

Residents		
Residents of Great Ashby		Viewpoints 15 & 21
Visual Value	Visual Susceptibility	Visual Sensitivity
Low	High	Medium
Existing Condition Views from properties in Great Ashby are largely contained to the surrounding townscape which is ordinary in character. Properties along Cromdale Walk have open views from first floor windows into Mendip Way Park, which is included within the Site, whereas views from first floor windows are available from the rear of properties along Grampian Place. Properties along the north-eastern edge of Great Ashby have close views of existing mature woodland which separates Great Ashby from the Site. In winter, and where intervening vegetation is thinner, filtered views are available into the Site from some ground and upper floor windows, for example properties off Merrick Close.		
Construction (Winter)		Magnitude of Change
There would be close views of temporary works associated with the construction of the access road off Mendip Way and the new open space for properties along Cromdale Walk, as well as from first floor, north-facing windows of properties along Grampian Place, and at an oblique angle from some properties along Fairfield Crescent.		Medium
Heavily filtered views of construction activity within the Site would be possible from ground and first floor windows at the rear of properties off Merrick Close (see photograph 21). Very heavily filtered views of construction activity could also be possible from first floor windows of properties along Ryders Hill and Cleveland Way which adjoin the intervening woodland (see photograph 15).		Low
For the vast majority of Great Ashby, there would be no change to the visual amenity of residents.		Neutral
		Effect
		Moderate Adverse Significant
		Minor Adverse Not significant
		Neutral Not significant
Operation Year 1 (Winter)		Effect
The proposed access road and new open space at Mendip Way would be visible for properties along Cromdale Walk, as well as from first floor, north-facing windows of properties along Grampian Place, and at an oblique angle for some properties along Fairfield Crescent. Although the new access road would introduce a new feature into views, the character of the views would remain the same, i.e. of an open space with play area and planting. Furthermore, existing intervening vegetation being retained and enhanced.		Low
Heavily filtered views of new houses set within open space located within the west of the Site may be possible from ground and first floor windows of properties off Merrick Close, as well as from first floor windows of properties along Ryders Hill and Cleveland Way.		Low
For the vast majority of Great Ashby, there would be no change to the visual amenity of residents.		Neutral
		Effect
		Minor Adverse Not significant
		Minor Adverse Not significant
		Neutral Not significant
Operation Year 15 (Summer)		Magnitude of Change
As above, however, for properties with views of Mendip Way Park, improvements to the open space would be established, as well as new planting along the access road which would help to integrate it into views.		Negligible
For properties along Merrick Close, Ryders Hill and Cleveland Way, there would be no views of the Proposed Development as intervening vegetation would be in leaf.		Neutral
		Effect
		Negligible Adverse Not significant
		Neutral Not significant

Residents of Tile Kiln Farm		Viewpoint 25
Visual Value	Visual Susceptibility	Visual Sensitivity
Medium	High	High to Medium
Existing Condition Tile Kiln Farm comprises a Grade II listed farmhouse and a collection of Grade II listed barns which have been converted to residences. Where south-facing views are available from properties, these largely consist of private gardens, farm buildings and yard space in the foreground (see photograph 25). In some cases, partially filtered views are available towards the medium-scale arable field within the north-west of the Site during winter, when the intervening mature hedgerow with trees is not in leaf. East-facing windows have a mixture of open and filtered views towards grassland fields, one of which includes Dell Spring and forms part of the Site. Other outlooks from properties at Tile Kiln Farm are generally contained by vegetation or farm buildings.		
Construction (Winter)		Magnitude of Change Effect
Views of construction activity occurring in the middle distance would be available from south-facing first floor windows of properties at Tile Kiln Farm. These would be filtered from ground floor windows but would include taller plant extending above intervening vegetation. As there is no proposed built development to the east of Tile Kiln Farm, there would be minimal construction activity here and therefore no change to the visual amenity of east-facing, north-facing and west-facing windows.		Medium Moderate Adverse Significant
Operation Year 1 (Winter)		Magnitude of Change Effect
The proposed houses within the north-west of the Site would be visible in the middle distance from south-facing first floor windows of properties at Tile Kiln Farm. From ground floor south-facing windows, views of the Proposed Development would be heavily filtered by existing vegetation. Proposed vegetation between the new built form and Tile Kiln Farm, including tree, thicket and orchard planting, would be in place, but would be yet to establish. Views from east-facing windows would remain unchanged due to the retention of the two fields in the north-east of the Site as areas of grassland and open space.		Medium to Low Moderate to Minor Adverse Not significant
Operation Year 15 (Summer)		Magnitude of Change Effect
The proposed planting to the south of Tile Kiln Farm would have established and would be in leaf, shortening views south but screening views of the Proposed Development.		Negligible Negligible Adverse Not significant

