



ENVIRONMENTAL STATEMENT

VOLUME 2

APPENDIX 8.3 – VISUAL EFFECTS TABLE

Table 1.7.1 Potential effects of the development:

Viewpoint nr and location	Description of Change	Summary of effect	Mitigation	Overall Receptor Sensitivity	Scale of Effect	Geographical Extent of effect?	Duration/ reversibility	Magnitude of Effect	Significance/ nature of effect	Overall level of effect
VP1 View from Oozewood Road (Bridleway 8 ROYT), approx 180m east of Hough Farm. 680m from site.	Construction Phase: Site activities at height	Background construction activity e.g. cranes appearing above the tree line next to the A627M, but very little change in the view due to prominence of farm buildings in the mid-ground obscuring the site.		Low	Low	Local	Construction period	Low	Minor adverse	Minor adverse?
	Operational Phase Yr 1: Glimpses of buildings	To the visible portion of the site, building masses may be glimpsed through the existing tree line to the A627M in winter			Low	Local	IR	Low	Minor adverse	Minor adverse
	Operational Phase Yr 15: Glimpses of buildings	To the visible portion of the site, building masses may be glimpsed through the existing tree line to the A627M in winter	Additional site tree and buffer planting becomes established, enhancing the tree line to the background of the view and screening the development parcels		Low	Local	IR	Negligible	Negligible	Negligible
VP2 View from MID Rupp41 at junction with Mid 32 and MidRupp33. 350m from site.	Construction Phase: Site Activities at height.	Background construction activity e.g. cranes and glimpses of building works		Low	Low	Local	Construction period	Low	Minor adverse	Minor adverse
	Operational Phase Yr 1: Glimpses of buildings	Glimpses of building masses in particular via the vicinity of the road underpass where there is a gap in the tree line which acts as screening along the A627M.	On site native tree and scrub planting providing fast growing screening becoming denser as it develops		Low	Local	IR	Low	Minor adverse	Minor adverse
	Operational Phase Yr 15: Glimpses of buildings	As above, becoming more filtered as new screen native woodland and scrub planting establishes.	On site native tree and scrub planting providing fast growing screening becoming denser as it develops		Low	Local	IR	Negligible	Negligible	Minor adverse
VP3 View from footpath 1 CHADD to rear of Laburnum Cottage Farm. 498m from site	Construction Phase: Site Activities at height.	New medium scale industrial building construction prominent to the visible portion of the site. Glimpses of construction activity such as cranes and logistics/access traffic as new vehicle routes are being constructed. There may be minor disruption to longer views to the Pennines	A phased approach to construction and retention of existing landscape elements.	Low	Low	Local	Construction period	Low	Minor adverse	Minor adverse
	Operational Phase Yr 1: Glimpses of buildings	New medium scale industrial buildings prominent to the visible portion of the site and the end of the proposed access road. A new residential development characteristic is introduced into this view which may disrupt the mid-ground horizon formed by the pasture on site and longer views to the Pennines.	A Green Infrastructure strategy will include a variety of native planting at varying scale and growing speed and pockets of open space /scattered trees embedded within the masterplan will compartmentalise the industrial and residential portions of the site and help to soften the appearance of the built form and integrate this into the site.		Low	Local	IR	Low	Minor adverse	Minor adverse
	Operational Phase Yr 15: Glimpses of buildings	Potential cumulative impact of future development to the mid ground of the view likely to restrict or obscure views to the site.	Screen planting becomes established, on site native tree and scrub planting providing fast growing screening.		Low	Local	IR	Negligible	Negligible	Minor adverse

