

APPENDIX E5: VISUAL EFFECTS TABLE (VET)

Ref (Receptor/Representative Viewpoint)	Receptor Type and Location (including approx. no. of dwellings where applicable)	Judged Sensitivity of Visual Receptor		Judged Magnitude of Visual Effects				Description/Notes	Overall Effect at Construction Phase	Overall Effect upon Completion	Overall Effect 10 Years Post Completion	Is the Overall Effect Significant?
		Susceptibility to Change	Value	Distance from Site Boundary (or Built Development where stated) (approx. m/km)	Nature of View	Is the View Permanent or Transient?	Size/Scale of Visual Effect (incl. degree of contrast/integration) (at Stages of Project)		Substantial Moderate Minor Negligible None	Substantial Moderate Minor Negligible None	Substantial Moderate Minor Negligible None	Yes No
		High Medium Low	High Medium Low		Full Partial Glimpse None		High Medium Low Negligible/None		Adverse or Beneficial	Adverse or Beneficial	Adverse or Beneficial	
A	RESIDENTS											
A1 VP18	77-78 Brick Kiln Cottages, Brick Kiln Lane	High	Medium	Adjacent to site boundary/ built development	Partial	Permanent	Construction: High-Medium Completion: High-Medium Year 10: Medium	<ul style="list-style-type: none"> Refer to Appendix E4 for baseline description. There will be close range views into the residential development (R5) from both ground and first floor level. Visibility beyond R5 will be limited due to the screening effects of the new housing itself together with Brickkiln Wood which encloses the cottages to the north-west, west and south. New tree and hedgerow planting along internal roads as well as on-plot landscaping with assist in softening the appearance of the built form. It is considered that resultant long term visual effects upon residents will be Moderate Adverse as landscaping becomes established. 	Substantial-Moderate Adverse	Substantial-Moderate Adverse	Moderate Adverse	No
A2 VP20	Tea Green	High	Medium	c.50m from site boundary/ c.70m from built development	Partial	Permanent	Construction: High-Medium Completion: Medium Year 10: Medium-Low	<ul style="list-style-type: none"> Refer to Appendix E4 for baseline description. The new residential development will be visible (R5) adjacent to the existing individual property fronting the village green. The proposed junction with Brick Kiln Lane (5) will also be visible. Views are likely to be experienced from ground and first floor level from properties with existing views into the site. However, the extent of visibility will be limited by new structure planting proposed along the development edge as well as new tree and hedgerow planting within the development itself which will soften and break up the appearance of the built form. It is considered that resultant visual effects upon residents will be Moderate-Minor Adverse overall. 	Substantial-Moderate Adverse	Moderate Adverse	Moderate-Minor Adverse	No

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									High Medium Low	High Medium Low	Full Partial Glimpse None	
A3	Crouchmoor Farm	High	Medium	Adjacent to site boundary/ c.15m from built development	Partial	Permanent	Construction: Medium Completion: Medium-Low Year 10: Medium-Low	<ul style="list-style-type: none"> Residents of the farm are likely to experience some visibility of the proposed residential development (R5, R6, R7), although the extent will depend upon the aspect of the farmhouse and window orientation. Existing vegetation within the curtilage of the farm will also minimise and restrict some visibility. New landscape planting proposed along the development boundaries together with internal planting will filter visibility and soften the appearance of the built form. Despite its close proximity, due to the localised containment of the farm it is considered that the proposed development will result in a Minor Adverse visual effect upon residents once planting becomes established. 	Moderate Adverse	Moderate-Minor Adverse	Minor Adverse	No
A4	Ivy Cottages	High	Medium	Adjacent to site boundary/ built development	Partial	Permanent	Construction: Medium Completion: Medium Year 10: Medium-Low	<ul style="list-style-type: none"> Residents are likely to experience first floor level views of the new residential development (R7). Landscape planting within the development itself will limit the extent of visibility and soften the appearance of the built form overall. There is also potential for views of the Primary School although these are likely to be from first floor level only, oblique and dependent upon window positions. Despite the close proximity of the cottages to the proposed development, resultant visual effects are judged to be Moderate-Minor Adverse due to natural screening provided by the existing mature hedgerow which defines the Chiltern Way. 	Moderate Adverse	Moderate Adverse	Moderate-Minor Adverse	No