Residents along Back Lane / Warrensgreen Lane		Viewpoint 26
Visual Value	Visual Susceptibility	Visual Sensitivity
Medium	High	High to Medium
Existing Condition		
Back Lane connects the northern edge of Great Ashby and Chesfield Park in the west with the village of Weston in the north-east. It merges with Warrensgreen Lane at the northern edge of the Site. Warrensgreen Lane connects Back Lane in the west with Dane End Lane in the south-east. A handful of properties exist near the junction of these two lanes to the immediate north-west of the Site. These include two semi-detached properties to the north of Tile Kiln Farm, two bungalows and Anchor House located at the junction between Back Lane and Warrensgreen Lane, as well as the collection of properties associated with Friends Green Farm. Outward views from these properties are largely contained by boundary vegetation. Views south and towards the Site are mostly limited by intervening vegetation, built form and the orientation of buildings. However, filtered views into the northern part of the Site may be possible from the two bungalows and Anchor House located at the junction between Back Lane and Warrensgreen Lane. From here, pylons crossing through the Site would be seen extending onto the skyline.		
Construction (Winter)	Magnitude of Change	Effect
There would be close yet filtered views of construction activity occurring within the northern-eastern field of the Site from the two bungalows and Anchor House located at the junction between Warrensgreen Lane and Back Lane. This part of the Site is proposed to be converted from an arable field to an area of public open space with neutral grassland, some additional tree planting and an emergency access track / active travel path. As such, construction would be light touch and introduce activity not dissimilar to existing arable farming practices. Longer views towards activity in this field would also be available from first floor, east-facing windows of the two semi-detached properties north of Tile Kiln Farm. Views of construction activity occurring elsewhere in the Site, including the proposed primary school, would be limited to heavily filtered views of taller plant extending above intervening vegetation for the properties located around the junction between Warrensgreen Lane and Back Lane. For properties at Friends Green Farm, there would be no views of construction activity due to intervening vegetation and buildings.	Low to Negligible	Minor to Negligible Adverse Not significant
Operation Year 1 (Winter)	Magnitude of Change	Effect
As above, there would be filtered views towards the new area of grassland / open space in the north-east of the Site from Anchor House and the two bungalows, as well as the two properties to the north of Tile Kiln House. The new grassland may be yet to establish; however, this would not be dissimilar to the bare ground of an arable field during winter. Views towards built form within the north of the Site, including the proposed primary school, would be screened or heavily filtered from these properties. From other properties, including those to the north of Tile Kiln Farm and around Friends Green Farm, there would be no change in visual amenity as a result of the Proposed Development.	Negligible to None	Negligible Adverse to None Not significant
Operation Year 15 (Summer)	Magnitude of Change	Effect
During the summer, intervening vegetation between the north of the Site and the properties around the junction between Warrensgreen Lane and Back Lane would be in leaf. This would screen views into the Site from these properties. Elsewhere from properties to the north of Tile Kiln Farm and around Friends Green Farm, there would be no views of the Proposed Development.	Neutral	Neutral Not significant

Residents of Dane End		Viewpoint 17
Visual Value	Visual Susceptibility	Visual Sensitivity
Medium	High	High to Medium
Existing Condition		
The curtilage of Dane End comprises the Grade II listed Dane End Farmhouse, as well as Dane End Cottage. Outwards views from Dane End Farmhouse include surrounding farm buildings, paddocks and arable fields in the foreground. Views towards the Site are largely truncated by intervening vegetation at Newberry Grove and agricultural buildings. However, oblique views across the top of existing barns are available towards the south-eastern edge of the Site from north-west facing upper floor windows. Outward views from Dane End Cottage are largely contained to the surrounding grassland field. Views towards the Site would be filtered by existing vegetation, however, would be possible from a single gable end window on the first floor.		
Construction (Winter)		Magnitude of Change Effect
There would be views towards construction activity occurring in the south-east corner of the Site from north-west-facing upper floor windows of Dane End Farmhouse. This would include the build out of new houses, as well as the construction of new areas of open space. The works would be seen at a distance of at least 300m and would occupy a small portion of the available views north across surrounding arable fields and towards the pylon corridor. Construction of the new drainage basin within the south of the Site, as well as tree planting to the south-west of Dane End, would be visible from upper floor south-west facing windows of the farmhouse. Other outward views from Dane End Farmhouse would remain unchanged. Filtered views towards construction activity occurring in the south-east corner of the Site would be available from the single first floor gable end window of Dane End Cottage on its south-western aspect. Views from the rest of Dane End Cottage would remain unchanged. As construction would be phased and views of construction activity would be confined to a corner of the Site, the change would be temporary and short term.		Low to Negligible Minor Adverse Not significant
Operation Year 1 (Winter)		Magnitude of Change Effect
As above, construction of the south-eastern corner of the Site would be complete, introducing houses into a small portion of the available views north from upper storey north-west facing windows of Dane End Farmhouse. Construction of the drainage basin in the south of the Site would be complete and, although planting would be yet to establish, would not be dissimilar in character to the existing drainage basin which it adjoins and surrounding arable fields in winter. Filtered views towards new properties within the south-east of the Site would also be available from the single gable end window of Dane End Cottage. Proposed planting along the eastern side of the Site would be in place but would be yet to establish.		Low to Negligible Minor Adverse Not significant
Operation Year 15 (Summer)		Magnitude of Change Effect
Proposed planting along the eastern side of the Site would have established and would be in leaf. Therefore, it is likely that any views of new built form would be screened from Dane End Farmhouse and Dane End Cottage. Views from the south-west aspect of Dane End Farmhouse would be shortened by the new belt of trees proposed to the south-west of the farm.		Negligible to None Negligible Adverse to None Not significant

