

## Appendix 17.5 Visual Effects to Residential Receptors

This appendix sets out the assessment of visual effects of the Proposed Development at the Main SRFI Site during construction, operation year 1, year 7 and year 15 for residents in individual properties, groups of properties, and settlements. The proposed J15a Works are remote from residential properties and no significant effects are anticipated to residential receptors, therefore they are not considered further within this assessment. The assessment of the Minor Highway Works Construction Phase Landscape and Visual Effects, including effects to residential receptors is presented in Chapter 17 from paragraph 17.235, and the assessment of the Minor Highway Works Operational Phase Landscape and Visual Effects, , including effects to residential receptors is presented in in Chapter 17 from paragraph 17.364 therefore they are not considered further within this assessment.

The location of individual properties, groups of properties, and settlements are indicated on **Figure A17.1.12**. This section should be read in conjunction with the representative viewpoint location plans, baseline panoramas, and photomontage visualisations in **Appendix 17.3**, and the representative viewpoint assessment in **Appendix 17.4**.

It should be noted that this assessment is based on desk and field based observations, and professional judgement regarding the aspect and potential views from upper and lower storey windows. Field observations have been made from publically accessible locations only. There has been no access made to individual properties or curtilage.

**Table A17.5.1** sets out the assessment of visual effects of the Proposed Development at the Main SRFI Site during construction for residents in individual properties, groups of properties, and settlements.

**Table A17.5.1: Main SRFI Site Construction Phase Visual Effects to Residential Receptors**

| Ref./<br>Receptor         | Baseline   | Visual<br>susceptibility<br>and value              | Potential visual effects, degree of change, duration of effect &<br>reversibility  | Level &<br>significance<br>of effects   |
|---------------------------|--|--|--|---|
| R1<br>Railway<br>Cottages | <p>Refer to VP5 and Figures A17.3.5, A17.3.28, &amp; A17.57a to A17.57l.</p> <p>The front aspect of the cottages is directed south, away from the Main SRFI Site towards the WCML embankment. The rear aspect is directed northwards across agricultural field and along the Northampton / Towcester Road and towards JBJ Business Park and adjacent commercial / industrial area either side of the road. The commercial industrial buildings and the intervening roadside hedgerows screen and filter views of the Main SRFI Site to the west of Northampton / Towcester Road. Direct and oblique partial views, of the Main SRFI Site to the east of Northampton / Towcester Road are available from rear upper storey windows of the houses. Garden vegetation and boundary fences/walls and other structures partially screen views from rear ground floor windows.</p> | <b>High</b> susceptibility and <b>Medium</b> value | <p>Partial views of the Northampton Road underpass work and the internal access road construction work would be possible. There would be open close range views of the earthworks and construction of screening bunds to the east of Northampton / Towcester Road. The movement of machinery, materials and the use of tall construction equipment, such as cranes would all be apparent from these properties. Once constructed the screening bunds would restrict views of lower level construction activities. The degree of change is <b>High</b>, duration of effect is <b>Medium term</b> and the change is <b>Partially reversible</b>.</p> | <b>Major Adverse Highly Significant</b> |

| Ref./<br>Receptor  | Baseline   | Visual<br>susceptibility<br>and value                         | Potential visual effects, degree of change, duration of effect &<br>reversibility   | Level &<br>significance<br>of effects                                 |
|--------------------|--|---|---|---|
| R2<br>Willow Lodge | The front aspect of this bungalow faces west towards Northampton Road and JBJ Business Park, and the rear aspect to the east towards the eastern side of the Main SRFI Site. Views to the west and north are blocked by tall hedgerows to the garden boundary, and to the south by the immediately adjacent commercial buildings. Views of the eastern part of the Main SRFI site may be possible from eastern elevation of the building and gardens over a low hedgerow boundary.   | <b>High</b><br>susceptibility<br>and the<br><b>High</b> value | Views of the construction works within the eastern part of the Main SRFI site including Zones 3, 4, 5 and 6 and close range views of earthworks associated with the construction of the screening bunds immediately to the east. This would include the movement of materials and construction machinery. Once constructed the screening bunds would block views of construction activities beyond, though the use of tall construction equipment, such as cranes may be visible over the top of the screening bund. The degree of change is <b>High</b> , duration of effect is <b>Medium term</b> and the change is <b>Partially reversible</b> . | <b>Major</b><br><b>Adverse</b><br><b>Highly</b><br><b>Significant</b> |
| R3a<br>Springfield | Property located within JBJ Business Park with adjacent commercial premises.<br><br>Front aspect of the property on southern elevation with direct close range views of the adjacent commercial area and buildings. Gable end views from upper window towards the eastern part of the Main SRFI across adjacent commercial area and buildings. Ground floor views from rear elevation are blocked by intervening tall coniferous boundary vegetation, with direct and oblique views to the north and northwest, and oblique views north-east of the Main SRFI site from upper floor windows. | <b>High</b><br>susceptibility<br>and <b>Low</b><br>value      | From rear upper floor windows, limited, oblique views of the construction in and adjacent to Zone 1 and Zone 3 would include the movement of tall construction equipment, such as cranes. The degree of change is <b>Low</b> , duration of effect is <b>Medium term</b> and the change is <b>Partially reversible</b> .   | <b>Minor</b><br><b>Adverse</b><br><b>Not</b><br><b>Significant</b>    |

| Ref./<br>Receptor                | Baseline  | Visual<br>susceptibility<br>and value                    | Potential visual effects, degree of change, duration of effect &<br>reversibility   | Level &<br>significance<br>of effects                 |
|----------------------------------|---|--|---|---|
| R3b<br>37<br>Northampton<br>Road | Property located adjacent to JBJ Business Park and other commercial premises.<br><br>Front aspect of the property on northern elevation with direct close range views of the adjacent commercial area and buildings. Gable end views towards the eastern part of the Main SRFI site are blocked by tall coniferous vegetation to the garden boundary. Views to the south and west are heavily screened and filtered by dense garden vegetation, with adjacent commercial area and buildings immediately beyond. | <b>High</b><br>susceptibility<br>and <b>Low</b><br>value | Limited opportunities for views of construction activities or equipment due to the screening by surrounding garden vegetation and built form. The degree of change is <b>Negligible</b> , duration of effect is <b>Short term</b> and the change is <b>Reversible</b> . | <b>Negligible</b><br><b>Not</b><br><b>Significant</b> |
| R3c<br>33<br>Northampton<br>Road | Property located within and adjacent commercial premises and a business park.<br><br>The property is unoccupied and appears boarded up / abandoned.   | <b>Low</b><br>susceptibility<br>and value                | The property is unoccupied and appears boarded up / abandoned. Therefore no visual effects are anticipated  | <b>No Change</b><br><b>Not</b><br><b>Significant</b>  |