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		High Medium Low	High Medium Low						Full Partial Glimpse None	High Medium Low Negligible/None	Adverse or Beneficial	
A5 VP24 VP25	Wandon End Farm/ Wandon End	Medium	Medium	Ranges from adjacent - c.200m from site boundary/ c.30m – 230m from built development		Permanent	Construction: Medium Completion: Medium-Low Year 10: Medium-Low	<ul style="list-style-type: none"> Refer to Appendix E4 for baseline description. Both potential receptors are relatively well contained by peripheral mature planting to the individual properties. Views are therefore likely to be limited as a result however where available they are likely to be of residential development (R7). There is also potential for glimpses of proposed junction 3 although this will be largely encompassed by new structure planting and will be limited and minimal. Existing hedgerow planting alongside Lower Road together with new landscaping as part of the proposed development's GI will help to reduce the amount and extent of visibility of the built form as well as softening its appearance generally. The extent of visibility will also depend upon the aspect of the existing properties and window orientation. The overall visual effect is judged to be Minor Adverse once planting establishes. 	Moderate Adverse	Moderate-Minor Adverse	Minor Adverse	No
A6 VP27 VP28	Wigmore	High-Medium	Medium	Ranges from c.140m – 15m from site boundary/ c.180m – 200m from built development	Partial	Permanent	Construction: Medium Completion: Medium-Low Year 10: Low	<ul style="list-style-type: none"> Refer to Appendix E4 for baseline description. Views will be of residential development (R8, R9), the Local Centre and Primary School and are likely to be predominantly from first floor level only, affecting relatively few residents due to the screening effects of existing built development as well as property aspect and window orientation. Any views of the proposed development will be in the context of the existing settlement edge and will not be out of character with the receptor setting. New tree and hedgerow planting proposed as part of the GI for the development will help to assimilate it within the landscape and soften the appearance of the built form. The visual effect upon residents is considered to be Minor Adverse once planting is established. 	Moderate Adverse	Moderate-Minor Adverse	Minor Adverse	No

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A7	Elmtree Avenue/ Luton Road	Medium	Medium	Ranges from adjacent – c.280m from site boundary/ c.70m – 350m from built development	Partial	Permanent	Construction: Medium Completion: Medium-Low Year 10: Low	<ul style="list-style-type: none"> Residents are likely to experience views of the new housing (R1b) however visibility will be mostly limited to properties closest to and fronting Luton Road, predominantly from first floor level with occasional ground level views. There is also potential for some visibility from properties further into the cul-de-sac although these will be filtered by existing tree planting. The existing mature hedgerow along the site perimeter forms a strong visual buffer, together with new planting proposed as part of the development's GI this will help minimise the extent of visible built form as well as softening its appearance. The resultant visual effect upon residents is judged to be Minor Adverse once planting establishes. 	Moderate Adverse	Moderate- Minor Adverse	Minor Adverse	No
A8 VP3	Properties adjacent to Cockernhoe village green/ site boundary	High-Medium	Medium	Ranges from adjacent – c.140m from site boundary/ c.20m – 180m from built development	Partial	Permanent	Construction: High-Medium Completion: Medium Year 10: Medium-Low	<ul style="list-style-type: none"> Refer to Appendix E4 for baseline description. Existing site boundary vegetation will heavily filter views of the new residential development (R1a, R1b) which will be a mix of single and 2 storey. There will also potential for views of the allotment gardens which are proposed adjacent to the site boundary. New structural landscaping along the site perimeter together with trees and hedgerows within the development itself will limit the visible extent of built form and soften its appearance. Resultant visual effects are assessed as Moderate-Minor Adverse once planting is established. 	Substantial- Moderate Adverse	Moderate Adverse	Moderate- Minor Adverse	No

