

LAND AT STANBURY HOUSE, SPENCERS WOOD

LANDSCAPE AND VISUAL APPRAISAL

APPENDIX 4

VISUAL IMPACT APPRAISAL TABLES

for
Cooper Estates Strategic Land Limited.

March 2025

REF: I070-LVA 2025-03-14

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to be printed double sided on A3 paper.

PROJECT NO.	I070	REVISION A				
DOCUMENT REFERENCE	I070-LVA 2025-03-14	Rev	Date	By	Chk	Description
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STATUS	PLANNING					

VIEWPOINT I - VISUAL BASELINE

Viewpoint location			
Viewpoint reference	Viewpoint I. (Refer to drawing 1070-A-08 in Appendix 3 for location and Photograph I in Appendix 6 for view).		
Location of viewpoint	On Goodboy’s Lane opposite the entrance to Woodside Recycling.		
Latitude / Longitude (Decimal Degrees - Source = Bing Maps)	51.394651, -1.023673		
Approximate elevation of viewpoint	70m AOD	Approximate direction of view	East
Approximate horizontal view angle covered by view presented	130 degrees	Approximate distance to closest edge of Housing Site seen / in the direction of the view (Source = Google Maps)	3.02km
Landscape / heritage designations at viewpoint.	None	Comments	The recycling plant access behind viewer detracts from the location.

Nature of existing view			
Description of scene	View through an overgrown field gate across pasture. Trees along the hedge line to right of scene truncate views to the south. The Redwood avenue along Wellington Court is visible on the skyline upon higher ground in the distance. In this view the Site is located in front of the right hand end of the Redwood avenue, but is screened by intervening vegetation (including the block of woodland slightly down the hill to the east of the Site). In winter ground level of the SANG may just be glimpsed to the left of the Redwood avenue and block of woodland, however the Site itself and the recently constructed 57 unit scheme are not visible.		
Extent of Site visible	None of the ground level on Site is visible, and it is unlikely that the roofs of the proposed dwellings would be visible over the top of the intervening woodland.		
Key heritage assets visible in the scene	No designated heritage assets are visible, however, the Redwood avenue along the Site’s northern boundary is seen in the distance along the top of the ridge.		
Angle of view in relation to main activity of the receptor	View is at 90 degrees to the Lane and will only be seen if stopped at the field gate.	Nature of view	Glimpse.
Relative amount of time view will be experienced	Very small for pedestrians. Nil for vehicles.	One of a sequence	No (although other glimpses may be possible through the hedgerow).
Specific viewpoint / parking place / benches provided? Sign boards / interpretative material	No.	Appearance in art / literature / guidebooks / tourist maps etc	None specifically known. References to the area generally in Mary Mitford’s writings.
Viewpoint type	Illustrative (to demonstrate the influence of distance).		

Nature of receptors			
Focus of receptors	Pedestrians – Focus will be on the lane or on wider view (not specifically on the Site). Vehicles – focus will be on lane (view unlikely to be seen).	Primary activity of receptors	People passing through the area on minor roads.
Stationary or transient (lasting only for a short time)	Generally transient, with the majority in vehicles.	Relative numbers of receptors experiencing viewpoint	Low.
Susceptibility to change	Medium Viewers using roads for local access.	Value	Medium Viewers from landscapes judged to be of moderate to good scenic quality.
SENSITIVITY OF VISUAL RECEPTORS	MEDIUM SENSITIVITY		

Potential for significant effects

Potential for significant effects	None. Intervening vegetation screens the housing area; the Application Site is distant; and only glimpsed when looking at 90 degrees to the main activity of the receptor. By day it is unlikely that the proposals would be visible in the scene, screened by the intervening vegetation. Even if a glimpse of rooftops were seen through / past foreground tree canopies in winter, these would barely be appreciated in the scene. A glimpse of lighting within the development may just be visible at night during construction and in the early years following completion of the scheme, however, if visible this would scarcely be appreciated by receptors using the lane. The development has no potential for significant effects.
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VIEWPOINT 2 - VISUAL BASELINE

Viewpoint location			
Viewpoint reference	Viewpoint 2. (Refer to drawing 1070-A-08 in Appendix 3 for location and Photograph 2 in Appendix 6 for view).		
Location of viewpoint	At junction of Grazeley Green Road and Kybes Lane near Poundgreen Farm.		
Latitude / Longitude (Decimal Degrees - Source = Bing Maps)	51.401473, -1.003054		
Approximate elevation of viewpoint	42m AOD	Approximate direction of view	East-southeast.
Approximate horizontal view angle covered by view presented	130 degrees	Approximate distance to closest edge of Housing Site seen / in the direction of the view (Source = Google Maps)	1.75km
Landscape / heritage designations at viewpoint.	None.	Comments	Viewpoint is on the National Cycle network - See drawing 1070-A-06.

Nature of existing view			
Description of scene	View across arable fields towards the Spencers Wood ridge. Trees along Grazeley Green Road truncate views to the north. The Redwood avenue along the road leading to Wellington Court is visible on the skyline of the ridge in the distance. In this view the housing site is located just to the right of the Redwood avenue, but foreground vegetation largely screens the Site, particularly in summer. In winter there is a small glimpse of the SANG land on the hillside to the west of the proposed housing area, and the recently constructed 57 unit development may just be glimpsed through the vegetation above the SANG on a clear day.		
Extent of Site visible	None of the ground on Site is visible, however, with development of the nature proposed (2 storey residential development), it may just be possible to glimpse the rooftops of the western edge of the northern part of the Site in winter, through the trees along the western boundary. The southern part of the Site is screened by the block of woodland slightly further down the hill within the SANG land.		
Key heritage assets visible in the scene	No designated heritage assets are visible, however, the Redwood avenue to the north of the Site can be seen in the distance along the top of the ridge.		
Angle of view in relation to main activity of the receptor	View is seen at a slight angle to the direction of travel of vehicles traveling east along Grazeley Green Road; or at 90 degrees to the direction along the National Cycle network. Vehicles traveling west will not appreciate view.	Nature of view	Open vista.
Relative amount of time view will be experienced	Moderate for pedestrians, however there is no pavement and pedestrians are expected to be infrequent. Low for vehicles.	One of a sequence	Yes – for a short length of road when travelling east from Pound Green towards Gravelly Bridge Farm.
Specific viewpoint / parking place / benches provided? Sign boards / interpretative material	No.	Appearance in art / literature / guidebooks / tourist maps etc	None specifically known. References to the area generally in Mary Mitford's writings.
Viewpoint type	Illustrative (to demonstrate the influence of distance) and representative (to demonstrate the view from Grazeley Green Road).		

Nature of receptors			
Focus of receptors	Pedestrians – Focus will be on road (as there is no path) or on the wider view (not specifically on site). Vehicles – Focus will be on the road.	Primary activity of receptors	People passing through area on minor roads.
Stationary or transient (lasting only for a short time)	Generally transient, with the majority in vehicles.	Relative numbers of receptors experiencing viewpoint	Low.

Susceptibility to change	Medium The majority of receptors will be viewers using roads for local access.	Value	Medium Viewers from landscapes judged to be of moderate to good scenic quality.
SENSITIVITY OF VISUAL RECEPTORS	MEDIUM SENSITIVITY		

Potential for significant effects

Potential for significant effects	None. Intervening vegetation screens the majority of the housing area (particularly in summer) and the Application Site is relatively distant. A glimpse of houses would just be possible through / between tree canopies in winter, however, seen from this distance this would barely be appreciated in the scene or at worst would only have a slightly detrimental effect on the character of the scene. A glimpse of lighting within the development would also be visible at night during construction and in the early years following completion of the scheme, however, as above this would scarcely be appreciated by receptors. The development has no potential for significant effects.
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VIEWPOINT 3 - VISUAL BASELINE

Viewpoint reference	Viewpoint 3. (Refer to drawing 1070-A-07 in Appendix 3 for location and Photograph 3 in Appendix 6 for view).		
Location of viewpoint	In a lay-by on the northbound A33.		
Latitude / Longitude (Decimal Degrees - Source = Bing Maps)	51.395981, -0.986322		
Approximate elevation of viewpoint	50m AOD	Approximate direction of view	East
Approximate horizontal view angle covered by view presented	130 degrees	Approximate distance to closest edge of Housing Site seen / in the direction of the view (Source = Google Maps)	440m
Landscape / heritage designations at viewpoint.	None.	Comments	Noise from and traffic on the A33 dominates and detracts from the viewpoint.

Nature of existing view			
Description of scene	View across A33 towards vegetation on the western side of Shinfield Byway 25 (Woodcock Lane).		
Extent of Site visible	None. Vegetation truncates any potential view of the Site.		
Key heritage assets visible in the scene	None.		
Angle of view in relation to main activity of the receptor	View is seen at an acute angle to the main activity of receptors heading along the A33.	Nature of view	View from the A33 and from the lay-by is restricted by vegetation along the eastern edge of the road.
Relative amount of time view will be experienced	Low (vehicles only).	One of a sequence	Yes. Similar views are found for a short length of the A33.
Specific viewpoint / parking place / benches provided? Sign boards / interpretative material	No. (Lay-by is not a specific viewpoint in this sense).	Appearance in art / literature / guidebooks / tourist maps etc	None specifically known. References to the area generally in Mary Mitford's writings.
Viewpoint type	Representative of view from a short length of the A33.		