| Ref./<br>Receptor      | Baseline   | Visual<br>susceptibility<br>and value              | Potential visual effects, degree of change, duration of effect &<br>reversibility   | Level &<br>significance<br>of effects |
|------------------------|--|--|---|---------------------------------------|
| R4<br>Deveron<br>House | <p>Refer to VP24 and Figures A17.3.23, A17.3.46, A17.3.75a to A17.3.75l.</p> <p>Deveron House is surrounded by mature deciduous and evergreen coniferous trees and shrubs to its boundaries and within the garden which screen or heavily filter views of the Main SRFI Site. Other vegetation to the north, west and south, out with the garden, further screens views. Narrow views to the east from upper and lower storey windows along the driveway and across Northampton / Towcester Road are framed by the boundary vegetation. However intervening hedgerow vegetation to the east of Northampton / Towcester Road, restrict views of the Main SRFI Site.</p> | <b>High</b> susceptibility and <b>Medium</b> value | From the eastern elevation, narrow, framed filtered views of a limited amount of construction work within the northern parts of Zone 3 may be possible. The movement of machinery, materials, for the construction of screening bunds and the use of tall construction equipment, such as cranes may be intermittently apparent above or filtered the intervening roadside hedgerow. The degree of change is <b>Low</b> duration of effect is <b>Medium term</b> and the change is <b>reversible</b> .  | <b>Minor Adverse Not Significant</b>  |
| R5<br>Hill Farm        | <p>Refer to VP14 and Figures A17.3.13, A17.3.36, A17.3.65a &amp; A17.3.65b</p> <p>This property is located on an area of higher ground to the west of Blisworth. The main aspect of the property is directed to the east, and vegetation extending eastwards along the northern boundary of the garden directs views to the east towards the eastern side of the Main SRFI Site east of the Northampton / Towcester Road beyond the WCML and railway arch. These views are partially filtered by intervening vegetation within the garden. The western side of the Main SRFI Site is screened by intervening vegetation and topography.</p>                            | <b>High</b> susceptibility and <b>High</b> value   | There would no views of the A43 Junction and Northampton Road underpass work as views would be blocked by the intervening topography and vegetation. There would be glimpsed, filtered views of the internal access road construction work and some of the construction activities within Zones 3, 4, 5 and 6. These would include earthworks, and the movement of materials and construction machinery and the use of tall construction equipment, such as cranes seen over the top of intervening vegetation, topography and the WCML. The degree of change is <b>Medium</b> , duration of effect is <b>Medium term</b> and the change is <b>Partially reversible</b> . | <b>Moderate Adverse Significant</b>   |

| Ref./<br>Receptor   | Baseline  | Visual<br>susceptibility<br>and value                       | Potential visual effects, degree of change, duration of effect &<br>reversibility   | Level &<br>significance<br>of effects  |
|---|---|---|---|--|
| R6<br>Station Road  | Group of properties is at the eastern end of Station Road at the junction with Northampton Road. Views of the Main SRFI Site are effectively blocked by the West Coast Main Line railway embankment.  | <b>High</b><br>susceptibility<br>and <b>Medium</b><br>value | Views of the Main SRFI site are not possible. Therefore no visual effects and no change to views are anticipated  | <b>No change</b><br><b>Not</b><br><b>Significant</b>   |
| R7a<br>12 Station<br>Road                                     | Refer to VP22 and Figures A17.3.21, A17.3.44, A17.3.73a & A17.3.73b<br><br>Bungalow property with a number of windows facing to the northeast.  | <b>High</b><br>susceptibility<br>and <b>Medium</b><br>value | Views of the Main SRFI Site are effectively blocked by the embankments of the WCML. Views of the Main SRFI Site through the railway arch over the Grand Union Canal are blocked by intervening vegetation to the north of the WCML. Therefore no visual effects are anticipated   | <b>No change</b><br><b>Not</b><br><b>Significant</b>   |
| R7b<br>Station Road<br>(Walnut Tree<br>Inn and Park<br>Homes) | Refer to VP23 and Figures A17.3.22, A17.3.45 A17.3.74a & A17.3.74b<br><br>From the upper storey windows of the Walnut Tree Inn and from front elevations of a number of Park Homes properties, foreground views are dominated by the WCML Blisworth Junction. Direct views over the WCML to the Main SRFI site are heavily filtered by intervening vegetation and trees to the north of the WCML, around Blisworth Marina, along the Grand Union Canal and within the Main SRFI Site further screen and filter views. | <b>High</b><br>susceptibility<br>and <b>Low</b><br>value    | Views of the construction work related to the A43 Grade Separated Junction and within Zones 1 and 2 from the upper floors of Walnut Tree Inn and Park Homes on the higher elevations within the park, would be limited to upper sections of tall plant and machinery such as cranes seen above the intervening vegetation and would form only a very minor element within views. The degree of change is considered to be <b>Low</b> , the duration of effect is <b>Medium term</b> and the change is <b>Reversible</b> . | <b>Walnut</b><br><b>Tree Inn –</b><br><b>Negligible</b><br><b>Park</b><br><b>Homes -</b><br><b>Minor</b><br><b>Adverse</b><br><b>Not</b><br><b>Significant</b> |

| Ref./<br>Receptor   | Baseline   | Visual<br>susceptibility<br>and value                     | Potential visual effects, degree of change, duration of effect &<br>reversibility  | Level &<br>significance<br>of effects               |
|---|--|---|--|---|
| R8a<br>Nos. 1, 17 to<br>29, & 33<br>Rectory Lane            | Refer to VP1 and Figures A17.3.1, A17.3.24, A17.3.53a to A17.3.53l.<br><br>Views of the eastern side of the Main SRFI Site from the rear aspect upper and lower storey windows and gardens of residential properties on the southern edge of Milton Malsor on the southern side of Rectory Lane are framed and filtered by mature vegetation within and to the boundaries of the properties. | <b>High</b><br>susceptibility<br>and <b>High</b><br>value | There would no views of the A43 junction and Northampton / Towcester Road underpass work as views would be blocked by the intervening vegetation to the south. There would be glimpsed views, filtered by garden and other intervening vegetation of the internal access road construction works in the middle distance of the view. There would be views of the construction of the screening bunds including the movement of materials and construction machinery. Once constructed the screening bunds would block views of the majority of the lower level construction activities; however the use of tall construction equipment, such as cranes would be visible above the top of the screening bunds. The degree of change is <b>High</b> , duration of effect is <b>Medium term</b> and the change is <b>Partially reversible</b> . | <b>Major<br/>Adverse<br/>Highly<br/>Significant</b> |
| R8b<br>Milton<br>House,<br>Rectory Lane                     | From Milton House views from front aspect lower and upper storey windows are heavily filtered by intervening garden vegetation as well as mature outgrown hedgerow vegetation to the southern side of Rectory Lane.  | <b>High</b><br>susceptibility<br>and <b>High</b><br>value | There would no views of the A43 junction and Northampton / Towcester Road underpass work as views would be blocked by the intervening vegetation to the south. There may be limited, glimpsed, heavily filtered views of construction activities and tall machinery from upper storey windows The degree of change is <b>Low</b> , duration of effect is <b>Medium term</b> and the change is <b>Partially reversible</b> .  | <b>Moderate<br/>Adverse<br/>Significant</b>         |
| R8c<br>Spinney<br>Lodge and<br>Milton Hall,<br>Rectory Lane | From Spinney Lodge and Milton Hall views from front aspect lower and upper storey windows of the Main SRFI site are effectively screened by intervening garden vegetation as well as mature outgrown hedgerow and tree belts to the southern side of Rectory Lane.   | <b>High</b><br>susceptibility<br>and <b>High</b><br>value | Views of the Main SRFI Site and construction activities would be effectively screened. Therefore no visual effects are anticipated.  | <b>No change<br/>Not<br/>Significant</b>            |