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									High Medium Low	High Medium Low	Full Partial Glimpse None	
A9	Cockernhoe Farm/ Little Buttons Day Nursery	High	Medium	Adjacent to site boundary/ ranges from adjacent – c.80m from built development	Partial	Permanent	Construction: High-Medium Completion: High-Medium Year 10: Medium	<ul style="list-style-type: none"> There will be views of the new residential development with the majority being of R3 and Main Link Road which lie adjacent to the site boundary and that of the farm. The residential development at R1a, R1b are also likely to be visible, albeit some views will be oblique. There is also potential for views of the allotments. Avenue tree planting along the Main Link Road will help filter visibility of the built form, particularly that nearest the farm. New planting within the development itself will also help to soften the appearance of the buildings and minimise visibility overall. The resultant visual effect is considered to be Moderate Adverse once planting is established. 	Substantial-Moderate Adverse	Substantial-Moderate Adverse	Moderate Adverse	No
A10 VP6	79-80 Chalk Hill	High	Medium	Adjacent to site boundary/ built development	Partial	Permanent	Construction: High-Medium Completion: Medium Year 10: Medium-Low	<ul style="list-style-type: none"> Refer to Appendix E4 for baseline description. Views will primarily be of the All-Through School beyond the existing perimeter hedgerow and are likely to be available from ground and first floor level. However, existing hedgerow planting to both the property and site boundaries will limit ground floor level visibility. The Main Link Road will also be visible beyond the school and there are likely to be glimpsed/ partial views of residential development at R3. New tree and hedgerow planting as part of the school site proposals will soften the appearance of the built form as well as filtering views of it. The existing perimeter hedgerow will be reinforced with new planting to form a continuous boundary. Overall, the visual effect upon residents is judged to be Moderate-Minor Adverse once planting establishes. 	Substantial-Moderate Adverse	Moderate Adverse	Moderate-Minor Adverse	No

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(Receptor/Representative Viewpoint)		High Medium Low	High Medium Low	Full Partial Glimpse None	High Medium Low Negligible/None	Substantial Moderate Minor Negligible None	Adverse or Beneficial	Substantial Moderate Minor Negligible None	Adverse or Beneficial	Substantial Moderate Minor Negligible None	Yes No	
		A11 VP13	The Flints									High-Medium
A12 VP23	Brownings Cottages, Colemans Green	Medium	Medium	c.1.25km from site boundary/ c.1.3km from built development	Glimpse	Permanent	Construction: Medium-Low Completion: Medium-Low Year 10: Low-Negligible	<ul style="list-style-type: none"> Refer to Appendix E4 for baseline description. There is potential for residents to see the new housing (R5, R7) from both ground and first floor level. However, the extent of visibility will be limited by woodland planting and existing built development and will affect a very small number of properties. Structure planting proposed along the site's perimeter together with internal tree and hedgerow planting will further minimise any effect upon views. Overall, resultant visual effects are assessed as Minor Adverse-Negligible. 	Minor Adverse	Minor Adverse	Minor Adverse-Negligible	No
A13	Tankards Farm	High	Medium	Ranges from c.350m - 400m from site boundary/ c.400m – 430m from built development	Partial	Permanent	Construction: Medium Completion: Medium-Low Year 10: Low	<ul style="list-style-type: none"> Residents of the farm are likely to experience some visibility of the proposed residential development (R5, R6, R7) although the extent will depend upon the aspect of the farmhouse and window orientation. New landscape planting proposed along the development perimeter together with internal planting will filter visibility and soften the appearance of the built form. The resultant visual effect upon the farm residents is assessed as Minor Adverse once planting becomes established. 	Moderate Adverse	Moderate - Minor Adverse	Minor Adverse	No

