

TECHNICAL APPENDIX 10.8 – LVIA SCHEDULE OF LIKELY VISUAL EFFECTS

RECEPTOR	BASLINE DESCRIPTION	SENSITIVITY (COMBINING JUDGMENTS ON VALUE AND SUSCEPTIBILITY)	OVERALL SENSITIVITY
VIEWPOINTS 1a, b and c VIEWS FROM PUBLIC FOOTPATH BARK 7 ADJACENT TO SITE'S NORTHERN BOUNDARY Receptors: PRoW users Adjacent Residents - Field House off Barkham Road Direction of View: South, South West Grid Reference 1a E:477435, N:166742 1b E:477762, N:166603 1c E:478131, N:166520 AOD +50m	These views are taken from public footpath BARK 7, adjacent to the Site's northern boundary, running east / west between Barkham Road and Barkham Street, on the edge of arable farmland.	Value Views from public footpath BARK 7 are transient and from a rural landscape, with no landscape designations and is considered to be well used but at local level. Therefore, the value for users of the PRoW is considered to be Low . For residents at Field House, directly adjacent to the Site, who experience direct and oblique views of Site Parcel A, across a predominantly rural landscape (albeit of local and private value at most), the value attached to this view is also considered to be Low .	PRoW users: Low Adjacent Resident: Medium
	Walkers on public footpath BARK 7 currently experience close to near distance, filtered and glimpsed views through breaks in boundary vegetation and fencing, particularly on the western section adjacent to Site Parcel A. There is the potential for these receptors to experience close range, filtered and glimpsed views of development within Site Parcel A (between Viewpoints 1a and 1b) – this could be greater during winter conditions, but could be mitigated through additional landscape buffer planting along the boundary of Site Parcel A. With the residential land use proposed within Parcel A, and targeted green infrastructure enhancements in Parcel B, it is considered visual effects would be negligible from the eastern section of the public footpath (Viewpoint 1c), due to the combination of distance, landform and intervening vegetation.	Susceptibility For PRoW users, their attention is focused and channelled down the footpath, with sequential oblique views towards the Site (between Viewpoints 1a & 1b), with filtered and glimpsed views towards Site Parcel A. The existing hedgerow boundary provides visual containment, enclosing and channelling the view along the public footpath. There is the potential for sequential glimpsed and filtered views of Proposed Development within Site Parcel A (between Viewpoints 1a and 1b), however this could be mitigated through additional landscape buffer planting along the northern boundary of Site Parcel A. therefore the susceptibility is considered to be Low . Night time views: It is considered these receptors would not be using the PRoW at night, therefore would not be susceptible to night time views or impacts of lighting from the development.	
	An isolated residential property (Field House), located off Barkham Road and directly adjacent to Site Parcel A, is represented by Viewpoint 1a . This receptor currently experiences close range, direct and oblique views of Site Parcel A from their upper storeys.	MAGNITUDE (SCALE, DEGREE OF CONTRAST, DISTANCE FROM RECEPTOR, EXTENT AND DURATION) Construction Phase Walkers will have a greater perceptual awareness of the construction activities, due to their location directly adjacent to the Site's northern boundary. During construction, receptors would experience temporary, glimpsed, transient oblique views of the onsite machinery and construction activity through breaks in the vegetation, in close and near distance views - with views in summer for the most part screened by the layers of intervening vegetation. The construction activity would result in a temporary deterioration of their predominantly rural baseline view. The overall magnitude of change is considered to be Medium Adverse . Residential receptors at Field House are likely to experience direct to partial oblique, glimpsed / filtered views of the onsite machinery and construction activity through breaks in the garden boundary vegetation, in near distance views. From within the residential property, where upper story windows look onto the Site, views of construction activities are anticipated to be open, elevated, near distance views, including ground level and upper elements of construction activities. Ground floor views (from more frequently habitable rooms) would experience occasional glimpses of construction activities, albeit the level of tranquillity would be reduced from external areas around the property. The perception of these activities would be largely similar in the daytime or during dark late winter afternoons / early winter evenings, with the Construction Environmental Management Plan (CEMP) restricting activities too late into the evening. For day or night time impacts, the magnitude of change is considered to be Medium – Large Adverse .	PRoW users: Temporary Minor Adverse (Not Significant) Adjacent Resident: Temporary Moderate - Major Adverse (Significant)
	Residential properties concentrated on the eastern section of the public footpath, on Barkham Street, including Barham Grange, Brook Cottage, The White Cottage and Primrose Cottage, have strong visual enclosure due to the dense vegetation on their curtilage, therefore it is considered visual effects would be negligible from these receptors.	Operation Phase (Year 0) On completion of the proposed development, PRoW receptors are likely to experience sequential, indirect near distance, partial glimpsed / filtered, sequential views of the built form within Site Parcel A, during winter months through breaks in the boundary vegetation, however for the most part views would be largely filtered and screened by the intervening vegetation. The overall magnitude of change is considered to be Small - Medium Adverse . At completion for residential receptors, views of the Proposed Development are anticipated to be near distance, direct to partial oblique views from the upper storey, but partially filtered by the existing curtilage and boundary vegetation. From within the residential property, where the upper story windows look onto the Site, views of the proposed built form are anticipated to be open, near distance views of the proposed built form, albeit much reduced for ground floor views (from more frequently habitable rooms), with the level of tranquillity slightly less than the baseline from external areas. The magnitude of change is considered to be Medium – Large Adverse . Night time: The Proposed Development would result in a noticeable change to the night time view from residential receptors, with the introduction of new light sources within the Site; however, this would be perceived in the context of existing light sources in Arborfield Studios and Arborfield Green, resulting in an imperceptible increase in the sky glow. Therefore impacts would remain as reported for daytime.	