Nature of receptors			
Focus of receptors	Focus will generally be on the view along the road.	Primary activity of receptors	People passing through the area on transport routes. Major roads (A roads)
Stationary or transient (lasting only for a short time)	Generally transient (in vehicles).	Relative numbers of receptors experiencing viewpoint	High – The A33 is a busy A road.
Susceptibility to change	Low Viewers focus is primarily on the activity in which they are involved and not on their setting and view is transitory. Viewers travelling through the area in vehicles on major roads.	Value	Low The view is dominated by the A33.
SENSITIVITY OF VISUAL RECEPTORS	LOW SENSITIVITY		

Potential for significant effects

Potential for significant effects	None The proposed development is unlikely to be discernible in the view even in winter. Even if housing were glimpsed, given the location and sensitivity of receptors, there is no potential for significant effects.
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VIEWPOINT 4 - VISUAL BASELINE

Viewpoint location			
Viewpoint reference	Viewpoint 4. (Refer to drawing 1070-A-07 in Appendix 3 for location and Photograph 4 in Appendix 6 for view).		
Location of viewpoint	On Woodcock Lane (Shinfield Byway 25), from a point west of 'Highlands'.		
Latitude / Longitude (Decimal Degrees - Source = Bing Maps)	51.394455, -0.986422		
Approximate elevation of viewpoint	50m AOD	Approximate direction of view	Northeast
Approximate horizontal view angle covered by view presented	130 degrees	Approximate distance to closest edge of Housing Site seen / in the direction of the view (Source = Google Maps)	440m
Landscape / heritage designations at viewpoint.	None.	Comments	Noise from the A33 dominates and detracts from the experience when using the Byway.

Nature of existing view			
Description of scene	View along Byway with dense vegetation seen to either side.		
Extent of Site visible	None.		
Key heritage assets visible in the scene	None.		
Angle of view in relation to main activity of the receptor	View is seen along the Byway looking north in line with the main activity of receptors.	Nature of view	Restricted. Views along the Byway are restricted by vegetation. Views through surrounding vegetation towards site are very limited.
Relative amount of time view will be experienced	Moderate – similar views are seen as receptors progress along the Byway.	One of a sequence	Yes. Views are similar throughout this length of the Byway.
Specific viewpoint / parking place / benches provided? Sign boards / interpretative material	No.	Appearance in art / literature / guidebooks / tourist maps etc	None specifically known. References to the area generally in Mary Mitford's writings.
Viewpoint type	Illustrative – to demonstrate typical views along this part of the Byway.		

Nature of receptors			
Focus of receptors	Pedestrians / equestrians / cyclists and vehicles on Byway (Byway Open to All Traffic) - Focus will generally be on the view along the Byway.	Primary activity of receptors	People using facilities / undertaking activities specifically associated with experience and enjoyment of the landscape. • Use of Public Rights of Way
Stationary or transient (lasting only for a short time)	Generally transient albeit relatively slow moving.	Relative numbers of receptors experiencing viewpoint	Low.
Susceptibility to change	High Viewers using designated Public Rights of Way for the enjoyment of the countryside.	Value	Low The viewpoint is dominated by negative experiential aspects of the viewpoint (the noise from the immediately adjacent A33).
SENSITIVITY OF VISUAL RECEPTORS	MEDIUM SENSITIVITY		

Potential for significant effects

Potential for significant effects	None. The Application Site is not visible in the view.
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VIEWPOINT 5 - VISUAL BASELINE

Viewpoint location			
Viewpoint reference	Viewpoint 5. (Refer to drawing 1070-A-07 in Appendix 3 for location and Photograph 5 in Appendix 6 for view).		
Location of viewpoint	At the junction of Kiln Lane (Shinfield Bridleway 24) and Woodcock Lane (Shinfield Byway 25).		
Latitude / Longitude (Decimal Degrees - Source = Bing Maps)	51.391814, -0.987290		
Approximate elevation of viewpoint	49m AOD	Approximate direction of view	Northeast
Approximate horizontal view angle covered by view presented	130 degrees	Approximate distance to closest edge of Housing Site seen / in the direction of the view (Source = Google Maps)	610m
Landscape / heritage designations at viewpoint.	None.	Comments	Noise from the A33 dominates and detracts from the experience when using the Byway.

Nature of existing view			
Description of scene	View through vegetation along the edge of the Byway up a sloping field towards 'Highlands'.		
Extent of Site visible	None.		
Key heritage assets visible in the scene	None.		
Angle of view in relation to main activity of the receptor	View is seen to the side of the Bridleway / Byway at an angle to the main activity of receptors.	Nature of view	Glimpsed. Views along the Bridleway or Byway are generally restricted by vegetation. This view provides one of the largest glimpses towards of the Site from this direction.
Relative amount of time view will be experienced	Low – this view is seen through a small gap in vegetation along the Byway.	One of a sequence	Yes. A series of brief glimpses in the direction of the Site are possible around this junction of the Bridleway / Byway, however, the Site is not seen from any of these views.
Specific viewpoint / parking place / benches provided? Sign boards / interpretative material	No	Appearance in art / literature / guidebooks / tourist maps etc	None specifically known. References to the area generally in Mary Mitford's writings.
Viewpoint type	Representative of glimpse towards the Site from near the junction of these two paths.		

Nature of receptors			
Focus of receptors	Pedestrians / equestrians and cyclists only on Bridleway - Focus will generally be on view down Bridleway. Pedestrians / equestrians / cyclists and vehicles on Byway (Byway Open to All Traffic) - Focus will generally be on view down the Byway.	Primary activity of receptors	People using facilities / undertaking activities specifically associated with experience and enjoyment of the landscape. • Use of Public Rights of Way
Stationary or transient (lasting only for a short time)	Generally transient albeit relatively slow moving.	Relative numbers of receptors experiencing viewpoint	Low.

Susceptibility to change	High Viewers using designated Public Rights of Way for the enjoyment of the countryside.	Value	Low The viewpoint is dominated by negative experiential aspects of the viewpoint (the noise from the immediately adjacent A33).
SENSITIVITY OF VISUAL RECEPTORS	MEDIUM SENSITIVITY		

Potential for significant effects

Potential for significant effects	None. The Application Site is not visible in the view.
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VIEWPOINT 6 - VISUAL BASELINE

Viewpoint location			
Viewpoint reference	Viewpoint 6. (Refer to drawing 1070-A-07 in Appendix 3 for location and Photograph 6 in Appendix 6 for view).		
Location of viewpoint	On Woodcock Lane (Shinfield Byway 25), to the west of Stanbury Park.		
Latitude / Longitude (Decimal Degrees - Source = Bing Maps)	51.399681, -0.982944		
Approximate elevation of viewpoint	48m AOD	Approximate direction of view	Southeast
Approximate horizontal view angle covered by view presented	130 degrees	Approximate distance to closest edge of Housing Site seen / in the direction of the view (Source = Google Maps)	435m
Landscape / heritage designations at viewpoint.	None.	Comments	Noise from the A33 detracts somewhat from the experience when using the Byway.

Nature of existing view			
Description of scene	View through a gap in vegetation along eastern edge of the Byway.		
Extent of Site visible	None – the Site is located some way beyond the vegetation seen in the foreground and higher on the hill.		
Key heritage assets visible in the scene	None.		
Angle of view in relation to main activity of the receptor	View is seen at an acute angle to the main activity of receptors heading south along the Byway. Receptors heading north will have to turn more than 90 degrees to see this view.	Nature of view	View from the Byway is generally restricted by vegetation on the east side of the path. This view provides the largest glimpse towards the site from his direction.
Relative amount of time view will be experienced	Low.	One of a sequence	Yes. But only from a few metres either side of this location.
Specific viewpoint / parking place / benches provided? Sign boards / interpretative material	No.	Appearance in art / literature / guidebooks / tourist maps etc	None specifically known. References to the area generally in Mary Mitford's writings.
Viewpoint type	Representative of view from a short length of the Byway in this location.		

Nature of receptors			
Focus of receptors	Pedestrians / equestrians / cyclists and vehicles on Byway (Byway Open to All Traffic) - Focus will generally be on the view along the Byway.	Primary activity of receptors	People using facilities / undertaking activities specifically associated with experience and enjoyment of the landscape. • Use of Public Rights of Way
Stationary or transient (lasting only for a short time)	Generally transient albeit relatively slow moving.	Relative numbers of receptors experiencing viewpoint	Low.
Susceptibility to change	High Viewers using designated Public Rights of Way for the enjoyment of the countryside.	Value	Medium Viewers from landscapes judged to be of moderate to good scenic quality.
SENSITIVITY OF VISUAL RECEPTORS	MEDIUM-HIGH SENSITIVITY		

Potential for significant effects

Potential for significant effects	None. The Application Site is not visible in the view.
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VIEWPOINT 7 - VISUAL BASELINE

Viewpoint location

Viewpoint reference	Viewpoint 7. (Refer to drawing 1070-A-07 in Appendix 3 for location and Photograph 7 in Appendix 6 for view).		
Location of viewpoint	On Shinfield Byway 25 (Woodcock Lane), adjacent to the A33 southbound services.		
Latitude / Longitude (Decimal Degrees - Source = Bing Maps)	51.398264, -0.983609		
Approximate elevation of viewpoint	50m AOD	Approximate direction of view	East-southeast
Approximate horizontal view angle covered by view presented	130 degrees	Approximate distance to closest edge of Housing Site seen / in the direction of the view (Source = Google Maps)	370m
Landscape / heritage designations at viewpoint.	None.	Comments	Noise from the A33 detracts somewhat from the experience when using the Byway.

Nature of existing view

Description of scene	View through vegetation along the eastern edge of the Byway. Recent planting associated with the SANG can be seen both in the foreground and further up the hill, and the pathway and a bench are also seen through the foreground trees.		
Extent of Site visible	The top of the vegetation along the western edge of the Site is just be visible in winter through the foreground vegetation and above the rising ground to the east of the lane. Ground level on site is not seen. In summer the Site is screened by foreground vegetation along the edge of the lane.		
Key heritage assets visible in the scene	None.		
Angle of view in relation to main activity of the receptor	View is 90 degrees to the main activity of receptors using the Byway.	Nature of view	Restricted glimpse. Views along the Byway are restricted by vegetation. Views through surrounding vegetation towards site are very limited.
Relative amount of time view will be experienced	Low – views to side of the Byway would be limited.	One of a sequence	Yes. There are similar restricted views through the vegetation along the entire length of the Byway to the west of the site.
Specific viewpoint / parking place / benches provided? Sign boards / interpretative material	No	Appearance in art / literature / guidebooks / tourist maps etc	None specifically known. References to the area generally in Mary Mitford's writings.
Viewpoint type	Representative of views from the Byway looking towards the site.		