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		High Medium Low	High Medium Low		Full Partial Glimpse None		High Medium Low Negligible/None		Adverse or Beneficial	Adverse or Beneficial	Adverse or Beneficial	
A14 VP22	The Heath	Medium	Medium	1.2km from site boundary/ c.1.5km from built development	Partial	Permanent	Construction: Medium Completion: Medium-Low Year 10: Low-Negligible	<ul style="list-style-type: none"> Refer to Appendix E4 for baseline description. There is potential for views of the proposed residential development (R5, R6, R7) beyond Tea Green however these are likely to be limited to first floor level only and will affect a very small number of properties with open westerly views. New planting along the site's eastern boundary will assist in minimising visibility of the built form as well as softening its appearance. Landscaping within the proposed development will also help to break up the roofscape, further limiting resultant effects. Overall, the visual effect upon residents is assessed as Minor Adverse-Negligible. 	Minor Adverse	Minor Adverse	Minor Adverse-Negligible	No
B	PROW USERS											
B1	Offley 001	High-Medium	Medium	Within the site	Partial	Transient	Construction: High-Medium Completion: Medium Year 10: Medium	<ul style="list-style-type: none"> The PROW will become more enclosed between existing woodland and new structure planting proposed around the new access roundabout from junction 3. The footpath will also cross the Main Link Road as it passes through this planted area. Residential development (R7) is likely to be visible through the new planting along the development edge. The resultant visual effect is assessed as Moderate Adverse overall. 	Substantial-Moderate Adverse	Moderate Adverse	Moderate Adverse	No

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		High Medium Low	High Medium Low						Full Partial Glimpse None	High Medium Low Negligible/None	Adverse or Beneficial	
B2 VP2 VP3 VP26	Offley 002/ The Chiltern Way	High-Medium	Medium	Within the site	Partial	Transient	Construction: High-Medium Completion: Medium Year 10: Medium-Low	<ul style="list-style-type: none"> Refer to Appendix E4 for baseline description. This PRow is relatively well enclosed by woodland planting for much of its route as it passes through the site and whilst the residential development will be visible it is likely to be glimpsed views through the vegetation only. There will be more open views of R7 where the footpath is less enclosed and there is also potential for glimpses of the Primary School. The PRow will be retained within a green corridor and will be enhanced with additional landscaping, particularly adjacent to R7 where the existing hedgerow is thinner. Views of the built development will be filtered and softened by existing as well as new tree and hedgerow planting. Overall, it is considered that the visual effect will be Moderate-Minor Adverse once planting establishes. 	Substantial-Moderate Adverse	Moderate Adverse	Moderate-Minor Adverse	No
B3 VP1	Offley 003	High-Medium	Medium	Adjacent to site boundary/ built development	Partial	Transient	Construction: High-Medium Completion: Medium Year 10: Medium	<ul style="list-style-type: none"> Refer to Appendix E4 for baseline description. There will be close range views of the residential development (R6, R7) from the PRow with the exception of a section which passes through Brickkiln Wood (there will be limited visibility from the woodland edge which would also be dependent upon direction of travel). The appearance of the new housing will be softened and filtered by landscape planting proposed along the development edges. Overall it is considered that there will be a Moderate Adverse effect upon local views once planting establishes. 	Substantial-Moderate Adverse	Moderate Adverse	Moderate Adverse	No
B4 VP10 VP11	Offley 007	High-Medium	Medium	Ranges from adjacent - c.170m from site boundary/ c.350m – 500m from built development	None	Transient	Construction: Negligible-None Completion: Negligible-None Year 10: Negligible-None	<ul style="list-style-type: none"> Refer to Appendix E4 for baseline description. This extremely channelled view is only likely to be of new structural landscaping proposed at the site perimeter. New built development will not be visible in the longer term and due to the landform it is unlikely that there will be any views of the All-Through School even in the shorter term. There will be no visual effects upon local views. 	None	None	None	No