	FUTURE BASELINE There will be no change to the view.		PRoW users: Short Term Minor Adverse (Not Significant) Adjacent Resident: Short Term Moderate - Major Adverse (Significant)

		Operation Phase (Year 15) In the long term, there will be limited visibility, with the development set within a matured landscape. Additional tree and buffer planting within and along the northern boundary of the Site will have matured, providing additional screening and softening of the development. There is potential during winter for glimpsed / filtered views of the nearest built form through the boundary vegetation, but these are likely to be mostly screened in summer. Pedestrian access points into the Site along the northern boundary will result in breaks in the boundary vegetation and provide open views into the Site of the built form, however these views would be sequential and indirect in nature. The magnitude of change would reduce to Small Adverse. For residential receptors, in the long term the proposed buffer and tree planting within and along boundaries of the Site will have matured to provide additional screening and filtering of views towards the proposed built form and lighting from these locations close to the Site. In the long term, establishment of structural planting along the Site's boundary and internally within the Site would assist in softening and blending the built form and its lighting into the immediate context. A large proportion of the receptors baseline rural view would be permanently lost, albeit replaced with strong green infrastructure to assimilate the development into the rural setting – with the magnitude of change considered to reduce to Small-Medium Adverse.	PPoW users: Minor Adverse (Not Significant) Adjacent Resident: Long Term Minor-Moderate Adverse (Not Significant)
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RECEPTOR	BASELINE DESCRIPTION	SENSITIVITY (COMBINING JUDGMENTS ON VALUE AND SUSCEPTIBILITY)		OVERALL SENSITIVITY
VIEWPOINTS 2a and b: VIEWS FROM PUBLIC FOOTPATHS BARK 8 & 9 OFF CHURCH LANE Receptors: PRoW users Direction of View: South West Grid Reference E:478394, N:166390 AOD +55m	These views are taken within the designated Barkham Street ‘Area of Special Character’ (Policy TB26) and represent views from the network of PRoW on and leading from Church Lane, adjacent to the Site’s western boundary. Views into Site Parcel B from Church Lane and walkers on public footpaths BARK 9 (Viewpoint 2a) are heavily filtered and screened by intervening vegetation, with no views into Site Parcel A. Walkers on public footpath BARK 8 experience filtered glimpsed views of Barham Square (Grade II) (Viewpoint 2b). During winter conditions, there are filtered and glimpsed views of the upper limits of the water tower within Arborfield Studios, directly adjacent to Site Parcel A, however views towards Site Parcel A and B are screened by intervening vegetation. The Church of St James (Grade II) and Church Cottage (Grade II) are located off Church Lane to the rear of the view. These listed buildings have a strong visual enclosure, due to the intervening vegetation along Church Lane and on their curtilage, therefore it is considered visual effects would be negligible from these receptors. FUTURE BASELINE There will be no change to the view.	Value Views from public footpaths BARK 8 & 9 are transient and from a rural landscape, designated as the Barkham Street ‘Area of Special Character’ (Policy TB26), therefore these views are considered of local importance and value. A number of PRoW converge at Church Lane, used by a number of people and it is proposed by WBC to form a future designated Green Route (Policy CC03). Therefore, the value for users of these PRoW is considered to be Medium .		PRoW users: Low
		Susceptibility These PRoW receptors are transient and have limited views of their surroundings, due to the surrounding wooded context. The high level of visual containment due to intervening vegetation substantially limits any views of Site Parcel B and screens any views of Site Parcel A. Therefore the susceptibility is considered to be Very Low .		
		Night time views: It is considered these receptors would not be using the PRoW at night, therefore would not be susceptible to night time views or impacts of lighting from the development.		
		MAGNITUDE (SCALE, DEGREE OF CONTRAST, DISTANCE FROM RECEPTOR, EXTENT AND DURATION)		EFFECT
		Construction Phase Views towards the Site are for the most part screened by layers of intervening vegetation, with potential during winter months for receptors to experience sequential, indirect but distant glimpses of taller elements such as cranes, piling rigs and scaffolding, albeit seen amongst / above the intervening tree canopies. Demolition and construction would result in a limited deterioration to the sequential view. The magnitude of change is considered Negligible Adverse .		PRoW users: Temporary Negligible Adverse (Not Significant)
		Operation Phase (Year 0) & Operation Phase (Year 15) The residential element of the Proposed Development is located within Site Parcel A, with targeted green infrastructure enhancements to Parcel B, therefore it is considered visual effects would be negligible or neutral from these receptors. The addition of new vegetation within Site Parcel B would contribute to further filtering of views from this location.		Neutral

RECEPTOR	BASELINE DESCRIPTION	SENSITIVITY (COMBINING JUDGMENTS ON VALUE AND SUSCEPTIBILITY)	OVERALL SENSITIVITY
VIEWPOINT 3: VIEWS FROM COMMONFIELD LANE & REPRESENTATIVE OF BARKHAM SQUARE (GRADE II) Receptors: Road Users Representative of Barkham Square (Grade II) Direction of View: West Grid Reference E:478239, N:166212 AOD +57m	This view is taken from Commonfield Lane, running immediately adjacent to the eastern boundary of the Site. Vehicular and cyclist receptors on Commonfield Lane, with part of the lane passing directly adjacent to the eastern boundary of Site Parcel B. These receptors currently experience transient, enclosed and channeled views along its length, due to wooded vegetation either side of the lane. There is the potential for transient, glimpsed and filtered views into Site Parcel B, through breaks in the boundary vegetation. Barkham Square Listed Building (Grade II) and associated parkland setting lie beyond the intervening agricultural fields are located to the north of Site Parcel B. There are partial filtered near distance views of the agricultural boundary north of Site Parcel B from the Listed Building. The existing parkland treed curtilage of the property, combined with the intervening landform and Barkham Brook wooded corridor, provide substantial physical and visual separation from Site Parcel A. FUTURE BASELINE There will be no change to the view.	Value The view from Commonfield Lane is experienced by transient users, from a landscape with no designations and of at most local importance, therefore the value is considered Low. The view from Barkham Square Listed Building (Grade II) is from a heritage asset considered of County importance and these receptors have a proprietary interest in their view, therefore the value is considered High.	Commonfield Lane Users: Low Barkham Square Listed Building (Grade II): Medium