Nature of receptors

Focus of receptors	Pedestrians / equestrians / cyclists and vehicles on Byway (Byway Open to All Traffic) - Focus would generally be on the view along the Byway.	Primary activity of receptors	People using facilities / undertaking activities specifically associated with experience and enjoyment of the landscape. • Use of Public Rights of Way
Stationary or transient (lasting only for a short time)	Generally transient albeit relatively slow moving.	Relative numbers of receptors experiencing viewpoint	Low.

Susceptibility to change	High Viewers using designated public rights of for the enjoyment of the countryside.	Value	Medium Viewers from landscapes judged to be of moderate to good scenic quality.
SENSITIVITY OF VISUAL RECEPTORS	MEDIUM-HIGH SENSITIVITY		

Potential for significant effects

Potential for significant effects	None. In winter the Site is only glimpsed when looking at 90 degrees to the main activity of the receptor; and foreground vegetation and topography screens the majority of the development. A glimpse of rooftops along the western edge of the Site may just be possible through the foreground vegetation in winter, however, this would barely be appreciated in the scene or at worst would only have a slightly detrimental effect on the character of the scene. The development is likely to be entirely screened in summer. A winter glimpse of lighting within the development may just be visible at night during construction and in the early years following completion of the scheme, however, if visible this would scarcely be appreciated by receptors using the lane. The development has no potential for significant effects.
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VIEWPOINT 8 - VISUAL BASELINE

Viewpoint location			
Viewpoint reference	Viewpoint 8. (Refer to drawing 1070-A-07 in Appendix 3 for location and Photograph 8 in Appendix 6 for view).		
Location of viewpoint	On Basingstoke Road adjacent to the entrance to St Michael's and All Angels Church.		
Latitude / Longitude (Decimal Degrees - Source = Bing Maps)	51.398142, -0.972824		
Approximate elevation of viewpoint	65.5m AOD	Approximate direction of view	Southwest
Approximate horizontal view angle covered by view presented	130 degrees	Approximate distance to closest edge of Housing Site seen / in the direction of the view (Source = Google Maps)	345m
Landscape / heritage designations at viewpoint.	None.	Comments	Viewpoint is located on a Green Route (MDD Local Plan Policy CC03).

Nature of existing view			
Description of scene	View along Basingstoke Road with the Farriers Arms public house seen on left side of road and residential properties seen on right side of the road through existing vegetation. The entrance into the Site and the recently constructed 57 unit scheme can just be glimpsed down the road, but the new properties are screened by vegetation.		
Extent of Site visible	None.		
Key heritage assets visible in the scene	St Michael's and All Angels Church (not listed) is just to the left of the view presented.		
Angle of view in relation to main activity of the receptor	View is seen along road and in line with main activity of receptors.	Nature of view	View along road restricted by vegetation and built form on either side.
Relative amount of time view will be experienced	Moderate to small for pedestrians. Very small for vehicles.	One of a sequence	Yes (See viewpoints 8 to 12).
Specific viewpoint / parking place / benches provided? Sign boards / interpretative material	No.	Appearance in art / literature / guidebooks / tourist maps etc	None specifically known. References to the area generally in Mary Mitford's writings.
Viewpoint type	Representative of sequential views along this part of Basingstoke Road.		

Nature of receptors			
Focus of receptors	Focus of both pedestrians and drivers of vehicles will be on the view along Basingstoke Road.	Primary activity of receptors	People passing through area on minor roads / pavements.
Stationary or transient (lasting only for a short time)	Generally transient, with the majority in vehicles.	Relative numbers of receptors experiencing viewpoint	Medium / high.
Susceptibility to change	Medium Viewers using roads for local access.	Value	Medium Viewers from landscapes judged to be of moderate to good scenic quality.
SENSITIVITY OF VISUAL RECEPTORS	MEDIUM SENSITIVITY		

Potential for significant effects

Potential for significant effects	None. The housing area is not visible in the view. Although the Site entrance may just be glimpsed when looking down the road, this would remain as existing.
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VIEWPOINT 9 - VISUAL BASELINE

Viewpoint location			
Viewpoint reference	Viewpoint 9. (Refer to drawing 1070-A-07 in Appendix 3 for location and Photograph 9 in Appendix 6 for view).		
Location of viewpoint	On Basingstoke Road opposite the entrance to Wellington Court.		
Latitude / Longitude (Decimal Degrees - Source = Bing Maps)	51.396057, -0.973357		
Approximate elevation of viewpoint	65m AOD	Approximate direction of view	Southwest
Approximate horizontal view angle covered by view presented	130 degrees	Approximate distance to closest edge of Housing Site seen / in the direction of the view (Source = Google Maps)	240m
Landscape / heritage designations at viewpoint.	On the edge of local townscape designation “Area of Special Character” (MDD Local Plan Policy TB26).	Comments	Viewpoint is also located on a Green Route (MDD Local Plan Policy CC03).

Nature of existing view			
Description of scene	View along Basingstoke Road with the entrance to Wellington Court seen across the road. ‘South Lodge’ on the corner of the drive leading to Wellington Court and Basingstoke Road is clearly visible in the foreground. The entrance to the recently constructed 57 unit scheme (and the Site) can be seen slightly further down the road, ‘Copenhagen Rise’. A glimpse of a rooftop from one of the units can also be seen behind ‘South Lodge’.		
Extent of Site visible	Only the entrance to the Site from Basingstoke Road (recently constructed as part of the 57 unit scheme) is visible from this location. The remainder of the Site is screened by intervening built form (including the recently constructed 57 unit scheme) and vegetation.		
Key heritage assets visible in the scene	No designated heritage assets are prominent, however, the east side of the road to the south of the viewpoint is an “Area of Special Character” (MDD Local Plan Policy TB26) and the start of the Redwood avenue along the Site’s northern boundary (along Wellington Court) is seen beyond ‘South Lodge’. There is also a glimpse of the Grade II Listed Library School House, seen along Basingstoke Road beyond Stanbury House (to the left in the view presented).		
Angle of view in relation to main activity of the receptor	View is at a slight angle to the main activity of receptors heading south along Basingstoke Road.	Nature of view	View along road restricted by vegetation and built form on either side.
Relative amount of time view will be experienced	Moderate to small for pedestrians. Very small for vehicles.	One of a sequence	Yes (See viewpoints 8 to 12).
Specific viewpoint / parking place / benches provided? Sign boards / interpretative material	No.	Appearance in art / literature / guidebooks / tourist maps etc	None specifically known. References to the area generally in Mary Mitford’s writings.
Viewpoint type	Representative of sequential views along this part of Basingstoke Road.		

Nature of receptors			
Focus of receptors	Focus of both pedestrians and drivers of vehicles will be on the view down Basingstoke Road.	Primary activity of receptors	People passing through area on minor roads / pavements.
Stationary or transient (lasting only for a short time)	Generally transient, with the majority in vehicles.	Relative numbers of receptors experiencing viewpoint	Medium / high.

Susceptibility to change	Medium Viewers using roads for local access.	Value	Medium Viewers from landscapes judged to be of moderate to good scenic quality.
SENSITIVITY OF VISUAL RECEPTORS	MEDIUM SENSITIVITY		

Potential for significant effects

Potential for significant effects	None Although the Site entrance can be seen slightly further along Basingstoke Road, there would be no changes in this area. None of the proposed housing associated with the current proposals (or associated lighting) would be visible from this location.
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VIEWPOINT 10 - VISUAL BASELINE

Viewpoint location			
Viewpoint reference	Viewpoint 10. (Refer to drawing 1070-A-07 in Appendix 3 for location and Photograph 10 in Appendix 6 for view).		
Location of viewpoint	On Basingstoke Road at the junction with The Square.		
Latitude / Longitude (Decimal Degrees - Source = Bing Maps)	51.395490, -0.973462		
Approximate elevation of viewpoint	63m AOD	Approximate direction of view	West
Approximate horizontal view angle covered by view presented	130 degrees	Approximate distance to closest edge of Housing Site seen / in the direction of the view (Source = Google Maps)	215m
Landscape / heritage designations at viewpoint.	Local townscape designation "Area of Special Character" (MDD Local Plan Policy TB26).	Comments	Viewpoint is also located on a Green Route (MDD Local Plan Policy CC03).

Nature of existing view			
Description of scene	View across Basingstoke Road with the entrance to the recently constructed 57 unit scheme (and the Site) in the centre of the view. A row of properties follow the new curved road, restricting further views into the development. The existing properties 'Glenamoy House', 'Pentire' and 'Ithaca' are visible in the scene to the left of the development.		
Extent of Site visible	Only the entrance to the Site from Basingstoke Road (recently constructed as part of the 57 unit scheme) is visible from this location. The remainder of the Site is screened by the recently built two-storey dwellings and is not visible from this location.		
Key heritage assets visible in the scene	No designated heritage assets are visible, however, the east side of the road is an "Area of Special Character" (MDD Local Plan Policy TB26).		
Angle of view in relation to main activity of the receptor	View is seen at 90 degrees to the main activity of receptors heading in either direction along Basingstoke Road, but will be seen directly ahead by receptors joining Basingstoke Road from 'The Square'.	Nature of view	Unrestricted view of the entrance to the Application Site.
Relative amount of time view will be experienced	Moderate to small for pedestrians. Very small for vehicles.	One of a sequence	Yes (see viewpoints 8 to 12).
Specific viewpoint / parking place / benches provided? Sign boards / interpretative material	No.	Appearance in art / literature / guidebooks / tourist maps etc	None specifically known. References to the area generally in Mary Mitford's writings.
Viewpoint type	Specific view from opposite the Site entrance. Representative of views from short length of Basingstoke Road and 'The Square'.		

