

APPENDIX BLA 1

Site Location Plan

Site Context Plan


The scaling of this drawing cannot be assured

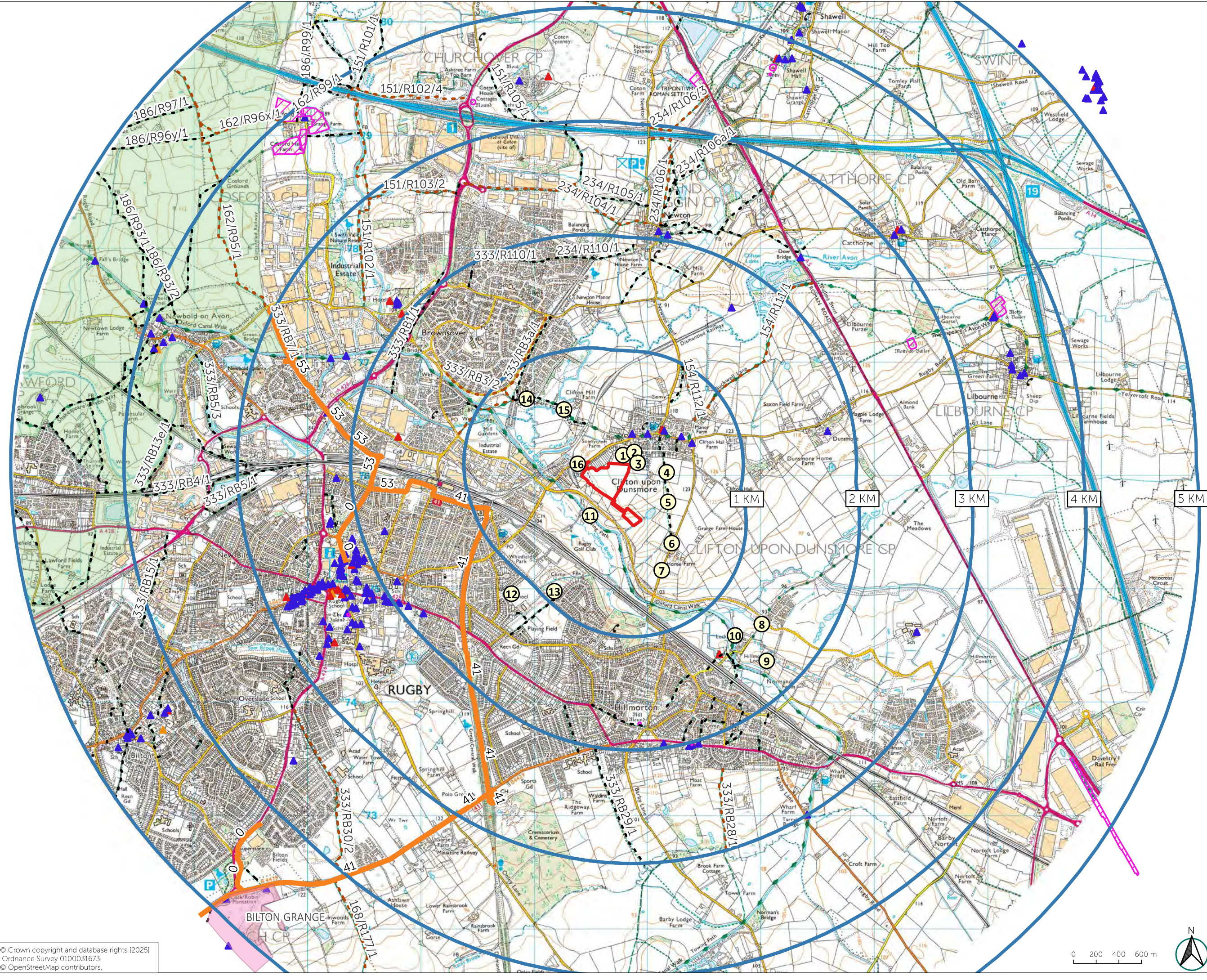
Revision	Date	Dm	Ckd
A	24.01.25	RM	TM
B	09.04.25	SL	RM
C	10.06.25	SL	RM
D	13.06.25	SL	RM
E	07.07.25	SL	RM



KEY
 — Site Boundary
 Visual Scale 1:1250 @ A1
 0 25m 50m 75m 100m

status Feasibility notes <small>The copyright of this drawing belongs to Marrons Planning and should not be copied or reproduced without written consent. This drawing is for planning purposes only and is not to be used as a basis for construction. Do not scale from this drawing - use figured dimensions only.</small>	project title Land East of Rugby Road Clifton-upon-Dunsmore, Rugby	drawing no. P10-001
	client Richborough	scale 1:1250
	drawing title Location Plan	date 14 Jan 2025
		drawn by JC checked by RM revision E


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- KEY**
- ▭ Application Site
 - Distance Intervals (1km)
 - Viewpoints 1-16
 - National Cycle Network
 - Public Rights of Way
 - - - Footpath
 - - - Bridleway
 - ▭ Scheduled Monuments
 - Listed Buildings
 - ▲ I
 - ▲ Grade II
 - ▲ Grade II*
 - ▭ Registered Parks and Gardens
 - ▭ Green Belt



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CLIENT
 Richborough

PROJECT
 Land east of Rugby Road

DRAWING TITLE
 Site Context

DRAWING STATUS
 Planning

DRAWING NO. 1686-L-RP-LVA-PL-101	REVISION V2
--------------------------------------------	-----------------------

SCALE @ A3 1:30,000	DATE JUNE 2025
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APPENDIX BLA 2

Development Proposals



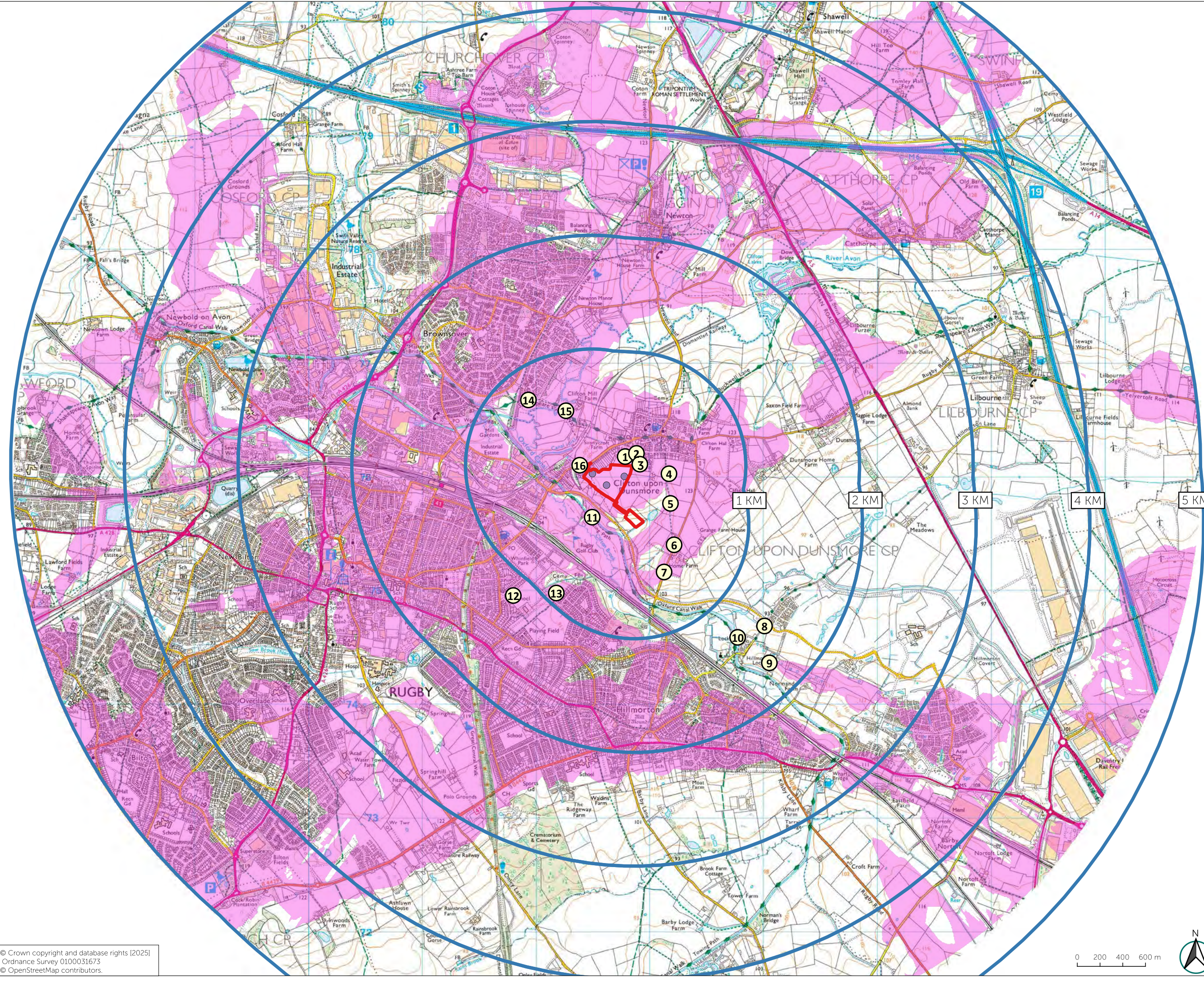
The scaling of this drawing cannot be assured.
 Revision A: Layout amended following client's comment. Date: 09.06.2025. Drawn by: TM. Checked by: JRM. Plot line and schedule updated. Date: 05.06.2025. Scale: 1:RM.

