the west and partly screened by the hedgerow alongside the bridleway. Minor adverse impact as the Proposed Development would be clearly visible. The presence of the existing large pylons detract from the site.	Slight adverse as the construction works would be fully visible from this elevated position within the Site.	Slight adverse as the Proposed Development would be visible from this elevated position within the Site but would be partially screened by the proposed planting and would fit with urban influence of the large pylons.	Slight adverse as the Proposed Development would be visible from this elevated position within the Site but would be partially screened by the proposed planting and would fit with urban influence of the large pylons.
November 2017 update and commentary:							No change Same commentary as above	No change Same commentary as above	No change Same commentary as above	No change Same commentary as above

10	Bridleway 123	Bridleway	0m from within the Site	South looking down a gentle slope	Low	There are open views across the Site from this elevated position looking south. The view is across large arable fields separated by mature hedgerows with large pylons running from north east to south west across the site. The heavily vegetated A3 (M) encloses the site from the west. This is the highest point on the Site.	Due to being located within the Site and the elevated position there would be clear views across a large part of the Site. These views would be contained by the mature wooded belt along the A3(M) to the west and partly screened by the hedgerow alongside the bridleway. Major Impact as the Proposed Development would be on the most elevated part of the Site and would be clearly visible.	Moderate adverse as the construction works would be fully visible from this elevated position within the Site.	Moderate adverse as the Proposed Development would be visible from this elevated position within the Site.	Moderate adverse as the Proposed Development would be visible from this elevated position within the Site. The screening planting would have matured and partially restrict the view.
November 2017 update and commentary:							No change From View 10 no change, although further north up Park Lane screening will start to reduce impact	No change Tree planting would not have had time to mature to offer screening benefits	No change Tree planting would not have had time to mature to offer screening benefits	Potential change to Slight Adverse Additional tree planting north of Plot 5 will screen views from view point 10