| Ref./<br>Receptor  | Baseline   | Visual<br>susceptibility<br>and value                     | Potential visual effects, degree of change, duration of effect &<br>reversibility   | Level &<br>significance<br>of effects       |
|--|--|---|---|---|
| R9<br>Nos. 1 – 25<br>Barn Lane                                     | Oblique, filtered views to east and southeast towards the Main SRFI site from upper side windows and rear windows, and there would be very limited filtered oblique partial views of the Main SRFI Site from front windows to the south and southwest.                                   | <b>High</b><br>susceptibility<br>and <b>High</b><br>value | There would no views of the A43 junction and Northampton Road underpass work as views would be blocked by the intervening vegetation to the south of the settlement. There would be glimpsed views of the internal access road construction work in the middle distance. There would be oblique partial views of the construction screening bunds including the movement of materials and construction machinery. Once constructed the screening bunds would block views of the majority of low level warehousing and intermodal area construction works. The construction of the gantry cranes and the use of tall construction equipment, such as cranes would be visible over the top of the screening bunds. The degree of change is <b>Medium</b> , duration of effect is <b>Medium term</b> and the change is <b>Partially reversible</b> . | <b>Moderate<br/>Adverse<br/>Significant</b> |
| R10<br>Beech Croft<br>and Beech<br>Cottage,<br>Collingtree<br>Road | Partial views of the eastern side of the main SRFI site from rear aspect upper and lower windows are filtered by garden vegetation and are directed southwards by the houses and garden vegetation of properties on Barn lane and a belt of woodland to the southeast of the properties. | <b>High</b><br>susceptibility<br>and <b>High</b><br>value | Limited, framed and filtered views of construction activities in Zone 3 including the construction of screening bunds and the movement of materials and construction machinery. Once constructed the screening bunds would block views of the majority of the warehousing construction lower level activities. Though the upper section of warehouses and the use of tall construction equipment, such as cranes would be partially visible over the top of the screening bunds. The intermodal area and gantry cranes would be screened by the existing woodland to the southeast. The degree of change is <b>Medium</b> , duration of effect is <b>Medium term</b> and the change is <b>Partially reversible</b> .  | <b>Moderate<br/>Adverse<br/>Significant</b> |



| Ref./ Receptor   | Baseline  | Visual susceptibility and value                    | Potential visual effects, degree of change, duration of effect & reversibility  | Level & significance of effects     |
|--|---|--|---|-------------------------------------|
| R11<br>63 Collingtree Road and Maple House                       | Direct filtered lower storey (No. 63) and oblique filtered upper storey (Maple House) views towards fields within the Main SRFI Site to east of the NLL are filtered by intervening garden and hedgerow vegetation.   | <b>High</b> susceptibility and value               | Partial, filtered oblique views of construction works in Zone 6 including the erection of gantry cranes and use of tall construction equipment. The degree of change is <b>Medium</b> , duration of effect is <b>Medium term</b> and the change is <b>Partially reversible</b> .  | <b>Moderate Adverse Significant</b> |
| R12a<br>Spring Gardens and Parley Pole, Towcester Road           | These properties have significant amount of vegetation around their curtilage. Spring Gardens and Parley Pole (a bungalow) appear to be well screened by existing vegetation.   | <b>High</b> susceptibility and <b>High</b> value.  | Spring Gardens and Parley Pole (a bungalow) appear to be well screened by existing vegetation. Therefore no visual effects are anticipated.   | <b>No change Not Significant</b>    |
| R12b<br>Gayton Way, Copper Beeches, and Woodbury, Towcester Road | These properties have significant amount of vegetation around their curtilage. Partial glimpsed, heavily filtered direct and oblique views of the north-western part of the Main SRFI Site may be possible from the rear upper windows of Gaytonway, Copper Beeches and Woodbury. | <b>High</b> susceptibility and <b>High</b> value.  | These properties would have heavily filtered, partial views of the construction activities at the A43 grade separated junction, and activities within Zone 1. These limited heavily filtered views through the intervening vegetation would include views of the construction of screening bunds and warehouses including the movement of materials and taller construction machinery. The degree of change is <b>Medium</b> , duration of effect is <b>Medium term</b> and the change is <b>reversible</b> . | <b>Moderate Adverse Significant</b> |
| R13<br>Northampton   | Refer to VP10 and Figures A17.3.9, A17.3.32 and A17.3.61a.<br><br>There may be glimpsed distant views of the SRFI site from some roads and buildings, but seen in a very wide context. Most views blocked by intervening vegetation and built form.                               | <b>High</b> susceptibility and <b>Medium</b> value | As the Main SRFI Site is screened by the intervening trees, built form and topography. Therefore no visual effects are anticipated  | <b>No change Not Significant</b>    |

| Ref./<br>Receptor                        | Baseline  | Visual<br>susceptibility<br>and value                       | Potential visual effects, degree of change, duration of effect &<br>reversibility   | Level &<br>significance<br>of effects     |
|--|---|---|---|---|
| R14<br>Northampton                       | Refer to VP11 and Figures A17.3.10, A17.3.33 and A17.3.62a.<br><br>Longer range views of the Main SRFI Site are screened by the intervening topography, industrial buildings and mature trees. The ridgeline to the south of the Main SRFI Site in the vicinity of Blisworth is visible on the horizon along with a cluster of wind turbines. | <b>High</b><br>susceptibility<br>and value                  | As the Main SRFI Site is screened by the intervening trees, built from and topography, no visual effects are anticipated  | <b>No change<br/>Not<br/>Significant</b>  |
| R15<br>Collingtree<br>and Grange<br>Park | Views of the Main SRFI Site are effectively screened by intervening built form, vegetation and M1 corridor.   | <b>High</b><br>susceptibility<br>and <b>Medium</b><br>value | There would be no views of the A43 junction, Northampton Road underpass, internal access road or screening bunds construction works. There may be some limited, distant views of the use of tall construction equipment, such as cranes or the construction of the gantry cranes. They would form a barely perceptible feature within views. The degree of change is <b>Negligible</b> duration of effect is <b>Medium term</b> and the change is <b>Partially reversible</b> . | <b>Negligible<br/>Not<br/>Significant</b> |
| R16<br>Courteenhall                      | Refer to VP20 and Figures A17.3.19, A17.3.42 and A17.3.71a.<br><br>Views of the Main SRFI Site from the village and parkland would be effectively blocked by the mature vegetation that surrounds the village.  | <b>High</b><br>susceptibility<br>and <b>High</b><br>value   | Views of the Main SRFI Site and construction activities would be effectively screened. Therefore no visual effects are anticipated.   | <b>No change<br/>Not<br/>Significant</b>  |

| Ref./<br>Receptor   | Baseline  | Visual<br>susceptibility<br>and value                     | Potential visual effects, degree of change, duration of effect &<br>reversibility  | Level &<br>significance<br>of effects            |
|---|---|---|--|--|
| R17a<br><br>Thorpewood<br>Farm House,<br>Bridge<br>Cottage and<br>The Lodge | From the isolated properties and farmsteads in-between Courteenhall and the NLL, off Northampton Road and Courteenhall Road including; Thorpewood Farm House, Bridge Cottage and The Lodge. Views towards the Main SRFI Site appear well screened by intervening garden vegetation and woodland belts along the WCML, woodland blocks and localised variations in topography.               | <b>High</b><br>susceptibility<br>and <b>High</b><br>value | The properties appear well screened. Therefore no visual effects are anticipated.  | <b>No change<br/>Not<br/>Significant</b>         |
| R17b<br><br>Courteenhall<br>West Lodge &<br>West Lodge<br>Cottages          | From the isolated properties and farmsteads in-between Courteenhall and the NLL, off Northampton Road and Courteenhall Road including; Courteenhall West Lodge and West Lodge Cottages. Views towards the Main SRFI Site appear partially screened and filtered by intervening garden vegetation and woodland belts along the WCML, woodland blocks and localised variations in topography. | <b>High</b><br>susceptibility<br>and <b>High</b><br>value | There may be limited filtered, oblique views of taller construction equipment such as cranes within Zone 6 from the upper rear windows of West Lodge Cottages and Courteenhall West Lodge. The degree of change is <b>Low</b> duration of effect is <b>Medium term</b> and the change is <b>Reversible</b> . | <b>Minor<br/>Adverse<br/>Not<br/>Significant</b> |