		Susceptibility Receptors on Commonfield Lane are transient and views are channeled along its length, due to the wooded vegetation either side of the lane, with limited views of their surroundings, therefore the susceptibility is considered to be Low. The views from Barkham Square Listed Building (Grade II) are restricted to the agricultural fields north of Site Parcel B, with existing parkland trees within the curtilage of the park, which combine with the intervening landform and Barkham Brook wooded corridor to provide substantial physical and visual separation from Site Parcel A. Overall the susceptibility is considered to be Low.	EFFECT Commonfield Lane Users: Temporary Minor Adverse (Not Significant) Barkham Square Listed Building (Grade II): Temporary Minor Adverse (Not Significant)
		MAGNITUDE (SCALE, DEGREE OF CONTRAST, DISTANCE FROM RECEPTOR, EXTENT AND DURATION) Construction Phase There is the potential for receptors travelling along Commonfield Lane to experience sequential, indirect but glimpsed/ filtered views of taller elements such as cranes, piling rigs and scaffolding in middle distance views, above the tree canopies. Demolition and construction would result in a limited deterioration to the sequential view. The magnitude of change is considered Small Adverse. The main construction operations will be concentrated in Site Parcel A, associated with the built form of the Proposed Development. Barkham Square Listed Building (Grade II) are likely to experience, glimpsed / filtered views of the onsite machinery and construction activity (in the daytime or dark late afternoon or early evenings in winter) through breaks in the vegetation and above the Barkham Brook treed canopy line, in near to middle distance views. The overall magnitude of change is considered to be Small Adverse.	
		Operation Phase (Year 0) At completion, receptors travelling along Commonfield Lane will experience sequential, indirect but glimpsed/ filtered near distance views of the proposed productive landscape and associated car parking in Site Parcel B. The new vehicular access off Commonfield Lane would provide a break in the hedgerow boundary vegetation and views into Site Parcel B. The combination of the existing vegetation along Commonfield Lane, intervening landform and the retained dense vegetation along Barkham Brook would screen views of the proposed built form within Site Parcel A. The magnitude of change is considered Negligible Adverse. At completion the existing treed curtilage of Barkham Square Listed Building (Grade II) combined with the intervening landform and Barkham Brook treed corridor, provide substantial physical and visual separation from the proposed built form in Site Parcel A. There are no anticipated views of the proposed built form within Site Parcel A from this receptor at completion. This, combined with green infrastructure enhancements in Site Parcel B, ensure visual effects from this receptor would be negligible. The magnitude of change is considered Negligible Adverse. Night time: The Proposals would introduce an additional source of lighting, into middle distance, changing the existing baseline night time view. Lighting associated with the Proposed Development would be perceptible as a slight increase in sky glow from this view, to the rear of dense vegetation along Barkham Brook corridor and seen in the context of existing light sources at Arborfield Green. Impacts would remain as day time.	
		Operation Phase (Years 15) In the long term, Green Infrastructure enhancements to Site Parcel B will have matured and provide an attractive landscape to experience when sequentially passing through, with views of built form on Parcel A substantially softened to occasional glimpses. The magnitude of change is considered Negligible-Neutral. In the long term the proposed Green Infrastructure enhancements within Site Parcel A would also have matured, which would blend with the existing character of the landscape and enable a sense of place to be maintained around Barkham Square Listed Building (Grade II).	Commonfield Lane Users: Long Term Negligible-Neutral (Not Significant) Barkham Square Listed Building (Grade II): Long Term Neutral

RECEPTOR	BASLINE DESCRIPTION	SENSITIVITY (COMBINING JUDGMENTS ON VALUE AND SUSCEPTIBILITY)	OVERALL SENSITIVITY
VIEWPOINTS 4a, b and c: ARCHER GROVE & SHERMAN AVENUE, ARBORFIELD GREEN Receptors: Adjacent Residents Direction of View: North East Grid Reference E:477628, N:166013 AOD +55m	These views are taken from the north eastern residential edge of Arborfield Green, directly adjacent to the Site's southern boundary at Site Parcel B Residential receptors on the northern edge of Arborfield Green, adjacent to the southern boundary of Site Parcel B (on Sherburn Avenue and Archer Grove), currently experience partial to filtered near distance views of the southern part of Site Parcel B - including the vegetation bordering Barkham Brook, which screens views to Site Parcel A (Viewpoints 4a, 4b and 4c). FUTURE BASELINE There will be no change to the view.	Value For residential receptors on the northern settlement edge of Arborfield Green - directly adjacent to Site, who currently experience partial to filtered near distance views of Site Parcel B and the agricultural land beyond, across a predominantly rural but undesignated landscape of local value - the value attached to this view is considered to be Low .	Low
		Susceptibility Residential receptors have partial to filtered near distance views of Site Parcel B and the agricultural land beyond, across a predominantly rural landscape, with boundary vegetation providing a degree of screening of Site Parcel B, and vegetation bordering Barkham Brook screening views to Site Parcel A. With incorporation of residential development within Parcel A and targeted green infrastructure enhancements in Parcel B, the susceptibility is considered to be Low .	