Residents of Leatherwells		Viewpoint 9
Visual Value	Visual Susceptibility	Visual Sensitivity
Medium	High	High to Medium
Existing Condition		
Leatherwells comprises Leatherwells Farm and Leatherwells Cottage. Outward views from Leatherwells Farm are largely contained by mature boundary vegetation, however, there is the potential for heavily filtered views south-west and towards the Site from first floor windows during winter months. Leatherwells Cottage experiences longer views west and towards the Site due to a partially open boundary. These longer views are dominated by the pylon corridor as it extends through the Site and into Great Ashby (see photograph 9).		
Construction (Winter)		Magnitude of Change
There would be partially open views towards construction activity occurring in the south-east of the Site from west-facing windows of Leatherwell Cottage. These views are likely to be filtered from the ground floor and would be seen in the context of the existing pylon corridor. There is the potential for heavily filtered views towards construction in the south-east of the Site from first floor, south-west-facing windows of Leatherwells Farm.		Low to Negligible
		Minor Adverse Not significant
Operation Year 1 (Winter)		Magnitude of Change
As above, there is the potential for views towards new houses within the south-east corner of the Site from Leatherwells Farm and Leatherwells Cottage. These would be seen at a distance of at least 0.75km. New planting proposed along the eastern edge of the Site would not yet have established.		Low to Negligible
		Minor Adverse Not significant
Operation Year 15 (Summer)		Magnitude of Change
There would be no outward views from Leatherwells Farm due to surrounding boundary vegetation being in leaf. There would be some outward views from first floor, west-facing windows of Leatherwells Cottage. However, planting along the eastern edge of the Site would have established and be in leaf. This would largely screen views of the Proposed Development, however, roof tops of houses on the eastern edge of the Site could be seen above the intervening vegetation. This would create a negligible change in the character of the existing view.		Negligible to None
		Negligible Adverse to None Not significant

Residents of Howells Farm		Viewpoint 8
Visual Value	Visual Susceptibility	Visual Sensitivity
Medium	High	High to Medium
Existing Condition		
Howells Farm is a small farmstead which includes the Grade II listed Howells Farmhouse, as well as a collection of barns and stables which have been converted to residences. Outward views from properties at Howells Farm are largely contained by surrounding buildings and vegetation, however, longer filtered views towards the Site could be possible from west-facing upper floor windows of the farmhouse during winter. This is due to the locally elevated position of the farm and gaps in the existing vegetation (see photograph 8).		
Construction (Winter)		Magnitude of Change
There would be no views of construction activity occurring within the Site from most properties at Howells Farm due to the orientation of barns, as well as intervening vegetation and buildings. However, heavily filtered views towards construction activity occurring in the distance could be possible from west-facing first floor windows of Howells Farmhouse. This would be at a distance of at least 1.1km and would therefore represent a barely perceptible change in views.		Negligible to None
		Negligible Adverse to None Not significant
Operation Year 1 (Winter)		Magnitude of Change
As above, there would be no views of the Proposed Development from most properties at Howells Farm. However, there is the potential for heavily filtered distant views towards proposed built form within the east of the Site from west-facing first floor windows of Howells Farmhouse.		Negligible to None
		Negligible Adverse to None Not significant
Operation Year 15 (Summer)		Magnitude of Change
There would be no views of the Proposed Development due to intervening vegetation being in leaf.		Neutral
		Neutral Not significant
Residents of Hall's Green		Viewpoint 6
Visual Value	Visual Susceptibility	Visual Sensitivity
Medium	High	High to Medium
Existing Condition		
Hall's Green is a small hamlet consisting of a collection of houses and the Rising Sun pub focussed along an unnamed lane, as well as a handful of farmsteads, including Irongate Farm, Weston Lodge and Fairclough Hall Farm. Outward views from properties along the lane are largely contained by surrounding vegetation and buildings. From the farmsteads, views across surrounding fields are available. Longer views west and towards the Site are generally not available from Hall's Green due to intervening buildings and vegetation, as well as the undulating topography.		
Construction (Winter)		Magnitude of Change
There would be no views of construction activity occurring within the Site from properties at Hall's Green due to intervening vegetation, buildings and the undulating landform. However, there is the potential for some heavily filtered longer views towards the Site from west-facing upper floor windows of 37 Hall's Green. From here, construction activity would be seen at a distance of at least 1.1km and would be barely perceptible in views.		Negligible to None
		Negligible Adverse to None Not significant
Operation Year 1 (Winter)		Magnitude of Change
As above, there would be no views of the Proposed Development with the exception of the potential for longer views west from upper floor, west-facing windows of 37 Hall's Green.		Negligible to None
		Negligible Adverse to None Not significant
Operation Year 15 (Summer)		Magnitude of Change
As above, there would be no views of the Proposed Development, including from 37 Hall's Green due to intervening vegetation being in leaf.		Neutral
		Neutral Not significant