| Ref./<br>Receptor                           | Baseline  | Visual<br>susceptibility<br>and value                     | Potential visual effects, degree of change, duration of effect &<br>reversibility  | Level &<br>significance<br>of effects       |
|---|---|---|--|---|
| R18   | Refer to VP13 and Figures A17.3.12, A17.3.35, A17.3.64a to A17.3.64h.   | <b>High</b>   | From the upper windows of properties on Courteenhall Road there would be partial, framed views of Northampton / Towcester Road underpass through the intervening vegetation. There would be partial views of internal access road construction works and earthworks, and views of the activities related to the construction of Zone 6a and warehousing across the site. However lower level construction activities to the southern and western part of the site, including the construction of Zones 6 & 7 will be screened by the intervening landform and vegetation. The degree of change is <b>Medium</b> , and the duration of effect is <b>Medium term</b> and the change is <b>Partially reversible</b> . | <b>Moderate<br/>Adverse<br/>Significant</b> |
| 64-82<br>Courteenhall<br>Road,<br>Blisworth | Views from north facing properties along Courteenhall Road in-between Greenway Close and Connegar Leys. Views from these properties would be from the upper storey windows facing north towards the Main SRFI Site. The majority ground floor views would be blocked by the intervening roadside hedgerow vegetation (when left unclipped). The Main SRFI Site is located within lower lying land, and views the western and southern areas of the Site are partially obstructed by the intervening landform and vegetation. The foreground of the view is dominated by the roadside hedgerow and large agricultural field beyond. The top of a railway footbridge and electricity gantry associated with the WCML are partially visible and there are partial views of the large-scale fields and farm properties located on lower ground in the north-east of the Main SRFI Site. The NLL line M1 motorway and A43 are visible detractors in more distant views, and warehousing at Grange Park is partially visible. | <b>High</b><br>susceptibility<br>and <b>High</b><br>value |  |   |

| Ref./<br>Receptor             | Baseline   | Visual<br>susceptibility<br>and value                            | Potential visual effects, degree of change, duration of effect &<br>reversibility   | Level &<br>significance<br>of effects                                   |
|-------------------------------|--|--|---|---|
| R19<br><br>Blisworth<br>Lodge | Blisworth Lodge is located along Courteenhall Road on the eastern fringe of Blisworth. The property is surrounded by mature vegetation to the north, east and south and commercial properties immediately to the west. A section of adjoining property extends northwards beyond the elevation of Blisworth Lodge and directing views from the rear aspect windows northwards to a gap in the boundary vegetation and across the eastern part of the Main SRFI Site. | <b>High</b><br>susceptibility<br>and <b>High</b><br>value        | There would be a limited and partial, framed view of construction activities in the eastern part of the Main SRFI site including zones 3, 4 & 5. These views would include earthworks, the movement of materials and construction machinery such as cranes used during the construction of the warehouses. The degree of change is <b>Medium</b> , duration of effect is <b>Medium term</b> and the change is <b>Partially reversible</b> . | <b>Moderate</b><br><b>Adverse</b><br><b>Significant</b>                 |
| R20<br><br>Gayton             | Gayton sits on the higher ground to the west of the Main SRFI Site. There is a belt of mature vegetation that runs along the eastern part of the settlement which appears to block or heavily filter views of the Main SRFI Site from most properties.   | <b>High</b><br>susceptibility<br>and <b>High</b><br><b>Value</b> | Heavily filtered, intermittent, distant oblique views of construction activities within the Main SRFI Site. The degree of change is <b>Negligible</b> , the duration of effect is <b>Long term</b> and the change is <b>Reversible</b> .  | <b>Negligible</b><br><b>Adverse</b><br><b>Not</b><br><b>Significant</b> |

| Ref./<br>Receptor        | Baseline   | Visual<br>susceptibility<br>and value                        | Potential visual effects, degree of change, duration of effect &<br>reversibility  | Level &<br>significance<br>of effects               |
|--------------------------|--|--|--|---|
| R21<br><br>Blisworth Arm | <p>Refer to VP7 and figures A17.3.7, A17.3.30, A17.3.59a to A17.3.59l.</p> <p>There are a number of residential properties within Blisworth Arm, which include Barn Cottage, Navigation Cottage, The Cottage, Canal House, Arm Farm, Old Toll House and Arm Farm Cottage. The Cottage and Old Toll House would have limited views of the Main SRFI Site as they are on the western side of the settlement and would have their views blocked by the other properties and vegetation along the A43.</p> <p>Direct, unobstructed views of the Main SRFI Site located to the west of the A43 may be gained from the lower and upper rear elevation of Arm Farm and from gable end windows of Canal House. Partial views of the SRFI Site to the east of the A43 are obstructed by intervening vegetation along the A43.</p> | <b>High</b><br>susceptibility<br>and <b>Medium</b><br>value  | Views would be dominated by the activities associated with the construction of the A43 Grade Separated Junction and slip roads, which would include the loss of some of the existing roadside vegetation. Once constructed the A43 Grade Separated Junction and slip roads would screen the majority of other construction activities within the Main SRFI Site, however taller construction equipment such as cranes may be visible above within Zone 2. The existing overhead lines will be removed and undergrounded. The degree of change is <b>High</b> , the duration of effect <b>Medium term</b> and the change is <b>Partially reversible</b> . | <b>Major<br/>Adverse<br/>Highly<br/>Significant</b> |
| R22<br><br>Gayton Marina | The intervening vegetation along the Grand Union Canal towpath and trees along the side of the A43 effectively blocks views to the Main SRFI Site.   | <b>High</b><br>susceptibility<br>and <b>Medium</b><br>value. | The tall hedgerow running along the Grand Union Canal, and intervening vegetation adjacent the A43 would block views of construction work; however taller equipment such as cranes may be visible over the tops intermittently, particular in the vicinity of the A43 Grade Separated Junction works. The degree of change is <b>Negligible</b> duration of effect is <b>Medium term</b> and the change is <b>Partially reversible</b> .   | <b>Negligible<br/>Not<br/>Significant</b>           |

| Ref./<br>Receptor          | Baseline  | Visual<br>susceptibility<br>and value               | Potential visual effects, degree of change, duration of effect &<br>reversibility  | Level &<br>significance<br>of effects            |
|----------------------------|---|---|--|--|
| R23<br>Blisworth<br>Marina | Refer to VP12 and Figures A17.3.22, A17.3.45, A17.3.74a & A17.3.74b.<br><br>Views of the Main SRFI Site are effectively screened or heavily filtered by the intervening hedgerows and vegetation along the canal towpath and western side of the A43. | <b>High</b> susceptibility and <b>Medium</b> value. | There would be a limited view through an existing small gap in the intervening hedgerow to the activities associated with the construction of the A43 Grade Separated Junction and slip roads, which would include the loss of some of the existing roadside vegetation. Once constructed the A43 Grade Separated Junction and slip roads would screen the majority of other construction activities within the Main SRFI Site, however taller construction equipment such as cranes may be visible above within Zone 1. The degree of change is <b>Low</b> duration of effect is <b>Medium term</b> and the change is <b>Partially reversible</b> . | <b>Minor<br/>Adverse<br/>Not<br/>Significant</b> |

Table A17.5.2 sets out the assessment of visual effects at years 1, 7 & 15 of the operational phase of the Proposed Development at the Main SRFI Site for residents in individual properties, groups of properties, and settlements.