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		High Medium Low	High Medium Low						Adverse or Beneficial	Adverse or Beneficial	Adverse or Beneficial		
B5 VP31	Offley 008	High-Medium	Medium	Adjacent to sports site boundary, c.780m from main site boundary/ c.800m from built development	Partial	Transient	Construction: Low Completion: Low-Negligible Year 10: Low-Negligible	<ul style="list-style-type: none"> Refer to Appendix E4 for baseline description. There will be views across the proposed sports pitches and, more distantly, of the new pavilion and associated car parking. There will be no views of the main development site. Overall, it is considered that the change from arable land to sports fields with new reinforcement hedgerow and tree planting has potential to bring benefits to local views resulting in a Negligible-Minor Beneficial visual effect once planting establishes. 	Minor Adverse	Negligible	Negligible-Minor Beneficial	No	
B6 VP15 VP16	Offley 023	High-Medium	Medium	Ranges from c.1050m - 470m from site boundary/ c.1080m - 550m from built development	Partial-Glimpse	Transient	Construction: Low-Negligible Completion: Low-Negligible Year 10: Negligible-None	<ul style="list-style-type: none"> Refer to Appendix E4 for baseline description. Views will be of new structure planting proposed between existing woodland blocks at the site perimeter. There is potential for glimpses of rooftops above the ridgeline in the short term however the overall visual effects are judged to be Negligible once planting is established. 	Minor Adverse-Negligible	Minor Adverse-Negligible	Negligible-None	No	
B7 VP7 VP8	Offley 027	High-Medium	Medium	Ranges from c.130m – 100m from site boundary/ c.190m – 100m from built development	Partial	Transient	Construction: Medium-Low Completion: Medium-Low Year 10: Low-Negligible	<ul style="list-style-type: none"> Refer to Appendix E4 for baseline description. The nature of the view will vary depending upon position along the PRow. There will be views of the proposed residential development (R3) and of the All-Through School and associated sports fields. Existing field boundary hedgerows combined with new landscape planting proposed as part of the development's GI will filter visibility of the new buildings as well as softening its appearance. The built form will be seen in the context of existing residential properties along Chalk Hill and Cockernhoe Farm. Once planting is established, the resultant visual effects are assessed as being Minor Adverse when nearer to the proposed development becoming Negligible when further away (towards the northernmost edge of the site). 	Moderate-Minor Adverse	Moderate-Minor Adverse	Minor Adverse-Negligible	No	

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		High Medium Low	High Medium Low						Adverse or Beneficial	Adverse or Beneficial	Adverse or Beneficial	
B8 VP30	Offley 039	High-Medium	Medium	c.140m from sports site boundary/ c.900m from main site boundary/ c.1km from built development	Glimpse	Transient	Construction: Negligible Completion: Negligible Year 10: Negligible	<ul style="list-style-type: none"> Refer to Appendix E4 for baseline description. There is potential for glimpsed views of the proposed development (R8, R9) through the existing mature tree planting bordering the PRow and site boundary. Given that the PRow has an existing urban context resultant effects upon local views will be no greater than Negligible. 	Negligible	Negligible	Negligible	No
B9 VP23	Kings Walden 009	High-Medium	Medium	c.1.25km from site boundary/ c.1.3km from built development	Glimpse	Transient	Construction: Medium-Low Completion: Medium-Low Year 10: Low-Negligible	<ul style="list-style-type: none"> Refer to Appendix E4 for baseline description. There is potential for visibility of the residential development (R5, R7). However, the extent of visibility will be limited by the flat landform, woodland planting and existing built development. Structure planting proposed along the site's perimeter together with internal tree and hedgerow planting will further minimise any effect upon views. Overall, resultant visual effects are assessed as Minor Adverse-Negligible. 	Minor Adverse	Minor Adverse	Minor Adverse-Negligible	No
B10 VP24	Kings Walden 010	High-Medium	Medium	c.300m from site boundary/ c.320m from built development	Partial	Transient	Construction: Medium Completion: Medium-Low Year 10: Medium-Low	<ul style="list-style-type: none"> Refer to Appendix E4 for baseline description. There will be views of the proposed residential development; predominantly R7, with potential for R5 and R6 to be more distantly visible. However, due to the flat landform combined with existing hedgerows views will be limited in extent. The appearance of the built form will be further filtered and softened by new structural landscaping proposed along the built development edge. Resultant visual effects are judged as Minor Adverse once planting is established. 	Moderate Adverse	Moderate-Minor Adverse	Minor Adverse	No