Viewpoint nr and location	Description of Change	Summary of effect	Mitigation	Overall Receptor Sensitivity	Scale of Effect	Geographical Extent of effect?	Duration/ reversibility	Magnitude of Effect	Significance/ nature of effect	Overall level of effect
VP4 View from end of Broadshaw Lane, MIDRupp 37, approx 10m from Three Gates Farm. 80m from site	Construction Phase: Site Activities at height.	Glimpses of construction activity such as cranes over roof tops. Views to construction traffic and logistics/access as new vehicle routes are being constructed.		Low	Low	Local	Construction period	Low	Minor adverse	Minor adverse
	Operational Phase Yr 1: Glimpses of buildings	Potential views to new building but mostly obscured by farm and residential	On site native tree and scrub planting providing fast growing screening.		Low	Local	IR	Low	Minor adverse	Minor adverse
	Operational Phase Yr 15: Glimpses of buildings	As above	Screen planting becomes established and increases in density.		Low	Local	IR	Negligible	Negligible	Minor adverse
VP5 View from Stakehill Lane, adjacent Park View. 10m from site.	Construction Phase: Site Activities at height.	As VP4 but more prominent views to building construction	Hedge left in place to grow taller and provide shorter term screening. Effects of this will be enhanced over time by new screen planting behind becoming established so the hedge can be managed more formally in future	Low	Low	Local	Construction period	Low/medium	Minor adverse	Minor adverse
	Operational Phase Yr 1: Glimpses of buildings	Views to industrial building, new carriageway street lighting, vehicles and car parking replacing the mounded pasture portion of this view.	Comprehensive mitigation in particular to residences and rear windows with integrated mounding/landform and native structure/tree planting to soften views to development. GI led approach to ensure industrial buildings are compartmentalised and car parks/access road is screened from views to/from residences.		Low	Local	IR	Low	Minor adverse	Minor adverse
	Operational Phase Yr 15: Glimpses of buildings	Glimpses of above through screen planting.	As above, Screen planting becomes established, on site native tree and scrub planting providing fast growing screening.		Low	Local	IR	Negligible	Minor adverse	Minor adverse
VP6 View from end of A627(M) underpass on MIDRupp41 10m from site	Construction Phase: Site Activities	Significant landform changes, new building and access/parking/service hardstanding construction.		Low	Low	Local	Construction period	medium	Minor adverse	Minor adverse
	Operational Phase Yr 1: Glimpses of buildings	New industrial building visible, service yard and parking areas glimpsed / hidden with mounding and new native woodland screen planting. The change in landscape character will be readily apparent from a rural setting to built form within a landscape framework	On site native tree and scrub planting associated with mounded landform will screen views to vehicle areas and provide fast growing screening to taller built form.		Low	Local	IR	medium	Negligible	Minor adverse
	Operational Phase Yr 15: Glimpses of buildings	The new landscape framework will occupy a significant surround to new development in this location so will provide effective softening and screening of views to development and a new more wooded landscape setting to the edge of the footpath.	Planting becomes established, glimpses of development from behind a strong landscape framework		Low	Local	IR	medium	Minor beneficial	Minor beneficial

Viewpoint nr and location	Description of Change	Summary of effect	Mitigation	Overall Receptor Sensitivity	Scale of Effect	Geographical Extent of effect?	Duration/ reversibility	Magnitude of Effect	Significance/ nature of effect	Overall level of effect
VP7 View from Stakehill Lane/MidRupp 131, adjacent No. 64. 18m from site	Construction Phase: Site logistics & activities at height.	Glimpses of construction activity further down stakehill lane towards background of view. Appearance of street lighting columns and new highway construction. Glimpses of vehicle traffic entering and leaving the site	Majority of site screened by existing buildings in this view	Low	Low	Local	Construction period	Low/medium	Minor adverse	Minor adverse
	Operational Phase Yr 1: Glimpses of highway infrastructure	Glimpses of vehicle traffic entering and leaving the site. Majority of site screened by existing buildings in this view. However, views from the rear of properties will change from open fields to a new landscape framework/industrial park.	A comprehensive Green Infrastructure strategy will ensure existing elements such as TPO trees are retained and integrated into proposals and new native habitat/Suds areas are combined with native screen planting to soften views and protect the desirable characteristics of Stakehill La at this location.		Low	Local	IR	Low	Minor adverse	Minor adverse
	Operational Phase Yr 15: Glimpses of highway infrastructure		Screen planting becomes established, retained trees enhanced with new planting and becoming denser and softening views to large industrial development.		Low	Local	IR	Negligible	Minor advserse	Minor adverse
VP8 View from Stakehill Lane, approx 20m west of No. 68a. 3m from site.	Construction Phase: Site Activities at height.	New construction and logistics/temporary working areas. Existing trees /other landscape featreus to be retained are fenced off and protected from encroachment.	The appearance of the open portions of landscape do not constitute a particularly high landscape quality and are a more degraded field pattern.	Low/ medium	Medium/high	Local	Construction period	High	Moderate	Minor adverse
	Operational Phase Yr 1: New industrial building	Transition in character from a predominantly rural/working landscape to a business/industrial park character. There may be filtered views to new roads, parking and built form.	A comprehensive Green Infrastructure strategy will ensure existing elements such as TPO trees are retained and integrated into proposals and new native habitat/Suds areas are combined with native screen planting to soften views and protect the desirable characteristics of Stakehill La at this location.		Medium	Local	IR	Medium/high	Moderate adverse	Minor adverse
	Operational Phase Yr 15: Filtered views of buildings in landscape	An industrial/business park character integrated with native screen planting, sustainable drainage wetland habitat and retaining /enhancing existing trees	Screen planting becomes established, retained trees enhanced with new planting and becoming denser and softening views to large industrial development.		Medium	Local	IR		Minor adverse	Minor adverse