Residents of Warren's Green		Viewpoint 3
Visual Value	Visual Susceptibility	Visual Sensitivity
Medium	High	High to Medium
Existing Condition		
Warren's Green comprises a collection of properties around Warrens Green Farm, including the Grade II listed Thatched Cottage and Warrens Green Cottages. Outward views from these properties are largely contained by existing mature blocks of woodland to the south of Warrensgreen Lane and Weston Park. Filtered views north of Weston Park would be available for properties associated with Warrens Green Farm. Heavily filtered views to the south-west could be available from first floor, south and west-facing windows of the Thatched Cottage during the winter. These filtered views would include the edge of Great Ashby seen through thinner vegetation beneath the pylon corridor.		
Construction (Winter)		Magnitude of Change
There would be no views towards construction activity occurring within the Site from properties at Warren's Green due to intervening blocks of mature woodland. However, heavily filtered views towards construction activity occurring within the south of the Site could be possible from first floor, south and west-facing windows of the Thatched Cottage. This would be at a distance of at least 0.5km and would therefore represent a barely perceptible change in views.		Negligible to None
		Negligible Adverse to None Not significant
Operation Year 1 (Winter)		Magnitude of Change
As above, there could be heavily filtered views towards new built form within the south of the Site from first floor, south and west-facing windows of the Thatched Cottage. This would represent a barely perceptible change in views.		Negligible to None
		Negligible Adverse to None Not significant
Operation Year 15 (Summer)		Magnitude of Change
During the summer months, intervening vegetation and new vegetation along the eastern boundary of the Site would be in leaf and therefore there would be no views of the Proposed Development from the Thatched Cottage.		Neutral
		Neutral Not significant
Residents of Weston Park		Viewpoint 2
Visual Value	Visual Susceptibility	Visual Sensitivity
High to Medium	High	High to Medium
Existing Condition		
Weston Park is a non-designated historic parkland and comprises several properties around Weston Park House and along Hatch Lane. Views from properties within the Weston Park are contained to the park itself due to existing mature vegetation (see photograph 2).		
Construction (Winter)		Magnitude of Change
There would be no views of construction activity from properties within Weston Park due to mature intervening vegetation.		Neutral
		Neutral Not significant
Operation Year 1 (Winter)		Magnitude of Change
As above, there would be no views of the Proposed Development.		Neutral
		Neutral Not significant
Operation Year 15 (Summer)		Magnitude of Change
As above, there would be no views of the Proposed Development.		Neutral
		Neutral Not significant

Residents of Weston		Viewpoint 1
Visual Value	Visual Susceptibility	Visual Sensitivity
High to Medium	High	High to Medium
Existing Condition		
Weston is a small, nucleated village to the north of the Site. It is largely covered by the Weston Conservation Area, except for areas of 20 th century growth on the western and eastern sides of the village. Most views from properties in Weston are confined to private gardens and the surrounding townscape, which is attractive within the conservation area. Some properties on the periphery of the village have more open views across surrounding agricultural land, including towards southwards and towards Weston Park.		
Construction (Winter)		Magnitude of Change
There is the potential for longer views towards construction activity occurring within the north of the Site from first floor, south-facing windows of properties on Friars Close. However, due to the distance (2km) and filtering by intervening vegetation, this would cause a barely perceptible change. For most residents in Weston, there would be no change to their visual amenity due to intervening vegetation (see photograph 1).		Negligible to None
		Negligible Adverse to None Not significant
Operation Year 1 (Winter)		Magnitude of Change
As above, there is the potential for filtered, long distance views towards the Proposed Development from some first floor windows of properties along Friars Close.		Negligible to None
		Negligible Adverse to None Not significant
Operation Year 15 (Summer)		Magnitude of Change
During summer, intervening vegetation would be in leaf and therefore there would be no views of the Proposed Development from properties in Weston.		Neutral
		Neutral Not significant
Residents of Manor Farm		Viewpoint 27
Visual Value	Visual Susceptibility	Visual Sensitivity
Medium	High	High to Medium
Existing Condition		
Manor Farm consists of a collection of properties and a stud farm. The farmhouse is Grade II listed and adjoins the Grade II* listed ruins of the Church of St Etheldreda. Views from properties at Manor Farm largely consist of surrounding gardens, the farmyard and agricultural buildings. Views beyond this to surrounding fields and paddocks are filtered by vegetation. There are no views towards the Site from properties at Manor Farm, including the listed farmhouse and ruins, due to intervening vegetation and Tilekiln Wood.		
Construction (Winter)		Magnitude of Change
There would be no views of construction activity from properties at Manor Farm due to intervening vegetation, including Tile Kiln Wood (see photograph 27).		Neutral
		Neutral Not significant
Operation Year 1 (Winter)		Magnitude of Change
As above, there would be no views of the Proposed Development.		Neutral
		Neutral Not significant
Operation Year 15 (Summer)		Magnitude of Change
As above, there would be no views of the Proposed Development.		Neutral
		Neutral Not significant