- Site Boundary
- Existing Vegetation to be retained
- Indicative Proposed Planting
- Indicative Location for Play Area
- Residential Development
- Streets
- Private Drives
- Proposed Paths
- Proposed SUDs
- Public Open Space
- Potential All Modes Access
- Potential Pedestrian Access
- Potential Sports Pitches
- Drainage Outfall



APPENDIX BLA 3

Plotted Zone of Theoretical Visibility



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- KEY**
- ▭ Application Site
 - Distance Intervals (1km)
 - Viewpoints 1-16
 - ZTV Reference Points
- ZTV 11.5m
- Zone of Theoretical Visibility (ZTV) calculated at 11.5 metres above ground level within the quantum of the site

NOTES:

This figure is based on the following parameters (height above ground level):
 Pedestrian height: 1.6m
 Viewers height: 2.0m
 Landform data: OS Terrain 5 (5m grid)
 Proposal height: 11.5m

This ZTV is based on a bare earth model of the landform and does not illustrate any effects of screening such as buildings and vegetation.



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PROJECT
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DRAWING TITLE
 Theoretical Visibility (11.5m)

DRAWING STATUS
 Planning

DRAWING NO. 1686-L-RP-LVA-PL-102	REVISION V2
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SCALE @ A3 1:30,000	DATE JUNE 2025
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APPENDIX BLA 4

Illustrative Landscape Masterplan



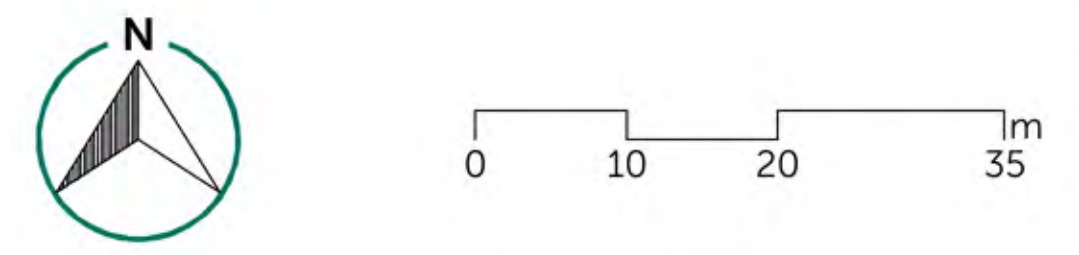
LEGEND

- Boundary
- Existing trees retained
- Existing trees removed
- Existing hedgerow to be retained
- Proposed mixed species-rich native hedgerow understorey with Emergate E11
- Proposed single species native hedgerow understorey with Emergate E12
- Proposed native trees
- Proposed introduced shrub
- Proposed mixed scrub
- Proposed vegetated rear garden - turf
- Proposed modified grassland - amenity seedturf
- Proposed other neutral grassland Emergate E13 species-rich meadow mix
- Proposed other neutral grassland Emergate E14 pond edge mix
- Proposed other neutral grassland Emergate E15 flowering lawn mix



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CLIENT Richborough				
PROJECT Land east of Rugby Road, Clifton-upon-Dunsmore				
DRAWING TITLE Illustrative Landscape Masterplan				
DRAWING STATUS Planning				
DRAWING NO. 1686-L-D-PL-200				REVISION V1
DRAWN ST	CHECKED --	SCALE 1:500	PAPER SIZE A0	DATE JUN-2025

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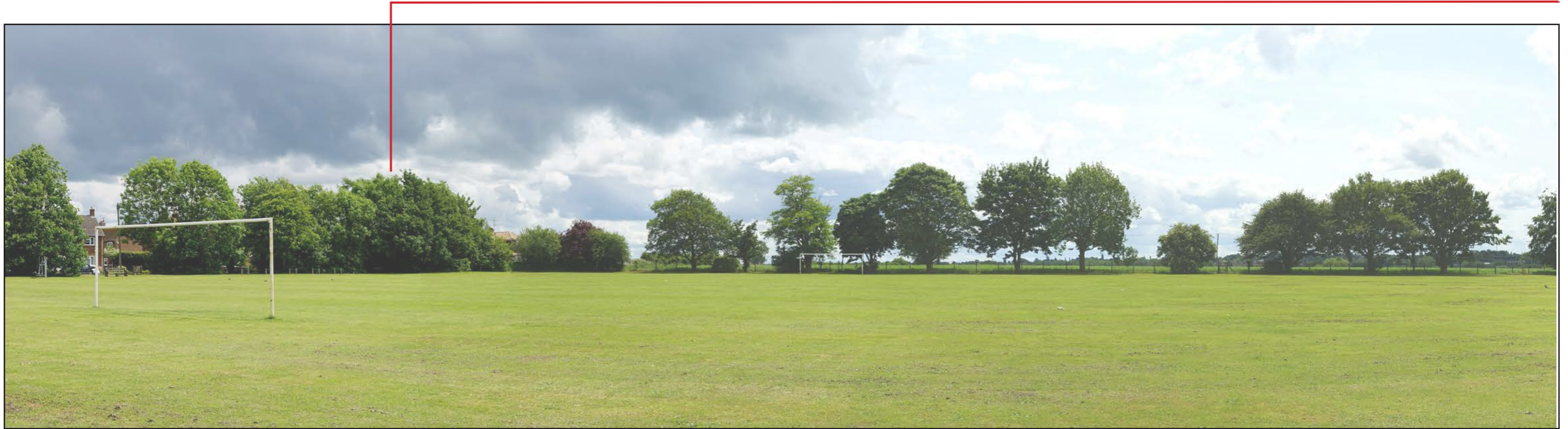


V1	First Issue	12/06/25
REV	Description	Date

APPENDIX BLA 5

Representative Viewpoints

APPROXIMATE LOCATION OF THE SITE



WIDE ANGLE BASELINE PANORAMA OF EXISTING VIEW TOWARDS THE PROPOSED DEVELOPMENT

THIS IMAGE PROVIDES LANDSCAPE AND VISUAL CONTEXT ONLY

VIEWPOINT 1:

View from from Clifton Recreation Ground situated to the north of the Site looking south (N.B. 'Important View' within Neighbourhood Plan (2025))

Grid Reference	452781, 276177
Elevation	118m AOD
Distance to nearest Site Boundary	0.2km N/0 degrees
View Direction	S/180 degrees
Paper Size	420 x 297 mm A3
Camera	Sony A7 II
Lens	Sony E-mount E50mm F1.8oss
Projection	Cylindrical
Photograph Date and Time	06/05/2025 @ 13.18 (24HR CLOCK)

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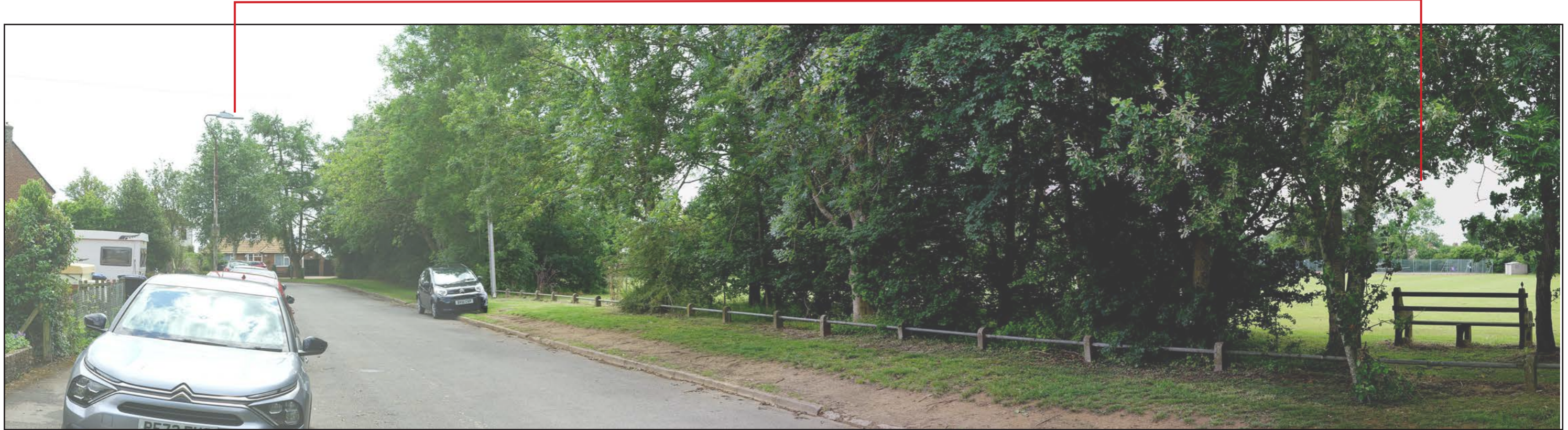
CLIENT
Richborough

PROJECT
Clifton upon Dunsmore

DRAWING TITLE
Viewpoint 1

DRAWING STATUS Planning	DATE June 2025
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APPROXIMATE LOCATION OF THE SITE



WIDE ANGLE BASELINE PANORAMA OF EXISTING VIEW TOWARDS THE PROPOSED DEVELOPMENT

THIS IMAGE PROVIDES LANDSCAPE AND VISUAL CONTEXT ONLY

VIEWPOINT 2:

View from Shutterworth Road within the neighbouring residential area of Clifton upon Dunsmore, with views looking southwest towards the Site

Grid Reference	452880, 276205
Elevation	118m AOD
Distance to nearest Site Boundary	0.25km NE/25 degrees
View Direction	SW/205 degrees
Paper Size	420 x 297 mm A3
Camera	Sony A7 II
Lens	Sony E-mount E50mm F1.8oss
Projection	Cylindrical
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Clifton upon Dunsmore

DRAWING TITLE
Viewpoint 2

DRAWING STATUS Planning	DATE June 2025
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APPROXIMATE LOCATION OF THE SITE



WIDE ANGLE BASELINE PANORAMA OF EXISTING VIEW TOWARDS THE PROPOSED DEVELOPMENT

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VIEWPOINT 3:

View from from Shutterworth Road within the neighbouring residential area of Clifton upon Dunsmore, with views looking west towards the Site

Grid Reference	452910, 276110
Elevation	119m AOD
Distance to nearest Site Boundary	0.15 E/75 degrees
View Direction	SW/250 degrees
Paper Size	420 x 297 mm A3
Camera	Sony A7 II
Lens	Sony E-mount E50mm F1.8oss
Projection	Cylindrical
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DRAWING TITLE
Viewpoint 3

DRAWING STATUS Planning	DATE June 2025
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APPROXIMATE LOCATION OF THE SITE



WIDE ANGLE BASELINE PANORAMA OF EXISTING VIEW TOWARDS THE PROPOSED DEVELOPMENT

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VIEWPOINT 4:

View from PRow (LPA ref: 154/R116/1) passing through open countryside south of Clifton-upon-Dunsmore looking southwest across intervening fields towards the Site

Grid Reference	453166, 276026
Elevation	118m AOD
Distance to nearest Site Boundary	0.7km E/75 degrees
View Direction	SW/240 degrees
Paper Size	420 x 297 mm A3
Camera	Sony A7 II
Lens	Sony E-mount E50mm F1.8oss
Projection	Cylindrical
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DRAWING TITLE
Viewpoint 4

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APPROXIMATE LOCATION OF THE SITE



WIDE ANGLE BASELINE PANORAMA OF EXISTING VIEW TOWARDS THE PROPOSED DEVELOPMENT

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VIEWPOINT 5:

View from PRow (LPA ref: 154/R116/1) passing through open countryside south of Clifton-upon-Dunsmore looking northwest across intervening fields towards the Site

Grid Reference	453179 275765
Elevation	117m AOD
Distance to nearest Site Boundary	0.9km SE/135 degrees
View Direction	NW/315 degrees
Paper Size	420 x 297 mm A3
Camera	Sony A7 II
Lens	Sony E-mount E50mm F1.8oss
Projection	Cylindrical
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DRAWING TITLE
Viewpoint 5

DRAWING STATUS	DATE
Planning	June 2025

APPROXIMATE LOCATION OF THE SITE



WIDE ANGLE BASELINE PANORAMA OF EXISTING VIEW TOWARDS THE PROPOSED DEVELOPMENT

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VIEWPOINT 6:

View from PRow (LPA ref: 154/R116/1) passing through open countryside nearest to Hillmorton Lane looking west across intervening fields towards the Site

Grid Reference	453211, 275401
Elevation	120m AOD
Distance to nearest Site Boundary	1.3km SE/140 degrees
View Direction	W/290 degrees
Paper Size	420 x 297 mm A3
Camera	Sony A7 II
Lens	Sony E-mount E50mm F1.8oss
Projection	Cylindrical
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DRAWING TITLE
Viewpoint 6

DRAWING STATUS	DATE
Planning	June 2025

APPROXIMATE LOCATION OF THE SITE



WIDE ANGLE BASELINE PANORAMA OF EXISTING VIEW TOWARDS THE PROPOSED DEVELOPMENT

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VIEWPOINT 7:
View from Hillmorton Lane looking across northwest across intervening fields towards the Site

Grid Reference	453123, 275162
Elevation	116m AOD
Distance to nearest Site Boundary	1.65km SE/150 degrees
View Direction	NW/330 degrees
Paper Size	420 x 297 mm A3
Camera	Sony A7 II
Lens	Sony E-mount E50mm F1.8oss
Projection	Cylindrical
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Clifton upon Dunsmore

DRAWING TITLE
Viewpoint 7

DRAWING STATUS	DATE
Planning	June 2025

APPROXIMATE LOCATION OF THE SITE



WIDE ANGLE BASELINE PANORAMA OF EXISTING VIEW TOWARDS THE PROPOSED DEVELOPMENT

THIS IMAGE PROVIDES LANDSCAPE AND VISUAL CONTEXT ONLY

VIEWPOINT 8:

**View from Permissive Route on the edge of Houlton leading to Hillmorton Locks
looking northwest across a very long range distance towards the Site**

Grid Reference	454006 , 274687
Elevation	94m AOD
Distance to nearest Site Boundary	3.2km SE/140 degrees
View Direction	NW/310 degrees
Paper Size	420 x 297 mm A3
Camera	Sony A7 II
Lens	Sony E-mount E50mm F1.8oss
Projection	Cylindrical
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DRAWING TITLE
Viewpoint 8

DRAWING STATUS Planning	DATE June 2025
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APPROXIMATE LOCATION OF THE SITE



WIDE ANGLE BASELINE PANORAMA OF EXISTING VIEW TOWARDS THE PROPOSED DEVELOPMENT

THIS IMAGE PROVIDES LANDSCAPE AND VISUAL CONTEXT ONLY

VIEWPOINT 9:

View from Permissive Route passing across Normandy Hill looking northwest across a very long range distance towards the Site (N.B. 'Important View' within Neighbourhood Plan (2025))

Grid Reference	454049, 274363
Elevation	105m AOD
Distance to nearest Site Boundary	4.1km SE/140 degrees
View Direction	NW/320 degrees
Paper Size	420 x 297 mm A3
Camera	Sony A7 II
Lens	Sony E-mount E50mm F1.8oss
Projection	Cylindrical
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Clifton upon Dunsmore

DRAWING TITLE
Viewpoint 9

DRAWING STATUS Planning	DATE June 2025
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APPROXIMATE LOCATION OF THE SITE



WIDE ANGLE BASELINE PANORAMA OF EXISTING VIEW TOWARDS THE PROPOSED DEVELOPMENT

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VIEWPOINT 10:

View from Hillmorton Locks looking northwest across a very long range distance towards the Site (N.B. 'Important View' within Neighbourhood Plan (2025))

Grid Reference	453770, 274587
Elevation	93m AOD
Distance to nearest Site Boundary	3.3km SE/140 degrees
View Direction	NW/320 degrees
Paper Size	420 x 297 mm A3
Camera	Sony A7 II
Lens	Sony E-mount E50mm F1.8oss
Projection	Cylindrical
Photograph Date and Time	06/05/2025 @ 15.21 (24HR CLOCK)

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PROJECT
Clifton upon Dunsmore

DRAWING TITLE
Viewpoint 10

DRAWING STATUS
Planning

DATE
June 2025

APPROXIMATE LOCATION OF THE SITE



WIDE ANGLE BASELINE PANORAMA OF EXISTING VIEW TOWARDS THE PROPOSED DEVELOPMENT

THIS IMAGE PROVIDES LANDSCAPE AND VISUAL CONTEXT ONLY

VIEWPOINT 11:
 View from the PRoW National Trail Oxford Canal Long Distance Walking Route situated south-southeast of the Site passing along the edge of Rugby with the Site situated on elevated landform beyond the slope

Grid Reference	452491 , 275644
Elevation	92m AOD
Distance to nearest Site Boundary	0.5km S/195 degrees
View Direction	N/15 degrees
Paper Size	420 x 297 mm A3
Camera	Sony A7 II
Lens	Sony E-mount E50mm F1.8oss
Projection	Cylindrical
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PROJECT
 Clifton upon Dunsmore

DRAWING TITLE
 Viewpoint 11

DRAWING STATUS Planning	DATE June 2025
----------------------------	-------------------

APPROXIMATE LOCATION OF THE SITE



WIDE ANGLE BASELINE PANORAMA OF EXISTING VIEW TOWARDS THE PROPOSED DEVELOPMENT

THIS IMAGE PROVIDES LANDSCAPE AND VISUAL CONTEXT ONLY

VIEWPOINT 12:

View from Whinfield Park Public Open Space situated off Butlin Road, Hillmorton, Rugby looking north east across the intervening urban area

Grid Reference	451797 , 274955
Elevation	116m AOD
Distance to nearest Site Boundary	1.95km SW/225 degrees
View Direction	NE/45degrees
Paper Size	420 x 297 mm A3
Camera	Sony A7 II
Lens	Sony E-mount E50mm F1.8oss
Projection	Cylindrical
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PROJECT
Clifton upon Dunsmore

DRAWING TITLE
Viewpoint 12

DRAWING STATUS	DATE
Planning	June 2025

APPROXIMATE LOCATION OF THE SITE



WIDE ANGLE BASELINE PANORAMA OF EXISTING VIEW TOWARDS THE PROPOSED DEVELOPMENT

THIS IMAGE PROVIDES LANDSCAPE AND VISUAL CONTEXT ONLY

VIEWPOINT 13:

View from PRow (LPA ref: 333/Rb48/1) passing wooded open space near to Whinfield Park Public Open Space looking northwest towards the Site across the intervening urban area of Hillmorton, Rugby

Grid Reference	452175, 274977
Elevation	110m AOD
Distance to nearest Site Boundary	1.9km SW/220 degrees
View Direction	NE/40 degrees
Paper Size	420 x 297 mm A3
Camera	Sony A7 II
Lens	Sony E-mount E50mm F1.8oss
Projection	Cylindrical
Photograph Date and Time	06/05/2025 @ 17.16 (24HR CLOCK)

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PROJECT
Clifton upon Dunsmore

DRAWING TITLE
Viewpoint 13

DRAWING STATUS	DATE
Planning	June 2025

APPROXIMATE LOCATION OF THE SITE



WIDE ANGLE BASELINE PANORAMA OF EXISTING VIEW TOWARDS THE PROPOSED DEVELOPMENT

THIS IMAGE PROVIDES LANDSCAPE AND VISUAL CONTEXT ONLY

VIEWPOINT 14:

**View from the PRow LPA ref: 333/R114/1 National Trail Shakespeare's Avon Way Long Distance Walking
Route passing along the urban edge of Brownsover connecting Brownsover with Clifton-upon-Dunsmore**