		MAGNITUDE (SCALE, DEGREE OF CONTRAST, DISTANCE FROM RECEPTOR, EXTENT AND DURATION) Construction Phase The residential receptors on the northern settlement edge of Arborfield Green will have a greater perceptual awareness of the construction activities due to their location, directly adjacent to the Site's southern boundary. The main construction operations will be concentrated in Site Parcel A, associated with the built form of the Proposed Development, whereas construction activities within Site Parcel B are likely to be less intensive and associated with pathways and allotments. During construction, receptors would experience temporary, partial to glimpsed views of the low scale onsite machinery and construction activity, through breaks in the boundary vegetation, in the near distance. The construction activity would result in a very temporary (compared to wider construction activities in Parcel A) deterioration of their rural baseline view, detracting and disrupting the tranquillity of the view. Activities in Parcel A are likely to be less intrusive, with very occasional glimpses over vegetation along Barkham Brook. The overall magnitude of change is considered to be Small Adverse .	EFFECT Temporary Minor Adverse (Not Significant)
		Operation Phase (Year 0) & Operation Phase (Years 15) At completion, residential receptors will experience partial to filtered near distance views of the targeted green infrastructure enhancements within Site Parcel B, including the proposed productive landscape and associated car parking in Site Parcel B. It is considered the layering of intervening vegetation along the Site boundary and Barkham Brook will assist in filtering and screening views of the proposed built form within Site Parcel A. In the long term, Green Infrastructure enhancements to Site Parcel B will mature and provide an attractive landscape backdrop to the resident's view. The overall magnitude of change is considered to be Negligible Adverse . Night time: The scheme would introduce lighting into middle distance night time views; however, this would be to the rear of Barkham Brook wooded corridor, which would assist in softening the intrusion of lighting glare. Therefore night time views would also be Negligible.	Short Term & Long Term Negligible Adverse (Not Significant)

RECEPTOR	BASILENE DESCRIPTION	SENSITIVITY (COMBINING JUDGMENTS ON VALUE AND SUSCEPTIBILITY)	OVERALL SENSITIVITY
VIEWPOINT 5: LANGLEY COMMON ROAD Receptors: Adjacent Residents Direction of View: East Grid Reference E:476997, N:166543 AOD +55m	This view is taken from a pavement outside the residential properties on the northern side of Langley Common Road. The viewpoint is approximately 10m from the Site's north western boundary. Residential receptors on Langley Common Road (on the northern side facing Site Parcel A), currently experience heavily filtered views through their curtilage vegetation and the existing boundary vegetation of Site Parcel A, during the winter (Viewpoint 5). Several properties on the southern side of Langley Common Road, whose properties back directly onto Site Parcel A, experience direct to partial filtered views over this parcel from their upper storeys. FUTURE BASELINE For the future baseline, with residential development consented on Arborfield Studios, the view will feature residential rooftops and the upper storeys of the Arborfield Green development nestled in the wooded horizon, during winter – with largely screened views toward Arborfield Green in summer.	Value For residential receptors on Langley Common Road, directly adjacent to the Site - who currently experience partial to filtered close range views of Site Parcel A, of a predominantly rural landscape with no landscape designation - the value attached to this view is considered to be Low .	Adjacent Residents: Medium
		Susceptibility The Proposed Development would result in the loss of a section of the hedgerow boundary vegetation along Langley Common Road, to create an access junction into the Proposed Development. Residential receptors would experience direct to partial filtered views towards the development in Site Parcel A, with garden boundary vegetation providing a degree of screening, therefore the susceptibility is considered to be Medium .	
		MAGNITUDE (SCALE, DEGREE OF CONTRAST, DISTANCE FROM RECEPTOR, EXTENT AND DURATION) Construction Phase For residential receptors, views of construction activities are anticipated to be close proximity but partially filtered by curtilage and existing boundary vegetation, which are likely to screen some lower and ground level construction activities, however taller elements, as described above, are likely to be visible. From within the residential properties, where upper story windows look onto the Site (albeit from less frequently habitable rooms), views of construction activities are anticipated to be open, elevated, near distance views, including ground level and upper elements of construction activities. The perception of these activities would be largely similar in the daytime or during dark late winter afternoons / early winter evenings, with the Construction Environmental Management Plan (CEMP) restricting activities too late into the evening. For day or night time impacts, the magnitude of change is considered to be Medium – Large Adverse .	EFFECT Temporary Moderate - Major Adverse (Significant)
		Operation Phase (Year 0) Residential receptors whose properties front onto Langley Common Road, at completion will experience near distance filtered views into Site Parcel A of the Proposed Development, due to breaks in the existing boundary hedgerow vegetation to facilitate the access road infrastructure. The highest degree of change will be for those properties who face the Site access points, where their baseline view of the hedgerow boundary vegetation will be replaced with highway infrastructure and residential built form - this impact will continue into the dark hours, when street lighting and lighting from new properties would be visible. The retained boundary hedgerow will provide a degree of separation and filtering for the remaining residential receptors, however during winter months these receptors are likely to experience near distance, filtered to glimpsed views through the intervening vegetation. The day and night time magnitude of change for these receptors is considered to be Medium – Large Adverse . A small proportion of residential properties, backing onto the Site and where upper story windows look onto the Site, will experience near to middle distance, filtered and glimpsed views (with garden boundary vegetation providing a degree of screening), during winter, of the residential element of development in Site Parcel A and entirely replacing the existing views of agricultural fields. The magnitude of change is considered to be Medium – Large Adverse . Night time: The scheme would introduce additional lighting into near to middle distance night time views; however, this would be perceived in the context of existing light sources in Arborfield Studios and Arborfield Green, resulting in a slight increase in the perception of sky glow.	Short Term Langley Common Road – properties fronting the Site Moderate - Major Adverse (Significant) Langley Common Road – properties backing onto the Site Moderate - Major Adverse (Significant)