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VP9 View from end of Finlan Road towards Stakehill Lane. 36m from site	Construction Phase: New access road construction	Loss of boundary trees, new carriageway and footway construction, associated alterations to Stakehill Lane. Some construction logistics and temporary working areas visible to right side of view beyond edge of 80 Stakehill La		Low	Low	Local	Construction period	Medium	Of minor adverse significance Minor adverse Not significant Moderately significant Major significance	Minor adverse
	Operational Phase Yr 1: New industrial building	New carriageway and footway construction, biodiversity enhancements to retained trees to RHS. Appearance of new road into site will be prominent. The view will change characteristic to a continuation of the landscape character to Stakehill Industrial Park within a landscape framework. This type of landscape is not uncharacteristic for this view or vicinity.	A new landscape framework will which will filter undesirable views to new development. The framework will also retain, enhance and strengthen visual links between existing TPO trees next to Finlan Road and the new landscape structure planting to the edge of 80 Stakehill Lane. New scrub planting/landform and increased biodiverse landscape associated with sustainable drainage opportunities will screen, soften and filter views to the new road corridor and provide a strong landscape buffer between Stakehill Lane and the proposed access road.		Low	Local	IR	Medium	Minor adverse	Minor adverse
	Operational Phase Yr 15: Filtered views of buildings, parking and vehicle movements	As above but more filtered views to buildings.	New Green infrastructure planting becoming denser and more mature over time		Low	Local	IR	Low/medium	Minor adverse	Minor adverse
VP10 View from Stakehill Lane, approx 15m from junction with Bentley Avenue, adjacent to Lower Stakehill Farm 10m from site	Construction- Phased construction of new housing	Logistics, temporary construction and phased completion of works resulting in a change to the appearance of the boundary alongside Stakehill La and the land behind.	Retained tree and hedge pockets will provide screening to construction works to the vicinity of Stakehill Lane.	Low	Low	Local	Construction period	Low/medium	Minor adverse	Minor adverse
	Operational Phase Yr 1: New housing	Noticeable change in characteristic from open pasture to new suburban residential setting and new vehicle access from Bentley Ave	The characteristics of Stakehill La as it turns to the right will be retained and integrated into a landscape framework. Open and green spaces placed alongside Bentley Ave and the continuation of Stakehill La combined with sensitive placement of new houses and materiality reflecting local typologies will ensure the new development integrates into its context, responds positively to Bentley Ave frontage and is separated/views filtered to and from existing houses to Bentley Ave.		Low	Local	IR	Low	Minor	Minor beneficial
	Operational Phase Yr 15: New housing and more mature landscape	New residential setting with open space, green frontages and street trees becoming more mature over time.	Residential landscape and street tree planting will soften the appearance of new houses over time and add to the character of the development.		Low	Local	IR	Negligible	Minor adverse	Minor beneficial

