

Recreational: Moderate.

8.1.9 Summary of Viewpoint Appraisal

The appraisal of effects at the eight representative viewpoints illustrates that there would be some important effects on visual receptors at Year 1 at Viewpoints 1, 2, 4, 5 and 7. Effects would be reduced by the growth of hedges and/or the proposed hedge trees at Year 15 and important effects would remain at Viewpoints 2, 4 and 5. Effects would be largely adverse in nature other than at Viewpoints 2 and 5 where mitigation growth of hedges would screen views to the Development but also screen longer views to the surrounding countryside.

The viewpoint appraisal is summarised in Table 1.6.

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Table 1.6: LVA Selected Viewpoints

Viewpoint Number	User Sensitivity	Magnitude of Change Year 1, Year 15	Effect Year 1, Year 15
1 Lower Tean Leys Farm	Residential: High Recreational: High	Medium Small	Residential: Moderate-major Recreational: Moderate -major Residential: Minor-moderate Recreational: Minor-moderate
2 Leigh Lane	Recreational: High Route Users: Medium	Large Medium	Recreational: Major Route Users: Moderate-major Recreational: Moderate-major, neutral Route Users: Moderate, neutral
3 River Blithe and Railway	Route Users: Medium (road users) and Low (rail users)	Medium Small	Route Users: Moderate and Minor Route Users: Minor and Negligible-Minor
4 Hill Lane at Middleton Green	Residential: High Route Users: Medium	Medium Medium	Residential: Moderate-major Route Users: Moderate Residential: Moderate-major Route Users: Moderate
5 Footpath on Application Site	Recreational: High	Large Medium	Recreational: Major, neutral Recreational: Moderate-major, neutral
6 Blythe House	Residential: High Recreational: High	Small Negligible	Residential: Minor-moderate Recreational: Minor-moderate Residential: Negligible Recreational: Negligible
7 Dairy House Farm	Residential: High Recreational: High Route Users: Medium	Medium Small	Residential: Moderate-major Recreational: Moderate-major Route Users: Moderate Residential: Minor-moderate Recreational: Minor-moderate Route Users: Minor

Viewpoint Number	User Sensitivity	Magnitude of Change Year 1, Year 15	Effect Year 1, Year 15
8 Stone Circles Challenge at Morrilow Heath	Recreational: High	Small Small	Recreational: Minor-moderate Recreational: Minor-moderate

8.2 Designations

There are no landscape designations affected by the ZTVs and, although the heritage designations (Scheduled Monuments and Listed Buildings) could comprise visitor locations, in this instance they do not show obvious signs of being visited and have therefore not been appraised as individual receptors.

8.3 Visual Effects on Views from Residential Properties

The effect of the Development on local residents requires particular attention because they would tend to experience the Development for longer periods of time than other receptors.

Whilst individual or specific observations are made below concerning views or potential views from properties in the direction of the Development, a 'summation' is offered based on an opinion 'in the round' i.e. taking all relevant factors into account. This could include potential views from the property itself as well as from the surrounding amenity ground, the access/egress points and the immediately adjacent highway. Effects from views from ground floor windows and external areas are assessed, with weighting given most to main ground floor views. The appraisal is an informed estimate as the properties themselves have not been accessed.

A total of 26 individual or groups of properties were identified within 500 m of the Site. These are shown on Figure 1.10, where they are labelled R1, R2, etc. Each property is considered in Table 1.7 below, based on a desktop appraisal in conjunction with a site visit to the closest public location in the vicinity of each property.

Occupants of residential properties are judged to be of High sensitivity as they are static receptors whose enjoyment of their property is likely to be affected by the quality of views and visual amenity experienced there.

Table 1.7: Visual Effects on Residential Properties

Property	Description of Effect
R1	Two storey detached dwelling at Lower Tean Leys Farm (financially involved), approximately 300 m north and north-east of the Site. Views are represented by Viewpoint 1 which is located immediately to the north of the property. The dwelling comprises a two storey building adjacent to a single storey building. Due to the positioning of the adjacent farm buildings, it is likely that the Development located within PDAs 12-20 would be largely or fully screened from view. Views to the south-west are currently across grazed fields interspersed with hedges and hedge trees and extend across the valley up to 2.5 km to the south. Whilst some ground level views to panels may be screened by the boundary wall, it is likely that there would be some views to some Development within the western portion of the Site. The management of planting of hedges and trees, particularly on the route of the footpath located on the northern boundaries of PDAs 3 and 8, is likely to screen views to the Development fully within 5 years. Magnitude of change (Year 1): Small to Medium. Level of effect: Moderate to Moderate-Major. Magnitude of change (Year 15): Small to Medium. Level of effect: Minor-moderate to Moderate.