Nature of receptors			
Focus of receptors	Focus of both pedestrians and drivers of vehicles will generally be on view down Basingstoke Road, however, receptors in vehicles and pedestrians approaching along 'The Square' will look directly towards the Site.	Primary activity of receptors	People passing through area on minor roads / pavements.
Stationary or transient (lasting only for a short time)	Generally transient, with the majority in vehicles.	Relative numbers of receptors experiencing viewpoint.	Medium / high
Susceptibility to change	Medium Viewers using roads for local access.	Value	Medium Viewers from landscapes judged to be of moderate to good scenic quality.
SENSITIVITY OF VISUAL RECEPTORS	MEDIUM SENSITIVITY		

Potential for significant effects

Potential for significant effects	None. Although the Site entrance is clearly seen in the view, there would be no changes in this area. None of the proposed housing associated with the current proposals (or associated lighting) would be visible from this location.
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VIEWPOINT 11 - VISUAL BASELINE

Viewpoint location			
Viewpoint reference	Viewpoint 11. (Refer to drawing 1070-A-07 in Appendix 3 for location and Photograph 11 in Appendix 6 for view).		
Location of viewpoint	On Basingstoke Road opposite 'School House'.		
Latitude / Longitude (Decimal Degrees - Source = Bing Maps)	51.394818, -0.973644		
Approximate elevation of viewpoint	63m AOD	Approximate direction of view	Northwest
Approximate horizontal view angle covered by view presented	130 degrees	Approximate distance to closest edge of Housing Site seen / in the direction of the view (Source = Google Maps)	185m
Landscape / heritage designations at viewpoint.	Local townscape designation "Area of Special Character" (MDD Local Plan Policy TB26).	Comments	Viewpoint is also located on a Green Route (MDD Local Plan Policy CC03).

Nature of existing view			
Description of scene	View along Basingstoke Road with (largely) residential properties seen on either side.		
Extent of Site visible	Only the entrance to the Site from Basingstoke Road (recently constructed as part of the 57 unit scheme) is visible from this location. The remainder of the Site is screened by intervening built form and vegetation.		
Key heritage assets visible in the scene	No designated heritage assets are visible, however, the east side of the road is an "Area of Special Character" (MDD Local Plan Policy TB26) and the Redwood avenue along the Site's northern boundary is seen beyond Glenamoy House and the recently constructed dwellings.		
Angle of view in relation to main activity of the receptor	View is seen along road at a slight angle to the main activity of receptors heading north along Basingstoke Road.	Nature of view	View along road restricted by vegetation and built form on either side.
Relative amount of time view will be experienced	Moderate to small for pedestrians. Very small for vehicles.	One of a sequence	Yes (See Viewpoints 8 to 12).
Specific viewpoint / parking place / benches provided? Sign boards / interpretative material	No.	Appearance in art / literature / guidebooks / tourist maps etc	None specifically known. References to the area generally in Mary Mitford's writings.
Viewpoint type	Representative of sequential views along this part of Basingstoke Road.		

Nature of receptors			
Focus of receptors	Focus of both pedestrians and drivers of vehicles will be on the view down Basingstoke Road.	Primary activity of receptors	People passing through area on minor roads / pavements.
Stationary or transient (lasting only for a short time)	Generally transient, with the majority in vehicles.	Relative numbers of receptors experiencing viewpoint	Medium / high.
Susceptibility to change	Medium Viewers using roads for local access.	Value	Medium Viewers from landscapes judged to be of moderate to good scenic quality.
SENSITIVITY OF VISUAL RECEPTORS	MEDIUM SENSITIVITY		

Potential for significant effects

Potential for significant effects	None Although the Site entrance can be seen slightly further along Basingstoke Road, there would be no changes in this area. None of the proposed housing associated with the current proposals (or associated lighting) would be visible from this location.
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VIEWPOINT 12 - VISUAL BASELINE

Viewpoint location			
Viewpoint reference	Viewpoint 12. (Refer to drawing 1070-A-07 in Appendix 3 for location and Photograph 12 in Appendix 6 for view).		
Location of viewpoint	On Basingstoke Road near the entrance to 'Highlands'.		
Latitude / Longitude (Decimal Degrees - Source = Bing Maps)	51.393303, -0.973987		
Approximate elevation of viewpoint	62m AOD	Approximate direction of view	Northwest
Approximate horizontal view angle covered by view presented	130 degrees	Approximate distance to closest edge of Housing Site seen / in the direction of the view (Source = Google Maps)	240m
Landscape / heritage designations at viewpoint.	None.	Comments	Viewpoint is located on a Green Route (MDD Local Plan Policy CC03).

Nature of existing view			
Description of scene	View north along Basingstoke Road with entrance to Highlands seen on left side of road. Residential properties are present on the east side of the road (out of the photo).		
Extent of Site visible	Large trees along the eastern part of the southern boundary of the Site are just discernible in the background (beyond the roadside vegetation) in winter. There are no views of the Site in summer.		
Key heritage assets visible in the scene	No designated heritage assets are visible, however, Redwood trees within the former Highlands parkland (undesigned) are visible across the road.		
Angle of view in relation to main activity of the receptor	View is seen to the side of Basingstoke Road, at an acute angle to the main activity of receptors.	Nature of view	View along road generally restricted by vegetation on the west side of the road. This view provides the largest possible glimpse of the Site from this direction.
Relative amount of time view will be experienced	Moderate to small for pedestrians. Very small for vehicles.	One of a sequence	Yes (See Viewpoints 8 to 12). A series of brief glimpses from along Basingstoke Road to the south of the viewpoint are also possible through the roadside vegetation in winter. A single glimpse from this location is possible in summer.
Specific viewpoint / parking place / benches provided? Sign boards / interpretative material	No.	Appearance in art / literature / guidebooks / tourist maps etc	None specifically known. References to the area generally in Mary Mitford's writings.
Viewpoint type	Representative of worst case for glimpse views along this part of Basingstoke Road.		

Nature of receptors			
Focus of receptors	Focus of both pedestrians and drivers of vehicles will be on the view down Basingstoke Road.	Primary activity of receptors	People passing through area on minor roads / pavements.
Stationary or transient (lasting only for a short time)	Generally transient, with the majority in vehicles.	Relative numbers of receptors experiencing viewpoint	Medium / high.

Susceptibility to change	Medium Viewers using roads for local access.	Value	Medium Viewers from landscapes judged to be of moderate to good scenic quality.
SENSITIVITY OF VISUAL RECEPTORS	MEDIUM SENSITIVITY		

Potential for significant effects

Potential for significant effects	None The Application Site is not visible in summer. In winter there may be a glimpse of development along the southern Site boundary (seen through the entrance to 'Highlands'), however, the majority of the view along Basingstoke Road would not change; the site lies at an acute angle to the main activity of receptors and would not be the focus of the scene; and any glimpse of rooftops on site would be scarcely appreciated in the overall view. A glimpse of lighting within the development may be visible at night during construction and following completion of the scheme (in winter), however, if visible this would scarcely be appreciated by receptors using Basingstoke Road. The overall effect would be little different to the existing. The development has no potential for significant effects.
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VIEWPOINT 13 - VISUAL BASELINE

Viewpoint location			
Viewpoint reference	Viewpoint 13. (Refer to drawing 1070-A-07 in Appendix 3 for location and Photograph 13 in Appendix 6 for view).		
Location of viewpoint	On Shinfield Footpath 23, crossing the field to the south of the access drive to 'Highlands'.		
Latitude / Longitude (Decimal Degrees - Source = Bing Maps)	51.391938, -0.977648		
Approximate elevation of viewpoint	63m AOD	Approximate direction of view	North
Approximate horizontal view angle covered by view presented	130 degrees	Approximate distance to closest edge of Housing Site seen / in the direction of the view (Source = Google Maps)	320m
Landscape / heritage designations at viewpoint.	None.	Comments	

Nature of existing view			
Description of scene	Open view looking north across fields towards the southern boundary of the Site. The scene is one of an 'estate landscape', with pastoral fields and large scale specimen trees, many of which are ornamental species. Trees along the Site boundary are seen across the field with individual specimen trees in the foreground. In places the tops of the avenue of Redwood trees along Wellington Court are visible in the background and there are glimpses of the recently constructed 57 unit scheme through trees to the northeast.		
Extent of Site visible	Large trees on the southern boundary of housing Site are visible in the background. In summer the Site would be largely screened and only glimpses through the existing trees are possible in winter.		
Key heritage assets visible in the scene	No designated heritage assets are visible, however, Redwood trees in the former Highlands parkland (undesignated) are visible within the foreground field; and the Redwood avenue along the northern boundary of the Site is glimpsed beyond intervening vegetation.		
Angle of view in relation to main activity of the receptor	View is seen to the side of footpath at an angle to the main activity of receptors. Pedestrians heading northeast will see the area of the Site at an acute angle to their direction along the path. Pedestrians heading south-west will have to turn more than 90 degrees.	Nature of view	Open view across fields.
Relative amount of time view will be experienced	Moderate for pedestrians only.	One of a sequence	Yes. This view forms one of a series between the point where the footpath joins Kiln Lane (Shinfield Bridleway 24) to the southwest, and where it goes behind a woodland area approaching Basingstoke Road.
Specific viewpoint / parking place / benches provided? Sign boards / interpretative material	No.	Appearance in art / literature / guidebooks / tourist maps etc	None specifically known. References to the area generally in Mary Mitford's writings.
Viewpoint type	Representative of views looking north from this footpath.		

Nature of receptors			
Focus of receptors	Pedestrians only. Focus will be on the view down the footpath.	Primary activity of receptors	People using facilities / undertaking activities specifically associated with experience and enjoyment of the landscape. • Use of Public Right of Way
Stationary or transient (lasting only for a short time)	Generally transient. All on foot.	Relative numbers of receptors experiencing viewpoint	Low.

Susceptibility to change	High Viewers using a designated Public Rights of Way for the enjoyment of the countryside.	Value	Medium Viewers from landscapes judged to be of moderate to good scenic quality.
SENSITIVITY OF VISUAL RECEPTORS	MEDIUM-HIGH SENSITIVITY		

Potential for significant effects

Potential for significant effects	Some The development has the potential to affect the character of the scene in winter.
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Continued

VIEWPOINT 13 - POTENTIAL VISUAL EFFECTS

Reversibility of visual effects (in the context of the proposal).