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VP11 View from Bentley Avenue, adjacent to side garden of 67 Bentley Ave 10m from site	Construction New buildings and access road visible	Change in character very noticeable from behind the private hedge boundary and along Bentley Ave as new houses are being constructed.	Phased construction and early implementation of landscape works as part of site infrastructure.	Low	Low	Local	Construction period	Low/medium	Minor adverse	Minor adverse
	Operational Phase Yr 1: New housing	Change in characteristic along Bentley Ave from open/rural to residential. However, this will not result in a change to the overall character of the view which already has residential and industrial park characteristics. The creation of a better landscape and positive frontage to Bentley Ave will be a positive change,	The proposed development will be set within a landscape framework which will exert a positive change in the character and quality of the view, and protect longer views to Tandle Hill War Memorial. Sensitive placement of new houses and materiality reflecting local typologies will ensure the new development integrates into its context and responds positively to Bentley Ave.		Low	Local	IR	Low	Neutral	Minor beneficial
	Operational Phase Yr 15: Glimpses of buildings	As above with maturing buffer landscape, street trees and biodiverse sustainable drainage integrated into open space	As landscape matures and enhances green character, a positive change will result.		Low	Local	IR	Negligible	Neutral/minor beneficial	Minor beneficial
VP12 View from Bentley Avenue, approx 20m west of junction with Stakehill La. 10m from site	Construction Phase: Site Activities at height.	Logistics, temporary construction and phased completion of works resulting in a change to the appearance of the boundary alongside Bentley Ave and Stakehill La and the land behind.	Retained tree and hedge pockets will provide screening to construction works to the vicinity of Stakehill Lane.	Low	Low/Medium	Local	Construction period	Medium	Moderate adverse	Minor adverse
	Operational Phase Yr 1: New industrial building	Noticeable change in characteristic from open pasture to new suburban residential setting and new vehicle access from Bentley Ave	The characteristics of Stakehill La as it turns to the right will be retained and integrated into a landscape framework. Open and green spaces placed alongside Bentley Ave and the continuation of Stakehill La combined with sensitive placement of new houses and materiality reflecting local typologies will ensure the new development integrates into its context, responds positively to Bentley Ave frontage and is separated/views filtered to and from existing houses to Bentley Ave.		Low	Local	IR	high	Moderate/Minor adverse	Minor adverse
	Operational Phase Yr 15: Glimpses of buildings	New residential setting with open space, green frontages and street trees becoming more mature over time.	Residential landscape and street tree planting will soften the appearance of new houses over time and add to the character of the development.		Low	Local	IR	high	Minor adverse	Minor adverse

Viewpoint nr and location	Description of Change	Summary of effect	Mitigation	Overall Receptor Sensitivity	Scale of Effect	Geographical Extent of effect?	Duration/ reversibility	Magnitude of Effect	Significance/ nature of effect	Overall level of effect
VP13 View from Stakehill Lane, (MidRupp 131) approx 30m south of A627(M) sliproad bridge 10m from site	Construction: New building plot	Logistics, temporary construction and phased completion of works resulting in a change to the appearance of the boundary alongside Stakehill La and the land behind.	Mature tree retention to the site boundary at this location will soften views when in leaf	Low	Medium/large	Local	Construction period	high	Moderate adverse	Minor adverse
	Operational Phase Yr 1: New industrial building	A noticeable change in characteristic from open pasture /rural to new suburban residential setting fronting Stakehill Lane, although vehicles are behind the houses.	A strong residential landscape framework prioritising pedestrian and cycle movement will maintain the character of Stakehill Lane as an active recreation route.		Low	Local	IR	high	Moderate/Minor adverse	Minor adverse
	Operational Phase Yr 15: Glimpses of buildings	New residential setting with open space, green frontages and street trees becoming more mature over time.	Residential landscape and street tree planting will soften the appearance of new houses over time and add to the character of the development.		Low	Local	IR	high	Minor adverse	Minor adverse
VP14 View from entrance of St John Thornham ChurchStakehill Lane, 15m from MidFp8. 311 from site.	Construction Phase: Site Activities at height.	Very occasional glimpses of crane activity may be possible		Low/ medium	Low	Local	Temporary	Low	Minor/neutral	Minor adverse/ negligible.
	Operational Phase Yr 1: New development	Glimpses of new housing behind the motorway link road may be possible in particular during winter. The development is well obscured by existing vegetation and generally sits at lower topography in this view. Some houses may be visible through existing vegetation close to the road bridge, although this is a very minor portion of this view.	On site native tree and scrub planting providing fast growing screening.		Low	Local	IR	Low	Neutral	Negligible
	Operational Phase Yr 15: Development	As above but more filtered.	As above, providing mature landscape edge providing a very effective screen to views.		Low	Local	IR	Low	Neutral	Negligible