**Table A17.5.2: Assessment of visual effects during operational phase Years 1, 7 and 15**

| Ref./<br>Receptor | Degree of change, duration of effect & reversibility | Level & significance of effect |
|-------------------|--|--------------------------------|
|-------------------|--|--------------------------------|

| Ref./<br>Receptor                 | Degree of change, duration of effect & reversibility  | Level & significance of effect              |
|-----------------------------------|---|---|
| R1<br>Railway<br>Cottages<br>Yr 1 | Refer to VP5 and Figures A17.3.5, A17.3.28, & A17.57a to A17.57l<br><br>The Proposed Development would dominate views from the rear elevations of the cottages changing its character from farmland with urban influences to large-scale industrial / commercial. The nature of the views would be altered from medium range and open to short range and enclosed. From the upper rear aspect of these properties, direct views may be gained along the proposed corridor of planting and screening bunds to the east of the Northampton / Towcester Road. The immediate foreground of oblique views to the north-east would be altered through the addition of warehouses within Zone 4. The landscape screening bunds and acoustic fencing would be visible but would screen lower level activities such as vehicle movements within the site. Warehouses within Zone 2 would be screened behind the intervening vegetation and industrial/commercial buildings on Northampton Road. The landscape scheme would assist in integrating the Proposed Development at the Main SRFI Site into its surroundings by softening the profile of the buildings and screening the lowest levels. The degree of change is <b>High</b> , duration of effect <b>Long term</b> and the change is <b>Partially Reversible</b> . | <b>Major Adverse<br/>Highly Significant</b> |
| Yr 7                              | At year 7 the mitigation planting to the North of Railway Cottages and to the east of the Northampton / Towcester Road will be established and will screen the lower portions of the warehousing and acoustic barrier, particularly in Summer. However during Winter there may be filtered views through the planting and the upper portions of the warehousing will be visible in oblique views from the upper storey rear windows and would be prominent at close distance. The degree of change would remain <b>High</b> , duration of effect <b>Long term</b> and the change is <b>Partially Reversible</b> .   | <b>Major Adverse<br/>Highly Significant</b> |
| Yr 15                             | At year 15 the mitigation planting to the North of Railway Cottages and to the east of the Northampton / Towcester Road will be well established and will screen much of the lower portions of the warehousing, and acoustic barrier, particularly in Summer. However during Winter there may be filtered views through the planting and the upper portions of the warehousing will be conspicuous in oblique views from the upper storey rear windows. The degree of change would be <b>Medium</b> , duration of effect <b>Long term</b> and the change is <b>Partially Reversible</b> .   | <b>Moderate Adverse<br/>Significant</b>     |



| Ref./<br>Receptor                                  | Degree of change, duration of effect & reversibility  | Level & significance of effect                    |
|--|---|---|
| R2<br>Willow Lodge<br>Yr 1                         | The introduction of the Proposed Development would alter the character of the view through the introduction of warehouse units into an agricultural setting. Views of the Proposed Development from this property would comprise the landscape mitigation green corridor and direct, glimpsed views of the upper portion of warehouses within zones 3 and 4. The Proposed Development would form a prominent element, extending over a large proportion of the view. The degree of change is <b>High</b> , duration of effect is <b>Medium term</b> and the change is <b>Partially Reversible</b> . | <b>Major Adverse</b><br><b>Highly Significant</b> |
| Yr 7   | At year 7 the screen planting on the screen bund to the east of the property will be well established and will heavily filter and screen views of the warehousing beyond, particularly in Summer. However during Winter there may be filtered views through the planting and the upper portions of the warehousing.<br><br>The degree of change would be <b>Medium</b> , duration of effect is <b>Medium term</b> and the change is <b>Partially Reversible</b> .   | <b>Moderate Adverse</b><br><b>Significant</b>     |
| Yr 15  | Once mitigation planting reaches maturity, approximately 15 years post completion of the development, the level of vegetation on the seeing bunds will effectively screen views of the warehousing beyond, in the summer. There may be limited heavily filtered views through the planting in the winter. The degree of change is <b>Low</b> , duration of effect is <b>Long term</b> and the change is <b>Partially reversible</b> .   | <b>Minor Adverse</b><br><b>Not Significant</b>    |
| R3a<br>Springfield,<br>Northampton<br>Road<br>Yr 1 | From rear upper floor windows, limited, oblique views of the upper most sections of warehousing units in Zones 1 and 3 may be visible over and in the context of the surrounding industrial / commercial area within and adjacent the JBJ Business Park. The degree of change is <b>Low</b> , duration of effect is <b>Long term</b> and the change is <b>Reversible</b> .  | <b>Minor Adverse</b><br><b>Not Significant</b>    |
| Yr 7 & 15  | From rear upper floor windows, limited, oblique views of the upper most sections of warehousing units in Zones 1 and 3 may be visible over and in the context of the surrounding industrial / commercial area within and adjacent the JBJ Business Park. The degree of change is <b>Low</b> , duration of effect is <b>Long term</b> and the change is <b>Reversible</b> .  | <b>Minor Adverse</b><br><b>Not Significant</b>    |
| R3b<br>37<br>Northampton<br>Road<br>Yr 1           | Limited opportunities for views of construction activities or equipment due to the screening by surrounding garden vegetation and built form. The degree of change is <b>Negligible</b> , duration of effect is <b>Long term</b> and the change is <b>Reversible</b> .  | <b>Negligible</b><br><b>Not Significant</b>       |

| Ref./<br>Receptor                                | Degree of change, duration of effect & reversibility   | Level & significance of effect                |
|--|--|---|
| Yr 7 & 15  | At year 7 and 15 the Proposed Development would remain screened. The degree of change is <b>Negligible</b> duration of effect is <b>Long term</b> and the change is <b>Reversible</b> .  | <b>Negligible</b><br><b>Not Significant</b>   |
| R3c<br>33<br>Northampton<br>Road<br>Yr 1, 7 & 15 | The property is unoccupied and appears boarded up / abandoned. Therefore no visual effects are anticipated.  | <b>No Change</b><br><b>Not Significant</b>    |
| R4<br>Deveron<br>House<br>Yr 1                   | Refer to VP24 and Figures A17.3.23, A17.3.46, A17.3.75a to A17.3.75l.<br><br>From Deveron House, there would be a limited, framed, direct view to the east of the upper portions of warehousing in Zone 3 above the intervening roadside hedgerow, particularly if the hedgerow has been clipped. The warehousing would be conspicuous and would result in a noticeable change in the restricted view. However the intervening roadside hedgerows and landscape screening bunds beyond would screen lower level operational activities. There may be partial views to Zone 1 from upper storey windows; however, such views would be heavily filtered by the intervening vegetation. The degree of change is considered to be <b>Medium</b> , duration of effect is <b>Long term</b> and the change is <b>Partially reversible</b> . | <b>Moderate Adverse</b><br><b>Significant</b> |
| Yr 7 & 15  | For Deveron House, at year 7 the mitigation planting to the west of Zone 3 and to the east of Zone 1 will effectively screen the Main SRFI Site, in combination with roadside hedgerows and garden boundary vegetation. The degree of change is therefore considered to be <b>Negligible</b> at both Year 7 and 15.  | <b>Negligible</b><br><b>Not Significant</b>   |