Permanent / Temporary change	Permanent	Reversible / Irreversible effect	Largely irreversible, although effects will soften as mitigation planting along the southern Site boundary establishes.	Avoidable / Unavoidable	Unavoidable
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The nature / magnitude of the visual effects

Elements considered when assessing the nature / magnitude of the visual effect														
What extent / proportion of the development is visible?	What is the degree of change in the view (the extent of the view over which changes would be evident) / proportion of the view occupied by the development?	What is the extent of change in composition of the overall view (eg change from field to built development)?	Is development the focus of view due to proximity / scale?	Are any features lost from the view?	Are there any new vegetation and man-made objects in the view?	Has there been a change in visual scale?	Has there been a change in the degree of visual enclosure?	Has there been a change to skyline profile?	Has there been a change in the simplicity / complexity of the view?	What is the degree of contrast / integration of any new features or changes in the landscape with existing / remaining landscape elements / characteristics?	What is the effectiveness of mitigating measures at this stage?	If at a heritage asset and there is a deliberate visual relationship with another heritage asset, how is this affected?	If a heritage asset is seen (designed view, major component or an incidental element) how is the view of it changed? (improved, lost, partially retained)	If site is seen in a designed view from a heritage asset, is the site in the immediate, wider or extended setting?

	Construction	Year 1	Changes likely by Year 7	Changes likely by Year 15
	Due to the vegetation along the southern boundary of the Site none of the development would be visible during daylight in summer; and glimpses of lighting at night in summer would be prevented by the restricted hours of working and are unlikely to be appreciated through the boundary vegetation. In winter glimpses of construction processes along the southern edge of the Site would be seen through the existing trees along the southern boundary. Changes would be evident across about a quarter of the overall view when looking north, but the composition of the overall view would not change fundamentally. It would remain one of an agricultural field (paddock) with treed backdrop, however, the viewer may be aware of development beyond the trees in the background where currently there is none. The development would not be the focus of the view, and no existing features would be lost from the view. There would be a small change to the complexity of the view (as construction processes would temporarily form a new element in the scene), and construction processes would contrast with the existing 'estate landscape' seen in the foreground; but the overall scale of elements in the view would not change, visual enclosure would not be affected, and there would be no change to the skyline profile. In terms of mitigation the proposed planting along the southern site boundary would be ineffective at this stage. Overall, in daylight the construction site would form a minor element in the scene, having (at worst) a slightly detrimental effect on the overall character of the scene. At night glimpses of lighting on site might be seen through the trees and the construction site may just be evident when lighting is present, however, any lighting would be seen in the context of glimpses of lighting from properties within the 57 unit scheme and lighting along Basingstoke Road and from properties on the Highlands Estate; and restricted working hours would limit this impact - outside working hours the construction site would not be appreciated. Overall, the effect would scarcely be appreciated.	As during construction, due to the vegetation along the southern boundary of the site none of the development would be visible during daylight in summer, and glimpses of lighting at night are unlikely to be appreciated through the boundary vegetation. In winter the proposed planting along the southern site boundary would provide little mitigation at this stage. <u>Glimpses</u> of houses along the southern edge of the Site may therefore remain visible through the existing trees along the southern boundary. As during construction changes would be evident across about a quarter of the overall view when looking north, but the composition of the overall view would not change fundamentally. The development would not be the focus of the view, no existing features would be lost from the view, and there would be little change to the complexity of the scene as existing housing is seen within the 57 unit scheme and to the east along Basingstoke Road. Equally, the overall scale of elements in the view would not change, visual enclosure would not be affected, and there would be no change to the skyline profile. Overall, as for the construction phase, the composition of the overall view would not change fundamentally. It would remain one of an agricultural field (paddock) with treed backdrop with the viewer potentially aware of development beyond the trees in the background to the north where currently there is none. However, from this viewpoint glimpses of development within the 57 unit scheme and views of development along the Basingstoke Road form part of the context of the scene (as do houses along Clements Close and the industrial buildings in the Wellington Industrial Estate, behind the viewer), and the development would be seen as an extension of the 57 unit scheme. At this stage in daylight the development would (at worst) form a minor element in the scene, having a slightly detrimental effect on the overall character of the scene. At night glimpses of lighting on site are likely be seen through the trees, however, as during construction these would be seen in the context of glimpses of lighting from properties within the 57 unit scheme and lighting along Basingstoke Road and on the Highlands Estate. Overall, any lighting seen would form a minor element in the scene, causing a slight deterioration.	As during construction and in year 1, due to the vegetation along the southern boundary of the site none of the development would be visible during daylight in summer, and glimpses of lighting at night are unlikely to be appreciated through the boundary vegetation. By year 7 the hedgerow reinforcement and tree planting along the southern site boundary would be well established and would strengthen the existing planting along the Site boundary. <u>Glimpses</u> of houses would remain through the trees, however, and the effects during the day would therefore be similar to those at year 1. The development proposals would (at worst) form a minor element in the scene, having a slightly detrimental effect on the overall character of the scene. At night glimpses of lighting on site would also remain, however, as at year 1 these would be seen in the context of glimpses of lighting within the 57 unit scheme and lighting along the Basingstoke Road and from properties on the Highlands Estate. Overall, any lighting seen would form a minor element in the scene, causing a slight deterioration.	As during the earlier years, due to the vegetation along the southern boundary of the site none of the development would be visible during daylight in summer, and glimpses of lighting at night are unlikely to be appreciated through the boundary vegetation. By year 15 the hedgerow reinforcement and tree planting along the southern site boundary would be fully established and provide further strengthening of the existing planting along the Site boundary. <u>Glimpses</u> of houses would remain, however, and the effects during the day would be similar to those at year 7. The development proposals would (at worst) continue to form a minor element in the scene, having a slightly detrimental effect on the overall character of the scene. At night glimpses of lighting on site would also remain. As previously these would be seen in the context of glimpses of lighting within the 57 unit scheme and lighting along the Basingstoke Road and from properties on the Highlands Estate. Overall, any lighting seen would form a minor element in the scene, causing a slight deterioration. Continued

The type of visual effect

	Construction		Year 1		Year 7		Year 15	
	Summer	Winter	Summer	Winter	Summer	Winter	Summer	Winter
Beneficial (positive), Adverse (negative) or neutral effect	Neutral	Adverse / neutral	Neutral	Adverse	Neutral	Adverse	Neutral	Adverse

LEVEL OF VISUAL EFFECT (sensitivity x magnitude)

Sensitivity of receptor (from baseline above)	Medium-high sensitivity
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Daytime effects

Magnitude of effect	Neutral	Low adverse	Neutral	Low adverse	Neutral	Low adverse	Neutral	Low adverse
Level of visual effect during daylight	NEUTRAL EFFECT	SLIGHT ADVERSE EFFECT	NEUTRAL EFFECT	SLIGHT ADVERSE EFFECT	NEUTRAL EFFECT	SLIGHT ADVERSE EFFECT	NEUTRAL EFFECT	SLIGHT ADVERSE EFFECT

Effects at night

Magnitude of effect	Neutral	Neutral	Neutral	Low adverse	Neutral	Low adverse	Neutral	Low adverse
Level of visual effect at night	NEUTRAL EFFECT	NEUTRAL EFFECT	NEUTRAL EFFECT	SLIGHT ADVERSE EFFECT	NEUTRAL EFFECT	SLIGHT ADVERSE EFFECT	NEUTRAL EFFECT	SLIGHT ADVERSE EFFECT

VIEWPOINT 14 - VISUAL BASELINE

Viewpoint location

Viewpoint reference	Viewpoint 14. (Refer to drawing 1070-A-07 in Appendix 3 for location and Photograph 14 in Appendix 6 for view).		
Location of viewpoint	On Kiln Lane (Shinfield Bridleway 24), at the point where it links to Shinfield Footpath 23.		
Latitude / Longitude (Decimal Degrees - Source = Bing Maps)	51.391356, -0.979705		
Approximate elevation of viewpoint	64m AOD	Approximate direction of view	North-northeast.
Approximate horizontal view angle covered by view presented	130 degrees	Approximate distance to closest edge of Housing Site seen / in the direction of the view (Source = Google Maps)	390m
Landscape / heritage designations at viewpoint.	None.	Comments	

Nature of existing view

Description of scene	Open view north across fields towards the southern boundary of the Site. The scene is one of an 'estate landscape', with pastoral fields and large scale specimen trees, many of which are ornamental species. Trees along the Site boundary are seen across the field with individual specimen trees in the foreground. In places the tops of the avenue of Redwood trees along Wellington Court are visible in the background. Properties within the recently constructed 57 unit scheme can be seen through trees to the northeast.		
Extent of Site visible	Large trees on southern boundary of Site are visible in the background. There are no views of the Site in summer and only glimpses through the existing trees in winter.		
Key heritage assets visible in the scene	No designated heritage assets are visible, however, Redwood trees in the former Highlands parkland (undesignated) are visible within the foreground field; and the Redwood avenue along the northern boundary of the Site is glimpsed beyond intervening vegetation.		
Angle of view in relation to main activity of the receptor	View is seen to the side of the bridleway at an angle to the main activity of receptors. Receptors heading in either direction along the bridleway will have to turn approximately 90 degrees.	Nature of view	The view along the bridleway is generally restricted by vegetation on north side of the path. This view provides the largest glimpse of the Site from this direction. The view from the Footpath is more open. See Viewpoint 13.
Relative amount of time view will be experienced	Low – this view is seen through a small gap in vegetation along the bridleway (around the gateway).	One of a sequence	Yes. A series of brief glimpses from the bridleway are possible for approximately 100m to the southeast of this viewpoint, however, these other views are restricted to glimpses.
Specific viewpoint / parking place / benches provided? Sign boards / interpretative material	No.	Appearance in art / literature / guidebooks / tourist maps etc	None specifically known. References to the area generally in Mary Mitford's writings.
Viewpoint type	Representative of worst case for glimpse views along this Bridleway.		

Nature of receptors

Focus of receptors	Pedestrians / equestrians and cyclists only. Focus will generally be on view down bridleway.	Primary activity of receptors	People using facilities / undertaking activities specifically associated with experience and enjoyment of the landscape. • Use of Public Right of Way
Stationary or transient (lasting only for a short time)	Generally transient. All on foot / horse or bicycle.	Relative numbers of receptors experiencing viewpoint	Low.