Users of the PRow Network		
Users of the PRow network within the Site		Viewpoints 14, 16, 17, 18, 19, 20, 22, and 23
Visual Value	Visual Susceptibility	Visual Sensitivity
Medium	Medium	Medium
Existing Condition A number of PRow cross the Site and follow its boundaries, including Weston 026, 027, 029, 030, 031, 033, 043, 044, and 046, and Great Ashby 011. PRow Weston 027 also forms part of the Hertfordshire Way promoted walking route, which is assessed as an individual receptor below. Users of the PRow network within the north of the Site (Weston 026, 027 and northern sections of Weston 029 and 044) generally experience views of undulating medium-scale arable fields surrounded by woodland and established hedgerows. Pylons that cross through the centre of the Site are prominent in views south (see photographs 3, 22, 23, and 24). In the centre of the Site, views from Weston 029 are contained by New Spring, Longdell Wood, Nine Acre Spring and Brooches Wood. From here, pylons are dominant in views (see photographs 20 and 20a). From PRow within the south of the Site (Weston 030, 031 and 033, and from the southern extent of Weston 029 and 044) views are more focussed along the valley and contained by surrounding vegetation. As Weston 044 crosses beneath the pylon corridor, there is a long distance view to the south-west across the undulating landscape (see photograph 18). Pylons cross the fields directly above the footpath here and form a dominant feature in these views.		
Construction (Winter)		Magnitude of Change Effect
Close views of construction activity would be possible from the length of Weston 029 and most of Weston 044 as they pass north-south through the Site. As construction would be phased, it is unlikely that close views of activity would be visible along the entire length of these routes at any one time. However, temporary diversions may be required, and, in line with the CEMP, hoarding / netting may limit some views of activity. Open views east would remain unaffected for users of Weston 044. Similarly close views would also be available from parts of Weston 026, 031, 033, and 046, and Great Ashby 011. For most of Weston 030 and 031, construction activity would be limited to landscape works, including the creation of a new drainage basin and tree planting to the south-west of Dane End. From Weston 027 and 043, views towards construction activity would be more filtered and in the middle-distance due to intervening vegetation and the fact that the north-east part of the Site is proposed to be retained as open space.		High Major Adverse Significant
Operation Year 1 (Winter)		Magnitude of Change Effect
As above, close views of the Proposed Development would be available from the entire length of Weston 029 and most of Weston 044. Close views of the Proposed Development would be available from parts of Weston 026, 031, 033, and 046, and Great Ashby 011. However, these views would become increasingly filtered as they pass behind woodland and intervening vegetation. From Weston 030 and 031, there would be close views of the new drainage basin and an immature tree belt to the south-west of Dane End. Filtered views of built form would be available from Weston 027 and 043, as well as close views of the new open space in the north-east corner of the Site. Open, unchanged views across surrounding arable fields would be available from one side for users of Weston 031, 033, and 044. For users of Great Ashby 011, the route through Mendip Way Park and Tilekiln Wood would not be dissimilar to existing views, with the exception of the addition of the new access road.		High Major to Moderate Adverse Significant
Operation Year 15 (Summer)		Magnitude of Change Effect
As above, although there would be limited views into the Proposed Development from Weston 044 due to the new proposed hedgerow and hedgerow trees along the eastern edge of the Site. However, some views in would still be available where there are gaps in the vegetation along the eastern boundary. As proposed planting establishes, there would also be very limited views of proposed built form from Weston 027, 030, 031 and 043 during the summer. Where views of the Proposed Development do occur, they would not be unattractive but would consist of a well-designed scheme set within an established framework of green and blue infrastructure and open space.		High Moderate Adverse Significant

Users of the PRoW network to the north of the Site		Viewpoints 2, 27, 28, 29, and 30
Visual Value	Visual Susceptibility	Visual Sensitivity
Medium	Medium	Medium
Existing Condition A network of PRoW extend to the north of the Site, including a number in Weston Park which is assessed separately below. Graveley 005 and 009, and Weston 017, 018 and 040 are located to the north-west and views largely comprise undulating arable fields surrounded by woodland blocks and hedgerows. Some sections of the PRoW experience longer views towards the Site where there are gaps in the intervening vegetation. Where this occurs, the Site is not discernible due to the gradually falling topography but can be made out from Tilekiln Wood and the pylons extending across the skyline (see photograph 29). For most stretches of these PRoW, views south are heavily filtered (see photographs 28 and 30).		
Construction (Winter)		Magnitude of Change Effect
Views of construction activity occurring in the distance may be possible from short stretches of Weston 017 / Graveley 005 to the south of How Wood. From here, taller plant may be seen extending above the intervening treeline and would be seen in the context of existing views of pylons on the skyline. From elsewhere along Weston 017, 018, and 040, and Graveley 005 and 009, views of construction activity would largely be screened by intervening landform and vegetation. Briefly open views may be possible where there are gaps in field boundaries.		Negligible to None Negligible Adverse to None Not significant
Operation Year 1 (Winter)		Magnitude of Change Effect
As above, there is no proposed built form along the northern edge of the Site, however, the tops of new buildings may be visible through intervening vegetation from more open sections along Weston 017 / Graveley 005. Views of the entire Site would not be possible due to the falling topography (see photograph 29). From most other PRoW to the north-west of the Site, views would be screened or heavily filtered by intervening vegetation or landform.		Negligible to None Negligible Adverse to None Not significant
Operation Year 15 (Summer)		Magnitude of Change Effect
Intervening vegetation would be in leaf and therefore views towards the Site would be confined to discrete locations where there are gaps in field boundary vegetation. Proposed vegetation along the northern boundary of the Site would have established, helping to screen and integrate the Proposed Development into views.		Negligible to None Negligible Adverse to None Not significant