| Ref./<br>Receptor                   | Degree of change, duration of effect & reversibility   | Level & significance of effect          |
|-------------------------------------|--|---|
| R5<br>Hill Farm<br>Yr 1             | Refer to VP14 and Figures A17.3.13, A17.3.36, A17.3.65a & A17.3.65b<br><br>The rooftops and upper portions of the warehousing in the western part of the Proposed Development at the Main SRFI Site within Zones 3, 4, 5 and 6 would be visible below the horizon in the middle distance of the view, with the lower portions of the warehouse and lower level operational activities screened by intervening topography, vegetation and the WCML. The gantry cranes in Zone 6 would be visible above the rooftops with the upper portions breaking the horizon. However from Hill Farm, as the property is set approximately 80m further west than the viewpoint location, the intervening topography together with the vegetation within the garden and at its boundary, is likely to screen the Proposed Development at the Main SRFI Site from lower floor windows. This is also anticipated to reduce the proportion of the Proposed Development at the Main SRFI Site visible from the upper floor windows, with the rooftops in Zones 4 and 5 visible below the horizon and the upper portions of the gantry cranes breaking the horizon. The degree of change is considered to be <b>Medium</b> the duration of effect is <b>Medium term</b> and the change is <b>Partially reversible</b> . | <b>Moderate Adverse<br/>Significant</b> |
| Yr 7 & 15                           | At year 7 a relatively minor level of increase in screen planting growth would be evident within the Main SRFI Site. Vegetation within the garden of the property would provide additional screening during the Summer; however in Winter virtually the same extents of the Proposed Development at the Main SRFI Site would be visible in year 7 as in year 1. At year 15 virtually the same extents of the Proposed Development at the Main SRFI Site would be visible in year 15 as in year 7. The degree of change is considered to be <b>Medium</b> the duration of effect is <b>Medium term</b> and the change is <b>Partially reversible</b> .  | <b>Moderate Adverse<br/>Significant</b> |
| R6<br>Station Road<br>Yr 1, 7 & 15  | Views of the Main SRFI site are not possible. Therefore no visual effects are anticipated.   | <b>No change<br/>Not Significant</b>    |
| R7a<br>Station Road<br>Yr 1, 7 & 15 | Refer to VP22 and Figures A17.3.21, A17.3.44, A17.3.73a & A17.3.73b<br><br>Views of the Proposed Development at the Main SRFI Site are effectively blocked by the embankments of the WCML. Views of the Proposed Development at the Main SRFI Site through the railway arch over the Grand Union Canal are blocked by intervening vegetation to the north of the WCML. Therefore no visual effects are anticipated.  | <b>No Change<br/>Not Significant</b>    |

| Ref./<br>Receptor                                      | Degree of change, duration of effect & reversibility  | Level & significance of effect  |
|--|---|---|
| R7b  | Refer to VP23 and Figures A17.3.22, A17.3.45 A17.3.74a & A17.3.74b  | <b>Park Homes - Minor Adverse</b>   |
| Station Road<br>(Walnut Tree<br>Inn and Park<br>Homes) | Views of the Proposed Development at the Main SRFI Site from the upper floors of Walnut Tree Inn and park homes on the higher elevations within the park would be limited to the rooflines of warehousing in Zone 2 seen above and heavily filtered by the intervening vegetation and would from a visible but only very minor element within views. The majority of the Proposed Development at the Main SRFI Site would not be visible. Therefore the degree of change is considered to be <b>Low</b> . The duration of effect is <b>Long term</b> and the change is <b>Reversible</b> . The maturity of mitigation planting within the Proposed Development at the Main SRFI Site would have little effect upon the degree of visual change at years 7 & 15.   | <b>Not Significant</b><br><b>Walnut Tree Inn – Negligible</b><br><b>Not Significant</b> |
| Yr 1, 7 and<br>15                                      |   |   |
| R8a  | Refer to VP1 and Figures A17.3.1, A17.3.24, A17.3.53a to A17.3.53l.   | <b>Major Adverse</b>  |
| Nos. 1, 17 to<br>29, & 33<br>Rectory Lane<br>YR 1      | The upper sections of proposed warehousing buildings, partially screened by the intervening screening bunds, would dominate views from the rear of properties on Rectory Lane and would occupy the majority of the available field of view. The foreground grassland pasture and stream and roadside trees would be retained; however the middle distance and long distance views would be entirely altered with the addition of the screening bunds and the warehousing buildings beyond. Direct views of the upper section of warehouses in Zone 3 would dominate the horizon of the view. The warehouses combined with the screening bunds would enclose the view, screening more distant views of the elevated ridgeline to the south. There is potential for partial views of the upper most rooflines of Zone 1 buildings in views to the south-west above the top of the intervening screening bunds and filtered by the proposed screen planting. The proposed screening bunds would reflect the undulating nature of the existing landform and would assist in integrating the warehouses into the undulating landscape, restricting views of low level activities such as vehicular movements within the Main SRFI Site. Intervening existing vegetation including mature garden vegetation and mature roadside trees along Barn Lane would partially filter and screen views of the intermodal area including the gantry cranes and container storage. The intervening screening bunds would restrict views of the lower portions of the gantry cranes and container storage and also of low level activities within the intermodal area such as vehicular movements. The introduction of the warehousing buildings, and gantry cranes would form highly prominent elements within the available views. The warehousing buildings and gantry cranes would result in a substantial change to the quality and character of the view. The degree of change upon is therefore considered to be <b>High</b> . The change would be <b>Long term</b> and would be <b>Partially reversible</b> . | <b>Highly Significant</b>   |

| Ref./<br>Receptor                                       | Degree of change, duration of effect & reversibility  | Level & significance of effect           |
|---|---|--|
| Yr 7  | At year 7 in the Summer the warehouses in Zone 3 and Zone 1 would largely be hidden by the screen planting with only limited partial filtered views of the upper most portions of the buildings and their rooflines visible. Visibility would slightly increase during Winter leaf fall. Intervening existing vegetation including garden vegetation and the mature roadside trees along Barn Lane, in combination with the proposed screen planting would filter and screen views of the intermodal area. The intervening screening bunds and planting would restrict views of the intermodal area including the gantry cranes and container storage. Due to the effectiveness of the screening bunds and planting, the warehousing buildings would form conspicuous elements within the available views resulting in a noticeable change in the change to the quality and character of the view, particularly during Winter months. The degree of change is therefore considered to be <b>Medium</b> , duration <b>Long term</b> and would be <b>Partially reversible</b> . | <b>Moderate Adverse<br/>Significant</b>  |
| Yr 15   | At year 15 the mitigation planting will be established and reached a reasonable level of growth and maturity, and planting of on the screening bunds would completely screen views of the warehouses in the Summer. There may be partial heavily filtered views of the uppermost sections of the warehouses in the Winter. Intervening existing vegetation including the mature roadside trees along Barn Lane, in combination with the proposed screen bunding and planting would screen views of the intermodal area including the gantry cranes and container storage. Due to the effectiveness of the screening bunds and planting, the proposed Main SRFI Site would be barely discernible in Summer and may form a visible minor element in Winter views. The degree of change is therefore considered to be <b>Low</b> , duration <b>Long term</b> and would be <b>Partially reversible</b> .  | <b>Minor Adverse<br/>Not Significant</b> |
| R8b<br>Milton<br>House,<br>Rectory Lane<br>YR 1, 7 & 15 | From Milton House views from front aspect lower and upper storey windows are heavily filtered by intervening garden vegetation as well as mature outgrown hedgerow vegetation to the southern side of Rectory Lane. There may be limited, glimpsed, heavily filtered views of proposed landscaped open space including screening and bunding to the north-west of Zone 3. However the warehousing would be effectively screened. The degree of change is <b>Negligible</b> , duration of effect is <b>Long Term</b> and the change is <b>Partially reversible</b> .   | <b>Negligible<br/>Not Significant</b>    |

