

Appendix G6: Visual Effects Table

Visual Effects Table, Part 1: Baseline and Sensitivity						
Viewpoint No. and Location	Designation, Landscape Character Area/Type and Approx. Distance to Site Boundary	Description of Baseline View	Type of View and Number of Users	Value of Views	Susceptibility to Change	Overall Sensitivity of Receptor
1. Kendrick Road looking east towards western margin of the site	<u>Designation:</u> None <u>LCA:</u> Urban edge of Wash Common <u>Distance:</u> 20m	A filtered view of the land lying west of Warren Farm (LCC5: Warren Lodge Fields) through a field gate. Warren Lodge in its woodland setting is glimpsed on opposite of paddocks. Existing housing adjacent to the viewpoint is prominent in the foreground. Telegraph wires lie above the location of the viewpoint. <u>Night-time:</u> Predominantly dark landscape, except for light sources associated with adjacent dwellings.	Few motorists and pedestrians. Private dwellings lie adjacent to viewpoint.	Low	Medium	Medium
2. Warren Road looking east towards public right of way entrance into western part of the site	<u>Designation:</u> Public footpath <u>LCA:</u> Urban edge of Wash Common <u>Distance:</u> 80m	Footpath lies within an old greenway, and its entrance is framed by tree and under planting to either side. The roof of the nearest buildings within Park School and Sports College glimpsed above roadside hedge in left (north) of view. Existing housing along Warren Road prominent in right of view. Visibility of school buildings varies as observer proceeds along route. <u>Night-time:</u> A few light sources from adjacent dwellings; also floodlighting within the school when outdoor pitches in use.	Few motorists and pedestrians. Private dwellings lie adjacent to viewpoint.	Low	Medium	Medium
3a. Car park of Newbury Rugby Football Club, looking south towards western part of the site 3b. Road leading to Falkland Surgery and Newbury Rugby Football Club, looking south towards western part of the site	<u>Designation:</u> None <u>LCA:</u> Berkshire LCT H: Woodland and Heathland LCA H2: Greenham <u>Distance:</u> 60-70m	Viewpoints 3a and 3b show slightly different views of the site that are available from the vicinity of the rugby club; both views are dominated by foreground highway infrastructure, parking, fencing and lighting structures. The club house and recent David Lloyd buildings are prominent in the foreground of the views. The wooded areas of LCC 2a: Crook's Copse, 2c: Slockett's Copse and 2d: Barn Copse limited the extent to the visible site area to its very north-west edge. From Viewpoint 3a, there is a funnel view along the LCC 1a: Central Valley, which is partly filtered by perimeter planting around the rugby club car park. The mounded area at the edge of the car park, to the left (east) of the valley, lies within the red line site boundary. <u>Night-time:</u> Skyglow above urban area of Newbury; street lighting along Monks Lane. Light sources from buildings and car park; and also floodlighting when pitches in use within NRFC and Park House School and Sports College.	Many visitors/spectators to club, and motorists/pedestrians visiting surgery/pharmacy.	Low	Low	Low
4. Rupert Road, looking south towards northern edge of the site	<u>Designation:</u> None <u>LCA:</u> Urban edge of Newbury <u>Distance:</u> 70m	The private dwellings lining either side of this street frame the view towards the northern edge of the site, which lies behind the tall roadside hedge along Monk's Lane. LCC 2a: Crook's Copse is seen on the skyline above the hedge. Traffic flow is busy along the road, which together with the street lighting and telegraph poles further urbanise the view. Upper floor windows from the adjacent dwellings will have a view over the hedge. <u>Night-time:</u> Street lighting along Monks Lane and Rupert Road, together with light sources from adjacent housing.	Moderate number of motorists and pedestrians. Private dwellings lie adjacent to viewpoint.	Low	High	Medium
5. Monks Lane, looking south towards north-east corner of the site	<u>Designation:</u> None <u>LCA:</u> Urban edge of Newbury <u>Distance:</u> 30m	The tall roadside hedge screens the view into the north-east margin of the site, except where there is a gap at the field gate, through which LCC 7: Northern Parkland area can be glimpsed. LCC 2a: Crook's Copse is seen on the skyline above the hedge. The footpath entrance into Newbury College can be seen further left (east) in the view, where it crosses the very north-east corner of land within the red line boundary. Traffic, roundabout signage, street lighting and telegraph poles are dominant in the foreground of this urban view. Upper floor windows from the adjacent dwellings will have a view over the hedge. <u>Night-time:</u> Street lighting along Monks Lane and A339 roundabout; and also, Newbury College building and car park lighting.	Many motorists, and moderate number of cyclists and pedestrians. Private dwellings lie adjacent to viewpoint.	Low	Low	Low

Terminology for Visual Effect:

Type of View:	Glimpsed, Open, Oblique, Framed, Filtered
Number of Viewers:	Few, Moderate, Many
Value of Views:	High, Medium, Low
Susceptibility to Change:	High, Medium, Low
Overall Sensitivity of Receptor:	High, Medium, Low
Size/Scale of Effect:	Major, Moderate, Slight, Negligible, Neutral, No Change

Geographical Extent of Effect:	(Descriptive)
Reversibility:	Reversible within a given timescale, Irreversible
Overall Magnitude of Effect:	Major, Moderate, Slight, Negligible, Neutral, No Change
Nature of Effect:	Adverse, Beneficial, Neutral, Direct, Indirect,
Significance:	Substantial, Moderate, Minor, Negligible

Abbreviations:

NCA:	National Character Area
LCA:	Landscape Character Area
PROW:	Public Rights of Way

