

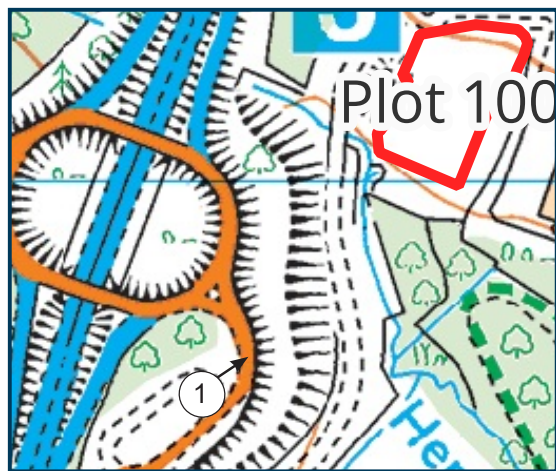
Figure 3 - Summary of Landscape Effects

Landscape Receptor	Sensitivity	Magnitude of effect	Landscape effect	Mitigation	Residual effects
Topography	low	nil	neutral	N/A	N/A
Vegetation (Vegetation east of and woodland south of Plot 100)	high	short term: nil long term: low beneficial	short term: neutral long term: minor beneficial	maintaining buffers with adjoining trees and vegetation; ongoing management of trees and hedges	minor beneficial
Pattern of landscape and settlement (PRoW routes)	medium/low	nil	neutral	N/A	N/A
Perceptual qualities (rurality and tranquility of woodland south of Plot 100)	medium/low	medium/low	moderate/minor adverse	N/A	N/A

6. Appraisal of visual effects

- 6.1. View receptors and their sensitivities are set out in Volume 1. Visual effects are considered through the appraisal of the sensitivity of the receptor (value and susceptibility to change – refer to Volume 1) and the magnitude of the visual effect (size or scale, extent, duration and reversibility) as described in the evaluation criteria (Appendix 1). The magnitude of effect is based on the mitigation measures included within the final proposals after 5 years (with appropriate management). Where Volume 1 shows there is no view of the site these views are not included in this appraisal section.
- 6.2. Successional views, (general along route), are grouped together and an overall assessment of effects is made on the group of views as a whole where possible and ensuring a balanced overview is maintained, taking into account varying levels of visibility.

Figure 4 - Photographic record of baseline conditions: Representative viewpoint 1



Viewpoint Data:

- Approximate distance from plot 100: 250m

Description

Looking north-east from layby off of B2150 near entrance to Dunsbury Park. The site sits at a lower level with layers of vegetation in between screening views.

Detractors

Highways signage and traffic

Receptors

The view would be visible by drivers stopped in the layby and on the road

Seasonal visibility

In winter the vegetation would open up but views still unlikely due to multiple layers and difference in levels.

Value

Some value as a rest stop - at a community level

Susceptibility

Medium - view receptors have some interest in their surroundings

View Sensitivity

Low to medium sensitivity

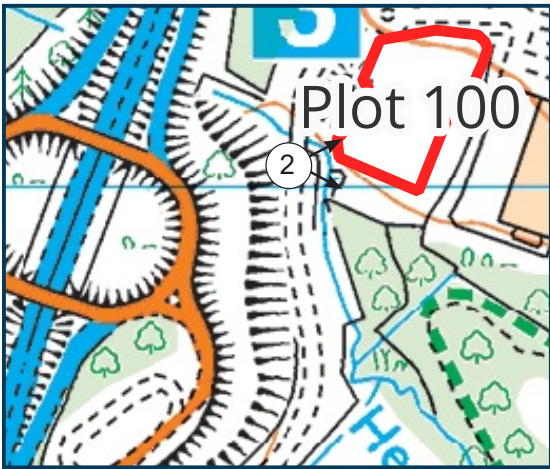
Magnitude of effect:

Nil - low adverse as only the roof of the proposed building would be visible, barely perceptible.