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VP15 View from Thornham Lane, adjacent A627(M). 452m from site	Construction Phase: Site Activities at height.	Glimpses of high-level construction activity such as cranes.	none	Low	Local	Local	Temporary/occasional during construction	Low	Minor/negligible	Minor/negligible
	Operational Phase Yr 1: New industrial building	Glimpses of new development	New Landscape framework to enhance screen planting to the A727M link will provide effective screening		Local	Local	IR	Low	Negligible	Negligible
	Operational Phase Yr 15: Glimpses of buildings	Glimpses /heavily filtered views of new development.	The cumulative impact of increased Green Infrastructure proposed for the adjacent site to the north (foreground and midground of this view) will exert a positive change, if implemented.		Medium (cumulative impact)	Local	IR	Medium	Moderate Beneficial	Moderate beneficial (cumulative impact)
VP16 View from field between MidFP13 and Mid FP 12, approx 117m NW from Tandle Hill War Memorial. 675m from site	Construction Phase: multiple views to extensive activities	Views to logistics, site set up, glimpses of new construction and temporary works. Phased construction activity Site Activities at height.	A phased approach to construction activities and the development of the landscape framework early on will allow views to construction works to be more filtered	Low/ medium	Low/medium	Local	Temporary/occasional during construction	Low/medium	Minor/moderate	Minor/moderate adverse
	Operational Phase Yr 1: New industrial building	The proposed development will result in noticeable changes to some portions of the view but the overall character of the view will be unaltered due to its predominantly urban facing aspect and direct views to a number of roofs to Stakehill Industrial Estate. The central portion of the view is looking over foreground woodland vegetation and this merges with motorway screen planting creating a dense buffer to the central portion of the site. The elevation of the view isn't sufficient to readily perceive the full depth of the site. Whilst the appearance of new residential development to the right side of the site will be noticeable, it is not uncharacteristic of the view with existing housing to Bentley Ave and Rochdale Road being visible.	Sensitive placement of new houses and materiality reflecting local typologies will ensure the new development integrates into its context and responds positively to Bentley Ave, Stakehill Lane. New landscape framework of open spaces and Green Infrastructure will mean development parcels will be fragmented and read within stronger landscape subdivisions of houses and views to roads.		Low/medium	Local	IR	Low/medium	Minor/moderate	Minor/moderate adverse
	Operational Phase Yr 15: Glimpses of buildings	The site development will better integrate visually with landscape elements such as woodland and trees that sit outside the site.			Low/medium	Local	IR	Low/medium	Minor	Minor adverse