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									High Medium Low	High Medium Low	Full Partial Glimpse None	
B11 VP21 VP22	Kings Walden 013	High-Medium	Medium	Ranges from c.750m – 1.2km from site boundary/ c.780m – 1.5km from built development	Partial	Transient	Construction: Medium Completion: Medium-Low Year 10: Low-Negligible	<ul style="list-style-type: none"> Refer to Appendix E4 for baseline description. There is potential for views of the proposed residential development (R5, R6, R7) beyond Tea Green however views will be limited in extent due to the flat landform. New planting along the site's eastern boundary will assist in minimising visibility of the built form as well as softening its appearance. Landscaping within the proposed development will also help to break up the roofscape, further limiting resultant effects. Views will be transient and infrequent resulting in a Minor Adverse-Negligible visual effect overall. 	Minor Adverse	Minor Adverse	Minor Adverse-Negligible	No
B12 VP14	Kings Walden 038	High-Medium	Medium	c.1.9km from site boundary/ 2km from built development	Glimpse	Transient	Construction: Negligible Completion: Negligible Year 10: Negligible	<ul style="list-style-type: none"> Refer to Appendix E4 for baseline description. Whilst views of the proposed residential development are highly unlikely given the natural screening provided by Stubbocks Wood and intervening hedgerow planting, there is potential for glimpsed views of the All-Through School although these would be very distant and limited to the uppermost parts of the new building if at all. Resultant visual effects upon local views will be no greater than Negligible. 	Negligible	Negligible	Negligible	No
B13 VP12	Lilley 004	High-Medium	Medium	c.2.75km from site boundary/ built development	None	Transient	Construction: None Completion: None Year 10: None	<ul style="list-style-type: none"> Refer to Appendix E4 for baseline description. There will not be any views of the proposed development due to it being located beyond the ridgeline. Existing woodland upon the ridgeline also provides an effective screen. 	None	None	None	No

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		Susceptibility to Change	Value	Distance from Site Boundary (or Built Development where stated) (approx. m/km)	Nature of View	Is the View Permanent or Transient?	Size/Scale of Visual Effect (incl. degree of contrast/integration) (at Stages of Project)		Substantial Moderate Minor Negligible None	Substantial Moderate Minor Negligible None	Substantial Moderate Minor Negligible None	Yes No
		High Medium Low	High Medium Low		Full Partial Glimpse None		High Medium Low Negligible/None		Adverse or Beneficial	Adverse or Beneficial	Adverse or Beneficial	
C	ROAD USERS											
C1 VP17 VP19	Brick Kiln Lane	Low	Medium	Within the site/ adjacent to site boundary/ built development	Partial	Transient	Construction: High-Medium Completion: Medium Year 10: Medium-Low	<ul style="list-style-type: none"> Refer to Appendix E4 for baseline description. The extent of visibility of the proposed development will vary along the length of the lane depending upon location and direction of travel. Views will be apparent to either side of the lane however Brickkiln Wood will prevent views for a short section of it. Where views are available they will predominantly be of residential development (R3, R4, R5, R6) as well as the All-Through School, proposed junctions 4,5 a LEAP and Artificial Turf Pitch. Existing hedgerow planting along the roadside is intermittent and will be reinforced with new trees and hedgerows to provide a continuous landscaped edge to the proposed development. This will filter and soften views of the new buildings and recreational facilities. Landscape planting within the development itself will further soften and filter visibility. Views would be infrequent and transient and are considered to result in a Moderate-Minor Adverse visual effect overall. 	Substantial-Moderate Adverse	Moderate Adverse	Moderate-Minor Adverse	No
C2 VP25	Lower Road	Low	Medium	Adjacent to site boundary/ built development	Partial	Transient	Construction: Medium Completion: Medium Year 10: Low	<ul style="list-style-type: none"> Refer to Appendix E4 for baseline description. Views are likely to be limited to residential development (R7). Existing hedgerow planting alongside the road together with new landscaping as part of the proposed development's GI will help to reduce the amount and extent of visibility of the built form as well as softening its appearance generally. The extent of visibility will also depend upon location on the road and direction of travel. It is also likely that proposed junction 3 will be visible, albeit the majority will be encompassed within new structural landscaping resulting in limited and minimal views. Views will be infrequent and transient and the overall visual effect is judged to be Minor Adverse once planting establishes. 	Moderate Adverse	Moderate-Minor Adverse	Minor Adverse	No