6.3. View from layby off B2150 (viewpoint 1)

- 6.3.1. This view represents those available from the layby off the B2150, immediately to the north of the entrance to the Dunsbury Park business park. View receptors would be drivers stopped in the layby and on the road. There is some value attached to this view as a rest stop, at a community level, and medium susceptibility to the type of change with view receptors having some interest in their surroundings. Therefore we assign these views an overall low to medium sensitivity.
- 6.3.2. The proposed building would be largely screened, set at a lower level than the viewpoint with intervening dense vegetation. Possible views to the roof of the proposed building on Plot 100 would be more open during winter months.
- 6.3.3. The low to medium sensitivity for this view, combined with a nil to low adverse magnitude would result in the visual effect being minor adverse at worst.

Figure 5 - Photographic record of baseline conditions: Representative viewpoint 2



Viewpoint Data:

- Approximate distance from plot 100: 50m

Description
Looking north-east from Fitzwygram Way just south of where the Hermitage Stream crosses. Plot 100 is at the top of the bank in front of the buildings.

Detractors
Highways signage, engineered bridge and road barriers, existing large scale buildings, and traffic

Receptors
The view would be visible by drivers entering the business park

Seasonal visibility
No seasonal change

Value
Low value

Susceptibility
Low - view receptors have little interest in their surroundings

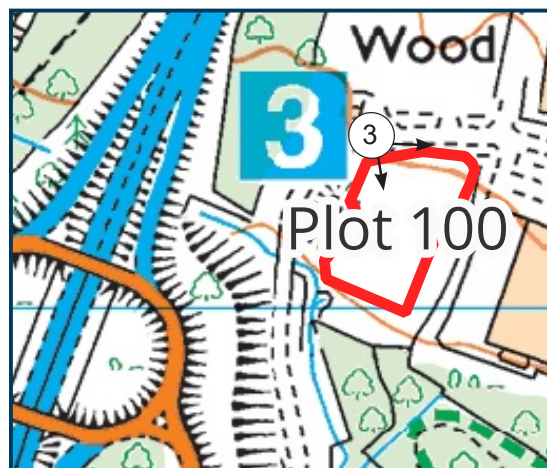
View Sensitivity
Low sensitivity

Magnitude of effect:
Medium adverse - the proposed building would be visible in the foreground, but would replace an existing view to existing buildings on the business park.

6.4. View from Fitzwygram Way (viewpoints 2, 3 and 5)

- 6.4.1. These views represent a progression along the road which only serves the Dunsbury Park business park. View receptors would be mostly drivers (delivery drivers and employees) on the road who would be travelling relatively slowly than due to the nature of the road, and generally with their attention on the road ahead, but also cyclists and walkers who would be more focussed on their surroundings. There is no value attached to these views and low susceptibility to the type of change as the views already contain the type of development proposed. Therefore we assign these views an overall low sensitivity.
- 6.4.2. Where viewed from Fitzwygram Way to the north and southwest, (viewpoints 2 and 3) the proposed illustrative building on plot 100 would be visible in the foreground of the view. However, these views to the proposed building would be seen in the context of the surrounding business park, including adjoining large scale buildings and associated highways signage, lighting, parking barriers, pylons, security fencing, and traffic. Set in a strong framework of mature vegetation, the proposed building would block views to existing woodland surrounding the plot. There would be a resulting medium adverse magnitude of effect. Views to the proposed building on plot 100 would be screened from viewpoint 5 on Fitzwygram Way to the south east. Intervening mature vegetation and an existing building on Dunsbury Park would result in a nil magnitude of effect.
- 6.4.3. A medium adverse magnitude combined with low sensitivity for viewpoints 2 and 3 would give a moderate / minor adverse visual effect. There would be a neutral visual effect for viewpoint 5.

Figure 6 - Photographic record of baseline conditions: Representative viewpoint 3



Description

View 3a (above left) looking north-east along Fitzwygram Way just north of plot 100. View 3b (above right) same location, looking south across plot 100 which is openly visible with wooded backdrop.