Visual Effects Table, Part 1: Baseline and Sensitivity						
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6. Car park of Newbury College near to the Construction Training Workshop, looking west towards north-east part of the site	<u>Designation:</u> None <u>LCA:</u> Berkshire LCT H: Woodland and Heathland LCA H2: Greenham <u>Distance:</u> 55m	There is a filtered view above the low perimeter planting of the college into the north-west part of the site (LCC 7: Northern Parkland), where it lies in front of LCC 2a: Crook's Copse and 2c: Slockett's Copse. These two woodlands, together with LCC 2b: High Wood, create a wooded skyline. The rooftops of housing along Monk's Lane can be seen in the right (north) of the view, above the roadside hedge. The foreground of the view is dominated by car parking, associated lighting structures and trees underplanted by low shrubs. A glimpse view into the end of LCC 1b: Northern Valley is possible by moving towards the edge of the car park. The main college building lies behind the viewer, and the edge of the Construction Training Workshop can be seen in the left (south) of the view. There are more open views across the site from the upper floors of the main college building. <u>Night-time:</u> Car park lighting and street lighting along Monks Lane.	Many visitors/students/lecturers.	Low	Low	Low
7a Health Walk, looking north-west towards north-east part of the site 7b. Health Walk, looking south-west towards the south-east margin of the site	<u>Designation:</u> None <u>LCA:</u> Berkshire LCT H: Woodland and Heathland LCA H2: Greenham <u>Distance:</u> 10m (although direction of photograph is looking towards site boundary some 13m distance away)	The edge of LCC 7: Northern Parkland can be seen below the floodlights within Newbury Rugby Football Club, to the right (north) LCC 2b: High Wood, which forms a skyline feature. To the right of the rugby club, the buildings within Newbury College are seen on the skyline. To the left of High Wood, there is a view across LCC 6: Eastern Parkland towards the countryside around Newton Common and beyond to the AONB. <u>Night-time:</u> Building and car park lighting within Newbury College; floodlighting within Newbury Rugby Football Club when pitches in use; and street lighting along A339.	Moderate number of walkers.	Medium	Medium to High	Medium to High
8a. Sandleford Priory, St. Gabriel's School, looking west towards south-east part of the site	<u>Designation:</u> Grade II Registered Park and Garden of Special Historic Interest; and Grade I listed school building <u>LCA:</u> Berkshire LCT H: Woodland and Heathland LCA H2: Greenham <u>Distance:</u> 170m	Taken adjacent to the entrance to the listed school building. Both views look across LCC 6: Eastern Parkland and LCC 3: Southern Parkland within the site, towards the distant countryside around Penwood. Views into the northern part of the site are screened by the existing woodland blocks within the site (e.g. LCC 2b: High Wood), which form skyline features. The busy, lit A339 Newtown Road lies in the mid-ground of the view in front of the site, and associated roadside planting filters views into the lower southern site area. Further south in the parkland (including the approach drive, a short section of the adjoining A339 where there is a gap in the roadside vegetation, and eastern section of the site footpath), there is funnel view between Dirty Ground Copse and Gorse Covert in the central part of the site. <u>Night-time:</u> Street lighting along A339; and also, skyglow further north above urban area of Newbury.	Many visitors/students/teachers.	High	Medium	High
8b. From Sandleford Priory, first floor window from St Gabriel's School (west elevation) looking west towards the site <i>Photograph shown as part of photomontage presentation sheet, in Appendix G4.</i>	<u>Designation:</u> Grade II Registered Park and Garden of Special Historic Interest; and Grade I Listed school building <u>LCA:</u> Berkshire LCT H: Woodland and Heathland LCA H2: Greenham <u>Distance:</u> 170m	View through first floor window of St Gabriel's School, in the southern wing of the Listed school building. The view overlooks the school car park and busy A339 road corridor towards LCC 6: Eastern Parkland and LCC 3: Southern Parkland within the site, and the distant countryside around Penwood. Views into the northern part of the site are screened by the existing woodland blocks within the site (e.g. LCC 2b: High Wood), which form skyline features. <u>Night-time:</u> Street lighting along A339; and also, skyglow further north above urban area of Newbury.	Many visitors/students/teachers.	High	High	High
9. Public right of way near B4640 to the west of Newtown Common, looking north towards southern part of the site	<u>Designation:</u> Open Access Land and Public Footpath <u>LCA:</u> Basingstoke and Deane LCA 1: Highclere and Burghclere <u>Distance:</u> 450m	A gap view over a field gate where there is a break in hedgerow planting between properties. The southern part of the site (e.g. LCC 6: Eastern Parkland and LCC 3: Southern Parkland) is seen set below the woodland areas lying further north, on the skyline. St. Gabriel's School within the western edge of Sandleford Priory is seen further right (east) in the view, as is traffic on the A339 Newtown Road. Adjacent dwellings will have a similar view. <u>Night-time:</u> Skyglow above urban area of Newbury, and street lighting along A339. B4640 unlit.	Few walkers. Private dwellings lie adjacent to viewpoint.	Low	Medium to High	Medium to High

Terminology for Visual Effect:

Type of View: Glimpsed, Open, Oblique, Framed, Filtered
 Number of Viewers: Few, Moderate, Many
 Value of Views: High, Medium, Low
 Susceptibility to Change: High, Medium, Low
 Overall Sensitivity of Receptor: High, Medium, Low
 Size/Scale of Effect: Major, Moderate, Slight, Negligible, Neutral, No Change

Geographical Extent of Effect: (Descriptive)
 Reversibility: Reversible within a given timescale, Irreversible
 Overall Magnitude of Effect: Major, Moderate, Slight, Negligible, Neutral, No Change
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 Significance: Substantial, Moderate, Minor, Negligible

Abbreviations:

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Visual Effects Table, Part 1: Baseline and Sensitivity						
Viewpoint No. and Location	Designation, Landscape Character Area/Type and Approx. Distance to Site Boundary	Description of Baseline View	Type of View and Number of Users	Value of Views ▶	Susceptibility to Change ▶	Overall Sensitivity of Receptor
10. Junction of Well Street and public right of way at western edge of Newtown, looking north towards southern part of the site	<u>Designation:</u> Open Access Land and Public Footpath <u>LCA:</u> Basingstoke and Deane LCA 1: Highclere and Burghclere <u>Distance:</u> 590m	One of a series of intermittent views over lower/gappy sections of roadside hedge as drivers travel north along the road. A sliver of LCC 6: Eastern Parkland can be seen below LCC 2b: High Wood, which forms part of the wooded skyline of the site. Adjacent dwellings will have a similar view. <u>Night-time:</u> Skyglow above urban area of Newbury.	Moderate number of motorists and few pedestrians. Private dwellings lie adjacent to viewpoint.	Low	Low	Low
11. Public right of Way on site, adjacent to the A339	<u>Designation:</u> Public Right of Way <u>LCA:</u> Berkshire LCT H: Woodland and Heathland LCA H2: Greenham <u>Distance:</u> Lies within site	Viewpoint lies in front of <i>Viewpoint 12</i> . View across southern meadow area of the site, and central valley, towards the existing woodland blocks on the skyline. There is a gap view into the central part of the site between Dirty Ground Copse and Gorse Covert.	Many walkers.	Medium	High	High
12. A339 (Newtown Road), adjacent to St. Gabriel's School entrance, looking west over site <i>Viewpoint located approximately 36m to the east of Viewpoint 11.</i>	<u>Designation:</u> None <u>LCA:</u> Berkshire LCT H: Woodland and Heathland LCA H2: Greenham <u>Distance:</u> 14m	View across busy A339 road corridor into the southern meadow area of the site, and central valley, with the existing woodland blocks of Dirty Ground Copse and Gorse Covert on the skyline. High Wood is seen in the near distance beyond the Eastern Parkland. <u>Night-time:</u> Street lighting along A339; and also, skyglow further north above urban area of Newbury.	Many motorists and some pedestrians.	Low	Low	Low
13. A339 (Newtown Road), opposite The Castle School, looking west at the proposed eastern site entrance	<u>Designation:</u> None <u>LCA:</u> Berkshire LCT H: Woodland and Heathland LCA H2: Greenham <u>Distance:</u> Lies within site	View across busy road corridor, bound by tall unclipped mixed native hedgerows up to 5m tall, and some scattered trees on the road's eastern side. Numerous tall lighting columns and a bus stop form vertical elements along the road. The eastern part of the site is seen through the bare winter branches of the hedgerow and The Castle School can be seen through the vegetation, with Newbury College glimpsed beyond. The entrance to Veolia Environmental Services recycling centre is visible in the left of the view with houses off Deadman's Lane seen beyond. <u>Night-time:</u> Street lighting along A339; and also, filtered view of lighting associated with school and college buildings.	Many motorists and some pedestrians.	Low	Low	Low
Sequential Views from Public Footpath within Application Boundary (Views are described from east to west along the route in the table below, with reference to the photosheets given in Appendix G10)						
11. Public right of Way on site, adjacent to the A339 ES Assessment Viewpoint	<u>Designation:</u> Public Right of Way <u>LCA:</u> Berkshire LCT H: Woodland and Heathland LCA 3D: Eastern Parkland <u>Distance:</u> Lies within the site	Distinct landscape features: Parkland setting, open aspect, with woodland views in the distance. Open view across southern meadow area of the site, and central valley, towards the existing woodland blocks on the skyline. There is a glimpsed oblique view into the central part of the site, through gap between Dirty Ground Copse and Gorse Covert.	Many walkers.	Medium	High	High
14. Moving westwards, looking north-west	<u>Designation:</u> Public Right of Way <u>LCA:</u> Berkshire LCT H: Woodland and Heathland LCA 3D: Eastern Parkland <u>Distance:</u> Lies within site	Distinct landscape features: Parkland setting, open aspect, with woodland views in the distance. Open view of arable fields in foreground. High Wood is dominant in the middle ground with vegetation within between Dirty Ground Copse and Gorse Covert visible in the distance. There is a glimpsed oblique view of higher ground within site between Dirty Ground Copse and Gorse Covert.	Many walkers.	Medium	High	High