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VP17 View from Tandle Hill Memorial-Trig Point. 690m from site	Construction-multiple phasing and evidence of construction activities taking place.	Construction works readily visible as land becomes developed.	Integral mitigation to include a phased approach to construction and retention of existing landscape features and trees to provide visual screening of the construction works, and visual separation between phases.	Medium	Medium	Local	Temporary-R	medium	Moderate	Moderate adverse
	Operational Phase Yr 1: New industrial and residential buildings	The proposed development will result in noticeable changes to some portions of the view but the overall character of the view will be unaltered due to its predominantly urban facing aspect and direct views to a number of roofs to Stakehill Industrial Estate.	Comprehensive Green Infrastructure and Landscape Framework will provide screening to new industrial developments within the site. Sensitive placement of new houses and materiality reflecting local typologies will ensure the new development integrates into its context and responds positively to Bentley Ave, Stakehill Lane. New landscape framework of open spaces and Green Infrastructure will mean development parcels will be fragmented and read within stronger landscape sub-divisions of houses and views to roads.		Medium	Local	IR	Small/medium	Minor	Minor adverse
	Operational Phase Yr 15: Glimpses of buildings	As above, with softening as landscape tree planting matures in particular to the edge with the A627M.	Landscape mitigation to ensure over time visual separation between views to the development and more desirable field patterns and natural landscape in foreground/midground to this view.		Medium	Local	IR	Small/medium	Minor	Minor adverse

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VP18 View from path approx 58m from Tandle Hill Trig Point. 679m from site	Construction- multiple phasing and evidence of construction activities taking place.	Construction works readily visible as land becomes developed.	Integral mitigation to include a phased approach to construction and retention of existing landscape features and trees to provide visual screening of the construction works, and visual separation between phases.	Medium	Low	Local	Temporary	medium	Minor significance	Minor adverse
	Operational Phase Yr 1: New industrial and residential buildings	The proposed development will result in noticeable changes to some portions of the view but the overall character of the view will be unaltered due to its predominantly urban facing aspect and direct views to a number of roofs to Stakehill Industrial Estate.	Comprehensive Green Infrastructure and Landscape Framework will provide screening to new industrial developments within the site. Sensitive placement of new houses and materiality reflecting local typologies will ensure the new development integrates into its context and responds positively to Bentley Ave, Stakehill Lane. New landscape framework of open spaces and Green Infrastructure will mean development parcels will be fragmented and read within stronger landscape sub-divisions of houses and views to roads.		Low	Local	IR	Small/medium	Minor	Neutral
	Operational Phase Yr 15: Glimpses of buildings	As above, with softening as landscape tree planting matures in particular to the edge with the A627M. Foreground tree planting will provide a greater effect on filtering views to the industrial portion of the site.	Landscape mitigation to ensure over time visual separation between views to the development and more desirable field patterns and natural landscape in foreground/midground to this view.		Low	Local	IR	Small/medium	Minor	Slight beneficial
VP19 View from footpath MID FP 16, approx 20m west of Stakehill Lodges Angling Lakes. Within the site.	Construction- earthworks, site works and new building	Construction works readily visible as land becomes developed.	Integral mitigation to include a phased approach to construction and retention of existing landscape features and trees to provide visual screening of the construction works, including dust mitigation to ponds and nearby houses.	Low	Low	Local	Temporary	medium	Minor significance	Minor adverse
	Operational Phase Yr 1: New industrial building	A noticeable change in the view from open rough grazing to new residential setting. However, existing elements in the landscape will be retained and enhanced, with appropriate screening between new development and existing properties. This is not out of character with the edge of Stakehill Industrial Estate and the structure planting surrounding this.	The view to the lower fishing pond will be retained and enhanced with new Green infrastructure planting to the pond edges		Low	Local	IR	Small/medium	Minor	Neutral
	Operational Phase Yr 15: Glimpses of buildings	A noticeable change in the view from open rough grazing to new residential setting.	Increasing mature landscape provides green backdrop to houses and adequate separation/buffer between existing elements/houses and new development, screening undesirable views and opening up new visual connections.		Low	Local	IR	Small/medium	Minor	Slight beneficial