| Ref./<br>Receptor   | Degree of change, duration of effect & reversibility   | Level & significance of effect                 |
|---|--|--|
| R8c<br>Spinney<br>Lodge and<br>Milton Hall,<br>Rectory Lane<br>YR 1, 7 & 15 | Views of the Proposed Development at the Main SRFI Site and construction activities would be effectively screened. Therefore no visual effects are anticipated.  | <b>No change</b><br><b>Not Significant</b>     |
| R9<br>Nos. 1 – 25<br>Barn Lane<br>Yr1                                       | Very limited, filtered, oblique partial views of the upper sections of warehouses within Zone 3 from front upper windows to the south and southwest, and oblique, filtered views from rear upper windows of the gantry cranes in the intermodal area. The warehouses and gantry cranes would appear conspicuous resulting in a noticeable change, however given the oblique and filtered nature of the views the degree of change is considered to be <b>Low</b> . The change would be <b>Long term</b> and would be <b>Reversible</b> as the buildings, gantry cranes and bunds could be removed from view. | <b>Minor Adverse</b><br><b>Not Significant</b> |
| YR 7  | At year 7 the screen planting on the screen bunds will be well established and will filter and screen views of the warehousing and gantry cranes beyond. Given the oblique and filtered nature of the views the degree of change is considered to be <b>Low</b> . The change would be <b>Long term</b> and would be <b>Reversible</b>  | <b>Minor Adverse</b><br><b>Not Significant</b> |
| YR 15   | Once mitigation planting reaches maturity, approximately 15 years post completion of the development, the level of vegetation on the screening bunds will effectively screen views of the warehousing and gantry cranes beyond. The degree of change is <b>Negligible</b> , duration of effect is <b>Long term</b> and the change is <b>Reversible</b> .   | <b>Negligible</b><br><b>Not Significant</b>    |
| R10<br>Beech Croft<br>and Beech<br>Cottage,<br>Collingtree<br>Road<br>Yr 1  | Limited, framed and direct views of the upper sections of warehousing in Zone 3 from rear aspect upper and lower windows are filtered by intervening garden vegetation. The intermodal area and gantry cranes would be screened by the existing woodland to the southeast. The warehousing would appear conspicuous and result in a noticeable change in the view. The degree of change is <b>Medium</b> , duration of effect is <b>Medium term</b> and the change is <b>Reversible</b> .  | <b>Moderate Adverse</b><br><b>Significant</b>  |

| Ref./<br>Receptor  | Degree of change, duration of effect & reversibility   | Level & significance of effect                 |
|--|--|--|
| YR 7   | At year 7 in the Summer the warehouses in Zone 3 would largely be hidden by the screen planting with only limited partial filtered views of the upper most portions of the buildings and their rooflines visible. Visibility would slightly increase during Winter leaf fall. Due to the effectiveness of the screening bunds and planting, the upper sections of the warehousing buildings would form a visible minor element within the view. The degree of change is therefore considered to be <b>Low</b> , duration <b>Long term</b> and would be <b>Reversible</b> . | <b>Minor Adverse</b><br><b>Not Significant</b> |
| YR 15  | Once mitigation planting reaches maturity, approximately 15 years post completion of the development, the level of vegetation on the screening bunds will effectively screen views of the warehousing and gantry cranes beyond. The degree of change is <b>Negligible</b> , duration of effect is <b>Long term</b> and the change is <b>Reversible</b> .   | <b>Negligible</b><br><b>Not Significant</b>    |
| R11<br>63 Collingtree<br>Road and<br>Maple House<br>Yr1      | Oblique lower storey (No. 63) and oblique upper storey (Maple House) partial views of the upper most sections of two of the gantry cranes breaking the horizon may be available. However such views would be filtered by intervening garden vegetation and field hedgerows and trees. The gantry cranes would appear conspicuous and result in a noticeable change in the view. The degree of change is <b>Medium</b> , duration of effect is <b>Long term</b> and the change is <b>Reversible</b> .   | <b>Moderate Adverse</b><br><b>Significant</b>  |
| Yr 7 & 15  | The gantry cranes would remain conspicuous at years 7 and 15 and result in a noticeable change in the view. The degree of change is <b>Medium</b> , duration of effect is <b>Long term</b> and the change is <b>Reversible</b> .   | <b>Moderate Adverse</b><br><b>Significant</b>  |
| R12a<br>Spring<br>Gardens and<br>Parley Pole<br>Yr 1, 7 & 15 | Spring Gardens and Parley Pole (a bungalow) appear to be well screened by existing vegetation. Therefore no visual effects are anticipated.  | <b>No change</b><br><b>Not Significant</b>     |

| Ref./<br>Receptor   | Degree of change, duration of effect & reversibility   | Level & significance of effect           |
|---|--|--|
| R12b<br><br>Gayton Way,<br>Copper<br>Beeches, and<br>Woodbury,<br>Towcester<br>Road<br><br>Yr 1 | These properties would have heavily filtered, partial views of the upper most portions of the warehousing and their rooflines in Zone 1 above the intervening screen bunding. The buildings would appear conspicuous and result in a noticeable change to the limited views. The degree of change is <b>Medium</b> , duration of effect is <b>Long term</b> and the change is <b>Reversible</b> , and the buildings could be removed from view.  | <b>Moderate Adverse<br/>Significant</b>  |
| Yr 7  | At year 7 in the Summer the warehouses in Zone 1 would largely be hidden by the screen planting with only limited partial filtered views of the upper most portions of the buildings and their rooflines visible. Visibility would slightly increase during Winter leaf fall. Due to the effectiveness of the screening bunds and planting, the upper sections of the warehousing buildings would form a visible minor element within the view. The degree of change is therefore considered to be <b>Low</b> , duration <b>Long term</b> and would be <b>Reversible</b> . | <b>Minor Adverse<br/>Not Significant</b> |
| Yr 15   | Once mitigation planting reaches maturity, approximately 15 years post completion of the development, the level of vegetation on the screening bunds will effectively screen views of the warehousing beyond. The degree of change is <b>Negligible</b> , duration of effect is <b>Long term</b> and the change is <b>Reversible</b> .   | <b>Negligible<br/>Not Significant</b>    |
| R13<br>Northampton  | As the Proposed Development at the Main SRFI Site is screened by the intervening trees, built form and topography, no visual effects are anticipated.  | <b>No change<br/>Not Significant</b>     |
| R14<br>Northampton  | As the Proposed Development at the Main SRFI Site is screened by the intervening trees, built form and topography, no visual effects are anticipated.  | <b>No change<br/>Not Significant</b>     |