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		Susceptibility to Change	Value	Distance from Site Boundary (or Built Development where stated) (approx. m/km)	Nature of View	Is the View Permanent or Transient?	Size/Scale of Visual Effect (incl. degree of contrast/integration) (at Stages of Project)		Substantial Moderate Minor Negligible None	Substantial Moderate Minor Negligible None	Substantial Moderate Minor Negligible None	Yes No
		High Medium Low	High Medium Low						Adverse or Beneficial	Adverse or Beneficial	Adverse or Beneficial	
C3 VP29	Crawley Green Road	Low	Medium	c.170m from site boundary/ c.300m from built development	Partial	Transient	Construction: Medium Completion: Low Year 10: Low	<ul style="list-style-type: none"> Refer to Appendix E4 for baseline description. There will be views of the proposed residential development (R9) together with junction 1 in the foreground, beyond which R1b will be visible. Views will also extend towards R2 and R3 on higher ground further into the site. The new housing will be seen in the context of existing residential development adjacent to Crawley Green Road and will not out of character within its setting. Landscape planting around the proposed junction and development perimeter, as well as that within green corridors and throughout the built development areas, will filter views and soften the appearance of the buildings limiting the extent of visibility overall. Views will be transient and infrequent and are judged to be Minor Adverse-Negligible once planting is established. 	Moderate-Minor Adverse	Minor Adverse	Minor Adverse-Negligible	No
C4 VP5	Luton Road	Low	Medium	c.30m from site boundary/ built development	Partial-Glimpse [depending on location]	Transient	Construction: Medium Completion: Medium-Low Year 10: Low	<ul style="list-style-type: none"> Refer to Appendix E4 for baseline description. It is likely that there will be views of proposed junction 1 and of the residential development (R1b) where the road abuts the site boundary opposite Elmtree Avenue. Proposed landscape planting along the site perimeter will help to minimise the visible extent of built development and will also soften its appearance. Views will be less likely further along the road where it is separated from the site boundary due to intervening structure planting and existing residential properties including Cockernhoe Farm. Overall the resultant visual effects are assessed as Minor Adverse-Negligible once planting establishes. 	Minor Adverse	Minor Adverse	Minor Adverse-Negligible	No