Terminology for Visual Effect:

Type of View: Glimpsed, Open, Oblique, Framed, Filtered
 Number of Viewers: Few, Moderate, Many
 Value of Views: High, Medium, Low
 Susceptibility to Change: High, Medium, Low
 Overall Sensitivity of Receptor: High, Medium, Low
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15. Moving westwards (at intersection with existing track), looking north-west	<u>Designation:</u> Public Right of Way <u>LCA:</u> Berkshire LCT H: Woodland and Heathland LCA 3D: Eastern Parkland <u>Distance:</u> Lies within site	Distinct landscape features: Parkland setting, open aspect, with woodland views in the distance. Open view of arable fields in foreground. High Wood is dominant in the middle ground with vegetation within between Dirty Ground Copse and Gorse Covert visible in the distance. Woodland vegetation within Brickkiln Copse, and other woodland vegetation to the west in view as well. There is a glimpsed oblique view of higher ground within the site between Dirty Ground Copse and Gorse Covert.	Many walkers.	Medium	High	High
16. Moving westwards, looking north-west	<u>Designation:</u> Public Right of Way <u>LCA:</u> Berkshire LCT H: Woodland and Heathland LCA 3D: Eastern Parkland <u>Distance:</u> Lies within site	Distinct landscape features: Parkland setting, open aspect, with woodland views in the distance. View of arable fields in foreground, limited by vegetation in middle ground. Woodland vegetation (Waterleaze Copse LCA 2h) along watercourse intersecting footpath is dominant in middle ground. Views of the central part of the site are obscured by the vegetation.	Many walkers.	Medium	High	High
17. North of Waterleaze Copse, looking north-west	<u>Designation:</u> Public Right of Way <u>LCA:</u> Berkshire LCT H: Woodland and Heathland LCA 3D: Eastern Parkland <u>Distance:</u> Lies within site	Distinct landscape features: Parkland setting, open aspect, with woodland views in the distance. View of vegetation along footpath dominant in the foreground. There is a framed view of central part of the site, between vegetation within Dirty Ground Copse and Gorse Covert. Vegetation within Brickkiln Copse is visible in the distance beyond the open fields in the left of the view, and vegetation within High Wood is visible to the right.	Many walkers.	Medium	High	High
18. Moving westwards along PROW, looking north-west	<u>Designation:</u> Public Right of Way <u>LCA:</u> Berkshire LCT H: Woodland and Heathland LCA 3e: Southern Parkland <u>Distance:</u> Lies within site	Distinct landscape features: Parkland setting, open aspect with gently rolling landform, with woodland views in the distance. Vegetated footpath corridor and enclosure provided by adjacent woodland. View of hedgerow vegetation along footpath dominant in the foreground. There is a framed view of central part of the site between vegetation within Dirty Ground Copse and Gorse Covert. Vegetation within Brickkiln Copse is visible in the distance beyond the open fields in the left of the view, and vegetation within High Wood is visible to the right.	Many walkers.	Medium	High	High
18. Moving westwards along PROW, looking south-east	<u>Designation:</u> Public Right of Way <u>LCA:</u> Berkshire LCT H: Woodland and Heathland LCA 3e: Southern Parkland <u>Distance:</u> Lies within site	Distinct landscape features: Parkland setting, open aspect with gently rolling landform, with woodland views in the distance. Vegetated footpath corridor and enclosure provided by adjacent woodland. There are open views across the site, and beyond A339, of higher ground within the surrounding countryside, and also views towards Sandleford Priory. Vegetation along the watercourse and within High Wood are visible.	Many walkers.	Medium	High	High
19. Moving north-west, looking north-west	<u>Designation:</u> Public Right of Way <u>LCA:</u> Berkshire LCT H: Woodland and Heathland LCA 3e: Southern Parkland <u>Distance:</u> Lies within site	Distinct landscape features: Parkland setting, open aspect with gently rolling landform. Vegetated footpath corridor and enclosure provided by adjacent woodland. View of the hedgerow vegetation along footpath dominant in the foreground. Open view of arable land in the foreground. Vegetation within Gorse Covert and Dirty Ground Copse is visible in the background. There is a glimpsed view of the central part of the site through the vegetation in the foreground.	Many walkers.	Medium	High	High

Terminology for Visual Effect:

Type of View: Glimpsed, Open, Oblique, Framed, Filtered
 Number of Viewers: Few, Moderate, Many
 Value of Views: High, Medium, Low
 Susceptibility to Change: High, Medium, Low
 Overall Sensitivity of Receptor: High, Medium, Low
 Size/Scale of Effect: Major, Moderate, Slight, Negligible, Neutral, No Change