Users of the PRow network to the east of the Site		Viewpoints 5, 6, 7, 8, and 10
Visual Value	Visual Susceptibility	Visual Sensitivity
Medium	Medium	Medium
Existing Condition		
A number of PRow are located to the east of the Site, primarily extending from Warrensgreen Lane and Dane End Lane to Hall's Green, including Weston 024, 025, 028, 032, 034 and 035. Views from these PRow comprise surrounding undulating arable fields bound by mature hedgerows, hedgerow trees and occasional woodland blocks. A number of these PRow pass beneath or in proximity to the pylon corridor, which is often prominent in views. Views towards the Site are often screened by intervening vegetation and the gently rising landform. However, filtered views west are available from the western extent of Weston 034 (see photograph 10), the northern extent of Weston 032 (see photograph 8), the southern extent of Weston 024 (see photograph 5) and from Weston 035. Within these views, the edge of Stevenage is often visible through bare branches of vegetation between the Site and Great Ashby. From PRow further east, views towards the Site are curtailed by intervening vegetation and landform (see photographs 6 and 7).		
Construction (Winter)		Magnitude of Change Effect
There would be filtered views towards construction activity occurring within the south-east of the Site from parts of Weston 024, 028, 032, 034 and 035. These would include taller plant extending above intervening vegetation and would be seen in the context of existing pylons. Due to the locally elevated position, slightly more open views above intervening hedgerows along Warrensgreen Lane would be available at the junction of Weston 024 and 028. For PRow beyond Hall's Green, there would be no views of construction activity due to intervening vegetation, topography and built form.		Low to Negligible Minor to Negligible Adverse Not significant
Operation Year 1 (Winter)		Magnitude of Change Effect
As above, eastern edge of the Proposed Development would be seen through bare branches of intervening boundary vegetation from parts of Weston 024, 028, 032, 034 and 035. More open views would be available temporarily at the junction between Weston 024 and 028. Views of new built form would be seen from locations which currently have views towards the edge of Stevenage and therefore the addition of development would not be wholly out of character with the existing view.		Low to Negligible Minor to Negligible Adverse Not significant
Operation Year 15 (Summer)		Magnitude of Change Effect
Intervening vegetation between PRow to the east and the Site would be in leaf. Furthermore, proposed vegetation along the eastern boundary of the Site would be established. This would largely screen all views of the Proposed Development from PRow to the east, with the exception of the occasional roofline seen above intervening hedgerows and hedgerow trees.		Negligible to None Negligible Adverse to None Not significant

Users of the PRoW network to the south of the Site		Viewpoints 11, 12, and 13
Visual Value	Visual Susceptibility	Visual Sensitivity
Medium	Medium	Medium
Existing Condition A network of PRoW extend from the south and south-east of the Site, connecting it to Walkern. Weston 030 and 031 extend from the south-eastern and south-western corner of the Site. Users of these routes have their views focussed along the valley to the south and are otherwise relatively contained by surrounding vegetation. Views into the Site from these paths are filtered due to existing vegetation along the southern boundary of the main Site (see photograph 14). Weston 030 and 031 extend to the south-east and turn into Walkern 022, 025 (also Dovehouse Lane) and 042. Views from these sections of PRoW are more expansive due to the undulating valley topography and sparser vegetation coverage. Views north and towards the Site are more limited due to intervening vegetation and topography.		
Construction (Winter)		Magnitude of Change Effect
There would be close views of activity associated with the construction of the drainage basin from Weston 030 and 031 to the immediate south of the Site, as well as tree planting occurring to the south-west of Dane End. Heavily filtered views towards construction of built form in the main part of the Site may be possible in the middle ground from parts of these footpaths. There would be no views of construction activity occurring from other PRoW to the south and south-east due to intervening vegetation and topography (see photographs 11, 12 and 13).		Low to Negligible Minor to Negligible Adverse Not significant
Operation Year 1 (Winter)		Magnitude of Change Effect
As above, heavily filtered views of new proposed built form in the south of the Site may be possible from parts of Weston 030 and 031 through established intervening vegetation. Close views of the new drainage basin and immature tree planting to the south-west of Dane End would also be possible, however, this would not represent a material change in the character of views. Longer views south and along the valley would remain unchanged, as well as open and expansive views from Walkern 022, 025 and 042.		Negligible to None Negligible Adverse to None Not significant
Operation Year 15 (Summer)		Magnitude of Change Effect
As above, although the new drainage basin and tree planting would have established and in leaf, integrating these new features into the surrounding landscape. Views of any built form would be almost entirely screened by intervening vegetation.		Negligible to None Negligible Adverse to None Not significant