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VP20 View from footpath MID 16, at Stakehill Lodges Angling Lakes, facing southwest	Construction-earthworks, site works and new building	Filtered views to construction works on either side of the pond.	Integral mitigation to include a phased approach to construction and retention of existing landscape to the pond edges to provide visual screening of the construction works, including dust mitigation to ponds and nearby houses.	Low	Low	Local	Temporary	medium	Minor significance	Minor adverse
	Operational Phase Yr 1: New industrial building	Filtered views to new development on either side of the pond.	The view to the lower fishing pond will be retained and enhanced with new Green infrastructure planting to the pond edges.		Low	Local	IR	Small/medium	Minor	Minor adverse
	Operational Phase Yr 15: Glimpses of buildings	Filtered views to construction works on either side of the pond.	Increasing mature landscape provides green backdrop to houses and industrial building and will deliver adequate separation/buffer between development and pond setting.		Low	Local	IR	Small/medium	Minor	Minor adverse
VP21 View from corner of footpath Mid Fp16 /Mid Fp17.	Construction Phase: Site activities at height, temporary works and new buildings.	Views to construction works/vehicle movements and buildings visible over retained hedges.	A phased approach to construction and retention of existing landscape elements. Early phasing of mounding/landscape buffer planting.	Low	Low	Local	Construction period	Low	Minor adverse	Minor adverse
	Operational Phase Yr 1: Glimpses of buildings	A noticeable change in view with new medium scale industrial buildings and associated access/parking prominent behind retained hedgelines.	A Green Infrastructure strategy with mounding and native screen/woodland planting.		Low	Local	IR	Low	Minor adverse	Minor adverse
	Operational Phase Yr 15: Glimpses of buildings	Scale of units proposed in this location is small with a high proportion of new landscape surrounding these, so views will be similar to those experienced to Stakehill Industrial estate in the background, ie filtered or partially/completely obscured.	Screen planting becomes established, on site native tree and scrub planting becoming denser offering a more enclosed view in this location.		Low	Local	IR	Negligible	Negligible	Minor adverse
VP22 View from adjacent 108 Stakehill Lane. 25m from site.	Construction-new access road	Construction works readily visible as land becomes developed, viewed obliquely from this view.	Integral mitigation to include a phased approach to construction and retention of existing landscape features and trees to provide visual screening of the construction works, including dust mitigation to ponds and nearby houses.	Low	Low	Local	Temporary	medium	Minor significance	Minor adverse
	Operational Phase Yr 1: New roads/houses	A noticeable change in the view from hedge boundary to new more urbanised view to roads/houses.	Integrated open space and GI Landscape framework including native screen/woodland planting to edge with 108 Stakehill Lane and new trees to development, biodiverse sustainable drainage and open space for recreation.		Low	Local	IR	Small/medium	Minor	Neutral

	Operational Phase Yr 15: Roads/houses	A noticeable change in the view from hedge boundary to new more urbanised view to roads/houses.	Increasing mature landscape provides green backdrop to houses and adequate separation/buffer between existing elements/houses and new development, screening undesirable views and opening up new visual connections.		Low	Local	IR	Small/medium	Minor	Slight beneficial
Viewpoint nr and location	Description of Change	Summary of effect	Mitigation	Overall Receptor Sensitivity	Scale of Effect	Geographical Extent of effect?	Duration/ reversibility	Magnitude of Effect	Significance/ nature of effect	Overall level of effect
VP23 View from adjacent north- west boundary to Stakehill Nurseries from Stakehill Lane. 10m from site	Construction- new access road	Construction works readily visible as land becomes developed.	Integral mitigation to include a phased approach to construction and retention of existing landscape features and trees to provide visual screening of the construction works, including dust mitigation to ponds and nearby houses.	Low	Low	Local	Temporary	medium	Minor significance	Minor adverse
	Operational Phase Yr 1: New roads/houses	A noticeable change in the view from hedge boundary to new more urbanised view to roads/houses.	Integrated open space and GI Landscape framework including native screen/woodland planting to edge with 108 Stakehill Lane and new trees to development, biodiverse sustainable drainage and open space for recreation.		Low	Local	IR	Small/medium	Minor	Neutral
	Operational Phase Yr 15: Roads/houses	A noticeable change in the view from hedge boundary to new more urbanised view to roads/houses.	Increasing mature landscape provides green backdrop to houses and adequate separation/buffer between existing elements/houses and new development, screening undesirable views and opening up new visual connections.		Low	Local	IR	Small/medium	Minor	Slight beneficial