Geographical Extent of Effect: (Descriptive)
 Reversibility: Reversible within a given timescale, Irreversible
 Overall Magnitude of Effect: Major, Moderate, Slight, Negligible, Neutral, No Change
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20. From the southern edge of Gorse Covert, looking north-west	<u>Designation:</u> Public Right of Way <u>LCA:</u> Berkshire LCT H: Woodland and Heathland LCA 3b: Western Parkland <u>Distance:</u> Lies within site	Distinct landscape features: Woodland setting, open aspect with gently rolling landform. Visual enclosure provided by adjacent woodland to the north, east and south. Enclosed view looking through part of Gorse Covert down the path towards a larger clearing in the woodland; the existing hedge, visible in the right of the view. Some semi-open views of the central part of the site to the right in the view.	Many walkers.	Medium	High	High
20. From the southern edge of Gorse Covert, looking south-east	<u>Designation:</u> Public Right of Way <u>LCA:</u> Berkshire LCT H: Woodland and Heathland LCA 3b: Western Parkland <u>Distance:</u> Lies within site	Distinct landscape features: Woodland setting, open aspect with gently rolling landform. Visual enclosure provided by adjacent woodland to the north, east and south. Hedgerow vegetation along the footpath and within the fringes of Gorse Covert are visible in the foreground. Vegetation along the watercourse (Waterleaze Copse) is also visible. Beyond the A339, there are views of higher ground within the surrounding countryside, and also views towards Sandleford Priory, and some long-distance views of woodland within Newtown Common.	Many walkers.	Medium	High	High
21. Further west along PROW, just beyond Gorse Covert	<u>Designation:</u> Public Right of Way <u>LCA:</u> Berkshire LCT H: Woodland and Heathland LCA 3b: Western Parkland <u>Distance:</u> Lies within site	Distinct landscape features: Woodland setting, open aspect with gently rolling landform. Visual enclosure provided by adjacent woodland to the north, east and south. Open views across the rolling landform within the eastern part of the site, enclosed by views of vegetation along the site boundary. Field hedgerow vegetation is visible in the foreground, in the right of the view.	Many walkers.	Medium	High	High
22. Further west along PROW, through the middle of the field parcel along western site boundary	<u>Designation:</u> Public Right of Way <u>LCA:</u> Berkshire LCT H: Woodland and Heathland LCA 3b: Western Parkland <u>Distance:</u> Lies within site	Distinct landscape features: Woodland setting, open aspect with gently rolling landform. Visual enclosure provided by adjacent woodland to the north, east and south. Open views across the rolling landform within the eastern part of the site, enclosed by views of vegetation along the site boundary. Vegetation within Dirty Ground Copse and Barn Copse is visible in the foreground, in the right of the view. School building, to the north of the site, is glimpsed through the boundary vegetation.	Many walkers.	Medium	High	High
23. Further west along PROW, through the field parcel along western site boundary	<u>Designation:</u> Public Right of Way <u>LCA:</u> Berkshire LCT H: Woodland and Heathland LCA 3b: Western Parkland <u>Distance:</u> Lies within site	Distinct landscape features: Woodland setting, open aspect with gently rolling landform. Visual enclosure provided by adjacent woodland to the north, east and south. Open views across the rolling landform within the eastern part of the site, enclosed by views of vegetation along the site boundary. Vegetation within Barn Copse is visible in the foreground, in the right of the view. School building, to the north of the site, is glimpsed through the boundary vegetation	Many walkers.	Medium	High	High
24. Further west along PROW, through the field parcel along western site boundary, looking south-east	<u>Designation:</u> Public Right of Way <u>LCA:</u> Berkshire LCT H: Woodland and Heathland LCA 3b: Western Parkland <u>Distance:</u> Lies within site	Distinct landscape features: Woodland setting, open aspect with gently rolling landform. Visual enclosure provided by adjacent woodland to the north-west and south. Open views across the relatively level field in foreground. Vegetation within Dirty Ground Copse and Gorse Covert is visible in the middle ground and forms the skyline in the view.	Many walkers.	Medium	High	High

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25. Further west along the PROW through the field parcel, at the site boundary at Warren Road, looking south-east	<u>Designation:</u> Public Right of Way <u>LCA:</u> Berkshire LCT H: Woodland and Heathland LCA 3b: Western Parkland <u>Distance:</u> Lies within site	Distinct landscape features: woodland setting, gently rolling landform. Visual enclosure provided by adjacent woodland to south. Framed open view across the relatively level field in foreground. Vegetation within the hedgerow running along the footpath, Gorse Covert and boundary vegetation along site boundary frame the view and create a sense of physical and visual enclosure.	Many walkers.	Medium	High	High
2. Warren Road looking east towards public right of way entrance into western part of the site ES Assessment Viewpoint	<u>Designation:</u> None <u>LCA:</u> Urban edge of Wash Common <u>Distance:</u> 80m	Footpath lies within an old greenway, and its entrance is framed by tree and underplanting to either side. The roof of the nearest buildings within Park School and Sports College glimpsed above roadside hedge in left (north) of view. Existing housing along Warren Road prominent in right of view. Visibility of school buildings varies as observer proceeds along route.	Few motorists and pedestrians. Private dwellings lie adjacent to viewpoint.	Low	Medium	Medium
1. Kendrick Road looking east towards western margin of the site ES Assessment Viewpoint	<u>Designation:</u> None <u>LCA:</u> Urban edge of Wash Common <u>Distance:</u> 20m	A filtered view of the land lying west of Warren Farm (LCA 3c: Warren Lodge Fields) through a field gate. Warren Lodge in its woodland setting is glimpsed on opposite side of paddocks. Existing housing adjacent to the viewpoint is prominent in the foreground. Telegraph wires lie above the location of the viewpoint.	Few motorists and pedestrians. Private dwellings lie adjacent to viewpoint.	Low	Medium	Medium

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Visual Effects Table, Part 2: Description of Change, Magnitude and Significance								
Viewpoint No. and Location	Description of Change	Mitigation	Geographical Extent of Effect	Reversibility	Overall Magnitude of Effect	Nature of Effect	Overall Sensitivity of Receptor (Part 1 of table)	Significance
1. Kendrick Road looking east towards western margin of the site	No view of proposed development within the site. <u>Cumulative:</u> Direct view of Sandleford Park West development, with potential loss of roadside hedge if Kendrick Road widened for access. New planting will soften views of housing in longer term, but not change overall significance of effect. Light sources within new housing visible in night-time view.	--	Local, built eastern edge of Wash Common	-- Irreversible	-- Major	-- Adverse	Medium	No Change Substantial
2. Warren Road looking east towards public right of way entrance into western part of the site	No view of proposed development within the site. <u>Cumulative:</u> Composition of views along Warren Road changed as a result of loss of tree and hedgerow planting along northern edge of road, and appearance of proposed road improvement scheme itself. Assumed there will be mitigation planting to reinstate roadside hedge and TPO/non TPO trees within school margin that will help reduce effects in longer term. Loss of screen planting along footpath corridor will allow gap view of housing within Sandleford Park West development, which will be seen in context of existing housing and school development and represent only a slight adverse effect. The principal change in the view will result from the road improvement scheme.	--	Local, built eastern edge of Wash Common	-- Irreversible	-- Major	-- Adverse	Medium	No Change Substantial
3a. Car park of Newbury Rugby Football Club, looking south towards western part of the site 3b. Road leading to Falkland Surgery and Newbury Rugby Football Club, looking south towards western part of the site	<u>During Construction/On Completion:</u> Direct view of new primary school within north-east part of the site, with the edge of new housing seen behind school and further to its east. Existing woodland will still be seen on skyline above the development, and view into Central Valley retained with views towards the proposed valley crossing (see <i>Figure 4.9</i>). Foreground of the views is dominated by existing buildings, fencing and parking within rugby grounds. <u>15 Years After Planting:</u> Reinforced boundary vegetation will filter the view of the new buildings and proposed valley crossing. <u>Night-time:</u> New light sources associated with dwellings visible where not screened by buildings themselves, behind existing foreground light sources.	Management and enhancement of boundary hedge, together with tree planting within the school site and housing development.	Local, rugby club grounds, car park and access road	Irreversible	Moderate Slight --	Adverse Adverse --	Low	Minor Minor --
4. Rupert Road, looking south towards northern edge of the site	<u>During Construction/On Completion:</u> Framed view of roofs and upper elevations of new houses within the northern margin of the site seen above the retained Monks Lane hedgerow. Housing adjacent to viewpoint and passing traffic along Monks Lane prominent in foreground of view. Further west of the viewpoint, the new access roundabout will necessitate removal of a section of the site boundary hedge, so the degree of change in view will be greater, although adjacent housing is largely set back from the road, and views will be more filtered by garden vegetation. <u>15 Years After Planting:</u> Enhancement of the boundary hedge by complementary structure planting will further soften views of the new housing. <u>Night-time:</u> New light sources associated with dwellings visible where not screened by buildings themselves, behind existing light sources along Monks Lane.	Management and enhancement of roadside hedge, together with tree planting within the housing development.	Local, southern housing edge of Newbury	Irreversible	Moderate Slight --	Adverse Adverse --	Medium	Moderate Minor --
5. Monks Lane, looking south towards north-east corner of the site	<u>During Construction/On Completion:</u> Roofs and upper elevations of new houses within the north-east corner of the site seen above the retained Monks Lane hedgerow to the right (west) of Newbury College land. Housing adjacent to viewpoint, together with lighting structures and traffic along Monks Lane, prominent in foreground of view. <u>15 Years After Planting:</u> Enhancement of the boundary hedge by complementary structure planting will further soften views of the new housing.	Management and enhancement of roadside hedge, together with tree planting within the housing development.	Local, southern housing edge of Newbury	Irreversible	Moderate Moderate	Adverse Adverse	Low	Minor Minor