Users of the Hertfordshire Way		Viewpoints 2, 3, 23, 24, 25, 26, and 27
Visual Value	Visual Susceptibility	Visual Sensitivity
Medium	High	High to Medium
Existing Condition		
The Hertfordshire Way is a 274km-long promoted walking route that encircles Hertfordshire. Within the Study Area, it passes through Chesfield Park along PRow Graveley 010 to the north-west of the Site, it then follows part of Back Lane to the north of Tilekiln Wood and merges with PRow Weston 027 at Tile Kiln Farm before extending through the northern extent of the Site. Exiting the Site, it continues along Weston 027 before extending north through Weston Park along Weston 023 and 022. Users of the PRow network within Weston Park are assessed separately below.		
Construction (Winter)	Magnitude of Change	Effect
Close views into the Site from the Hertfordshire Way are limited to the grassland field east of Tile Kiln Farm, which would be retained as open space and therefore would have minimal activity occurring and for a short period of time. Filtered views towards the build out of the primary school and other built form around the local centre and within the north-west of the Site would be possible through and above existing vegetation (see photograph 24). More open views of the build out of the proposed primary school and other built form in the north of the Site would be available from part of the Hertfordshire Way to the immediate east of the Site, due to the open intervening field boundary and locally raised topography (see photograph 23). This would introduce activity and movement into views which were otherwise occupied by arable fields and agricultural practices, alongside pylons extending across the skyline. This change in character would be experienced from a very short stretch of the Hertfordshire Way and would be confined to parts of the route which pass through the Site and its immediate surroundings. From the rest of the route, there would be no change in visual amenity.	Medium to Low	Moderate Adverse Significant
Operation Year 1 (Winter)	Magnitude of Change	Effect
As above, new built form, including the school and local centre would be seen above and through intervening vegetation for a very short stretch of the Hertfordshire Way as it passes through the Site and its immediate surroundings.	Low	Moderate to Minor Adverse Not significant
Operation Year 15 (Summer)	Magnitude of Change	Effect
Proposed planting around the primary school and within the north of the Site would have established and would be in leaf. This would help to screen and soften views of the Proposed Development from stretches of the Hertfordshire Way which pass through the Site and to the immediate north-east.	Low	Moderate to Minor Adverse Not significant
Users of the PRow network within Weston Park		Viewpoint 2
Visual Value	Visual Susceptibility	Visual Sensitivity
High to Medium	High to Medium	High to Medium
Existing Condition		
A number of PRow (Weston 022, 023 and 024) extend through Weston Park, including part of the Hertfordshire Way, which is assessed separately above. Views from these PRow are largely confined to the park itself, due to internal and surrounding mature woodland and scattered vegetation (see photograph 2). As such, there are no views towards the Site from PRow within the park.		
Construction (Winter)	Magnitude of Change	Effect
There would be no views of construction activity from PRow within Weston Park due to intervening vegetation and the flat topography.	Neutral	Neutral Not significant
Operation Year 1 (Winter)	Magnitude of Change	Effect
As above, there would be no views of the Proposed Development.	Neutral	Neutral Not significant
Operation Year 15 (Summer)	Magnitude of Change	Effect
As above, there would be no views of the Proposed Development.	Neutral	Neutral Not significant

