

Appendix 13.2.2 – Table of Visual Effects										
Visual Receptor and Represented Viewpoint (where applicable)	Description of Location and Distance from PDS Boundary	Nature of the Receptor (Sensitivity of View)		Nature of Effects (Magnitude of Change)		Description and Comment	Likely Significance of Construction Phase Effects (2018)	Likely Significance of Operational Effects (2028)	Residual Effects (2038)	Are the Residual Effects considered to be Significant?
		Value of Visual Amenity	Susceptibility to Change	Scale and degree of Change.	Duration of View and Reversibility					
		High Medium Low	High Medium Low	Major Moderate Minor Imperceptible	Duration: Long term Medium Term Short Term Transient Reversible: (Yes / No)		Major Moderate Minor Negligible Adverse Neutral Beneficial	Major Moderate Minor Negligible Adverse Neutral Beneficial	Major Moderate Minor Negligible Adverse Neutral Beneficial	Yes No
Residential										
Properties to the north in front of 146-148 Longmeanygate (Viewpoint 2)	The view is taken from the north side of Longmeanygate in front of the existing row of cottages. 6m from PDS Boundary.	Medium/High	Medium	Construction Phase: Major Operational Phase: Moderate	Construction: Short term Operational phase and Residual: Long Term	The view is representative of the residential receptors receptors to the north of Longmeanygate that potentially will be affected by the introduction of the north access point into the Proposed Development. The existing hedge, scrub and trees on the southern side of the road screen any internal views towards the PDS however, a large extent of vegetation will be removed to make provision for the northern access roundabout. The Proposed Development will result in the first portion of woodland being removed to make way for the new road and roundabout alignment to be installed. The road leading to the roundabout will be aligned with semi mature trees. The roundabout will be covered in a wildflower mix for seasonal colour. The view will open up to the left of the new road and portions of retained woodland will be visible in the background as well as the northern building line of the introduced properties within Phase 2 of the Proposed Development. To the right of the new road and in the location of the fronts of the existing houses a landscape strip consisting of a mixed native hedge, semi mature trees, wildflower meadow amidst retained woodland as illustrated in the detail planting plan for the Northern Access.	Major Adverse	Moderate Adverse	Moderate Neutral	No
Existing row of cottage 162 - 172 Longmeanygate, (Viewpoint 3)	Viewpoint 3 is taken from the north on the road in front of the existing row of cottage 162 - 172 Longmeanygate, looking towards the northern access to the Proposed Development. 6m from PDS Boundary	Medium/High	Medium	Construction Phase: Major Operational Phase: Moderate	Construction: Short term Operational phase and Residual: Long Term	The views into the PDS are screened by the outside edge of dense vegetation. The existing hedge, scrub and trees beyond the back of the footpath screen views into the PDS, but effectiveness of screening may be slightly reduced in winter. The vegetation in the centre of the view will be opened up as part of the Proposed Development to allow for the implementation of the new road and roundabout layout. Retained trees will be visible to the left and right of the view with new	Major Adverse	Moderate Adverse	Moderate Neutral	No

						trees and a mixed native hedge aligning the new road layout. It is likely that the northern parcel plots 1-4 will be partially visible to the rear of the view but these are set back approximately 120m into the development.				