Susceptibility to change	High Viewers using designated Public Rights of Way for the enjoyment of the countryside.	Value	Medium Viewers from landscapes judged to be of moderate to good scenic quality.
SENSITIVITY OF VISUAL RECEPTORS	MEDIUM-HIGH SENSITIVITY		

Potential for significant effects

Potential for significant effects	None. Intervening vegetation largely screens the Site (particularly in summer). In winter there may be glimpses of development along the southern Site boundary, however, the majority of the view would not change, the housing would appear as an extension to the 57 unit scheme, and any glimpses would have a limited effect on the view. A winter glimpse of lighting within the development may also just be visible at night during construction and following completion of the scheme, however, this would be seen in the context of glimpses of lighting within the 57 unit scheme and lighting along the Basingstoke Road and from properties on the Highlands Estate, and as above this would scarcely be appreciated by receptors. The overall effect would be little different to the existing. The development would not have an appreciably detrimental effect on the character of the scene, and has no potential for significant effects.
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VIEWPOINT 15 - VISUAL BASELINE

Viewpoint location			
Viewpoint reference	Viewpoint 15. (Refer to drawing 1070-A-08 in Appendix 3 for location and Photograph 15 in Appendix 6 for view).		
Location of viewpoint	Along Shinfield Footpath 30, approximately 500 meters north of Grazeley Green Road.		
Latitude / Longitude (Decimal Degrees - Source = Bing Maps)	51.405274, -0.994604		
Approximate elevation of viewpoint	41m AOD	Approximate direction of view	Southeast.
Approximate horizontal view angle covered by view presented	130 degrees	Approximate distance to closest edge of Housing Site seen / in the direction of the view (Source = Google Maps)	1.46km
Landscape / heritage designations at viewpoint.	None.	Comments	

Nature of existing view			
Description of scene	View across arable fields towards rising ground around Spencers Wood. The Redwood avenue along the road leading to Wellington Court is just discernible against the skyline on the higher ground in the distance. In this view the Site is located to the right of the Redwood avenue, but intervening vegetation screens the Site from view.		
Extent of Site visible	None of the ground on Site is visible, and it is unlikely that the development of the nature proposed (2 storey residential development) will be visible, even in winter.		
Key heritage assets visible in the scene	No designated heritage assets are visible, however, the Redwood avenue along the Site's northern boundary is just seen in the distance along the top of the ridge.		
Angle of view in relation to main activity of the receptor	The view is seen at an approximately 60° angle to the direction of travel of pedestrians traveling south along the footpath. The view is seen at an approximately 120° angle to the direction of travel of pedestrians traveling north along the footpath.	Nature of view	Open vista.
Relative amount of time view will be experienced	Moderate for pedestrians traveling along the public footpath.	One of a sequence	Yes – This view forms one of a series of similar views seen along the Footpath where it runs along the eastern edge of the field.
Specific viewpoint / parking place / benches provided? Sign boards / interpretative material	No.	Appearance in art / literature / guidebooks / tourist maps etc	None specifically known. References to the area generally in Mary Mitford's writings.
Viewpoint type	Illustrative (to demonstrate the influence of distance) and representative (to demonstrate the view from the public footpath north of Grazeley Green Road).		

Nature of receptors			
Focus of receptors	Pedestrians only. Focus will be on the public footpath or on the wider view (not specifically on the Site).	Primary activity of receptors	People using facilities / undertaking activities specifically associated with experience and enjoyment of the landscape. Use of Public Right of Way
Stationary or transient (lasting only for a short time)	Generally transient. All on foot.	Relative numbers of receptors experiencing viewpoint	Low.

Susceptibility to change	High Viewers using designated Public Rights of Way for the enjoyment of the countryside.	Value	Medium Viewers from landscapes judged to be of moderate to good scenic quality.
SENSITIVITY OF VISUAL RECEPTORS	MEDIUM-HIGH SENSITIVITY		

Potential for significant effects

Potential for significant effects	None. Intervening vegetation screens the housing area and the Application Site is relatively distant. Any possible (but unlikely) glimpse of rooftops or glimpse of lighting within the development would scarcely be appreciated by receptors. The development has no potential for significant effects.
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VIEWPOINT 16 - VISUAL BASELINE

Viewpoint location			
Viewpoint reference	Viewpoint 16. (Refer to drawing 1070-A-08 in Appendix 3 for location and Photograph 16 in Appendix 6 for view).		
Location of viewpoint	Along Shinfield Footpath 30, approximately 100 meters south of Grazeley Green Road.		
Latitude / Longitude (Decimal Degrees - Source = Bing Maps)	51.399430, -0.995696		
Approximate elevation of viewpoint	43m AOD	Approximate direction of view	East-southeast.
Approximate horizontal view angle covered by view presented	130 degrees	Approximate distance to closest edge of Housing Site seen / in the direction of the view (Source = Google Maps)	1.18km
Landscape / heritage designations at viewpoint.	None.	Comments	

Nature of existing view			
Description of scene	View across arable fields towards rising ground around Spencers Wood. The Redwood avenue along the road leading to Wellington Court is visible against the skyline on the higher ground in the distance. In this view the housing site is located just to the right of the Redwood avenue, but intervening vegetation screens the Site, particularly in summer.		
Extent of Site visible	None of the ground on Site is visible, and it is unlikely development of the nature proposed (2 storey residential development) will visible, even in winter.		
Key heritage assets visible in the scene	No designated heritage assets are visible, however, the Redwood avenue along the Site's northern boundary is seen in the distance along the top of the ridge.		
Angle of view in relation to main activity of the receptor	View is seen at an approximate 90° angle to the direction of travel of pedestrians traveling either north or south along the footpath.	Nature of view	Open vista.
Relative amount of time view will be experienced	Moderate for pedestrians traveling along the public footpath.	One of a sequence	Yes – This view forms one of a series of similar views seen along the footpath as it crosses the field.
Specific viewpoint / parking place / benches provided? Sign boards / interpretative material	No.	Appearance in art / literature / guidebooks / tourist maps etc	None specifically known. References to the area generally in Mary Mitford's writings.
Viewpoint type	Illustrative (to demonstrate the influence of distance) and representative (to demonstrate the view from the public footpath south of Grazeley Green Road).		

Nature of receptors			
Focus of receptors	Pedestrians – Focus will be on the public footpath or on the wider view (not specifically on the Site).	Primary activity of receptors	People using facilities / undertaking activities specifically associated with experience and enjoyment of the landscape. • Use of Public Right of Way
Stationary or transient (lasting only for a short time)	Generally transient. All on foot.	Relative numbers of receptors experiencing viewpoint	Low.

Susceptibility to change	High Viewers using designated Public Rights of Way for the enjoyment of the countryside.	Value	Medium Viewers from landscapes judged to be of moderate to good scenic quality.
SENSITIVITY OF VISUAL RECEPTORS	MEDIUM-HIGH SENSITIVITY		

Potential for significant effects

Potential for significant effects	None. Intervening vegetation screens the housing area and the Application Site is relatively distant. Any possible (but unlikely) glimpse of rooftops or glimpse of lighting within the development would scarcely be appreciated by receptors. The development has no potential for significant effects.
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VIEWPOINT 17 - VISUAL BASELINE

Viewpoint location			
Viewpoint reference	Viewpoint 17. (Refer to drawing 1070-A-07 in Appendix 3 for location and Photograph 17 in Appendix 6 for view).		
Location of viewpoint	Within the adjacent SANG land, just south of ‘Wellington Court’.		
Latitude / Longitude (Decimal Degrees - Source = Bing Maps)	51.396833, -0.979688		
Approximate elevation of viewpoint	66m AOD	Approximate direction of view	Southeast.
Approximate horizontal view angle covered by view presented	130 degrees	Approximate distance to closest edge of Housing Site seen / in the direction of the view (Source = Google Maps)	62m
Landscape / heritage designations at viewpoint.	None.	Comments	

Nature of existing view			
Description of scene	View across the recently constructed SANG land to the west of the Site. The recently constructed housing within the 57 unit scheme is visible through / between vegetation, with some (temporary) construction paraphernalia still in place. The newly constructed SANG path and new trees can be seen in the foreground.		
Extent of Site visible	The entire western boundary of the Site is visible from this location, although the vegetation along the boundary screens the majority of ground level on Site.		
Key heritage assets visible in the scene	No designated heritage assets are visible; however the Redwood avenue along Wellington Court is located just beyond the trees to the left of the view.		
Angle of view in relation to main activity of the receptor	View is seen straight ahead of the direction of travel of pedestrians traveling east-southeast along the SANG path.	Nature of view	Fairly open view across the field, contained in the middle ground by vegetation.
Relative amount of time view will be experienced	Moderate for pedestrians traveling along the SANG path.	One of a sequence	Yes – This view forms one of a series of similar views from approximately 100m of this stretch of the SANG path.
Specific viewpoint / parking place / benches provided? Sign boards / interpretative material	Not in this location but there are benches elsewhere along the SANG path, and a sign board is located at the SANG entrance.	Appearance in art / literature / guidebooks / tourist maps etc	None specifically known. References to the area generally in Mary Mitford’s writings.
Viewpoint type	Representative of views from this section of the SANG path.		

Nature of receptors			
Focus of receptors	Pedestrians only. Focus will be on the path and on the wider view.	Primary activity of receptors	People using facilities / undertaking activities specifically associated with experience and enjoyment of the landscape. • Use of the SANG permissive path.
Stationary or transient (lasting only for a short time)	Generally transient. All on foot.	Relative numbers of receptors experiencing viewpoint	Low.

Susceptibility to change	High Viewers using Public Rights of Way (permissive path) for the enjoyment of the countryside.	Value	Medium Viewers from landscapes judged to be of moderate to good scenic quality.
SENSITIVITY OF VISUAL RECEPTORS	MEDIUM-HIGH SENSITIVITY		

Potential for significant effects

Potential for significant effects	Some The development has the potential to affect the character of the scene.
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VIEWPOINT 17 - POTENTIAL VISUAL EFFECTS

Reversibility of visual effects (in the context of the proposal).