Grid Reference	451930, 276675
Elevation	94m AOD
Distance to nearest Site Boundary	Within 0.05km SW/215
View Direction	SE/135degrees
Paper Size	420 x 297 mm A3
Camera	Sony A7 II
Lens	Sony E-mount E50mm F1.8oss
Projection	Cylindrical
Photograph Date and Time	06/05/2025 @ 16.20 (24HR CLOCK)

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CLIENT
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PROJECT
Clifton upon Dunsmore

DRAWING TITLE
Viewpoint 14

DRAWING STATUS
Planning

DATE
June 2025

APPROXIMATE LOCATION OF THE SITE



WIDE ANGLE BASELINE PANORAMA OF EXISTING VIEW TOWARDS THE PROPOSED DEVELOPMENT

THIS IMAGE PROVIDES LANDSCAPE AND VISUAL CONTEXT ONLY

VIEWPOINT 15:

**View from the PRoW LPA ref: 333/R114/1 National Trail Shakespeare's Avon Way
Long Distance Walking Route approaching Clifton-upon-Dunsmore**

Grid Reference	452260, 276580
Elevation	88m AOD
Distance to nearest Site Boundary	1.25km NW/320 degrees
View Direction	SE/150 degrees
Paper Size	420 x 297 mm A3
Camera	Sony A7 II
Lens	Sony E-mount E50mm F1.8oss
Projection	Cylindrical
Photograph Date and Time	06/05/2025 @ 16.26 (24HR CLOCK)

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DRAWING TITLE
Viewpoint 15

DRAWING STATUS
Planning

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June 2025

APPROXIMATE LOCATION OF THE SITE



WIDE ANGLE BASELINE PANORAMA OF EXISTING VIEW TOWARDS THE PROPOSED DEVELOPMENT

THIS IMAGE PROVIDES LANDSCAPE AND VISUAL CONTEXT ONLY

VIEWPOINT 16:
View from Vicarage Hill/Rugby Road passing through the southwestern edge of Clifton-upon-Dunsmore looking east across the proposed access to the Site

Grid Reference	452381, 276101
Elevation	105m AOD
Distance to nearest Site Boundary	Within 0.1km W/270 degrees
View Direction	E/90 degrees
Paper Size	420 x 297 mm A3
Camera	Sony A7 II
Lens	Sony E-mount E50mm F1.8oss
Projection	Cylindrical
Photograph Date and Time	06/05/2025 @ 17.40 (24HR CLOCK)

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CLIENT Richborough	
PROJECT Clifton upon Dunsmore	
DRAWING TITLE Viewpoint 16	
DRAWING STATUS Planning	DATE June 2025

APPROXIMATE LOCATION OF THE SITE



WIDE ANGLE BASELINE PANORAMA OF EXISTING VIEW TOWARDS THE PROPOSED DEVELOPMENT

THIS IMAGE PROVIDES LANDSCAPE AND VISUAL CONTEXT ONLY

VIEWPOINT 4:

View from South Road nearest the Site access point which connects with the existing residential area neighbouring the Site

Grid Reference	453008, 276224
Elevation	121m AOD
Distance to nearest Site Boundary	Within 0.05km SW/215
View Direction	SE/135degrees
Paper Size	420 x 297 mm A3
Camera	Sony A7 II
Lens	Sony E-mount E50mm F1.8oss
Projection	Cylindrical
Photograph Date and Time	06/05/2025 @ 13.38 (24HR CLOCK)

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CLIENT
Richborough

PROJECT
Clifton upon Dunsmore

DRAWING TITLE
Viewpoint 4

DRAWING STATUS	DATE
Planning	June 2025

APPENDIX BLA 6

Visual Effects during the Construction Stage

Appendix BLA 6: Visual Effects during the Construction Stage

Receptor Types	Sensitivity of landscape receptor (character type as a whole) to this specific proposal			Magnitude of visual effect (the development) of this specific proposal					Significance (sensitivity and magnitude) Negligible, Minor, Moderate, Major
	Representative Viewpoints	Susceptibility	Value	Sensitivity	Size/scale of change	Portion of Development in view/ Geographical Extent	Duration	Reversibility	
1. View from Clifton Recreation Ground (N.B. 'Important View' within Neighbourhood Plan (2025))	Medium	Medium	Park Users – Medium	High	Site area is not seen wholesale, excavation, ground modelling and building out built form would be seen, but not across the whole Site area	Short	Temporary	High	Moderate, adverse
PRoW Review: N/a.									
2. View from Shutterworth Road within the neighbouring residential area of Clifton upon Dunsmore	Medium	Medium	Road Users (transient) – Medium	Medium	Built form above the tree canopy on the site boundary	Short	Temporary	Medium	Moderate/-minor, adverse
PRoW Review: N/a.									
3. View from Shutterworth Road within the neighbouring residential area of Clifton upon Dunsmore	Medium	Medium	Road Users (transient) – Medium	Low	Built form above the tree canopy on the site boundary. No views of site interior	Short	Temporary	Low	Minor, adverse
PRoW Review: N/a.									
4. View from PRoW (LPA ref: 154/R116/1) passing through open countryside south of Clifton-upon-Dunsmore	High	Medium	Walker (transient) – High	Low	Built form glimpsed above the tree canopy on the site boundary. No views of site interior. Site not seen wholesale, glimpsed southern edge	Short	Temporary	Low	Moderate/-minor, adverse
PRoW Review: PRoW Users pass through open fields with scattered hedger line trees and degraded/gappy hedgerows along this route. The PRoW is not enclosed by built form, trees or woodland. <i>Summary: Typically, PRoW users have open views across the broad countryside to the west towards the Site.</i>									
5. View from PRoW (LPA ref: 154/R116/1) passing through open countryside south of Clifton-upon-Dunsmore	High	Medium	Walker (transient) – High	Medium	Built form above the tree canopy and hedgerow on the site boundary. No views of site interior	Short	Temporary	Medium	Moderate, adverse
PRoW Review: PRoW Users pass through open fields with scattered hedger line trees and degraded/gappy hedgerows along this route. The PRoW is not enclosed by built form, trees or woodland. <i>Summary: Typically, PRoW users have open views across the broad countryside to the west towards the Site.</i>									
6. View from PRoW (LPA ref: 154/R116/1) passing through open countryside nearest to Hillmorton Lane	High	Medium	Walker (transient) – High	Low	Built form glimpsed above the tree canopy on the site boundary. No views of site interior. Site not seen wholesale, glimpsed southern edge	Short	Temporary	Low	Moderate/-minor, adverse
PRoW Review: PRoW Users pass through open fields with scattered hedger line trees and degraded/gappy hedgerows along this route. The PRoW is not enclosed by built form, trees or woodland. <i>Summary: Typically, PRoW users have open views across the broad countryside to the west towards the Site.</i>									
7. View from Hillmorton Lane looking across northwest across intervening fields towards the Site	Medium	Medium	Road Users (transient) – Medium	Low	Limited built form glimpsed above the tree canopy on the site boundary. No views of site interior	Short	Temporary	Negligible	Minor, adverse
PRoW Review: N/a.									
8. View from Permissive Route on the edge of Houlton leading to Hillmorton Locks	High to medium	Medium	Walker (transient) – High	Indiscernible given intervening distance and backdrop of tree canopies and woodland	Indiscernible given intervening distance and backdrop of tree canopies and woodland	Short	Temporary	No change	Imperceptible
Permissive Route Review: PRoW passes along the existing development area for new homes reducing tranquillity and influence the expectation of visual amenity. Route soon is enclosed by hedgerows and trees with the wider residential area screening wide views of the open countryside. <i>Summary: Broad open views towards the Site's location for a short time period and limited geographical area along this route.</i>									

9. View from Permissive Route passing across Normandy Hill (N.B. 'Important View' within Neighbourhood Plan (2025))	High	High	Walker (transient) – High	Indiscernible given intervening distance and backdrop of tree canopies and woodland	Indiscernible given intervening distance and backdrop of tree canopies and woodland	Short	Temporary	No change	Imperceptible
Permissive Route Review: Local landform. Route passes a cross grassland and has open views that are broad and extensive above the nearby residential buildings. <i>Summary: Broad, open views towards the location of the Site.</i>									
10. View from Hillmorton Locks looking northwest (N.B. 'Important View' within Neighbourhood Plan (2025))	High	High	Walker (transient) – High	Indiscernible given intervening distance and backdrop of tree canopies and woodland	Indiscernible given intervening distance and backdrop of tree canopies and woodland	Short	Temporary	No change	Imperceptible
PRoW Review: Filtered and glimpsed views along the route. The height and robustness of hedgerows and trees are a determining the availability of views beyond the route. There is scope to see above the hedgerows where the canal is lower than the locks. <i>Summary: Limited opportunity for open views towards the Site's location.</i>									
11. View from the PRoW National Trail Oxford Canal Long Distance Walking Route passing along the edge of Rugby	High	High	Walker (transient) – High	Low	Built form glimpsed above the tree canopy on the site boundary. No views of site interior. Site not seen wholesale, glimpsed southern edge	Short	Temporary	Low	Moderate/-minor, adverse
PRoW Route: Filtered and glimpsed views along the route. The height and robustness of hedgerows and trees are a determining the availability of views beyond the route. There is scope to see above the hedgerows where the canal is lower than the locks. <i>Summary: Limited opportunity for open views towards the Site's location.</i>									
12. View from Whinfield Park Public Open Space situated off Butlin Road, Hillmorton, Rugby	Medium	Medium	Park Users – Medium	Indiscernible given intervening distance and backdrop of tree canopies and woodland	Indiscernible given intervening distance and backdrop of tree canopies and woodland	Short	Temporary	No change	Imperceptible
PRoW Review: PRoW passing across undulating landform through open fields. Beyond the initial woodland at Chesterton Road the royte passes through open agricultural fields which are open and medium scale giving one views within their immediate enclosure. Landform is gently undulating. There are broad open views along this route. <i>Summary: Broad open views along this route.</i>									
13. View from PRoW (LPA ref: 333/Rb48/1) passing wooded open space near to Whinfield Park Public Open Space, Hillmorton, Rugby	Medium	High	Walker (transient) – Medium	Indiscernible given intervening distance and backdrop of tree canopies and woodland	Indiscernible given intervening distance and backdrop of tree canopies and woodland	Short	Temporary	No change	Imperceptible
PRoW Review: PRoW is extensively enclosed by wooded area and tree groups. <i>Summary: Very limited views outside of the wooded setting which h the PRoW passes through</i>									
14. View from the PRoW LPA ref: 333/R114/1 National Trail Shakespeare's Avon Way Long Distance Walking Route passing along the urban edge of Brownsover	High	High	Walker (transient) – High	Limited	Chance for glimpsed views of new built form being built out	Short	Temporary, but new built form is irreversible within the site area	Negligible	Minor, adverse
PRoW Review: Filtered and glimpsed views along the route. The height and robustness of hedgerows and trees are a determining the availability of views beyond the route. There is scope to see above the hedgerows where the canal is lower than the locks. <i>Summary: Limited opportunity for open views towards the Site's location.</i>									
15. View from the PRoW LPA ref: 333/R114/1 National Trail Shakespeare's Avon Way Long Distance Walking Route approaching Clifton-upon-Dunsmore	High	High	Walker (transient) – High	Limited	Chance for glimpsed views of new built form being built out	Short	Temporary, but new built form is irreversible within the site area	Negligible	Minor, adverse
PRoW Review: Route passes through open fields enabling views cross to Rugby Road with views of the Site restricted by built form. <i>Summary: Limited opportunity to see the Site.</i>									