Properties to the west on Longmeanygate (Viewpoint 4)	The view is taken opposite the derelict property of 157 Longmeanygate and just south of 192 Longmeanygate. 6m from PDS Boundary.	Medium/High	Medium	Construction Phase: Major Operational Phase: Moderate	Construction: Short term Operational phase and Residual: Long Term	The existing view into the PDS is heavily screened by dense tree and scrub vegetation along the western boundary. The proposed western access point location is between the derelict house and the Barn. The view is representative of views from those residential properties opposite the new access point and pedestrian and vehicle users traveling on Longmeanygate. The view will change to remove a large section of the existing perimeter planting in the centre of the view to enable the installation of the roundabout and road infrastructure. A portion of woodland will be retained adjacent to 157 Longmeanygate and the road will be aligned with semi mature trees to lead the viewers eye into the proposed Development and to help offset the effects of the installed road infrastructure. The roundabout will have a cover of wildflower planting to provide seasonal colour. It is unlikely that any views of the Phase 2 housing will be visible from this precise location but glimpsed views will be achieved as the viewer travels through the access point. Properties of 192 Longmeanygate and The Barn will experience a change in view but screen planting will be installed between the properties and the roundabout to reduce the overall effects of the introduced built development. The landscape proposals are detailed within the planting plan for the Western Access.	Major Adverse	Moderate Adverse	Moderate Neutral	No
Properties adjacent to southern boundary including The Laund, Robin Hey, Ashfields, Paradise Lane. Viewpoints 5, 5A, 5B and 5C	6m from and within the PDS Boundary.	Medium	Medium	Construction Phase: Minor Operational Phase: Minor	Construction: Short term Operational phase and Residual: Long Term	It is unlikely that the residents of these receptors will experience any direct effects arising from the proposed development. There are very few properties that look onto the PDS or Paradise Park. Those that do and use Paradise Park may see hoarding around the PDS in places at the construction stage or development through the few locations that there are gaps in the woodland after completion.	Minor Adverse	Negligible Neutral	Negligible Neutral	No
Recreational										
PRoW 7-1: FP59 (Viewpoint 6)	This viewpoint looks along the informal track located to the south east boundary of Midge Hall Methodist Church located on Longmeanygate. The view is taken at the junction between the track and PRoW 7-1-FP59. 0m (Within Site Boundary)	Medium	Medium	Construction Phase: Minor Operational Phase: Minor	Construction: Short term Operational phase and Residual: Long Term	The existing view is well screened by dense scrub vegetation and trees which form the existing boundary to the test track. The PRoW runs perpendicular to the track in a northeast to southwest direction. It is likely that glimpses of the hoarding will be visible at the construction phases and the rear fences of the proposed housing from this footpath. Visibility of the Proposed Development will be reduced or eliminated when the introduced planting on the boundary matures.	Minor Adverse	Negligible Neutral	Negligible Neutral	No

PRoW 7-1:FP59 at stile access to paddock. Viewpoint 1	The view is taken from PRoW 7-1-FP59 at the stile access to the south of the belt of trees along Longmeanygate and from further south within the PDS.	Medium	Medium	Construction Phase: Major Operational Phase: Moderate	Construction: Short term Operational phase and Residual: Long Term	Visibility of the PDS is restricted and screened from the northern access point of the track by dense scrub vegetation and trees (See VP2a). The stile marks the point where views of the site boundary planting opens up. In Viewpoint 2 the foreground to the view is across the small paddock though which the footpath route runs. The route, although identifiable, is not well worn suggesting low use. Existing vegetation on the boundary of the test track forms the mid/back ground of the view. The vegetation ranges in height from circa 2.5m to 5m in height and generally screens any evidence of the existing wall from view. The implementation of the northern roundabout in this location will alter the existing view and create a major effect on the receptor. Further south into the PDS the edge of the residential developments of Phase 2 will be visible from these locations. The semi mature trees and other planting will be mature at the operational phase providing a landscape of high visual quality to offset some of the adverse effects caused by the introduction of built elements. Access to Longmeanygate will be available through the Proposed Development via the footpaths and bridleway as illustrated on the Parameters Masterplan (Ref 13.X) and Phase 1 and 2 detail Layouts.	Major Adverse	Moderate Neutral	Moderate Neutral	No