Terminology for Visual Effect:

Type of View: Glimpsed, Open, Oblique, Framed, Filtered
 Number of Viewers: Few, Moderate, Many
 Value of Views: High, Medium, Low
 Susceptibility to Change: High, Medium, Low
 Overall Sensitivity of Receptor: High, Medium, Low
 Size/Scale of Effect: Major, Moderate, Slight, Negligible, Neutral, No Change

Geographical Extent of Effect: (Descriptive)
 Reversibility: Reversible within a given timescale, Irreversible
 Overall Magnitude of Effect: Major, Moderate, Slight, Negligible, Neutral, No Change
 Nature of Effect: Adverse, Beneficial, Neutral, Direct, Indirect,
 Significance: Substantial, Moderate, Minor, Negligible

Abbreviations:

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 LCA: Landscape Character Area
 PROW: Public Rights of Way

Visual Effects Table, Part 2: Description of Change, Magnitude and Significance									
Viewpoint No. and Location	Description of Change	Mitigation	Geographical Extent of Effect	Reversibility	Overall Magnitude of Effect	Nature of Effect	Overall Sensitivity of Receptor (Part 1 of table)	Significance	
	<u>Night-time:</u> New light sources associated with dwellings visible where not screened by buildings themselves, behind foreground light sources along Monks Lane.				--	--		--	
6. Car park of Newbury College near to the Construction Training Workshop, looking west towards north-east part of the site	<p><u>During Construction/On Completion:</u> Direct view of new housing within eastern margin of the site will be seen above planting along boundary of college. The new housing will extend in front of the existing woodland areas, and also, existing housing along Monks Lane. The college car park is prominent in the foreground of the view.</p> <p><u>15 Years After Planting:</u> New structure planting will further soften views of the new housing.</p> <p><u>Night-time:</u> New light sources associated with dwellings visible where not screened by buildings themselves, seen in conjunction with existing college car park lighting.</p>	New boundary hedge and tree planting within the school site and housing development.	Local, college grounds, buildings and car park	Irreversible	Moderate to Major	Adverse	Low	Minor to Moderate	
					Moderate	Adverse		Minor	
					--	--		--	
7a. Health Walk, looking north-west towards north-east part of the site	<u>During Construction/On Completion:</u> Direct view of new housing within north-east margin of the site, seen in front of existing woodland blocks and in context of existing college buildings.	New country park within southern part of the site, including new tree and orchard planting, together with enhancement of site boundary planting.	Local, southern edge of college grounds	Irreversible	Moderate	Adverse	Medium to High	Moderate to Substantial	
7b. Health Walk, looking south-west towards the south-east margin of the site	Long distance view south towards surrounding countryside retained across the new country park,				Moderate	Adverse			Moderate to Substantial
	<p><u>15 Years After Planting:</u> New planting along the boundary of the development areas will soften views of the housing. This impact will be partly off-set by the enhanced view across the country park towards the surrounding countryside.</p> <p><u>Night-time:</u> New light sources associated with dwellings visible where not screened by buildings themselves, seen in context of existing light sources associated with college buildings and car park.</p> <p><u>Cumulative:</u> New primary school building will be dominant in foreground of Viewpoint 7a, with new link road and college extensions seen behind. School building will partially obscure housing within the site. New street lighting along link road, together with light sources within the new school and college buildings, will be visible in night-time views.</p>				--	--			--
					Major	Adverse		Substantial	
8a. Sandleford Priory, St. Gabriel's School, looking west towards south-east part of the site	<p><u>During Construction/On Completion:</u> Direct view across A339 and new country park. The new planting, rather than built features such as paths, will be visible behind the A339 vegetation and lighting columns. The view corridor to Pensford will be retained and framed by trees. The existing woodland blocks will screen the proposed new housing within the site.</p> <p><u>15 Years After Planting:</u> Maturing tree planting within the country park will further enhance its character, together with new woodland planting which will contribute to the wooded skyline of the site.</p> <p><u>Night-time:</u> No discernible change, in the context of existing light sources along A339.</p>	New country park within southern part of the site, with reinstatement of a rural parkland character and tree planting designed to reflect the former historic planting pattern. Retention of view corridor towards Pensford. Potential gap view between Slockett's Copse and Dirty Ground Copse into western and central development parcels infilled with new woodland planting.	Listed school building and car park	Reversible	Negligible	Adverse	High	Negligible	
					Slight to Moderate	Beneficial		Moderate to Substantial	
					--	--		--	
8b. From Sandleford Priory, first floor window from St Gabriel's School looking west towards the site <i>View illustrated by photomontage with separate Sandleford Park Heritage and Landscape Assessment of the Proposed</i>	<p><u>During Construction/On Completion:</u> Elevated view across the school car park and A339 towards the new country park with minor construction activities associated with the laying out of new paths, seating areas, planting, etc. The view corridor to Pensford will be retained and framed by trees. No houses will be seen in the view, as the development will lie behind the existing planting, tree blocks and retained vegetation between Gorse Covert and Dirty Ground Copse.</p> <p><u>15 Years After Planting (as illustrated by the photomontage):</u> Maturing tree planting within the country park will further enhance its parkland character, with meadow grassland well established.</p>	<p>New country park within southern part of the site, with reinstatement of a rural parkland character and tree planting and grassland meadow replacing arable fields designed to reflect the former historic planting pattern. Retention of view corridor towards Pensford.</p> <p>View between Gorse Covert and Dirty</p>	Local, from western elevation of listed school building.	Irreversible	Negligible	Adverse	High	Negligible	
					Slight to Moderate	Beneficial		Moderate to Substantial	

Terminology for Visual Effect:

Type of View: Glimpsed, Open, Oblique, Framed, Filtered
 Number of Viewers: Few, Moderate, Many
 Value of Views: High, Medium, Low
 Susceptibility to Change: High, Medium, Low
 Overall Sensitivity of Receptor: High, Medium, Low
 Size/Scale of Effect: Major, Moderate, Slight, Negligible, Neutral, No Change