16. View from Vicarage Hill/Rugby Road passing through the southwestern edge of Clifton-upon-Dunsmore	Medium	Medium	Road Users (transient) – Medium	Very High reducing with distance travelled east	New site access would be seen and there would be views of a wider geographical area of the Site, reduce expediently with distance from the Site because of intervening residential built form	Short term	Temporary	Very High	Major/-moderate, adverse
PRoW Review: N/a.									
Receptor Type	Sensitivity of landscape receptor (character type as a whole) to this specific proposal			Magnitude of visual effect (the development) of this specific proposal					Significance (sensitivity and magnitude) Negligible, Minor, Moderate, Major
	Residential/Dwellings	Susceptibility	Value	Sensitivity	Size/scale of change	Portion of Development in view/ Geographical Extent	Duration	Reversibility	
Properties situated on Shutterworth Road oriented north to south	High	Medium	High to Very High	Limited opportunity to see the site unless directly neighbouring the Site	Views semi-oblique. Ground floor residential rooms are likely to be filtered/screened by intervening private amenity space. Upper residential room likely to see the Site	Short	Temporary	High	Major/-moderate, adverse
Properties situated on Rugby Road nearest Clifton Park oriented north to south	High	Medium	High to Very High	Limited opportunity to see the site unless directly neighbouring the Site	Views semi-oblique. Ground floor residential rooms are likely to be filtered/screened by intervening private amenity space. Upper residential room likely to see the Site	Short	Temporary	Low	Moderate/-minor, adverse
Properties situated on Newall Close	Very High	Medium	High to Very High	Limited opportunity to see the site unless directly neighbouring the Site	Direct and semi-oblique views. Ground floor residential rooms are likely to be filtered/screened by intervening private amenity space. Upper residential room likely to see the Site	Short	Temporary	High	Major/-moderate, adverse
Properties situated on Rugby Road nearest the Site oriented southeast to northwest	High	Medium	High to Very High	Limited opportunity to see the site unless directly neighbouring the Site	Direct views. Ground floor residential rooms are likely to be filtered/screened by intervening private amenity space. Upper residential room likely to see the Site	Short	Temporary	High	Major/-moderate, adverse
Scattered properties on Hillmorton Lane oriented east to west	High	Medium	High to Very High	Medium	Limited opportunity to see the Site restricted to the southern Site area	Short	Temporary	Low	Moderate/-minor, adverse
Properties within Hillmorton, Rugby oriented north to south	High	Medium	High to Very High		Direct views. Ground floor residential rooms are likely to be filtered/screened by intervening private amenity space. Upper residential room likely to see the Site	Short	Temporary	Medium	Moderate, adverse

Receptor Types	Sensitivity of landscape receptor (character type as a whole) to this specific proposal			Magnitude of visual effect (the development) of this specific proposal					Significance (sensitivity and magnitude) Negligible, Minor, Moderate, Major
	Susceptibility	Value	Sensitivity	Size/scale of change	Portion of Development in view/ Geographical Extent	Duration	Reversibility	Magnitude of Change	
Shutterworth Road within close range of the Site	Medium	Medium	Medium	Limited/Low	Limited to glimpsed views between and over residential built form, reduce expediently with distance from the Site because of intervening residential built form	Short	Temporary,	Low	Minor, adverse
Rugby Road passing the western edge of the Site within close range	Medium	Medium	Medium	Medium reducing with distance travelled east	As above but new site access would be seen and there would be views of a wider geographical area of the Site, reduce expediently with distance from the Site because of intervening residential built form	Short term	Temporary	Medium	Moderate/-minor, adverse
Rugby Road passing through the wider village	Medium	Medium	Medium	Very limited reducing with distance travelled east	Negligible to Indiscernible	Shor term	Temporary	Negligible to no change	Negligible to Imperceptible
Newall Close within close range distance of the Site	Medium	Medium	Medium	Very High reducing with distance travelled east	New site access would be seen and there would be views of a wider geographical area of the Site, reduce expediently with distance from the Site because of intervening residential built form	Short term	Temporary	Very High	Major/-moderate, adverse
Vicarage Hil travelling from Houston Way to meet Rugby Road close to medium range distance of the Site	Medium	Medium	Medium	Limited/Low	Limited to glimpsed views between and over residential built form, reduce expediently with distance from the Site because of intervening residential built form	Short	Temporary,	Low	Minor, adverse
Newton Road north of the village	Medium	Medium	Medium	Very limited reducing with distance travelled east	Negligible to Indiscernible	Shor term	Temporary	Negligible to no change	Negligible to Imperceptible
Hillmorton Lane travelling between Lilbourne Road and Houlton Way	Medium	Medium	Medium	Very limited reducing with distance travelled east	Negligible to Indiscernible	Shor term	Temporary	Negligible to no change	Negligible to Imperceptible
Houlton Way running between Brownsover and Houlton medium to long range distance of the Site	Medium	Medium	Medium	Limited/Low	Limited to glimpsed views due to the effect if the route travelling below the plateau landform, discernibility reduces with distance	Short	Temporary,	Low	Minor, adverse
Clifton Road heading south from Houlton Way medium to long range distance of the Site	Medium	Medium	Medium	Negligible to Indiscernible	Shor term	Temporary	Negligible to no change	Negligible to Imperceptible	Negligible to Indiscernible

APPENDIX BLA 7

Visual Effects during the Initial Occupation Stage (Yr 1) and the Longer Term Residual Effects (Yr 15)

Appendix BLA 7: Visual Effects during the Initial Occupation Stage (Yr 1) and the Longer Term Residual Effects (Yr 15)