Permanent / Temporary change	Permanent	Reversible / Irreversible effect	Largely irreversible, although effects will soften as mitigation planting along the western Site boundary establishes.	Avoidable / Unavoidable	Unavoidable
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The nature / magnitude of the visual effects

Elements considered when assessing the nature / magnitude of the visual effect														
What extent / proportion of the development is visible?	What is the degree of change in the view (the extent of the view over which changes would be evident) / proportion of the view occupied by the development?	What is the extent of change in composition of the overall view (eg change from field to built development)?	Is development the focus of view due to proximity / scale?	Are any features lost from the view?	Are there any new vegetation and man-made objects in the view?	Has there been a change in visual scale?	Has there been a change in the degree of visual enclosure?	Has there been a change to skyline profile?	Has there been a change in the simplicity / complexity of the view?	What is the degree of contrast / integration of any new features or changes in the landscape with existing / remaining landscape elements / characteristics?	What is the effectiveness of mitigating measures at this stage?	If at a heritage asset and there is a deliberate visual relationship with another heritage asset, how is this affected?	If a heritage asset is seen (designed view, major component or an incidental element) how is the view of it changed? (improved, lost, partially retained)	If site is seen in a designed view from a heritage asset, is the site in the immediate, wider or extended setting?

	Construction	Year 1	Changes likely by Year 7	Changes likely by Year 15
	During construction, site hoardings would be erected inside the hedgerow / tree line along the western boundary of the Site, and as construction progresses two storey housing would become evident beyond the vegetation in both summer and winter (marginally more so in winter). A couple of units within the recently constructed 57 unit scheme would continue to be visible to the left of the scene. All of the existing boundary vegetation would be retained (including the recently planted hedgerows and tree planting associated with the SANG). Changes would be evident across a large proportion of the overall view when looking southeast, but the composition of the overall view would not change fundamentally. It would remain one of a field now used for recreational purposes with a treed backdrop, however, additional housing would be appearing closer to the viewpoint. No existing features would be lost from the view, and the development is unlikely to be the focus of the view, although it would be clearly seen. There would be a small change to the complexity of the view (as construction processes would temporarily form a new element in the scene), and construction processes would contrast with the foreground land use; but the overall scale of elements in the view would not change, and visual enclosure would scarcely be affected. The units would however break the skyline profile in places as they are built. In terms of mitigation the proposed planting along the western Site boundary (additional to the SANG planting) would be ineffective at this stage. Overall, in daylight the construction site would form an immediately obvious element in the scene, having a moderately detrimental effect on the overall character of the scene. At night glimpses of lighting on site would be seen through the intervening vegetation and the construction site would be evident when lighting is present, however, any lighting would be seen in the context of glimpses of lighting from properties within the 57 unit scheme and from both north and south of the viewpoint from properties within Wellington Court and on the Highlands Estate; and restricted working hours would limit this impact - outside working hours the construction site would not be appreciated. Overall, the effect would be slightly detrimental at worst.	As during construction, the vegetation along the western boundary of the Site would provide some filtering of views of the development, however in both summer and winter the housing would be seen in the middle ground (marginally more so in winter). The proposed planting along the western Site boundary (and the SANG planting) would provide little mitigation at this stage. As during construction changes would be evident across a large proportion of the overall view when looking southeast, but the composition of the overall view would not change fundamentally. It would remain one of a field used for recreational purposes with a treed backdrop, however, additional housing would be seen closer to the viewpoint. There would be limited change to the complexity of the scene as existing housing is seen within the 57 unit scheme and within the Highlands Estate and Wellington Court (just left of the photograph presented). Equally, the overall scale of elements in the view would not change, visual enclosure would scarcely be affected, no existing features would be lost from the view, and the development is unlikely to be the focus of the view, although it would be clearly seen. The units would however break the skyline profile in places. Overall, at this stage in daylight the development would continue to form an immediately obvious element in the scene, having a moderately detrimental effect on the overall character of the scene. At night glimpses of lighting on site are likely be seen through the trees, however, as during construction these would be seen in the context of glimpses of lighting from properties within the 57 unit scheme and from properties within Wellington Court and on the Highlands Estate. Overall, the effect of lighting would be slightly detrimental at worst.	By year 7 the hedgerow reinforcement and tree planting (and SANG planting) along the western Site boundary would be well established and would strengthen the existing vegetation along the Site boundary. However, the upper floors / rooftops of properties are likely to remain visible over the top of the vegetation in both summer and winter (marginally more so in winter). At this stage the development proposals would form a clearly apparent part of the scene, having a notably detrimental effect on its character. At night glimpses of lighting on site would also remain, however, as at year 1 these would be seen in the context of glimpses of lighting within the 57 unit scheme and from properties within Wellington Court and on the Highlands Estate. Overall, the effect of lighting would continue to be slightly detrimental at worst.	By year 15 the hedgerow reinforcement and tree planting (and SANG planting) along the western Site boundary would be fully established and provide further strengthening of the existing vegetation along the Site boundary. The development would be further screened however upper floors / rooftops are likely to remain visible through / over the vegetation in both summer and winter (marginally more so in winter). At this stage the development proposals would form a visible element in the scene, having a slightly detrimental effect on its character. At night glimpses of lighting on site would also remain, however by this timeframe these would be largely screened by vegetation, and as previously would be seen in the context of glimpses of lighting within the 57 unit scheme and from properties within Wellington Court and on the Highlands Estate. Overall, the effect of lighting would be very slightly detrimental.

Continued

The type of visual effect

	Construction		Year 1		Year 7		Year 15	
	Summer	Winter	Summer	Winter	Summer	Winter	Summer	Winter
Beneficial (positive), Adverse (negative) or neutral effect	Adverse	Adverse	Adverse	Adverse	Adverse	Adverse	Adverse	Adverse

LEVEL OF VISUAL EFFECT *(sensitivity x magnitude)*

Sensitivity of receptor (from baseline above)	Medium-high sensitivity
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Daytime effects

Magnitude of effect	Medium adverse	Medium adverse	Medium adverse	Medium adverse	Medium-low adverse	Medium-low adverse	Low adverse	Low adverse
Level of visual effect during daylight	APPRECIABLE ADVERSE EFFECT	APPRECIABLE ADVERSE EFFECT	APPRECIABLE ADVERSE EFFECT	APPRECIABLE ADVERSE EFFECT	MODERATE ADVERSE EFFECT	MODERATE ADVERSE EFFECT	SLIGHT ADVERSE EFFECT	SLIGHT ADVERSE EFFECT

Effects at night

Magnitude of effect	Low adverse	Low adverse	Low adverse	Low adverse	Low adverse	Low adverse	Very low adverse	Very low adverse
Level of visual effect at night	SLIGHT ADVERSE EFFECT	SLIGHT ADVERSE EFFECT	SLIGHT ADVERSE EFFECT	SLIGHT ADVERSE EFFECT	SLIGHT ADVERSE EFFECT	SLIGHT ADVERSE EFFECT	VERY SLIGHT ADVERSE EFFECT	VERY SLIGHT ADVERSE EFFECT

VIEWPOINT 18 - VISUAL BASELINE

Viewpoint location			
Viewpoint reference	Viewpoint 18. (Refer to drawing 1070-A-07 in Appendix 3 for location and Photograph 18 in Appendix 6 for view).		
Location of viewpoint	Within the adjacent SANG land, just north of 'Highlands'.		
Latitude / Longitude (Decimal Degrees - Source = Bing Maps)	51.395496, -0.981115		
Approximate elevation of viewpoint	68m AOD	Approximate direction of view	East-southeast.
Approximate horizontal view angle covered by view presented	130 degrees	Approximate distance to closest edge of Housing Site seen / in the direction of the view (Source = Google Maps)	80m
Landscape / heritage designations at viewpoint.	None.	Comments	

Nature of existing view			
Description of scene	View across the recently constructed SANG land to the west of the Site. The recently constructed housing within the 57 unit scheme is visible through / between vegetation, with some (temporary) construction paraphernalia / spoil heaps still in place. The newly constructed SANG path and large areas of planting can be seen in the foreground. The tops of the avenue of Redwood trees along Wellington Court are visible in the background.		
Extent of Site visible	A large proportion of the western boundary of the Site is visible from this location, however parts are screened by existing vegetation both along the Site boundary and within the tree line / hedgerow which cuts east-west through the Site and into the SANG land. The new woodland, hedge and scrub planting within the SANG land would also have an increasing screening effect over the years as it matures.		
Key heritage assets visible in the scene	No designated heritage assets are visible; however the Redwood avenue to the north of the Site is seen in the background.		
Angle of view in relation to main activity of the receptor	View is seen directly ahead and to the left of the direction of travel of pedestrians traveling east-southeast along the SANG path.	Nature of view	Largely contained view restricted by thick vegetation along field boundaries, becoming more contained as the new SANG planting matures.
Relative amount of time view will be experienced	Moderate for pedestrians traveling along the SANG path.	One of a sequence	Yes – This view forms one of a series of similar views from approximately 100m of this stretch of the SANG path, becoming less as the new planting matures.
Specific viewpoint / parking place / benches provided? Sign boards / interpretative material	Not in this location but there are benches elsewhere along the SANG path, and a sign board is located at the SANG entrance.	Appearance in art / literature / guidebooks / tourist maps etc	None specifically known. References to the area generally in Mary Mitford's writings.
Viewpoint type	Representative of views from this section of the SANG path.		

Nature of receptors			
Focus of receptors	Pedestrians only. Focus will be on the path and on the wider view.	Primary activity of receptors	People using facilities / undertaking activities specifically associated with experience and enjoyment of the landscape. Use of the SANG permissive path.
Stationary or transient (lasting only for a short time)	Generally transient. All on foot.	Relative numbers of receptors experiencing viewpoint	Low.

Susceptibility to change	High Viewers using Public Rights of Way (permissive path) for the enjoyment of the countryside.	Value	Medium Viewers from landscapes judged to be of moderate to good scenic quality.
SENSITIVITY OF VISUAL RECEPTORS	MEDIUM-HIGH SENSITIVITY		

Potential for significant effects

Potential for significant effects	Some The development has the potential to affect the character of the scene.
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VIEWPOINT 18 - POTENTIAL VISUAL EFFECTS

Reversibility of visual effects (in the context of the proposal).

