

Ref	Visualisation type and location	Judged Sensitivity of Visual Receptor		Judged Magnitude of Visual Effects		Overall Visual Effect		Notes
		Receptor type(s)	Sensitivity	Magnitude of change at completion	Magnitude of change at 15 years	Overall Effect Upon Completion	Overall Effect at 15 Years Post Completion	
Representative Viewpoint (VP) (IV indicated approximate alignment with Neighbourhood Plan Important Views, VV indicated approximate alignment with Verified View)								
VP 1 (IV 4)	View looking south-west from Parnell Lane adjoining the site boundary	Road User Residential	Medium High	Medium to High	Medium to High	Moderate to Major Adverse (road) Moderate to Major Adverse (residential)	Negligible to Minor Adverse (recreation) Minor Adverse (residential)	Discrepancy in the receptors at completion and 15 years.
VP 2 (VV 4)	View looking south-east from public footpath (Elmswell 14).	PRoW	High	Medium High to Medium-High	Medium High to Medium-High	Moderate to Major Adverse Major Adverse	Minor Adverse Major to Moderate Adverse	As illustrated by VV 4 the view from this location would be permanently impacted by the proposed development. The proximity of the development to the receptor along this stretch of Elmswell 14 would result in a significantly noticeable change from the baseline. The proposed two storey Care home building is formed of one continuous block, in combination with its elevated position on the slope would be perceived as much larger building. While the proposed planting along the western edge may provide some screening of the terraced landform and possibly some of the lower portion of the built form the mass of the building would still break the skyline. I would judge that the changes from the baseline would not reduce therefore there would not be a significant reduction in the overall effects created by the scheme with regards to the loss of openness, change in rural appearance and experience of users of the PRoW. It should also be noted that the mitigation planting on the Bloor Homes Development would be established by 15 years and therefore

								the base line from the 'do nothing' perspective would be different.
VP 3	View looking south-east from public footpath (Elmswell 14).	PRoW	High	Low to Medium Medium-High	Medium Medium-High	Moderate Adverse Major to Moderate Adverse	Minor Adverse Moderate Adverse	<p>There are some discrepancies with the magnitude and effects i.e. magnetite at completion is stated as Low to medium increasing to Medium at 15 years, while the effect as stated as decreasing from Moderate adverse to Minor Adverse.</p> <p>It should also be noted that the mitigation planting on the Bloor Homes Development would be established by 15 years and therefore the base line from the 'do nothing' perspective would be different.</p>
VP 4	View looking north at St John's Church yard near the Almshouses.	Church visitors Residential (Almeshouses)	Low Medium	Low (visitors) Medium (residents)	Low (visitors) Medium (residents)	Minor Adverse (visitors) Moderate Adverse (residents)	Minor Adverse (visitors) Minor to Moderate Adverse (residents)	
VP 5	View looking north-east from Church Lane.		Medium	Low to Medium (would air towards Medium)	Low to Medium	Moderate Adverse	Minor Adverse	
VP 6	View looking north east from the A1088 (Heath Road) junction with the A14.		Medium	Low	Negligible to Low	Minor Adverse	Negligible Adverse	
VP 7	View looking north east from unnamed lane to the north of Drinkstone		Medum	Nil	Nil	Nil	Nil	
VP 8	View looking east from public footpath (Tostock 1)	PRoW	High	Nil	Nil	Nil	Nil	

	north of Tostock.							
VP 9	View looking south-southeast from public footpath (Norton 7).	PRoW	High	Negligible to Low Low to Medium	Negligible Low to Medium	Minor Adverse Moderate Adverse	Neutral / Negligible Adverse Moderate Adverse	Would have appreciated a wire frame or montage from this location to illustrate the building ridge heights, mass and proposed mature height of treeline. Based solely on my interpretation of the submitted plans and site visit I would judge that the proposed development, mitigation planting and landscape scheme would detrimentally affect the view of St John's Church. Therefore, I have judged the Magnitude higher given that the receptor would likely be drawn to the views of the church and while this only forms part of the wider scenic landscape I would consider it to be a focal point.
VP 10	View looking south-west from public footpath (Elmswell 1) west of Willow Farm.	PRoW	High	Negligible	Negligible	Negligible Adverse	Neutral/Negilible Adverse	
VP 11	View looking south-west from public footpath (Elmswell 3) just west of Ashfield Road.	PRoW	High	Nil to Negligible	Nil to Negligible	Nil to Negligible Adverse	Neutral	
VP 12	View looking south from public footpath (Norton 35) east of The Grove.	PRoW	High	Negligible Low to Medium	Negligible Low to Medium	Negligible Adverse Minor Adverse	Neutral Minor Adverse	Similarly to VP 9 and based solely on my interpretation of the submitted plans and site visit I would judge that the proposed development, mitigation planting and landscape scheme would detrimentally affect the view of St John's Church. Therefore, I have judged the Magnitude higher given that the receptor would likely be drawn to the views of the church and while this only forms part of the wider

								scenic landscape I would consider it to be a focal point.
VP 13	View looking south from public footpath (Norton 30), east of The Mount.	PRoW	High	Negligible	Negligible	Negligible Adverse	Neutral	
VP 14	View looking north-west from open space adjoining Pightle Close.	Recreational users of Public Open Space Residential	Medium High	Negligible to Low	Negligible to Low	Minor Adverse (recreation) Minor to Moderate Adverse (residential)	Negligible to Minor Adverse (recreation) Minor Adverse (residential)	

Ref	Visualisation type and location	Judged Sensitivity of Visual Receptor		Judged Magnitude of Visual Effects		Overall Effect at Construction Phase		Notes
		Receptor type(s)	Sensitivity	Magnitude of change at completion	Magnitude of change at 15 years	Overall Effect Upon Completion	Overall Effect at 15 Years Post Completion	
Verified Views – montages (IV indicated approximate alignment with Neighbourhood Plan Important Views, VP indicates approximate alignment with Representative Viewpoint)								
VV 1 (IV 1)								
VV 2 (IV 2)								
VV 3								
VV 4 (VP2)								