Receptor Types	Sensitivity of landscape receptor (character type as a whole) to this specific proposal			Magnitude of visual effect (the development) of this specific proposal			Year 1: Magnitude of Change and Significance Negligible, Minor, Moderate, Major	Year 15: Magnitude of Change and Significance Negligible, Minor, Moderate, Major
	Representative Viewpoints	Susceptibility	Value	Sensitivity	Portion of Development in view/ Geographical Extent	Duration		
1. View from Clifton Recreation Ground (N.B. 'Important View' within Neighbourhood Plan (2025))	Medium	Medium	Park Users – Medium	Restricted to new built form beyond the extended park area. New built form stepped back and steeped down along northern edge. Substantive POS extending the existing park with further tree planting.	Long Term	High (Yr 1) Medium (Yr 15)	Moderate, adverse	Moderate/-minor, adverse
PRoW Review: N/a.								
2. View from Shutterworth Road within the neighbouring residential area of Clifton upon Dunsmore	Medium	Medium	Road Users (transient) – Medium	Limited built form above the tree canopy on the site boundary. Existing tree planting enhanced. New built form stepped down and set back from northern boundary	Long Term	Low (Yr 1) Negligible (Yr 15)	Minor, adverse	Minor/-negligible, adverse
PRoW Review: N/a.								
3. View from Shutterworth Road within the neighbouring residential area of Clifton upon Dunsmore	Medium	Medium	Road Users (transient) – Medium	Limited built form above the tree canopy on the site boundary. Existing tree planting enhanced. New built form stepped down and set back from northern boundary	Long Term	Low (Yr 1) Negligible (Yr 15)	Minor, adverse	Minor/-negligible, adverse
PRoW Review: N/a.								
4. View from PRoW (LPA ref: 154/R116/1) passing through open countryside south of Clifton-upon-Dunsmore	High	Medium	Walker (transient) – High	Limited discernibility of new built form limited to roof lines as seen against the intervening fields and landform. New built form stepped back from eastern boundary with POS and new tree planting to afford vertical heights features to offset and reduce during maturation.	Long Term	Low (Yr 1) Negligible (Yr 15)	Moderate/-minor, adverse	Minor, adverse
PRoW Review: PRoW Users pass through open fields with scattered hedger line trees and degraded/gappy hedgerows along this route. The PRoW is not enclosed by built form, trees or woodland. <i>Summary: Typically, PRoW users have open views across the broad countryside to the west towards the Site.</i>								
5. View from PRoW (LPA ref: 154/R116/1) passing through open countryside south of Clifton-upon-Dunsmore	High	Medium	Walker (transient) – High	Limited discernibility of new built form limited to roof lines as seen against the intervening fields and landform. New built form stepped back from eastern boundary with POS and new tree planting to afford vertical heights features to offset and reduce during maturation.	Long Term	Low (Yr 1) Negligible (Yr 15)	Moderate/-minor, adverse	Minor, adverse
PRoW Review: PRoW Users pass through open fields with scattered hedger line trees and degraded/gappy hedgerows along this route. The PRoW is not enclosed by built form, trees or woodland. <i>Summary: Typically, PRoW users have open views across the broad countryside to the west towards the Site.</i>								
6. View from PRoW (LPA ref: 154/R116/1) passing through open countryside nearest to Hillmorton Lane	High	Medium	Walker (transient) – High	Limited extent of new built form glimpsed through the existing hedgerows and trees and seen to the southeaster corner of the Site. New built form stepped back from southeastern boundary with POS and new tree planting to afford vertical heights features to offset and reduce during maturation.	Long Term	Low (Yr 1) Negligible (Yr 15)	Moderate/-minor, adverse	Minor, adverse
PRoW Review: PRoW Users pass through open fields with scattered hedger line trees and degraded/gappy hedgerows along this route. The PRoW is not enclosed by built form, trees or woodland. <i>Summary: Typically, PRoW users have open views across the broad countryside to the west towards the Site.</i>								
7. View from Hillmorton Lane looking across northwest across intervening fields towards the Site	Medium	Medium	Road Users (transient) – Medium	Indiscernible given intervening distance and backdrop of hedgerows and scattered hedge line trees which enclose the route. Views are oblique to the direction of travel to and from Clifton-upon-Dunsmore. Small woodland block and tree groups further restrict discernibility.	Long Term	Indiscernible (Yr 1) Indiscernible (Yr 15)	Imperceptible	Imperceptible
PRoW Review: N/a.								
8. View from Permissive Route on the edge of Houlton leading to Hillmorton Locks	High to medium	Medium	Walker (transient) – High	Indiscernible given intervening landform as demonstrated by the plotted Zone of Theoretical Visibility within Appendix BLA 3.	Long Term	Indiscernible (Yr 1) Indiscernible (Yr 15)	Imperceptible	Imperceptible
Permissive Route Review: PRoW passes along the existing development area for new homes reducing tranquillity and influence the expectation of visual amenity. Route soon is enclosed by hedgerows and trees with the wider residential area screening wide views of the open countryside. <i>Summary: Broad open views towards the Site's location for a short time period and limited geographical area along this route.</i>								

9. View from Permissive Route passing across Normandy Hill (N.B. 'Important View' within Neighbourhood Plan (2025))	High	High	Walker (transient) – High	Indiscernible given intervening landform as demonstrated by the plotted Zone of Theoretical Visibility within Appendix BLA 3.	Long Term	Indiscernible (Yr 1) Indiscernible (Yr 15)	Imperceptible	Imperceptible
Permissive Route Review: Local landform. Route passes a cross grassland and has open views that are broad and extensive above the nearby residential buildings. <i>Summary: Broad, open views towards the location of the Site. buildings.</i>								
10. View from Hillmorton Locks looking northwest (N.B. 'Important View' within Neighbourhood Plan (2025))	High	High	Walker (transient) – High	Indiscernible given intervening landform as demonstrated by the plotted Zone of Theoretical Visibility within Appendix BLA 3.	Long Term	Indiscernible (Yr 1) Indiscernible (Yr 15)	Imperceptible	Imperceptible
PRoW Review: Filtered and glimpsed views along the route. The height and robustness of hedgerows and trees are a determining the availability of views beyond the route. There is scope to see above the hedgerows where the canal is lower than the locks. <i>Summary: Limited opportunity for open views towards the Site's location.</i>								
11. View from the PRoW National Trail Oxford Canal Long Distance Walking Route passing along the edge of Rugby	High	High	Walker (transient) – High	Limited extent of new built form to be seen due to the intervening landform (rising to the plateau) combined with then stepping back of new built form well within the Site area, and the southern Site area used for substantive POS. New tree planting to afford vertical heights features to offset and reduce during maturation.	Long Term	Negligible (Yr 1) Indiscernible (Yr 15)	Minor, adverse	Imperceptible
PRoW Route: Filtered and glimpsed views along the route. The height and robustness of hedgerows and trees are a determining the availability of views beyond the route. There is scope to see above the hedgerows where the canal is lower than the locks. <i>Summary: Limited opportunity for open views towards the Site's location.</i>								
12. View from Whinfield Park Public Open Space situated off Butlin Road, Hillmorton, Rugby	Medium	Medium	Park Users – Medium	Indiscernible given intervening distance and backdrop of tree canopies and woodland	Long Term	Indiscernible (Yr 1) Indiscernible (Yr 15)	Imperceptible	Imperceptible
PRoW Review: PRoW passing across undulating landform through open fields. Beyond the initial woodland at Chesterton Road the route passes through open agricultural fields which are open and medium scale giving one views within their immediate enclosure. Landform is gently undulating. There are broad open views along this route. <i>Summary: Broad open views along this route.</i>								
13. View from PRoW (LPA ref: 333/Rb48/1) passing wooded open space near to Whinfield Park Public Open Space, Hillmorton, Rugby	Medium	High	Walker (transient) – Medium	Indiscernible given intervening distance and backdrop of tree canopies and woodland	Long Term	Indiscernible (Yr 1) Indiscernible (Yr 15)	Imperceptible Imperceptible	Imperceptible Imperceptible
PRoW Review: PRoW is extensively enclosed by wooded area and tree groups. <i>Summary: Very limited views outside of the wooded setting which h the PRoW passes through</i>								
14. View from the PRoW LPA ref: 333/R114/1 National Trail Shakespeare's Avon Way Long Distance Walking Route passing along the urban edge of Brownsover	High	High	Walker (transient) – High	Site no seen wholesale, very limited opportunity to see the built form at the Site within any great extent due to the effect of the intervening built form seen outside of the Site along Rugby Road. Increase in rooflines of newly built homes may be seen, but may not be discernible to the casual observer as these features would not appear as out of context, unexpected or experienced in any great quantum.	Long Term	Negligible (Yr 1) Indiscernible (Yr 15)	Minor, adverse	Imperceptible
PRoW Review: Filtered and glimpsed views along the route. The height and robustness of hedgerows and trees are a determining the availability of views beyond the route. There is scope to see above the hedgerows where the canal is lower than the locks. <i>Summary: Limited opportunity for open views towards the Site's location.</i>								
15. View from the PRoW LPA ref: 333/R114/1 National Trail Shakespeare's Avon Way Long Distance Walking Route approaching Clifton-upon-Dunsmore	High	High	Walker (transient) – High	Site no seen wholesale, very limited opportunity to see the built form at the Site within any great extent due to the effect of the intervening built form seen outside of the Site along Rugby Road. Increase in rooflines of newly built homes may be seen, but may not be discernible to the casual observer as these features would not appear as out of context, unexpected or experienced in any great quantum.	Long Term	Negligible (Yr 1) Indiscernible (Yr 15)	Minor, adverse	Imperceptible
PRoW Review: Route passes through open fields enabling views cross to Rugby Road with views of the Site restricted by built form. <i>Summary: Limited opportunity to see the Site.</i>								

16. View from Vicarage Hill/Rugby Road passing through the southwestern edge of Clifton-upon-Dunsmore	Medium	Medium	Road Users (transient) – Medium	New site access would be seen and there would be views of a wider geographical area of the Site, reduce expediently with distance from the Site because of intervening residential built form	Long Term	Medium (Yr 1) Medium (Yr 15)	Moderate/-minor, adverse	Moderate/-minor, adverse
PRoW Review: N/a.								
Receptor Type	Sensitivity of landscape receptor (character type as a whole) to this specific proposal			Magnitude of visual effect (the development) of this specific proposal			Year 1: Magnitude of Change and Significance Negligible, Minor, Moderate, Major	Year 15: Magnitude of Change and Significance Negligible, Minor, Moderate, Major
	Residential/Dwellings	Susceptibility	Value	Sensitivity	Portion of Development in view/ Geographical Extent	Duration		
Properties situated on Shutterworth Road oriented north to south	High	Medium	High to Very High	Views semi-oblique. Ground floor residential rooms are likely to filtered/screened by intervening private amenity space. Upper residential room likely to see the northern part of the scheme which is stepped back into the Site and intervening space is utilised to extend the public park with new tree planting to filter views of new built form and integrate the scheme.	Long Term	Medium (Yr 1) Low (Yr 15)	Moderate, adverse	Moderate/-minor, adverse
Properties situated on Rugby Road nearest Clifton Park oriented north to south	High	Medium	High to Very High	Views semi-oblique. Ground floor residential rooms are likely to filtered/screened by intervening private amenity space. Upper residential room likely to see the northern part of the scheme which is stepped back into the Site and intervening space is utilised to extend the public park with new tree planting to filter views of new built form and integrate the scheme.	Long Term	Medium (Yr 1) Low (Yr 15)	Moderate, adverse	Moderate/-minor, adverse
Properties situated on Newall Close	Very High	Medium	High to Very High	Direct and semi-oblique views . Ground floor residential rooms are likely to filtered/screened by intervening private amenity space. Upper residential room likely to see the Site. New built form is positioned to the rear of existing dwellings. Wider built form seen as landscape mitigation Juvenile. New tree planting will soften and filter views.	Long Term	High (Yr 10) Medium (Yr 15)	Major/-moderate, adverse	Moderate, adverse
Properties situated on Rugby Road nearest the Site oriented southeast to northwest	High	Medium	High to Very High	Direct and semi-oblique views . Ground floor residential rooms are likely to filtered/screened by intervening private amenity space. Upper residential room likely to see the Site. New built form is positioned to the rear of existing dwellings. Wider built form seen as landscape mitigation Juvenile. New tree planting will soften and filter views.	Long Term	High (Yr 10) Medium (Yr 15)	Major/-moderate, adverse	Moderate, adverse
Scattered properties on Hillmorton Lane oriented east to west	High	Medium	High to Very High	Indiscernible given intervening distance and backdrop of hedgerows and scattered hedge line trees which enclose views. Small woodland block and tree groups further restrict discernibility.	Long Term	Indiscernible (Yr 1) Indiscernible (Yr 15)	Imperceptible	Imperceptible
Properties within Hillmorton, Rugby oriented north to south	High	Medium	High to Very High	Direct views. Ground floor residential rooms are likely to filtered/screened by intervening private amenity space. Upper residential room likely to see the Site. Built form is stepped into the Site area within a substantive area of POS with green corridors and opportunity for street tree planting enable the mass of the development to be broken up and views of the dwellings filters and soften during the maturation of new landscaping. The scheme would be seen in combination with the wider village settlement and its built form, which the Site is set within moderately lower landform so would not break the skyline or be prominent in views.	Long Term	Medium (Yr 1) Low (Yr 15)	Moderate, adverse	Moderate/-minor, adverse (where direct views are possible).