Permanent / Temporary change	Permanent	Reversible / Irreversible effect	Largely irreversible, although effects will soften as mitigation planting along the western Site boundary establishes.	Avoidable / Unavoidable	Unavoidable
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The nature / magnitude of the visual effects

Elements considered when assessing the nature / magnitude of the visual effect														
What extent / proportion of the development is visible?	What is the degree of change in the view (the extent of the view over which changes would be evident) / proportion of the view occupied by the development?	What is the extent of change in composition of the overall view (eg change from field to built development)?	Is development the focus of view due to proximity / scale?	Are any features lost from the view?	Are there any new vegetation and man-made objects in the view?	Has there been a change in visual scale?	Has there been a change in the degree of visual enclosure?	Has there been a change to skyline profile?	Has there been a change in the simplicity / complexity of the view?	What is the degree of contrast / integration of any new features or changes in the landscape with existing / remaining landscape elements / characteristics?	What is the effectiveness of mitigating measures at this stage?	If at a heritage asset and there is a deliberate visual relationship with another heritage asset, how is this affected?	If a heritage asset is seen (designed view, major component or an incidental element) how is the view of it changed? (improved, lost, partially retained)	If site is seen in a designed view from a heritage asset, is the site in the immediate, wider or extended setting?

	Construction	Year 1	Changes likely by Year 7	Changes likely by Year 15
	During construction, site hoardings would be erected inside the hedgerow / tree line and fencing and new SANG planting along the western boundary of the Site, and as construction progresses two storey housing would become evident beyond the vegetation in both summer and winter (marginally more so in winter). All of the existing boundary vegetation would be retained (including the recently planted hedgerows, scrub and tree planting associated with the SANG). Changes would be evident across a large proportion of the overall view when looking east, but the composition of the overall view would not change fundamentally. It would remain one of a recently planted field used for recreational purposes with a treed backdrop, however, additional housing would be appearing closer to the viewpoint. No existing features would be lost from the view, and the development is unlikely to be the focus of the view, although it would be clearly seen. There would be a small change to the complexity of the view (as construction processes would temporarily form a new element in the scene), and construction processes would contrast with the foreground land use; but the overall scale of elements in the view would not change, and visual enclosure would only marginally be affected. However, the units may just break the skyline profile in places as they are built. In terms of mitigation the proposed planting along the western Site boundary (additional to the SANG planting) would be ineffective at this stage. Overall, in daylight the construction site would form an immediately obvious element in the scene, having a moderately detrimental effect on the overall character of the scene. At night glimpses of lighting on site would be seen beyond / through the intervening vegetation and the construction site would be evident when lighting is present, however, any lighting would be seen in the context of glimpses of lighting from properties within the 57 unit scheme beyond; and restricted working hours would limit this impact - outside working hours the construction site would barely be appreciated. Overall, the effect would be notably detrimental at worst.	As during construction, the existing mature vegetation along the western boundary of the Site would provide some filtering of views of the northern part of the development, however in both summer and winter the southern area would be clearly seen in the middle ground. The proposed planting along the western Site boundary (and the SANG planting) would provide little mitigation at this stage. As during construction changes would be evident across a large proportion of the overall view when looking east, but the composition of the overall view would not change fundamentally. It would remain one of a significantly planted field used for recreational purposes with a treed backdrop, however, additional housing would be seen closer to the viewpoint. There would be limited change to the complexity of the scene as existing housing is seen within the 57 unit scheme and glimpsed within the Highlands Estate. Equally, the overall scale of elements in the view would not change, visual enclosure would only marginally be affected, no existing features would be lost from the view, and the development is unlikely to be the focus of the view, although it would be clearly seen. The units may also just break the skyline profile in places. Overall, at this stage in daylight the development would continue to form an immediately obvious element in the scene, having a moderately detrimental effect on the overall character of the scene. At night glimpses of lighting on site are likely be seen through the mature trees and over the new planting, however, as during construction these would be seen in the context of glimpses of lighting from properties within the 57 unit scheme beyond. Overall, the effect of lighting would be notably detrimental at worst.	By year 7 the hedgerow reinforcement and tree planting along the western Site boundary would be well established and would supplement the existing vegetation along the northern part of the Site boundary. More so, the foreground woodland planting within the SANG would begin to truncate views. That said, at this stage the upper floors / rooftops of properties are likely to remain visible over the top of the vegetation in both summer and winter (marginally more so in winter). Overall at this stage the development proposals would form a clearly apparent part of the scene, having a notably detrimental effect on its character. At night glimpses of lighting on site would also remain, however the foreground vegetation would screen lower level views, and as at year 1 the glimpses would be seen in the context of glimpses of lighting from within the 57 unit scheme beyond. Overall, the effect of lighting would be slightly detrimental at worst.	By year 15 the hedgerow reinforcement and tree planting along the western Site boundary would be fully established and provide further screening of the Site. More so, the foreground woodland planting within the SANG would largely truncate views, with the exception of a glimpse looking straight along the path. The development would be almost completely screened. Overall at this stage the development proposals would be barely visible in the scene, having a very slightly detrimental effect on its character. It is likely that any glimpses of lighting would also be lost by this stage. At worst, effects would also be very slightly detrimental. Continued

The type of visual effect

	Construction		Year 1		Year 7		Year 15	
	Summer	Winter	Summer	Winter	Summer	Winter	Summer	Winter
Beneficial (positive), Adverse (negative) or neutral effect	Adverse	Adverse	Adverse	Adverse	Adverse	Adverse	Adverse	Adverse

LEVEL OF VISUAL EFFECT *(sensitivity x magnitude)*

Sensitivity of receptor (from baseline above)	Medium-high sensitivity
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Daytime effects

Magnitude of effect	Medium adverse	Medium adverse	Medium adverse	Medium adverse	Medium-low adverse	Medium-low adverse	Very low adverse	Very low adverse
Level of visual effect during daylight	APPRECIABLE ADVERSE EFFECT	APPRECIABLE ADVERSE EFFECT	APPRECIABLE ADVERSE EFFECT	APPRECIABLE ADVERSE EFFECT	MODERATE ADVERSE EFFECT	MODERATE ADVERSE EFFECT	VERY SLIGHT ADVERSE EFFECT	VERY SLIGHT ADVERSE EFFECT

Effects at night

Magnitude of effect	Medium-low adverse	Medium-low adverse	Medium-low adverse	Medium-low adverse	Low adverse	Low adverse	Very low adverse	Very low adverse
Level of visual effect at night	MODERATE ADVERSE EFFECT	MODERATE ADVERSE EFFECT	MODERATE ADVERSE EFFECT	MODERATE ADVERSE EFFECT	SLIGHT ADVERSE EFFECT	SLIGHT ADVERSE EFFECT	VERY SLIGHT ADVERSE EFFECT	VERY SLIGHT ADVERSE EFFECT

VIEWPOINT 19 - VISUAL BASELINE

Viewpoint location

Viewpoint reference	Viewpoint 19. (Refer to drawing 1070-A-07 in Appendix 3 for location and Photograph 19 in Appendix 6 for view).		
Location of viewpoint	View from the northwestern corner of the associated SANG land.		
Latitude / Longitude (Decimal Degrees - Source = Bing Maps)	51.398387, -0.983071		
Approximate elevation of viewpoint	50m AOD	Approximate direction of view	Southeast.
Approximate horizontal view angle covered by view presented	130 degrees	Approximate distance to closest edge of Housing Site seen / in the direction of the view (Source = Google Maps)	350m.
Landscape / heritage designations at viewpoint.	None.	Comments	Noise from the A33 detracts somewhat from the experience when using this part of the SANG.

Nature of existing view

Description of scene	View across the recently constructed SANG land to the west of the Site. The viewpoint is at the merging point of two paths, with one heading up the hill (southeasterly direction) and one heading south-southwest (right) along the bottom of the SANG land. An attenuation basin and bench is seen to the left, with swathes of new planting and individual trees spread across the field. The field boundaries are well vegetated, including a woodland block on the southern boundary, and groups of large mature trees are scattered around the field. A line of utility poles and cables spread across the view.		
Extent of Site visible	The Site is located at the top of the hill, its western boundary being the hedgerow / tree line seen on the horizon.		
Key heritage assets visible in the scene	None.		
Angle of view in relation to main activity of the receptor	View is seen straight ahead of the direction of travel of pedestrians traveling east-southeast along the SANG path.	Nature of view	Fairly open view across the field, contained in the middle ground by vegetation.
Relative amount of time view will be experienced	Moderate for pedestrians traveling along the SANG path.	One of a sequence	Yes – This view forms one of a series of similar views from approximately 100m of this stretch of the SANG path.
Specific viewpoint / parking place / benches provided? Sign boards / interpretative material	A bench is provided slightly further along the SANG path (although facing north), and a sign board is provided at the SANG entrance.	Appearance in art / literature / guidebooks / tourist maps etc	None specifically known. References to the area generally in Mary Mitford's writings.
Viewpoint type	Representative of views from this section of the SANG path.		

Nature of receptors

Focus of receptors	Pedestrians only. Focus will be on the path and on the wider view.	Primary activity of receptors	People using facilities / undertaking activities specifically associated with experience and enjoyment of the landscape. Use of the SANG permissive path.
Stationary or transient (lasting only for a short time)	Generally transient. All on foot.	Relative numbers of receptors experiencing viewpoint	Low.

Susceptibility to change	High Viewers using Public Rights of Way (permissive path) for the enjoyment of the countryside.	Value	Medium Viewers from landscapes judged to be of moderate to good scenic quality.
SENSITIVITY OF VISUAL RECEPTORS	MEDIUM-HIGH SENSITIVITY		

Potential for significant effects

Potential for significant effects	None. The Site is largely screened by intervening vegetation, however it is likely that glimpses of rooftops would be visible through the vegetation (mainly in winter). However, once the new planting within the SANG land (and on Site) begins to mature, the glimpses of rooftops would likely be lost. A glimpse of lighting within the development may be visible at night during construction and in the short term following completion of the scheme (in winter), however, if visible this would scarcely be appreciated by receptors using the SANG. Overall, even in the short term where glimpses are seen, from this distance, the development would have little effect on the scene. The development has no potential for significant effects.
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