		Operation Phase (Years 15) In the long term the proposed buffer and tree planting within and along boundaries of the Site will have matured to provide additional screening and filtering of views towards the proposed built form from these locations close to the Site. In the long term, establishment of structural planting along the Site's boundary with Langley Common Road and internally within the Site would assist in softening and blending the built form and its lighting into the immediate context, however a large proportion of the receptors baseline view would be permanently lost and there would remain a noticeable change. The magnitude of change is considered to be Medium Adverse .	Long Term Langley Common Road – properties fronting the Site Moderate Adverse (Potential to be Significant) Langley Common Road – properties backing onto the Site Moderate Adverse (Potential to be Significant)

RECEPTOR	BASILENE DESCRIPTION	SENSITIVITY (COMBINING JUDGMENTS ON VALUE AND SUSCEPTIBILITY)	OVERALL SENSITIVITY
VIEWPOINT 6: VIEWS FROM BARKHAM ROAD Receptors: Residents Direction of View: South Grid Reference E:477693, N:166945 AOD +50m	This view is taken from the pavement on the northern side of Barkham Road, approximately 300m to the north of the Site.	Value For residential receptors on Barkham Road - who currently experience filtered and glimpsed near distance views of Site Parcel A, across a predominantly rural landscape with no landscape designations - the value attached to this view is considered to be Low .	Low
		Susceptibility There is the potential for these receptors to experience near to middle distance, filtered and glimpsed views, during winter, of the residential element of development in Site Parcel A, albeit this would be in the context of the existing residential property Field House and the visual effect could be reduced and mitigated by strengthening of the northern boundary vegetation of Site Parcel A. Therefore, the susceptibility is considered to be Low .	
	Residential receptors on Barkham Road, close to the bridge over Barkham Brook (approximately 300m to the north of the Site), currently experience near distance views of the hedgerow and tree vegetation associated with the northern boundary of Site Parcel A. An isolated residential property (Field House), located off Barkham Road and directly adjacent to Site Parcel A, is visible flanked by vegetation in the near distance. In distant views, a large warehouse associated with Arborfield Studios is discernible along the wooded horizon, forming a visual detractor. Intervening landform and vegetation in the near distance prevents and screens views to Site Parcel B. Visual detractors exist in the foreground view including highway infrastructure, bridge, fencing, bollards and pylons along Barkham Road. FUTURE BASELINE For the future baseline, with residential development consented on Arborfield Studios, the view will feature residential rooftops and the upper storeys of the Arborfield Green development nestled in the wooded horizon. The proposed residential built form will replace distant views of the large warehouse associated with Arborfield Studios.	MAGNITUDE (SCALE, DEGREE OF CONTRAST, DISTANCE FROM RECEPTOR, EXTENT AND DURATION) Construction Phase For residential receptors, views of construction activities are anticipated to be seen in the near to middle distance, but partially filtered by Field House, intervening topography and existing boundary vegetation, which are likely to screen some lower and ground level construction activities. There is the potential for receptors to experience oblique, near to middle distance, filtered and glimpsed views of taller elements such as cranes, piling rigs and scaffolding, above the treed canopies of existing boundary vegetation. Demolition and construction would result in a noticeable change to a small proportion of the receptors near to middle distance view. The perception of these activities would be largely similar in the daytime or during dark late winter afternoons / early winter evenings, with the Construction Environmental Management Plan (CEMP) restricting activities too late into the evening. For day or night time impacts, the magnitude of change is considered to be Small Adverse .	EFFECT Temporary Minor Adverse (Not Significant)
		Operation Phase (Year 0) At completion, residential receptors are anticipated to experience near to middle distance, filtered and glimpsed views, during winter, of the rooftops and upper storeys of the closest proposed residential properties within the Site (along the northern boundary), seen above and glimpsed through the intervening vegetation. The Proposed Development would introduce additional residential built form to the rear of Field House and to the fore of future residential development at Arborfield Green. The Proposed Development would result in a noticeable change to a small proportion of the receptors near to middle distance view. The magnitude of change is considered Small Adverse . Night time: The scheme would introduce lighting into middle distance night time views; however, this would be to the rear of the vegetated Site boundaries, which would assist in softening the intrusion of lighting glare. There would be a slight increase in the perception of sky glow from the Proposed Development and Arborfield Green.	Short Term Minor Adverse (Not Significant)
		Operation Phase (Years 15) In the long term, the establishment of proposed structural planting along the northern boundary of Site Parcel A would enhance and strengthen the existing vegetation along this boundary, softening the views of built form and assisting in blending the proposed residential built form, lighting and any views of the upper storeys and rooflines into the treed horizon. Where views of the proposed built form are still possible, they are anticipated to be glimpsed and filtered of the upper stories and roofs of the nearest residential properties. The magnitude of residual change is considered to reduce to Negligible-Small Adverse .	Long Term Minor Adverse (Not Significant)

RECEPTOR	BASELINE DESCRIPTION	SENSITIVITY (COMBINING JUDGMENTS ON VALUE AND SUSCEPTIBILITY)		OVERALL SENSITIVITY
VIEWPOINT 7: VIEWS FROM PUBLIC BRIDLEWAY BARK 14 Receptors: PRoW Users Direction of View: North Grid Reference E:478229, N:165482 AOD +56m	This view is taken from the public bridleway BARK 14, on the outer edge of California Country Park and adjacent to Longmoor Bog Nature Reserve (designated SSSI /LNR) approximately 500m to the south east of the Site. There are heavily filtered near to middle distance views between breaks in vegetation, of properties on Archer Grove within Arborfield Green and High Barn Farm, both off Commonfield Lane. Views towards Site Parcel A are screened by intervening landform and wooded vegetation, therefore it is considered visual effects would be negligible from these receptors. FUTURE BASELINE There will be no change to the view.	Value The view is from a popular and well used PRoW on the outer edge of a Country Park, SSSI and LNR of County importance and is a moderately popular visitor attraction for recreational use within the area. Therefore, the value is considered to be High .		Medium
		Susceptibility For PRoW users, their attention is focused and channelled down the trail, with sequential oblique, heavily filtered middle distance views between breaks in vegetation, towards Commonfield Lane. With the residential element of the Proposed Development located within Parcel A and with targeted green infrastructure enhancements in Parcel B. Given the extent of intervening vegetation and very small proportion of the view with potential to be influenced, the susceptibility is considered to be Very Low .		