Detractors

Highways signage, lighting, parking barriers, existing large scale buildings, pylons, security fencing, and traffic

Receptors

The view would be visible by drivers entering the business park and pedestrians on the footpath

Seasonal visibility

No seasonal change

Value

Low value

Susceptibility

Low - view receptors have little interest in their surroundings

View Sensitivity

Low sensitivity

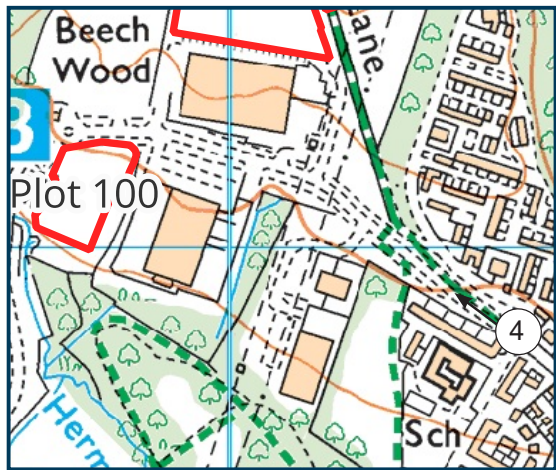
Magnitude of effect:

Medium adverse - the proposed building would be visible in the foreground, but would be seen in the context of the surrounding business park.

Viewpoint Data:

- Approximate distance from plot 100: adjoining

Figure 7 - Photographic record of baseline conditions: Representative viewpoint 4



Description	View 4 looking north-west along Fitzwygram Way at western edge of Dunsbury Park (future link with Woolston Road). Plot 100 not visible due to intervening buildings and woodland.
Detractors	Highways signage, lighting, access barriers, existing large scale buildings, security fencing, and traffic
Receptors	The view would be visible by drivers and cyclists / pedestrians on the residential roads.
Seasonal visibility	No seasonal change
Value	Some value at a community level
Susceptibility	Medium - view receptors have some interest in their surroundings
View Sensitivity	Low to medium sensitivity
Magnitude of effect:	Nil - the proposed building would be screened by intervening mature vegetation and existing building (not visible in this view).

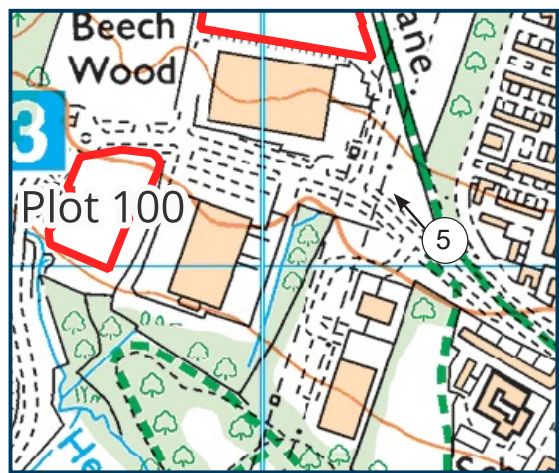
Viewpoint Data:

- Approximate distance from plot 100: 0.5km

6.5. Views from edge of Leigh Park (viewpoint 4)

- 6.5.1. These views represent views on roads and paths within the residential area at the western edge of Leigh Park. View receptors are drivers, cyclists and pedestrians on the residential roads. Views are largely screened by thick vegetation along the east side of Dunsbury Park.
- 6.5.2. These view represents those on roads and paths within the residential area at the western edge of Leigh Park. View receptors are drivers, cyclists and pedestrians on the residential roads. Views are largely screened by thick vegetation along the east side of Dunsbury Park.
- 6.5.3. From this vantagepoint at the southeastern end of Fitzwygram Way, the proposed illustrative building on plot 100 would be screened by intervening mature vegetation and an existing building on Dunsbury Park (not visible in this view). Although views would be more open during winter months, it is not anticipated that there would be any views to the proposed development.
- 6.5.4. A nil magnitude of effect from this location on the western edge of Leigh Park, combined with a low to medium sensitivity would result in a neutral visual effect.

Figure 8 - Photographic record of baseline conditions: Representative viewpoint 5



Description

View 5 looking west along Fitzwygram Way. Plot 100 not visible beyond the woodland on the left.

Detractors

Highways signage, lighting, existing large scale buildings, security fencing, and traffic

Receptors

The view would be visible by drivers and cyclists / pedestrians within Dunsbury Park.

Seasonal visibility

No seasonal change

Value

Low value

Susceptibility

Low - view receptors have little interest in their surroundings

View Sensitivity

Low sensitivity

Magnitude of effect:

Nil - the proposed building would be screened by intervening mature vegetation and existing building (not visible in this view).

Viewpoint Data:

- Approximate distance from plot 100: 0.3km