Paradise Park: PRoW 7-1:FP6 at gate access from The Laund (Viewpoint 5)	The view is taken from the access gate which connects the west side of 'The Laund' residential street to Paradise Park and PRoW 7-1:FP6	Medium	Medium	Construction Phase: Minor Operational Phase: Minor	Construction: Short term Operational phase and Residual: Long Term	Dense existing scrub and tree planting on the northern fringe of Paradise Park and the test track boundary contains the views within the park. The views into the test track is not experienced from this footpath. The PRoW route beyond this point is overgrown and poorly maintained and virtually impassable in places suggesting low use. The track running perpendicular though Paradise Park is well used and has a suburban feel with residential development on the southern side visible along the length of the park boundary length. The views will remain relatively unaltered by the Proposed Development in these locations apart from the clearing of the footpath for easier access.	Minor Neutral	Minor Neutral	Negligible Neutral	No
Paradise Park – General (Viewpoints 5, 5A, 5B and 5C)	Paradise Park is a tract of land and vegetation that is POS for the adjacent residential development and wider community. 0m (Inside PDS boundary)	Medium	Medium	Construction Phase: Minor Operational Phase: Minor	Construction: Short term Operational phase and Residual: Long Term	The views are located within Paradise Park. Viewpoint 5C looks in a north westerly direction across an informal access track through Paradise Park. The view is taken from just after the access gate on the parks eastern boundary where it connects to PRoW 7-1-FP51. Dense vegetation on the northern boundary of the park screens any possible views towards the test track from this location. The park is a good quality landscape but has a suburban character with residential development evident along the parks southern boundary. Viewpoint 5B looking in north westerly direction from an informal track within Paradise Park, there	Minor Neutral	Minor Neutral	Negligible Neutral	No

						<p>is an area of open space which is used for informal recreational activities in the foreground. In the distance the view towards the test track is screened by dense mature vegetation, some of which is located on mounding, increasing the height of vegetated screen.</p> <p>Viewpoint 5A looking in northerly direction and located at the access point to Paradise Park from The Laund (housing development located south of the PDS). In the foreground there is an area of grassed open space which is used for informal recreational activities. The area is enclosed to the north by mature dense vegetation which screen any views of the former test track.</p> <p>The views will remain relatively unaltered by the PDS in these locations.</p>				
<p>PRoW FP7-1-FP37 adjacent to Railway Line (Viewpoint 9)</p>	<p>The view is taken looking south east from the PRoW on the north side of the rail line.</p> <p>Approximately 400m from PDS</p>	Medium	Medium	<p>Construction Phase: Imperceptible</p> <p>Operational Phase: Imperceptible</p>	<p>Construction: Short term</p> <p>Operational phase and Residual: Long Term</p>	<p>The route follows the line of the railway and connects into Midge Hall in the south west. Beyond the rail line the landscape is made up of medium open fields bounded with hedgerows and trees. The boundary vegetation screens the majority of the visibility towards the PDS and views of the existing properties on Longmeanygate are not possible although the tops of the trees along its southern edge are just visible on the skyline.</p> <p>It is unlikely that any visual change will occur from this receptor as a result of the Proposed Development apart from possible glimpsed and filtered views through the existing trees in winter months of the upper portions of the three-storey units within the Proposed Development.</p>	Negligible Neutral	Negligible Neutral	Negligible Neutral	No