		Night time views: It is considered these receptors would not be using the PRoW at night, therefore would not be susceptible to night time views or impacts of lighting from the development.		
		MAGNITUDE (SCALE, DEGREE OF CONTRAST, DISTANCE FROM RECEPTOR, EXTENT AND DURATION)		EFFECT
		Construction Phase Views towards the Site are heavily screened by layers of intervening landform and wooded vegetation. The majority of the construction activities will not be visible from this location. Views of construction activities relating to the proposed built form within Site Parcel A will be screened from view from this location. Ground level activities associated with Site Parcel B, such as path laying and tree planting are unlikely to be visible from this location. The magnitude of change is considered to be Negligible Adverse at most.		Temporary Neutral-Negligible Adverse
Operation Phase (Year 0) & Operation Phase (Years 15) There are no anticipated views of the proposed built form within Site Parcel A and proposed green infrastructure enhancements within Site Parcel B (allotments) from this location, due to the extent of screening from intervening trees, vegetation and landform. The magnitude of change is considered to remain Negligible at most.		Short Term & Long Term Neutral		

RECEPTOR	BASELINE DESCRIPTION	SENSITIVITY (COMBINING JUDGMENTS ON VALUE AND SUSCEPTIBILITY)	OVERALL SENSITIVITY
VIEWPOINT 8: VIEWS FROM SCHOOL ROAD Receptors: Road users Pedestrians Direction of View: South East Grid Reference E:476558, N:166958 AOD +61m	This view is taken from a pavement on School Road, which forms a designated WBC Green Route (Policy CC03). The viewpoint is approximately 600m from the Site's north western boundary. Road users and pedestrians currently experience heavily filtered, transient oblique middle distance views through the intervening field boundary vegetation, of the upper limits of the water tower within Arborfield Studios and rooftops of houses within Arborfield Green, largely only discernible along the wooded horizon during winter. For the most part, views along School Road are enclosed and channelled along its length, due to wooded vegetation on either side of the lane. <u>FUTURE BASELINE</u> For the future baseline, with residential development consented on Arborfield Studios, the view will feature residential rooftops and the upper storeys of the Arborfield Green development partially visible as being nestled in the wooded horizon during winter but barely visible in summer.	Value The viewpoint is not used by a substantial number of people, there is no landscape or cultural designation associated with these views and they are considered to be of local value at most. Therefore, the value for road users is considered to be Low.	Low
		Susceptibility The landscape around the Site and in the immediate context has a high level of visual containment, resulting in screening of the Site and the potential for very limited views of the Proposed Development, due to the extent of intervening vegetation cover. There is the potential for transient, glimpsed and heavily filtered views, towards the upper limits of Proposed Development in Site Parcel A, through breaks in vegetation, discernible along the wooded horizon during winter, however this would be seen in the context of the Arborfield Green residential development and would form a very small element in this view. The susceptibility is considered to be Very Low. Night time views: It is considered these receptors already experience lighting at night in the view from residential built form on Langley Common Road and at Arborfield Green and the addition of the Proposed Development would be seen in that context.	