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		Susceptibility to Change	Value	Distance from Site Boundary (or Built Development where stated) (approx. m/km)	Nature of View	Is the View Permanent or Transient?	Size/Scale of Visual Effect (incl. degree of contrast/integration) (at Stages of Project)		Substantial Moderate Minor Negligible None	Substantial Moderate Minor Negligible None	Substantial Moderate Minor Negligible None	Yes No
		High Medium Low	High Medium Low		Full Partial Glimpse None		High Medium Low Negligible/None		Adverse or Beneficial	Adverse or Beneficial	Adverse or Beneficial	
C5 VP9	Chalk Hill	Medium-Low	Medium	Adjacent to site boundary/ built development	Partial [depending on location]	Transient	Construction: Medium Completion: Medium-Low Year 10: Low	<ul style="list-style-type: none"> Refer to Appendix E4 for baseline description. There will be views of the All-Through School and junction 2 however these will only be experienced when passing by the proposed development area. New landscape planting along the site boundary/ All-Through School perimeter will help filter visibility of the school building and soften its appearance. Views will be transient and infrequent for a short section of Chalk Hill only and are judged to be Minor Adverse-Negligible overall. 	Moderate-Minor Adverse	Minor Adverse	Minor Adverse-Negligible	No
C6 VP13	Hollybush Hill	Medium-Low	Medium	c. 2.9km from site boundary/ built development	Glimpse	Transient	Construction: Negligible Completion: Negligible Year 10: Negligible	<ul style="list-style-type: none"> Refer to Appendix E4 for baseline description. It is likely that new structure planting proposed at the northern perimeter of the development, bordering the All-Through School site will be visible albeit distantly. Given the distance and the transient and infrequent nature of any potential views, visual effects are assessed as Negligible. 	Negligible	Negligible	Negligible	No
C7	Lilley Bottom	Medium-Low	Medium	c.1050m from site boundary/ c.1080m from built development	None	Transient	Construction: None Completion: None Year 10: None	<ul style="list-style-type: none"> Owing to the localised topography there will not be any views of the proposed development from the bottom of Lilley valley. Furthermore, the hedgerow planting along Lilley Bottom limits visibility of the valley slope and views towards the proposed development, the built elements of which will be beyond the ridgeline in any event. 	None	None	None	No

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		Susceptibility to Change	Value	Distance from Site Boundary (or Built Development where stated) (approx. m/km)	Nature of View	Is the View Permanent or Transient?	Size/Scale of Visual Effect (incl. degree of contrast/integration) (at Stages of Project)		Substantial Moderate Minor Negligible None	Substantial Moderate Minor Negligible None	Substantial Moderate Minor Negligible None	Yes No
		High Medium Low	High Medium Low		Full Partial Glimpse None		High Medium Low Negligible/None		Adverse or Beneficial	Adverse or Beneficial	Adverse or Beneficial	
C8 VP20	Stony Lane	Medium-Low	Medium	c.50m from site boundary/ built development	Partial [depending on location]	Transient	Construction: Medium Completion: Medium Year 10: Low	<ul style="list-style-type: none"> Refer to Appendix E4 for baseline description. It is likely there will be views of structure planting proposed adjacent to R5, between existing woodland blocks at the north-eastern edge of the site. There will be views of the residential development (R5) and junction 5 when passing through Tea Green although the housing will be filtered and softened by new landscape planting proposed along the site boundary. Residential development at R7 will also be visible beyond existing hedgerow planting along the roadside however views will be further filtered and softened by new structure planting proposed along the built development edges. Overall, resultant visual effects are judged to be Minor Adverse. 	Moderate Adverse	Moderate-Minor Adverse	Minor Adverse	No
D	OTHER											
D1 VP4	Cockernhoe Primary School	Low	Medium	C.140m from site boundary/ c.160m from built development	Glimpse	Permanent	Construction: Medium-Low Completion: Low Year 10: Negligible	<ul style="list-style-type: none"> Refer to Appendix E4 for baseline description. Glimpsed views of the residential development (R1b) are likely through existing mature tree planting bordering the site with potential for glimpses beyond (where single storey are located) to R2/ R3. Additional landscape planting along the built development edge as well as throughout the development itself will further filter views as well as assist in breaking up and softening the appearance of the housing which will be seen in the context of existing properties fronting Luton Road. The visual effect is considered to be negligible overall. 	Minor Adverse	Minor Adverse-Negligible	Negligible	No