Receptor Types	Sensitivity of landscape receptor (character type as a whole) to this specific proposal			Magnitude of visual effect (the development) of this specific proposal			Year 1: Magnitude of Change and Significance Negligible, Minor, Moderate, Major	Year 15: Magnitude of Change and Significance Negligible, Minor, Moderate, Major
	Road Users	Susceptibility	Value	Sensitivity	Portion of Development in view/ Geographical Extent	Duration		
Shutterworth Road within close range of the Site	Medium	Medium	Medium	Limited built form above the tree canopy on the site boundary. Existing tree planting enhanced. New built form stepped down and set back from northern boundary	Long Term	Low (Yr 1) Negligible (Yr 15)	Minor, adverse	Minor/-negligible, adverse
Rugby Road passing the western edge of the Site within close range	Medium	Medium	Medium	New site access would be seen and there would be views of a wider geographical area of the Site, reduce expediently with distance from the Site because of intervening residential built form	Long Term	Medium (Yr 1) Medium (Yr 15)	Moderate/-minor, adverse	Moderate/-minor, adverse
Rugby Road passing through the wider village	Medium	Medium	Medium	Indiscernible given intervening distance and effect of built form within the village restricting views. Increase in rooflines of newly built homes may be seen, but may not be discernible to the casual observer as these features would not appear as out of context, unexpected or experienced in any great quantum	Long Term	Indiscernible (Yr 1) Indiscernible (Yr 15)	Imperceptible Imperceptible	Imperceptible Imperceptible
Newall Close within close range distance of the Site	Medium	Medium	Medium	New site access would be seen and there would be views of a wider geographical area of the Site, reduce expediently with distance from the Site because of intervening residential built form	Long Term	Medium (Yr 1) Medium (Yr 15)	Moderate/-minor, adverse	Moderate/-minor, adverse
Vicarage Hil travelling from Houston Way to meet Rugby Road close to medium range distance of the Site	Medium	Medium	Medium	Indiscernible given intervening distance and effect of built form within the village restricting views. Increase in rooflines of newly built homes may be seen, but may not be discernible to the casual observer as these features would not appear as out of context, unexpected or experienced in any great quantum	Long Term	Indiscernible (Yr 1) Indiscernible (Yr 15)	Imperceptible Imperceptible	Imperceptible Imperceptible
Newton Road north of the village	Medium	Medium	Medium	Indiscernible given intervening distance and effect of built form within the village restricting views. Increase in rooflines of newly built homes may be seen, but may not be discernible to the casual observer as these features would not appear as out of context, unexpected or experienced in any great quantum	Long Term	Indiscernible (Yr 1) Indiscernible (Yr 15)	Imperceptible Imperceptible	Imperceptible Imperceptible
Hillmorton Lane travelling between Litbourne Road and Houlton Way	Medium	Medium	Medium	Indiscernible given intervening distance and effect of field hedgerows, hedge line trees, small woodland block and tree groups within an undulating landform restricting views. The route of the road is enclosed by hedgerows with views oblique to the direction of travel. Increase in rooflines of newly built homes may be seen, but may not be discernible to the casual observer as these features would not appear as out of context, unexpected or experienced in any great quantum	Long Term	Indiscernible (Yr 1) Indiscernible (Yr 15)	Imperceptible Imperceptible	Imperceptible Imperceptible
Houlton Way running between Brownsover and Houlton medium to long range distance of the Site	Medium	Medium	Medium	Limited extent of new built form to be seen due to the intervening landform (rising to the plateau) combined with then stepping back of new built form well within the Site area, and the southern Site area used for substantive POS. New tree planting to afford vertical heights features to offset and reduce during maturation.	Long Term	Negligible (Yr 1) Indiscernible (Yr 15)	Minor,- Negligible adverse	Imperceptible
Clifton Road heading south from Houlton Way medium to long range distance of the Site	Medium	Medium	Medium	Built form is stepped into the Site area within a substantive area of POS with green corridors and opportunity for street tree planting enable the mass of the development to be broken up and views of the dwellings filters and soften during the maturation of new landscaping. The scheme would be seen in	Long Term	Medium (Yr 1) Low (Yr 15)	Moderate/minor, adverse	Minor, adverse (where direct views are possible).

				combination with the wider village settlement and its built form, which the Site is set within moderately lower landform so would not break the skyline or be prominent in views.				
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APPENDIX BLA 8

Methodology

This methodology is specific to developments determined by the Local Planning Authority as not requiring a full Environmental Impact Assessment. The Third Edition of the GLVIA3 provides clarification that the same principles and processes apply for EIA and non-EIA assessments however there is no requirement for establishing whether the effects are significant given this development falls out with the formal requirements of Environmental Impact Assessment.

The methodology sets out the approach for the core steps in describing the baseline conditions, identifying where potential impacts may occur and evaluating the subsequent effects. In accordance with GLVIA3, the appraisal reflects the clear distinction between the landscape as a resource and visual amenity. The steps of the methodology used in the LVA are set out below:

- Illustrative Tools
- Baseline Conditions:
 - Landscape Baseline
 - Visual Amenity Baseline
- Potential Effects - including magnitude of change and nature of change:
 - Assessment and Evaluation of Landscape Effects
 - Assessment and Evaluation of Effects on Visual Amenity

ILLUSTRATIVE TOOLS

In accordance with The Landscape Institute Technical Guidance Note 06/19, Visual Representation of Development Proposals, a proportionate approach has been applied to determine the visualisation type appropriate for this project. It is considered annotated viewpoint photographs are sufficient level of detail to support the appraisal.

The viewpoint assessment is illustrated by photographs taken to represent a maximum visibility scenario. Photographs have been annotated to show the extent of the Site within the view, its context and highlight key features. The photographs used have been taken using a full frame sensor digital camera with a 50 mm lens equivalent mounted on a tripod, which conforms to the GLVIA guidance since this lens size is considered to most closely represent the view obtained by the human eye. The photographs have been taken to most represent a maximum visibility scenario during the season in which the assessment is undertaken.

It should be noted that whilst photography is a valuable tool to assist in the visualisation process, it cannot be expected to replicate the actual view or predicted view which would be attained on the ground. The photographs provide the viewer with a fair representation of the proposed development Site within its setting.

BASELINE CONDITIONS

Desktop Survey Work

The following desktop sources were consulted in order to compile the baseline information:

- Existing Landscape Character Assessments;
- Register of Parks and Gardens;
- Ordnance Survey Maps; and
- Aerial photography.

Landscape Baseline

Landscape receptors comprise the landscape fabric of the site, landscape character areas/ types and designated landscapes which may be affected either directly or indirectly by the proposed Development.

Existing Landscape Character Assessments have been reviewed and interpreted for use within the appraisal based on field work and further desktop survey work. A description is provided of the existing landscape elements, features, characteristics, designations and the value, condition and importance of the landscape and resources within the study area which are likely to have potential impacts as a result of the proposed Development.

An evaluation is required for each landscape character area/ type and landscape receptor which has the potential to interact with the development on:

Landscape value – It is often regarded in association with landscape designations however other more local factors have been considered such as local heritage or community interest. Key factors in regard to landscape value include landscape condition, scenic quality, rarity, recreational value, tourism, local heritage and community interest.

Susceptibility to change – Landscapes are constantly changing and evolving. The current pressures in the landscape have been clearly stated in the absence of the proposal for each landscape character area/ type.

Landscape sensitivity to changes has been defined as high, medium, low or negligible based on professional interpretation of a combination of parameters including:

- The value placed on the landscape as defined by designation/other identifiable form of recognition;
- The scale and pattern of the landscape and its elements/features;
- The simplicity or complexity of the landscape;
- The nature of skylines;
- Landscape quality or condition;
- Existing land-use;

- Visual enclosure/openness of views and distribution of visual receptors; and
- The scope for mitigation, which would be in character with the existing landscape.