Geographical Extent of Effect: (Descriptive)
 Reversibility: Reversible within a given timescale, Irreversible
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Visual Effects Table, Part 2: Description of Change, Magnitude and Significance								
Viewpoint No. and Location	Description of Change	Mitigation	Geographical Extent of Effect	Reversibility	Overall Magnitude of Effect	Nature of Effect	Overall Sensitivity of Receptor (Part 1 of table)	Significance
<i>Country Park (June 2016), produced by SLR Consulting Ltd.</i>	<u>Night-time:</u> Potentially a few light sources within the new housing during winter months, until the new structure planting has matured.	Ground Copse; housing within western and central development parcels set back so that the rising landform, existing and new woodland planting will screen it in views from Sandleford Priory.			--	--		--
9. Public right of way near B4640 to the west of Newtown Common, looking north towards southern part of the site	<u>During Construction/On Completion:</u> Framed view of new country park. No view of new housing. <u>15 Years After Planting:</u> New tree planting within the country park will further enhance its character. <u>Night-time:</u> No discernible change, in the context of existing light sources.	New country park within southern part of the site.	Medium distance, from northern edge of Newtown Common	Reversible	Slight Slight --	Beneficial Beneficial --	Medium to High	Minor to Moderate Minor to Moderate --
10. Junction of Well Street and public right of way at western edge of Newtown, looking north towards southern part of the site	<u>During Construction/On Completion:</u> Filtered view of a small part of the new country park. No view of new housing. <u>15 Years After Planting:</u> New tree planting within the country park will further enhance its character. <u>Night-time:</u> No discernible change, in the context of existing light sources.	New country park within southern part of the site.	Medium distance, from western edge of Newtown	Reversible	Negligible to Slight Slight --	Beneficial Beneficial --	Low	Negligible to Minor Minor --
11. Public right of Way on site, adjacent to the A339	<u>During Construction/On Completion:</u> Laying out of new paths etc. within the country park, together with new planting, will be visible. <u>15 Years After Planting:</u> Maturing tree planting within the country park will further enhance its character. Infill planting between Dirty Ground Copse and Gorse Covert will contribute to the wooded skyline of the view. <u>Night-time:</u> Potentially a few light sources within the new housing during winter months, until the new structure planting has matured. However, A339 is lit behind the viewpoint. <u>Cumulative:</u> To the right (east) of the High Wood, the tops of new lighting structures along the new A339 link road, together with the High Wood Copse Primary School, will be visible in daytime views; and new lighting will be also noticeable in night-time views, but seen in the context of existing lighting along the A339 behind the viewpoint.	New country park within southern part of the site, with reinstatement of a rural parkland character and tree planting designed to reflect the former historic planting pattern. Existing gap view between Slockett's Copse and Dirty Ground Copse into western and central development parcels infilled with new woodland planting.	Narrow view corridor extending from footpath, across section of A339 where there is a gap in roadside vegetation, and including a small part of the south-west edge of the registered Sandleford Park.	Irreversible	Negligible Slight -- Slight to Moderate	Adverse Beneficial -- Adverse	High	Negligible Moderate -- Moderate to Substantial
12. A339 (Newtown Road), adjacent to St. Gabriel's School entrance, looking west over site	<u>During Construction/On Completion:</u> Laying out of new paths etc. within the country park, together with new planting, will be visible. <u>15 Years After Planting:</u> Maturing tree planting within the country park will further enhance its character, and the infill woodland planting and community orchard will heavily filter and screen the gap view of new housing between the two woodland blocks.	New country park within southern part of the site, with reinstatement of a rural parkland character and tree planting designed to reflect the former historic planting pattern.	Local, from a short section of the A339 and end of entrance drive into St.	Irreversible	Negligible Slight	Adverse Beneficial	Low	Negligible Minor

Terminology for Visual Effect:

Type of View: Glimpsed, Open, Oblique, Framed, Filtered
 Number of Viewers: Few, Moderate, Many
 Value of Views: High, Medium, Low
 Susceptibility to Change: High, Medium, Low
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Visual Effects Table, Part 2: Description of Change, Magnitude and Significance								
Viewpoint No. and Location	Description of Change	Mitigation	Geographical Extent of Effect	Reversibility	Overall Magnitude of Effect	Nature of Effect	Overall Sensitivity of Receptor (Part 1 of table)	Significance
	<u>Night-time:</u> Potentially a few light sources within the new housing during winter months, until the new structure planting has matured.	Existing gap view between Gorse Covert and Dirty Ground Copse into western and central development parcels infilled with new woodland and orchard planting.	Gabriel's School.		--	--		--
13. A339 (Newtown Road), opposite The Castle School, looking west at the proposed eastern site entrance	<p><u>During Construction/On Completion:</u> Where gaps in roadside vegetation, glimpses of new housing within north-east margin of the site, seen between existing woodland blocks and behind the college.</p> <p><u>15 Years After Planting:</u> New planting along the boundary of the development areas will soften views of the housing.</p> <p><u>Night-time:</u> Light sources associated with the new housing will be seen in the context of existing street lighting along the A339, and light sources around Newbury College.</p> <p><u>Cumulative:</u> Removal of existing A339 roadside hedge to accommodate sightlines and construction of new link road. Direct view along the new link road, with associated traffic control and lighting in the foreground of the view, with new buildings forming part of college extension seen to the right (north) of the road. Top of new primary school lying to the left of the road glimpsed over intervening hedgerow vegetation. New planting along the link road, together with reinstatement of hedge planting along the A339 frontage, will soften its appearance in the longer term, but not reduce the overall significance of effect. New street lighting along the link road visible in night-time views, but seen in the context of existing A339 lighting.</p>	New planting along new link road; reinforcement of existing boundary planting along eastern edge of Phase 1 housing development; and enhanced landscape area of northern edge of country park.	Local, southern edge of school and college grounds and short section of A339 road corridor.	Irreversible	Slight	Adverse	Low	Minor
Sequential Views from Public Footpath within Application Boundary (Views are described from east to west along the route in the table below, with reference to the photosheets given in Appendix G10)								
11. Public right of Way on site, adjacent to the A339 ES Assessment Viewpoint	<p><u>During Construction/On Completion:</u> Laying out of new paths within the Country Park, together with new planting, will be visible.</p> <p><u>15 Years After Planting:</u> Maturing tree planting within the Country Park will further enhance its character. Infill planting between Dirty Ground Copse and Gorse Covert will contribute to the wooded skyline of the view</p>	New Country Park within southern part of the site, with reinstatement of a rural parkland character and tree planting designed to reflect the former historic planting pattern. Existing gap view between Gorse Covert and Dirty Ground Copse into western and central development parcels infilled with new woodland planting.	Local, narrow view corridor extending from footpath, across section of A339 where there is a gap in roadside vegetation and including a small part of the south-west edge of the registered Sandleford Park.	Irreversible	Negligible Slight	Adverse Benefit	High	Negligible Moderate

Terminology for Visual Effect:

Type of View:	Glimpsed, Open, Oblique, Framed, Filtered
Number of Viewers:	Few, Moderate, Many
Value of Views:	High, Medium, Low
Susceptibility to Change:	High, Medium, Low
Overall Sensitivity of Receptor:	High, Medium, Low
Size/Scale of Effect:	Major, Moderate, Slight, Negligible, Neutral, No Change