		MAGNITUDE (SCALE, DEGREE OF CONTRAST, DISTANCE FROM RECEPTOR, EXTENT AND DURATION)	EFFECT
		Construction Phase Views towards the Site are, for the most part, screened by layers of intervening vegetation, with potential during winter months for receptors to experience sequential, indirect but heavily filtered/glimpsed views of taller elements such as cranes, piling rigs and scaffolding in the middle distance, above the tree canopies. As the receptor heads east north along School Road, the land falls away and views will become screened further by intervening landform and vegetation. Demolition and construction would result in a limited deterioration to the sequential view. The magnitude of change is considered Negligible - Small Adverse.	Temporary Negligible Adverse
		Operation Phase (Year 0) At completion the Proposed Development would, for the most part, be screened by layers of intervening vegetation. There may be, during the winter months, heavily filtered / glimpsed, distant views of the roofline / upper storeys of the closest proposed residential properties within the Site, seen above and glimpsed through the intervening vegetation. These built elements will be seen alongside and in the context of the Arborfield Green development. It is anticipated that these built form elements will form a small to barely perceptible change to a sequential view and affect a very small proportion of the overall view. Therefore, overall on completion (Year 0), the magnitude of change, pre-mitigation, is considered to be Negligible Adverse. Night time: There are unlikely to be any direct views of lighting from the scheme, albeit any glimpses would be seen in the context of existing lighting along and from properties on Langley Common Road and from Arborfield Green, with a negligible increase in the perception of sky glow.	Short Term Negligible Adverse
		Operation Phase (Years 15) In the long term, the establishment of proposed structural planting along Langley Common Road and across Site Parcel A would enhance and strengthen the existing wooded character and backdrop and assist in blending the proposed residential built form and any views of rooflines into the treed horizon, resulting in a barely perceptible change from the baseline view. The magnitude of change is therefore considered to reduce to Neutral.	Long Term Neutral

RECEPTOR	BASELINE DESCRIPTION	SENSITIVITY (COMBINING JUDGMENTS ON VALUE AND SUSCEPTIBILITY)	OVERALL SENSITIVITY
VIEWPOINT 9: PUBLIC FOOTPATH BARK 10 / EDNEYS HILL Receptors: PRoW users Direction of View: South West Grid Reference E:478848, N:166880 AOD +63m	From Edneys Hill, on public footpath BARK 10 (approximately 650m to the north east of the Site), there are views across the pastoral landscape to buildings associated with Brook House, Barkham Grange and Brook Farm (in the middle distance), located on Barkham Street. The water tower within Arborfield Studios, directly adjacent to Site Parcel A, is barely visible in the distance within the wooded skyline. The Site forms a small part of a distant view and is heavily filtered, due to intervening vegetation and the undulating nature of the landscape. FUTURE BASELINE For the future baseline, with residential development consented on Arborfield Studios, the view will feature residential rooftops and the upper storeys of the Arborfield Green development, nestled in the wooded horizon during winter but barely visible in summer.	Value The view is from a popular and well used PRoW used by the local community, where users may value the open elevated view locally, the value is considered to be Medium.	Low
		Susceptibility There is the potential for long distance, filtered glimpses during winter, of the rooftops of Proposed Development in Site Parcel A, however this would form a very small proportion of the overall view and would be seen in the context and to the rear of existing residential development along Barkham Square, therefore the susceptibility is considered to be Very Low. Night time views: It is considered these receptors would not be using the PRoW at night, therefore would not be susceptible to night time views or impacts of lighting from the development.	
		Construction Phase Views towards the Site are long distance and partially screened by layers of intervening vegetation and landform. Ground level construction activities, such as earth works and vehicle movements, will be predominantly screened from view, however breaks in the vegetation may allow distant glimpsed views of some ground level activities in small parts of the Site. Long distance, glimpsed views of the taller elements such as cranes, piling rigs and scaffolding is likely to be visible above the intervening vegetation and existing built form. The magnitude of change is considered to be Small Adverse.	Temporary Minor Adverse (Not Significant)
		Operation Phase (Year 0) At completion the Proposed Development would, for the most part, be screened by layers of intervening vegetation and existing built form, with potential during winter months for receptors to experience heavily filtered / glimpsed views of the Proposed Development's roofline / upper storeys in a small proportion of their middle-distance views, above the tree canopies. This would form a very small proportion of the overall view and would be seen in the context and to the rear of existing residential development along Arborfield Green. The magnitude of change is considered to be Small Adverse.	Short Term Minor Adverse (Not Significant)
		Operation Phase (Years 15) In the long term, the establishment of proposed structural planting across the Site (woven amongst / around Proposed Development on Parcel A and in targeted locations on Parcel B) would enhance the existing wooded character of the Barkham Brook valley, forming a wooded backdrop to Proposed Development and would assist in blending the proposed residential built form and any views of rooflines into the treed horizon, resulting in a barely perceptible change from the baseline view. The magnitude of change is therefore considered to reduce to Negligible Adverse.	Long Term Negligible Adverse

RECEPTOR	BASELINE DESCRIPTION	SENSITIVITY (COMBINING JUDGMENTS ON VALUE AND SUSCEPTIBILITY)		OVERALL SENSITIVITY
VIEWPOINT 10: EDGE OF ARBORFIELD COURT / PUBLIC FOOTPATH ARBO 17 Receptors: PRoW users Direction of View: East Grid Reference E:476043, N:166591 AOD +76m	This view is taken from the edge of Arborfield Court, on public footpath ARBO 17 (approximately 900m to the west of the Site), there are elevated views across the pastoral landscape and the settlement edge of Arborfield Cross (properties on Harts Close and Melrose Gardens), towards a wooded horizon in the middle to long distance. The water tower and upper extent of buildings located within Arborfield Studios, directly adjacent to Site Parcel A, are barely visible in the distance within the winter wooded skyline. A combination of timber post and tower pylons feature in the near to middle distance view, detracting and disrupting the tranquility of the view.	Value The view is from a popular and well used PRoW, used by the local community, where users may value the open elevated view locally, the value is considered to be Medium .	Low	
		Susceptibility There is the potential for distant, filtered and glimpsed views, during winter, of the rooftops of the Proposed Development in Site Parcel A, however this would form a very small proportion of the overall view and would be seen in the context and to the rear of existing residential development within Arborfield Cross and Arborfield Green, therefore the susceptibility is considered to be Very Low .		
		Night time views: It is considered these receptors would not be using the PRoW at night, therefore would not be susceptible to night time views or impacts of lighting from the development.		