Table A.2: Sensitivity of The Landscape Baseline

Landscape Sensitivity	Land Use
Very High	<p><i>Value:</i> Nationally/internationally designated/valued countryside and landscape features; strong/distinctive landscape characteristics; absence of landscape detractors.</p> <p><i>Susceptibility to Change:</i> Strong/distinctive landscape elements/aesthetic/perceptual aspects; absence of landscape detractors; landscape receptors in excellent condition. Landscapes with clear and widely recognised cultural value. Landscapes with a high level of tranquillity.</p>
High	<p><i>Value:</i> Locally designated/valued countryside (e.g. Areas of High Landscape Value, Regional Scenic Areas) and landscape features; many distinctive landscape characteristics; very few landscape detractors.</p> <p><i>Susceptibility to Change:</i> Many distinctive landscape elements/aesthetic/perceptual aspects; very few landscape detractors; landscape receptors in good condition. The landscape has a low capacity for change as a result of potential changes to defining character.</p>
Medium	<p><i>Value:</i> Undesignated countryside and landscape features; some distinctive landscape characteristics; few landscape detractors.</p> <p><i>Susceptibility to Change:</i> Some distinctive landscape elements/aesthetic/perceptual aspects; few landscape detractors; landscape receptors in fair condition. Landscape is able to accommodate some change as a result.</p>
Low	<p><i>Value:</i> Undesignated countryside and landscape features; few distinctive landscape characteristics; presence of landscape detractors.</p> <p><i>Susceptibility to Change:</i> Few distinctive landscape elements/aesthetic/perceptual aspects; presence of landscape detractors; landscape receptors in poor condition. Landscape is able to accommodate large amounts of change without changing these characteristics fundamentally.</p>
Negligible	<p><i>Value:</i> Undesignated countryside and landscape features; absence of distinctive landscape characteristics; despoiled/degraded by the presence of many landscape detractors.</p> <p><i>Susceptibility to Change:</i> Absence of distinctive landscape elements/aesthetic/perceptual aspects; presence of many landscape detractors; landscape receptors in very poor condition. As such landscape is able to accommodate considerable change</p>

Visual Amenity Baseline

Visibility Analysis concentrated on publicly accessible areas and key receptors including residential and outdoor recreational areas, as well as road and public footpath networks. The aim is to identify the interactions between the proposal and the visual receptors.

The study area is based upon analysis of the natural landform, using contours from the 1:25k Ordnance Survey map and a desktop review of intervening structures which are predicted to screen views of the Development such as buildings on mass and block woodland from the aerial.

Fieldwork is undertaken to establish the extent of available views towards the Site and to establish the extent of views from the Site.

Visual receptors comprise those individuals or groups of people who may have views of the Proposed Development. The main groups of visual receptors are usually defined as follows:

- Residents;
- Tourists or visitors, which includes users of outdoor recreational facilities including strategic recreational footpaths, cycle routes or public rights of way whose attention would be focused on the landscape; important landscape features with physical, cultural or historic attributes; principal views from residential buildings; beauty spots or picnic areas;
- Hill walkers, which includes those walking on unmarked footpaths; and
- Road users.

Viewpoint Assessment - A selection of viewpoints was identified and considered to be representative of the main sensitive receptors in the study area for the purposes of assessing the proposed Development. The viewpoints have been numbered in a clockwise direction starting in the north and were chosen to be representative such as a promoted visitor attraction or illustrative to demonstrate a particular effect or theme from the appraisal.

Viewpoint Description - The extent and nature of the existing views are described by reference to the following and illustrated though annotated photographs:

- Composition of the view, landscape character, features, visual amenity and quality of the landscape;
- nature of the view;
- elevation;
- direct or indirect/ angled;
- full or partial;
- open or filtered;
- seasonal variation; and
- extent.

The extent of view and proportion of the development which is visible is categorised as follows:

Full views - Where greater than 75% of the proposed Development is visible

Partial views - Where less than 75% of the proposed Development is visible

Restricted views - Where less than 50% of the proposed Development is visible and/ or very limited views of the proposed Development

Distance: The distance of the views towards the application and development is categorised below:

Short distance - less than 0.25km

Medium distance - between 0.25 and 0.5km

Long distance - Greater than 0.5km

Viewpoint Sensitivity is defined as high, medium or low based on an interpretation of a combination of parameters, as follows and defined in Table A.1:

- Location and context of the viewpoint;
- Land use or main activity at the viewpoint;
- Frequency and duration of use;
- Landscape character and quality of the intervening landscape; and
- Value attached to view.

Table A.2: Visual Sensitivity in relation to Main Activity at Viewpoint

Visual Sensitivity	Land Use
Very High	<i>Value/Susceptibility to Change:</i> View is: designed/has intentional association with surroundings; recorded in published material; from a publicly accessible heritage asset/designated/promoted viewpoint; nationally/internationally designated right of way; protected/recognised in planning policy designation.
High	<i>Value/Susceptibility to Change:</i> View of clear value but may not be formally recognised e.g. framed view of scenic value or destination/summit views; inferred that it may have value for local residents; locally promoted route or PRoW.
Medium	<i>Value/Susceptibility to Change:</i> View is not widely promoted or recorded in published sources; may be typical of those experienced by an identified receptor; minor road routes through rural/scenic areas.
Low	<i>Value/Susceptibility to Change:</i> View of clearly lesser value than similar views from nearby visual receptors that may be more accessible.
Negligible	<i>Value/Susceptibility to Change:</i> View may be affected by many landscape detractors and unlikely to be valued.

POTENTIAL EFFECTS

The text below provides an analysis of the potential direct/ indirect impacts based on site reconnaissance to make a professional judgement on the magnitude and evaluation of effects of the main landscape and visual receptors identified in the study area as outlined in the Baseline Conditions.

Assessment of Landscape Effects

Magnitude of Landscape Effects - The effect on landscape character as a result of the proposed Development is largely dependent on; the characteristics of the receiving landscape, the consistency of the proposed development in relation to the receiving landscape and the perceptions of the proposed development influenced by distance, weather and appearance.

Landscape effects are classified as substantial, moderate, slight, negligible and none based on a professional judgement which combines landscape sensitivity, value, susceptibility to change and the level of interaction with the proposed Development.

The criteria utilised in ascribing magnitude of change of landscape effects throughout this assessment are as follows:

Very High: Total loss or considerable alteration to key elements/ features/characteristics of the view that is directly visible resulting in a substantial change to the baseline condition;

High: Notable loss/alteration/addition to one or more key receptors/-characteristics of the baseline; or addition of prominent conflicting elements

Medium: Partial loss or alteration to one or more key elements/features/characteristics of the view. Change perceived as a partial or localised change within a broader, unaltered context which may be noticed directly or obliquely;

Low: Limited loss or small alteration to one or more key elements/features/characteristics of the view. Change is discernible but underlying composition of the view would be similar to baseline;

Negligible: Barely discernible loss or alteration to key components; addition of elements not uncharacteristic within the existing landscape

Indiscernible: In some circumstances, changes to key landscape components will be lower than negligible and changes will be described as 'Imperceptible'. This will lead to an imperceptible effect i.e., less than negligible.

Landscape effects also consider whether the Development:

- Reinforces the landscape elements, structure and key landscape characteristics (positive). Or would it include low or negligible changes that maybe considered part of the baseline condition (neutral). Or an adverse effect which may include the loss of landscape elements such as mature trees and hedgerows as part of construction leading to a reduction in the landscape quality and character of an area.
- Would have a physical change to landscape fabric (direct) or consequential change (indirect).
- Results in short term (up to 5 years), medium term (up to 25 years) or long-term changes (25+ years).

- Would have reversible or irreversible effects on the landscape.

Assessment of Effects on Visual Amenity

Magnitude of the Visual Effects - The magnitude of change arising from the proposed development at any particular viewpoint is described as substantial, moderate, slight or negligible based on the interpretation of a combination of largely quantifiable parameters, as follows:

- Distance of the viewpoint from the development;
- Duration of the predicted impact;
- Extent of the development in the view, e.g. the horizontal angle subtended by the development;
- Angle of view in relation to main receptor activity;
- Degree of contrast;
- Visual permeability of proposed Development, i.e. extent to which views would be blocked or would be restricted;
- Background to the Development; and
- Extent and nature of other built development visible.

In the case of magnitude of change occurring within designated areas or along roads or recreational routes, the proportion of the designated area or length of the route affected by the proposals is also a consideration.

The criteria utilised in ascribing visual magnitude of change throughout this assessment are as follows:

- Very High: Substantial change to the baseline, forming a new, defining focus and having a defining influence on the view
- High: Additions are clearly noticeable and part of the view would be fundamentally altered.
- Medium: Moderate alteration to one or more key characteristics of the baseline view.
- Low : Proposed development will form a minor constituent of the view being partially visible or at sufficient distance to be a small component.
- Negligible: Barely discernible loss or alteration to key components; addition of elements not uncharacteristic within the existing landscape.
- Indiscernible: In some circumstances, changes at representative viewpoints will be lower than negligible and changes to the existing baseline of the view will be described as 'Imperceptible'. This will lead to an imperceptible effect i.e., less than negligible.

Visual effects also consider whether the Development:

- Results in short term (up to 5 years), medium term (up to 25 years) or long-term changes (25+ years).
- Would have reversible or irreversible effects on the visual amenity.

EVALUATING LANDSCAPE AND VISUAL EFFECTS

Landscape or visual effects have been assessed as major, major/moderate, moderate, moderate/minor, minor or minor/negligible. These categories have been based on combining viewpoint sensitivity and predicted magnitude of change (Table A.2).

Table A.2: Evaluation of Landscape and Visual Effects

	MAGNITUDE OF CHANGE				
Receptor Sensitivity	Very High	High	Medium	Low	Negligible
Very High	Substantial	Major	Major/-moderate	Moderate	Moderate/-minor
High	Major	Major/-moderate	Moderate	Moderate/-minor	Minor
Medium	Major/-moderate	Moderate	Moderate/-minor	Minor	Minor/-negligible
Low	Moderate	Moderate/-minor	Minor	Minor/-negligible	Negligible
Negligible	Moderate/-minor	Minor	Minor/-negligible	Negligible	Negligible/-none

The matrix is not used as a prescriptive tool, and the methodology and analysis of potential effects at any particular location must allow for the exercise of professional judgement. Thus in some instances a particular parameter may be considered as having a determining effect on the analysis.

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