<p>PRoW 7-6-FP1 at Little Hoole Moss (Viewpoint 10)</p>	<p>The view is taken from the PRoW which runs north/south from Midge Hall Lane between Little Hoole Moss and Moss Farm</p> <p>1.3kms from PDS</p>	Medium	Medium	<p>Construction Phase: Imperceptible</p> <p>Operational Phase: Imperceptible</p>	<p>Construction: Short term</p> <p>Operational phase and Residual: Long Term</p>	<p>The view is representative of mid range views from PRoW to the west of PDS. The view looks across large open flat fields and has a rural character. Existing vegetation along field boundaries intermittently screens views towards the PDS from this area. Some of the properties along Longmeanygate are identifiable but views are filtered and only partial. The poplars to the boundary of the Aston Garden Centre are visible on the skyline and form a strong belt of visual screening to the PDS.</p>	Negligible Neutral	Negligible Neutral	Negligible Neutral	No
<p>Intersection of PRoW 7-7-FP30 and Gill Lane (Viewpoint 11)</p>	<p>The view is taken from the style access to PRoW 7-7:FP30 where it connects to the north side of Gill Lane.</p> <p>2.4kms from PDS</p>	<p>Recreational receptor: Medium</p> <p>Road receptor: Low</p>	Medium	<p>Construction Phase: Imperceptible</p> <p>Operational Phase: Imperceptible</p>	<p>Construction: Short term</p> <p>Operational phase and Residual: Long Term</p>	<p>The route of the path is heavily vegetated and this point marks the only location along its route where views open up towards the PDS.</p> <p>The view is taken across Gill lane which is lined with established hedgerows and large trees along its edges. The hedges screens views across the landscape generally and, where views are possible, they are fleeting and screened by boundary planting between the fields beyond.</p>	Negligible Neutral	Negligible Neutral	Negligible Neutral	No
<p>PRoW 7-8-FP15 at Much Hoole Moss (Viewpoint 12)</p>	<p>The view is taken from the footpath which runs east/west between Martin Hall and Moss Farm</p>	Medium	Medium	<p>Construction Phase: Imperceptible</p>	<p>Construction: Short term</p> <p>Operational</p>	<p>The existing view is across flat open fields and has a rural character. The line of the route looks towards the east towards the PDS. The views of the PDS are limited due to the existing trees and vegetation within the landscape from</p>	Negligible Neutral	Negligible Neutral	Negligible Neutral	No

	1.7kms from PDS			Operational Phase: Imperceptible	phase and Residual: Long Term	this receptor. It is unlikely that the view will undergo any noticeable change as a result of the Proposed Development.				
Transport / Road Users										
Reiver Road Roundabout (Viewpoint 8)	The view is taken from Reiver Road Roundabout looking south west towards the north east section of the site. 10m from PDS	Low	Low	Construction Phase: Minor Operational Phase: Minor	Construction: Short term Operational phase and Residual: Long Term	The outer perimeter of the PDS is densely vegetated with structure planting and any views beyond and into the PDS are not possible. The roundabout sits at a busy road juncture with many cars and commercial vehicles traveling into and around the industrial estate. The existing character has an urbanised/industrial feel with large warehouse and factory units evident on most orientations. The view will undergo little change as a result of the Proposed Development. The mature trees are likely to screen any evidence of the proposed 16m high Commercial Units.	Minor Neutral	Negligible Neutral	Negligible Neutral	No
View from PRow 7-1: FP51 (Viewpoint 7)	This viewpoint is taken from the piece of open amenity grass which sits east of PRow 7-1-FP51 8m from PDS	Low	Low	Construction Phase: Minor Operational Phase: Minor	Construction: Short term Operational phase and Residual: Long Term	The viewpoint is looking in a north westerly direction towards the northern portion of Paradise Park where the bus only access will be introduced as part of the Proposed Development. It is located on the section of road that has been blocked between Paradise Lane and Titan Way from and is east of PRow 7-1-FP51. The avenue of Horse Chestnut trees adjacent to the PRow screen views into Paradise Park. The PRow runs along the site boundary and forms a link route between the housing area to the south and the industrial estate to the north and appears to be a well used route. A section of the tree belt to the right of the view will be removed to provide the road re-alignment for the bus only access into the development. The replacement planting proposal are illustrated on the Planting Plan for the Eastern Access.	Moderate Adverse	Moderate Adverse	Minor Neutral	No
Longmeanygate (Viewpoints 2,3 and 4)	The views are located at various points on Longmeanygate.	Road Users:Low	Low	Construction Phase: Major Operational Phase: Moderate	Construction: Short term Operational phase and Residual: Long Term	The viewpoints are primarily representative of residential receptors but serve to demonstrate the changes that are likely to occur with the introduction of the proposed northern and western access arrangements	Moderate Adverse	Minor/Moderate Neutral	Minor Neutral	No