Geographical Extent of Effect:	(Descriptive)
Reversibility:	Reversible within a given timescale, Irreversible
Overall Magnitude of Effect:	Major, Moderate, Slight, Negligible, Neutral, No Change
Nature of Effect:	Adverse, Beneficial, Neutral, Direct, Indirect,
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Visual Effects Table, Part 2: Description of Change, Magnitude and Significance								
Viewpoint No. and Location	Description of Change	Mitigation	Geographical Extent of Effect	Reversibility	Overall Magnitude of Effect	Nature of Effect	Overall Sensitivity of Receptor (Part 1 of table)	Significance
14. Moving westwards, looking north-west	<p><u>During Construction/On Completion:</u> Laying out of new paths within the country park, together with new planting, will be visible.</p> <p><u>15 Years After Planting:</u> The existing open view towards distant woodland blocks on the horizon will remain but be enhanced by additional clumps of parkland trees scattered across the foreground of a managed naturalistic grassland meadow within the Country Park. Infill planting between Dirty Ground Copse and Gorse Covert will contribute to the wooded skyline of the view; the proposed housing will not be visible</p>	New Country Park within southern part of the site, with reinstatement of a rural parkland character and tree planting designed to reflect the former historic planting pattern. Existing gap view between Gorse Covert and Dirty Ground Copse into western and central development parcels infilled with new woodland planting.	Local, views extending from the footpath across the fields to the north, south and west.	Irreversible	Negligible Moderate	Benefit Benefit	High	Negligible Moderate to Substantial
15. Moving westwards (at intersection with existing track), looking north-west	<p><u>During Construction/On Completion:</u> Laying out of new paths within the Country Park, together with new planting, will be visible.</p> <p><u>15 Years After Planting:</u> The existing open view towards distant woodland blocks on the horizon will remain but be enhanced by additional clumps of parkland trees scattered across the foreground of a managed naturalistic grassland meadow within the Country Park. New mixed native hedgerow planting will infill gaps along the vegetated northern edge of the path. Infill planting between Dirty Ground Copse and Gorse Covert will contribute to the wooded skyline of the view.</p>	New Country Park within southern part of the site, with reinstatement of a rural parkland character and tree planting designed to reflect the former historic planting pattern. Existing gap view between Gorse Covert and Dirty Ground Copse into western and central development parcels infilled with new woodland planting.	Local, views extending from the footpath across the fields to the north, south and west.	Irreversible	Negligible Moderate	Benefit Benefit	High	Negligible Moderate to Substantial
16. Moving westwards, looking north-west	<p><u>During Construction/On Completion:</u> Laying out of new paths within the Country Park, together with new planting, will be visible.</p> <p><u>15 Years After Planting:</u> the user would have views to the proposed SuDS feature adjacent to the existing watercourse. Reinforcement of existing vegetation within Waterleaze Copse, and maturing tree planting within the Country Park will further enhance its character. The view towards existing woodland, such as Dirty Ground Copse, will be retained above the new native hedgerow in the right of the view. The agricultural field in the left of the view will be replaced by managed naturalistic grassland meadow with scattered clumps of trees.</p>	New Country Park within southern part of the site, with reinstatement of a rural parkland character and tree planting designed to reflect the former historic planting pattern. Existing gap view between Gorse Covert and Dirty Ground Copse into western and central development parcels infilled with new woodland planting.	Local, views extending from the footpath across the fields to the north, south and west.	Irreversible	Negligible Moderate	Benefit Benefit	High	Negligible Moderate to Substantial
17. North of Waterleaze Copse, looking north-west	<p><u>During Construction/On Completion:</u> Laying out of new paths within the Country Park, together with new planting, will be visible.</p> <p><u>15 Years After Planting:</u> The relatively open and framed view of woodland blocks, seen above rising grassland, will remain and be enhanced. New parkland trees and some of the proposed fruit trees within the proposed community orchard would be visible in the left of the view. Maturing tree planting within the Country Park and along the edge of development between Gorse Covert and Dirty Ground Copse will further enhance its character.</p>	<p>New Country Park within southern part of the site, with reinstatement of a rural parkland character and tree planting designed to reflect the former historic planting pattern. Existing gap view between Gorse Covert and Dirty Ground Copse into western and central development parcels infilled with new woodland planting.</p> <p>Gaps in the existing hedgerow on the northern side of the path will be infilled and the condition of the hedge improved through management.</p>	Local, views extending from the footpath across the fields to the north, south and west.	Irreversible	Negligible Moderate	Benefit Benefit	High	Negligible Moderate to Substantial

Terminology for Visual Effect:

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 Number of Viewers: Few, Moderate, Many
 Value of Views: High, Medium, Low
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 Overall Sensitivity of Receptor: High, Medium, Low
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Visual Effects Table, Part 2: Description of Change, Magnitude and Significance								
Viewpoint No. and Location	Description of Change	Mitigation	Geographical Extent of Effect	Reversibility	Overall Magnitude of Effect	Nature of Effect	Overall Sensitivity of Receptor (Part 1 of table)	Significance
18. Moving westwards along PROW, looking north-west	<p><u>During Construction/On Completion:</u> Laying out of new paths within the Country Park, together with new planting, will be visible. Glimpsed view of erection of structures/higher construction activity in the distance between Gorse Covert and Dirty Ground Copse. Land in foreground to be retained as part of Country Park</p> <p><u>15 Years After Planting:</u> The open arable fields will be replaced by a managed naturalistic grassland meadow with scattered tree stands. The surrounding woodland blocks will remain dominant on the skyline, with some additional woodland planting between Gorse Covert and Dirty Ground Copse, in the centre of the view, within the Country Park and along the edge of proposed development, will further help to retain and enhance its character. The existing brambles and scrub along the footpath's northern edge will be replaced by native hedgerow planting that will be more beneficial as a wildlife habitat; the new community orchard will be seen to the left of the path, together with some additional woodland and tree planting</p>	<p>New Country Park within southern part of the site, with reinstatement of a rural parkland character and tree planting designed to reflect the former historic planting pattern. Existing gap view between Gorse Covert and Dirty Ground Copse into western and central development parcels infilled with new woodland planting.</p> <p>Management and enhancement of existing vegetation along footpath corridor.</p>	Local, views extending from the footpath across the fields to the north, south and west.	Irreversible	Slight Moderate	Adverse Benefit	High	Moderate Moderate to Substantial
18. Moving westwards along PROW, looking south-east	<p><u>During Construction/On Completion:</u> Laying out of new paths within the Country Park, together with new planting, will be visible.</p> <p><u>15 Years After Planting:</u> Maturing planting within the Country Park comprising managed naturalistic grassland meadow with scattered trees will further help to retain and enhance its character.</p>	<p>New Country Park within southern part of the site, with reinstatement of a rural parkland character and tree planting designed to reflect the former historic planting pattern.</p> <p>Management and enhancement of existing vegetation along footpath corridor, and within Waterleaze Copse.</p>	Local, views extending from the footpath across the fields to the north, south and east.	Irreversible	Slight Moderate	Benefit Benefit	High	Moderate Moderate to Substantial
19. Moving north-west, looking north-west	<p><u>During Construction/On Completion:</u> Laying out of new paths within the Country Park, together with new planting, will be visible. Glimpsed view of erection of structures/higher construction activity between Gorse Covert and Dirty Ground Copse. Land in foreground to be retained as part of Country Park, with NEAP laid out within a planted open space at the edge of the housing development. The planting between Gorse Covert and Dirty Ground Copse has been designed to screen the NEAP and housing edge in views from Sandleford Priory.</p> <p><u>15 Years After Planting:</u> Maturing tree planting within the Country Park and along the edge of development between Gorse Covert and Dirty Ground Copse will further help to retain and enhance its character.</p>	<p>New Country Park within southern part of the site, with reinstatement of a rural parkland character and tree planting designed to reflect the former historic planting pattern. Existing gap view between Gorse Covert and Dirty Ground Copse into western and central development parcels infilled with new woodland planting.</p> <p>Management and enhancement of existing vegetation along footpath corridor.</p>	Local, views extending from the footpath across the fields to the north, south and west.	Irreversible	Slight Moderate	Adverse Benefit	High	Moderate Moderate to Substantial
20. From the southern edge of Gorse Covert, looking north-west	<p><u>During Construction/On Completion:</u> View of erection of structures/higher construction activity in the right of the view, adjacent to Gorse Covert. Vegetation within Gorse Covert to be retained. Some filtered views of development through the vegetation in the foreground.</p> <p><u>15 Years After Planting:</u> The sense of enclosure provided by the adjacent woodland will remain, with the new housing development glimpsed through new structure planting in the right of the view and beyond the native hedgerow, and between the scattered hedgerow trees. Maturing tree planting within the edge of development will help to soften views of the development and integrate it into the landscape.</p>	Retention and management of existing woodland and hedgerow. New structure/buffer around proposed development to integrate development into its surroundings.	Immediate area, views extending from the footpath north-west towards and between Gorse Covert and Dirty Ground Copse.	Irreversible	Major Moderate	Adverse Adverse	High	Moderate to Substantial Moderate to Substantial
20. From the southern edge of Gorse Covert, looking south-east	<p><u>During Construction/On Completion:</u> Laying out of new paths within the Country Park, together with new planting, will be visible.</p> <p><u>15 Years After Planting:</u> Open views across to the surrounding countryside on higher ground will remain. Maturing grassland and tree planting within the Country Park will further help to retain and enhance its character. To the left of the view the user is likely to gain views towards the proposed NEAP.</p>	<p>New Country Park within southern part of the site, with reinstatement of a rural parkland character and tree planting designed to reflect the former historic planting pattern.</p> <p>Management and enhancement of existing vegetation along footpath corridor and within Waterleaze Copse.</p>	Local, views extending from the footpath across the fields to the north, south and east.	Irreversible	Slight Moderate	Benefit Benefit	High	Moderate Moderate to Substantial