| Ref./<br>Receptor   | Degree of change, duration of effect & reversibility   | Level & significance of effect                 |
|---|--|--|
| R15<br><br>Collingtree<br>and Grange<br>Park  | There would no views of the A43 junction, Northampton Road underpass, internal access road or screening bunds construction works. There may be some limited, distant views of the use of tall construction equipment, such as cranes or the construction of the gantry cranes. They would form a barely perceptible feature within views.<br><br>The degree of change is <b>Negligible</b> duration of effect is <b>Medium term</b> and the change is <b>Partially reversible</b> .  | <b>Negligible</b><br><b>Not Significant</b>    |
| R16<br><br>Courteenhall   | As the Proposed Development at the Main SRFI Site is screened by the intervening trees, built form and topography, no visual effects are anticipated.  | <b>No change</b><br><b>Not Significant</b>     |
| R17a<br><br>Thorpewood<br>Farm House,<br>Bridge<br>Cottage and<br>The Lodge<br><br>Yr 1, 7 & 15 | As the Proposed Development at the Main SRFI Site is screened by the intervening trees, built form and topography, no visual effects are anticipated.  | <b>No change</b><br><b>Not Significant</b>     |
| R17b<br><br>Courteenhall<br>West Lodge &<br>West Lodge<br>Cottages<br><br>Yr 1, 7 & 15          | Oblique views of upper sections of warehousing and gantry cranes in Zones 5 & 6 from the upper rear windows of West Lodge Cottages and Courteenhall West Lodge will be partially screened and filtered by intervening garden vegetation and woodland belts along the WCML, woodland blocks and localised variations in topography. At year 7 a relatively minor level of increase in screen planting growth would be evident within the Main SRFI Site. Vegetation within the garden of the property would provide additional screening during the Summer; however in Winter virtually the same extents of the Proposed Development at the Main SRFI Site would be visible in year 7 as in year 1. At year 15 virtually the same extents of the Proposed Development at the Main SRFI Site would be visible in year 15 as in year 7. The degree of change is <b>Low</b> duration of effect is <b>Long term</b> and the change is <b>Reversible</b> . | <b>Minor Adverse</b><br><b>Not Significant</b> |

| Ref./<br>Receptor  | Degree of change, duration of effect & reversibility  | Level & significance of effect              |
|--|---|---|
| R18<br>64-82<br>Courteenhall<br>Road,<br>Blisworth<br>Yr 1 | The Main SRFI Site is at a lower elevation and is partly screened by the intervening landform and roadside hedgerow and trees. From the upper windows of properties on Courteenhall Road there would be partial, framed views of the upper portions and rooftops of warehousing and upper portions of gantry cranes; however, they would be seen below and the horizon and against backdrop of the landscape. The Main SRFI Site would form a conspicuous element resulting in a noticeable change to the character and quality of the views from upper storey windows. Therefore, the degree of change is therefore considered to be <b>Medium</b> and the duration of effect is <b>Long term</b> and the change is <b>Partially reversible</b>  | <b>Moderate Adverse<br/>Significant</b>     |
| Yr 7 & 15  | At year 7 & 15 assuming a worst case that the existing roadside hedgerows are clipped low, framed views of the upper portions and rooftops of warehousing and upper portions of gantry cranes from the upper windows of properties on Courteenhall will remain. The mitigation planting may soften the appearance of some of the warehousing, screening some of the lower level operational activities. However the Main SRFI site would remain a conspicuous element of the view resulting in a noticeable change in the quality and character of the view. Therefore, the degree of change is therefore considered to be <b>Medium</b> and the duration of effect is <b>Long term</b> and the change is <b>Partially reversible</b><br><br>However, should the hedgerow remain unclipped and allowed to grow out , as illustrated in <b>Figures A17.3.64e to A17.3.64h</b> , then there would be a Negligible degree of change. | <b>Moderate Adverse<br/>Significant</b>     |
| R19<br>Blisworth<br>Lodge<br>Yr 1                          | There would be a limited and partial, framed view of upper portions and rooftops of buildings in zones 3, 4 & 5 and some lower level activities between buildings. Though buildings in Zone 5 may block views of the other Zones, they would appear highly prominent resulting in a substantial change to the quality and character of the view. The degree of change is <b>High</b> , duration of effect is <b>Long term</b> and the change is <b>Partially reversible</b> .   | <b>Major Adverse<br/>Highly Significant</b> |
| YR 7 & 15  | At year 7 & 15 framed views of the upper portions and rooftops of warehousing will remain. The mitigation planting may soften the appearance of the warehousing, screening some of the lower level operational activities. However the Main SRFI site would remain highly prominent resulting in a substantial change to the quality and character of the view. The degree of change is <b>High</b> , duration of effect is <b>Long term</b> and the change is <b>Partially reversible</b> .  | <b>Major Adverse<br/>Highly Significant</b> |

| Ref./<br>Receptor                  | Degree of change, duration of effect & reversibility  | Level & significance of effect                    |
|------------------------------------|---|---|
| R20<br>Gayton<br>Yr 1, 7 & 15      | The Main SRFI site would be barely discernible in heavily filtered views from a small number of properties. For the the majority of the settlement no views may be gained. The degree of change is <b>Negligible</b> , duration of effect is <b>Long term</b> and the change is <b>Reversible</b> .   | <b>Negligible</b><br><b>Not Significant</b>       |
| R21<br>Blisworth<br>Arm<br>Yr 1    | The Grade Separated Junction would be a prominent feature in views to the north-west, but would be somewhat in keeping with the existing character of the view due to the presence of the A43, though vehicle movements would be prominent at higher elevation. The upper sections of warehouses within Zone 2 would be visible above the slip roads and the retained roadside vegetation. The introduction of the A43 Grade Separated Junction and slip roads, and the warehousing buildings, would form highly prominent elements within the available views resulting in a substantial change to the quality and character of the view. The degree of change is <b>High</b> , the duration of effect <b>term</b> and the change is <b>Partially reversible</b> | <b>Major Adverse</b><br><b>Highly Significant</b> |
| Yr 7                               | At year 7 mitigation planting in the intervening area and roadside would effectively screen the A43 Grade Separated Junction and slip roads. However filtered views of vehicle movements and the upper portions of the Zone 2 warehousing will be conspicuous elements of the view resulting in a noticeable change in the quality and character of the view. The degree of change would be <b>Medium</b> the duration of effect <b>term</b> and the change is <b>Partially reversible</b> .  | <b>Moderate Adverse</b><br><b>Significant</b>     |
| Yr 15                              | At year 15 the mitigation planting will be established and have reached a reasonable level of growth and maturity, and would completely screen views of the A43 Grade Separated Junction, slip road and vehicle movements. However there may be very limited partial filtered views of the upper portions of the warehouses through the planting during Winter leaf fall. Due to the effectiveness of the screen planting, the warehousing buildings would form visible minor elements without affecting the overall quality and character of the view. The degree of change is therefore considered to be <b>Low</b> .   | <b>Minor Adverse</b><br><b>Not Significant</b>    |
| R22<br>Gayton<br>Marina            | The intervening vegetation along the Grand Union Canal towpath and trees along the side of the A43 effectively blocks views to the Main SRFI Site. Therefore no visual effects are anticipated.   | <b>No Change</b><br><b>Not Significant</b>        |
| R23<br>Blisworth<br>Marina<br>Yr 1 | There would be a limited view of the A43 Grade Separated Junction and slip roads through an existing small gap in the intervening hedgerow. The degree of change is <b>Low</b> duration of effect is <b>Medium term</b> and the change is <b>Partially reversible</b> .   | <b>Minor Adverse</b><br><b>Not Significant</b>    |

| Ref./<br>Receptor | Degree of change, duration of effect & reversibility   | Level & significance of effect              |
|-------------------|--|---|
| Yr 7 & 15         | At year 7 the screen planting will effectively screen the A43 Grade Separated Junction and slip roads; however filtered views of vehicle movements and the upper portions of the Zone 1 warehousing may be glimpsed but barely discernible in this restricted view. Once mitigation planting reaches maturity, approximately 15 years post completion of the development, the level of vegetation in between the canal and the A43 would block all views of the A43 Grade Separated Junction and warehouses in the Summer and Winter. The degree of change is <b>Negligible</b> , duration of effect is <b>Long term</b> and the change is <b>Reversible</b> . | <b>Negligible</b><br><b>Not Significant</b> |