Users of the Road Network		
Users of Warrengreen Lane		Viewpoint 4
Visual Value	Visual Susceptibility	Visual Sensitivity
Medium	Medium	Medium
Existing Condition Warrengreen Lane extends from Back Lane in the west to Dane End Lane in the south-east. The western extent of the lane marks the north-eastern boundary of the Site. Views experienced by users of Warrengreen Lane are largely focussed along the lane itself, due to the tall hedgerows which line the roadside, the sunken nature of the lane in places, and the woodland which it passes to the north of at Warren's Green. Occasional glimpsed views into adjoining fields are available where there are gaps in roadside vegetation at field accesses. These views often include the double row of pylons, particularly where the lane passes beneath the overhead lines.		
Construction (Winter)		Magnitude of Change Effect
Views of construction activity within the north-east corner of the Site would be limited to heavily filtered views through roadside vegetation from the western extent of Warrengreen Lane. More open views would be briefly available through field accesses. Construction activity in the north-east of the Site would be light touch with the conversion of an arable field to grassland and the construction of an emergency access track / active travel path. As such, activity introduced by construction would not be dissimilar to existing agricultural practices. Filtered views of taller plant involved in construction along the eastern edge of the Site would be available through intervening roadside vegetation from the eastern extent of the Warrengreen Lane. However, these views quickly become shortened by rising topography and the sunken nature of the lane. Some more open views towards construction activity would be available at field accesses and where roadside vegetation is lower / has been recently cut (see photograph 4).		Low to Negligible Minor to Negligible Adverse Not significant
Operation Year 1 (Winter)		Magnitude of Change Effect
As above, finished built form along the eastern edge of the Site would be partially visible through existing roadside vegetation, with fleeting glimpses through field accesses and where vegetation is lower / has been recently cut. This would introduce a new feature into existing views of arable fields crossed by pylons, however, these views would be fleeting and not the main focus of users. The new area of grassland and open space in the north-east of the Site would cause minimal change in the character of existing views from users of the western extent of the lane.		Low to Negligible Minor to Negligible Adverse Not significant
Operation Year 15 (Summer)		Magnitude of Change Effect
Views for users of Warrengreen Lane would be contained to the lane, with the exception of brief glimpses through field accesses. Proposed vegetation along the eastern edge of the Site would have established and would be in leaf. This would largely screen any views of proposed built form in views from the lane.		Negligible to None Negligible Adverse to None Not significant

Users of Back Lane		Viewpoint 26
Visual Value	Visual Susceptibility	Visual Sensitivity
Medium	Medium	Medium
Existing Condition		
Back Lane extends from Graveley in the west, through Chesfield Park and past the northern extent of Great Ashby before joining with Warrensgreen Lane in the east and extending north towards Weston. Views along the western extent of Back Lane include scattered development on the edge of Graveley and in Chesfield Park, as well as open views across surrounding arable and grassland fields. As the lane adjoins Great Ashby, views are more contained by roadside vegetation and properties, becoming increasingly enclosed when passing to the north of Tilekiln Wood. To the north of the Site, views along Back Lane are largely contained to the road, due to tall roadside vegetation which only permits outward views at field accesses or through bare branches in winter months.		
Construction (Winter)		Magnitude of Change
Heavily filtered views of construction activity occurring in the north-west corner of the Site would be available for a short stretch of Back Lane between Tilekiln Wood and Tile Kiln Farm. This would be seen at a distance of at least 0.1km. Elsewhere along the lane, there would be no views of construction activity due to screening by intervening vegetation and built form.		Low to Negligible
		Minor to Negligible Adverse Not significant
Operation Year 1 (Winter)		Magnitude of Change
As above, new built form in the north-west corner of the Site would be visible through bare branches of roadside vegetation for a short stretch of the lane between Tilekiln Wood and Tile Kiln Farm. This would not be uncharacteristic of the existing views experienced along Back Lane due to its interface with Great Ashby. There would be no views of the Proposed Development from the rest of Back Lane due to intervening vegetation and buildings.		Low to Negligible
		Minor to Negligible Adverse Not significant
Operation Year 15 (Summer)		Magnitude of Change
There would be no views of the Proposed Development as intervening roadside vegetation would be in leaf. Furthermore, new planting proposed along the north-western edge of the Site would be established.		Neutral
		Neutral Not significant

Users of Dane End Lane		Viewpoints 9 and 10
Visual Value	Visual Susceptibility	Visual Sensitivity
Medium	Medium	Medium
Existing Condition		
Dane End Lane extends from the junction between Dane End and Warrensgreen Lane in the west, to the junction with Hall's Green in the east. Views from Dane End Lane are largely contained to the lane due to its sunken nature and tall roadside vegetation. Occasional glimpses into adjoining arable fields are available through field gates. However, the locally elevated topography to the south of Leatherwells and the more open character of the pylon corridor means short-lived, long views west and towards the Site are available.		
Construction (Winter)		Magnitude of Change
Longer views towards construction activity occurring in the south-east of the Site would be possible from a short stretch of Dane End Lane where it intersects with the pylon corridor. This is due to the locally elevated position and gap in roadside vegetation. Construction activity would be seen at a distance of approximately 0.75km and would be seen in the context of the existing double row of pylons and overhead lines. Elsewhere along the lane, some filtered views west and towards the Site may be possible, however, views will largely be contained by roadside vegetation.		Low to Negligible
		Minor to Negligible Adverse Not significant
Operation Year 1 (Winter)		Magnitude of Change
As above, short-lived and distant views towards the eastern edge of the Proposed Development would be available as Dane End Lane passes beneath the pylon corridor. This would introduce a new feature into views west, however, would be seen in the context of existing pylons crossing through the landscape.		Low to Negligible
		Minor to Negligible Adverse Not significant
Operation Year 15 (Summer)		Magnitude of Change
As above, short lived distant views towards the eastern edge of the Proposed Development would be available along the pylon corridor. However, proposed planting along the eastern edge of the Site would have established and would be in leaf. This would largely screen the Proposed Development in views, although some roof tops may be seen above the new vegetation and also adjoining the pylon corridor.		Negligible
		Negligible Adverse Not significant