		MAGNITUDE (SCALE, DEGREE OF CONTRAST, DISTANCE FROM RECEPTOR, EXTENT AND DURATION)		
	Construction Phase Views towards the Site are, for the most part, screened by layers of intervening vegetation, with potential during winter months for receptors to experience filtered/glimpsed views of taller elements such as cranes, piling rigs and scaffolding in the middle distance, above the tree canopies. Views of the ground based construction activities relating to the proposed built form within Site Parcel A will be heavily screened from view from this location, due the layers of intervening vegetation. Demolition and construction would result in a limited deterioration to a very small proportion of the sequential view. The magnitude of change is considered Negligible Adverse .	Temporary Negligible Adverse		
	Operation Phase (Year 0) At completion the Proposed Development would, for the most part, be screened by layers of intervening vegetation, with potential during winter months for receptors to experience heavily filtered views of the Proposed Development's roofline / upper storeys in a small proportion of the middle-distance, or marginally glimpsed above the tree canopies. The views of the Proposed Development would be seen in the context and to the rear of existing residential development within Arborfield Green and future consented development at Arborfield Studios, associated with Arborfield Green. Therefore, overall on completion (Year 0), the magnitude of change, pre-mitigation, is considered to be Negligible Adverse .	Short Term Negligible Adverse		
	Operation Phase (Years 15) In the long term, the establishment of proposed structural planting along the Site's western boundary adjacent to Langley Common Road and planting internal within the development would assist in blending the proposed residential built form and any views of rooflines into the treed horizon, resulting in a barely perceptible change from the baseline view. The magnitude of change is therefore considered to reduce to Neutral .	Long Term Neutral		

RECEPTOR	BASELINE DESCRIPTION	SENSITIVITY (COMBINING JUDGMENTS ON VALUE AND SUSCEPTIBILITY)	OVERALL SENSITIVITY
VIEWPOINT 11: BARKHAM ROAD Receptors: Residential receptors on the edge of Barkham Square and pedestrians Direction of View: South West Grid Reference E:477813 N:166959 AOD +55m	This view is taken from the pavement on the northern side of Barkham Road, approximately 350m to the north east of the Site. A small proportion of residential receptors on the north western outer edge of Barkham Square, whose properties are located within an 'Area of Special Character' (Policy TB26 of the Local Plan), approximately 350m to the north east of the Site, currently experience near to middle distance views of the hedgerow and tree vegetation associated with the northern boundary of Site Parcel A. An isolated residential property (Field House), located off Barkham Road and directly adjacent to Site Parcel A, is visible flanked by vegetation in the near distance, as well as the existing residential properties on Langley Common Road. In distant views, a large warehouse associated with Arborfield Studios is discernible along the wooded horizon, forming a visual detractor. Intervening landform and vegetation in the near distance prevents and screens views to Site Parcel B. Visual detractors exist in the foreground view, including a farming shed structure, highway infrastructure and fencing along Barkham Road. <u>FUTURE BASELINE</u> For the future baseline, with residential development consented on Arborfield Studios, the view will feature residential rooftops and the upper storeys of the Arborfield Green development nestled in the wooded horizon. This proposed residential built form will replace distant views of the large warehouse associated with Arborfield Studios.	Value For residential receptors on the edge of Barkham Square, designated as an 'Area of Special Character' (Policy TB26), these views are considered of local importance and value – therefore, the value attached to this view is considered to be Medium .	Medium
		Susceptibility There is the potential for these receptors to experience near to middle distance, filtered and glimpsed views, during winter, of the residential element of development in Site Parcel A - albeit this would be in the context of the existing residential properties on Langley Common Road, Field House on the northern boundary of Site Parcel A and industrial built form associated with Arborfield studios - and the visual effect could be reduced and mitigated by strengthening of the northern boundary vegetation of Site Parcel A. Therefore, the susceptibility is considered to be Low .	
		MAGNITUDE (SCALE, DEGREE OF CONTRAST, DISTANCE FROM RECEPTOR, EXTENT AND DURATION)	EFFECT
		Construction Phase For residential receptors, views of construction activities are anticipated to be seen in the near to middle distance, but partially filtered by existing boundary vegetation, which is likely to screen some lower and ground level construction activities. There is the potential for receptors to experience oblique, near to middle distance, filtered and glimpsed views of taller elements such as cranes, piling rigs and scaffolding, above the treed canopies of existing boundary vegetation. Demolition and construction would result in a noticeable change to a small proportion of the receptors near to middle distance view. The perception of these activities would be largely similar in the daytime or during dark late winter afternoons / early winter evenings, with the Construction Environmental Management Plan (CEMP) restricting activities too late into the evening. For day or night time impacts, the magnitude of change is considered to be Small Adverse .	Temporary Minor-Moderate Adverse (Not Significant)
		Operation Phase (Year 0) At completion, for residential receptors, views of the Proposed Development are anticipated to be near to middle distance, direct to partial oblique views from the upper storey, but partially filtered by the existing curtilage and boundary vegetation. For the most part views would be heavily filtered by the existing boundary vegetation, with the potential during winter months for receptors to experience heavily filtered views of the Proposed Development's roofline / upper storeys in a small proportion of the near to middle-distance, glimpsed above and through intervening tree canopies. The views of the Proposed Development would be seen in the context and to the rear of existing residential properties along Langley Common Road and Field House and alongside existing development within Arborfield Green. The magnitude of change is considered Small Adverse . Night time: The scheme would introduce additional lighting into near middle distance night time views however, this would be to the rear of the vegetated Site boundaries, which would assist in softening the intrusion of lighting glare. There would be a slight increase in the perception of sky glow from the Proposed Development and Arborfield Green, albeit the magnitude of change would remain as per the daytime for this stage.	Short Term Minor-Moderate Adverse (Not Significant)
		Operation Phase (Years 15) In the long term, the establishment of proposed structural planting along the northern boundary of Site Parcel A would enhance and strengthen the existing vegetation along this boundary, softening the views of built form and assisting in blending the proposed residential built form, lighting and any views of the upper storeys and rooflines into the treed horizon. Where views of the proposed built form remain, they are anticipated to be glimpsed and filtered of the upper stories and roofs of the nearest residential properties. The magnitude of residual change is considered to reduce to Negligible-Small Adverse .	Long Term Minor Adverse (Not Significant)