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 Susceptibility to Change: High, Medium, Low
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 Nature of Effect: Adverse, Beneficial, Neutral, Direct, Indirect,
 Significance: Substantial, Moderate, Minor, Negligible

Abbreviations:

NCA: National Character Area
 LCA: Landscape Character Area
 PROW: Public Rights of Way

Visual Effects Table, Part 2: Description of Change, Magnitude and Significance								
Viewpoint No. and Location	Description of Change	Mitigation	Geographical Extent of Effect	Reversibility	Overall Magnitude of Effect	Nature of Effect	Overall Sensitivity of Receptor (Part 1 of table)	Significance
21. Further west along PROW, just beyond Gorse Covert	<u>During Construction/On Completion: View of erection of structures/higher construction activity visible in the foreground. Views from the footpath will be framed to either side by clusters of new housing.</u>	Management and enhancement of existing vegetation, together with structure planting within the housing development.	Local, views extending from the footpath across the fields to the north, south and west.	Irreversible	Major	Adverse	High	Moderate to Substantial
	<u>15 Years After Planting:</u> Footpath to sit within a green corridor that runs through the housing development, and accommodates swales, meadow grassland, structural tree and shrub planting. Maturing planting within this corridor will help to soften views of the development				Moderate	Adverse		Moderate to Substantial
22. Further west along PROW, through the middle of the field parcel along western site boundary	<u>During Construction/On Completion: View of erection of structures/higher construction activity visible in the foreground. Views from the footpath will be framed to either side by clusters of new housing and local centre.</u>	Management and enhancement of existing vegetation, together with structure planting within the housing development.	Local, views extending from the footpath across the fields to the north, south and west.	Irreversible	Major	Adverse	High	Moderate to Substantial
	<u>15 Years After Planting:</u> Footpath to sit within a green corridor that runs through the housing development, and accommodates swales, meadow grassland, structural tree and shrub planting. Maturing planting within this corridor will help to soften views of the development.				Moderate	Adverse		Moderate to Substantial
23. Further west along PROW, through the field parcel along western site boundary	<u>During Construction/On Completion: View of erection of structures/higher construction activity visible in the foreground. Views from the footpath will be framed to either side by clusters of new housing.</u>	Management and enhancement of existing vegetation, together with structure planting within the housing development.	Immediate area, views towards existing mature boundary vegetation to the west.	Irreversible	Major	Adverse	High	Moderate to Substantial
	<u>15 Years After Planting:</u> Footpath to sit within a green corridor that runs through the housing development, and accommodates swales, meadow grassland, structural tree and shrub planting. Maturing planting within this corridor will help to soften views of the development.				Moderate	Adverse		Moderate to Substantial
24. Further west along PROW, through the field parcel along western site boundary, looking south-east	<u>During Construction/On Completion: View of erection of structures/higher construction activity visible in the foreground. Views from the footpath will be framed to either side by clusters of new housing.</u>	Management and enhancement of existing vegetation, together with structure planting within the housing development.	Local, views extending from the footpath across the fields to the north, south and east.	Irreversible	Major	Adverse	High	Moderate to Substantial
	<u>15 Years After Planting:</u> Footpath to sit within a green corridor that runs through the housing development, and accommodates swales, meadow grassland, structural tree and shrub planting. Maturing planting within this corridor will help to soften views of the development.				Moderate	Adverse		Moderate to Substantial
25. Further west along the PROW through the field parcel, at the site boundary at Warren Road, looking south-east	<u>During Construction/On Completion: View of erection of structures/higher construction activity visible in the foreground. Views from the footpath will be framed by new housing to the right, and hedgerow vegetation to the left in the view. Views of the LEAP will be seen in the foreground</u>	Management and enhancement of existing vegetation, together with structure planting within the housing development.	Local, views extending from the site boundary with Warren Road across the fields to the south-east.	Irreversible	Major	Adverse	High	Moderate to Substantial
	<u>15 Years After Planting:</u> Footpath to sit within a green corridor that runs through the housing development, and accommodates swales, meadow grassland, structural tree and shrub planting. Maturing planting within this corridor and around the LEAP will help to soften views of the development.				Moderate	Adverse		Moderate to Substantial
2. Warren Road looking east towards public right of way entrance into western part of the site ES Assessment Viewpoint	No view of proposed development within the site.	Management and enhancement of existing boundary vegetation.	-	-	None	None	Medium	No effect
1. Kendrick Road looking east towards western margin of the site ES Assessment Viewpoint	No view of proposed development within the site.	Management and enhancement of existing boundary vegetation.	-	-	None	None	Medium	No effect

Terminology for Visual Effect:

Type of View: Glimpsed, Open, Oblique, Framed, Filtered
 Number of Viewers: Few, Moderate, Many
 Value of Views: High, Medium, Low
 Susceptibility to Change: High, Medium, Low
 Overall Sensitivity of Receptor: High, Medium, Low
 Size/Scale of Effect: Major, Moderate, Slight, Negligible, Neutral, No Change

Geographical Extent of Effect: (Descriptive)
 Reversibility: Reversible within a given timescale, Irreversible
 Overall Magnitude of Effect: Major, Moderate, Slight, Negligible, Neutral, No Change
 Nature of Effect: Adverse, Beneficial, Neutral, Direct, Indirect,
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